

Neighbors for More Neighbors Supports SD 2229 Streamline New Homes!



Neighbors for More Neighbors stands up for secure, abundant homes for all Minnesotans. We envision a future where we all find homes we love in neighborhoods we choose. Those neighborhoods may include great transit, a community where family and friends are neighbors, or complete neighborhoods with walkable errands and jobs. Every Minnesotan – Black, White, and Indigenous, Minnesota born or newcomer, small town and city-dweller – should have a place to call home in our communities.

With a shortage of more than 100,000 homes, Minnesota is facing a severe housing crisis fueled by outdated and restrictive zoning policies. These policies choke affordability, limit choice, and hinder our state's growth. The legislature can streamline housing approvals statewide by establishing sensible standards that will unlock more home types, promote sustainable growth, and ensure every Minnesotan has a fair chance to thrive.

What this version of SD 2229 does: The proposal takes a balanced approach to address these challenges, ensuring responsible growth while bringing down costs. The bill contains four key provisions:

- **Ends some HOA Restrictions:** Prevents local governments from requiring homeowners associations and adding unnecessary features which require common management. Promoting flexibility and reducing costs.
- **Promotes Home Affordability:** Stops local governments from imposing arbitrary or overly restrictive building design mandates. Especially around exterior materials, building features, garage size, and window placement. This promotes flexibility and reduces unnecessary costs; allowing people to choose what they want for their home.
- **Eliminates Excessive Parking Mandates:** Curbs excessive parking mandates by capping the maximum amount of required parking at one spot per residential unit, with exceptions for ADA requirements. **Many cities require a 2 to 3 car garage and each required parking spot adds about \$200 to monthly rent or mortgages.**¹ Leaving the decision about how many parking spaces are needed to homeowners or builders, allows more homes to be built and lowers costs.
- **Streamlining Approvals:** Local governments must establish clear, timely processes for zoning approvals for homes consistent with comprehensive plans. Many such homes are currently forced into conditional processes that create delays, increase costs, and kill new homes. Zoning permits for new homes that comply with zoning rules must be approved, while maintaining reasonable opportunities for community input on new construction. Conditional use permits are limited to addressing health and safety problems.

Municipalities' patchwork of rules have stifled new homes and led to the severe housing shortage we face today. Every Minnesotan needs a home, and that need is too critical to be stifled by - often inconsistent - local laws. **We urge you to pass this bill** in order to start a statewide baseline that streamlines home approvals and reduces our homes shortage.

¹<https://graphingparking.com/2015/06/02/how-much-does-parking-increase-rent/>