



May 1, 2025

Sen. Tao Xiong
Chair, State and Local Government Committee
3203 Minnesota Senate Building
St. Paul, MN 55155

RE: City of Dayton's Opposition to City Zoning Authority Preemption

The City of Dayton respectfully asks you to oppose SF 2229 ("Minnesota Starter Home Act"), SF 2231 ("More Homes Right Places Act"), and SF 2286 ("Transforming Main Street Act"). Cities recognize that there is a housing shortage across the state and across the housing spectrum, though the shortage looks different in each community. Alongside the state, cities play a key role in tackling housing challenges and continue to lead with local solutions. In Dayton we have continued to innovate at the local level and have supported both affordable and market rate development.

Dayton is one of the fastest, if not the fastest, growing communities in Hennepin County and we understand the needs that constituents have with finding affordable and available housing. With this growth, the City Council is keenly aware of the need to create an affordable option for new residents. Affordability has been the discussion around the housing shortage, which we are addressing through new developments and active conversations with developers and home builders.

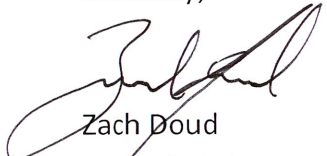
We are concerned that the aforementioned legislation seeks to broadly limit local decision-making authority on residential development by imposing a rigid state framework on all cities, regardless of their own unique needs and circumstances. These bills would eliminate low-density zoning options, eliminate resident input before our council or planning and zoning commission on virtually all residential development, and strip reasonable local planning and zoning standards, which ensure development compatibility and scale.

Additionally, these bills create significant implementation challenges for our city, increasing costs for taxpayers and complicating zoning and land-use planning, all without guaranteeing more affordable housing or increased development.

While cities, including Dayton, have zoned land for higher density developments in areas where it makes the most sense for our community, these bills would force cities to allow for higher density in all residential areas without regard for strategic planning. This removes the flexibility needed to accommodate local housing needs. Conceptually, this means cities and their residents could no longer responsibly plan for growth and instead, that responsibility would be shifted solely to the developers who would determine what gets built and where.

Though SF 2229, SF 2231, and SF 2286 do not provide viable solutions, we understand that a meaningful city-state partnership is necessary to address housing shortages. We ask you to oppose these bills due to their rigid approach, prescriptive mandates, and lack of flexibility. We look forward to working with you and your colleagues on an alternate approach that is flexible in nature, workable, practical, involves public input, and includes local decision-making so policies can fit each community's unique needs.

Sincerely,



Zach Doud
City Administrator
City of Dayton