



April 11, 2024

The Honorable Ginny Klevorn  
581 State Office Building  
St. Paul, MN 55155

Dear Chair Klevorn and Members of the House State and Local Government Finance & Policy Committee,

Minnesota Housing Partnership co-convened the Affordable Housing Supply Workgroup in 2024 to develop policy recommendations to create more homes of all kinds in all parts of the state.

Many of today's local government policies and everyday practices, currently permitted by state policies, perpetuate segregation. These restrictive growth policies are rooted in racist policies established, enacted, and enforced to exclude Black, Indigenous, and people of color (BIPOC) and disabled residents. We believe that it is time to end regulatory deference and state enforcement of these outdated, discriminatory tools.

Zoning and land-use policies make building more expensive, challenging, and time-consuming. Those who suffer the consequences of these exclusionary and restrictive growth policies are our most vulnerable neighbors, our lowest-income neighbors, and even workers in the most in-demand jobs. Minnesota faces an increasing housing shortage, and the trajectory of other states shows just how detrimental it can be to local communities and the state's economy when housing construction cannot keep pace with demand and prices continue to rise.

Multifamily, which is often treated as less than single-family homes, is a critical part of a state's diverse housing stock. It serves an essential role in a community. Multifamily and mixed-use projects spur economic vitality. Economic activity follows people, and we need to create more homes if we want vibrant, financially sustainable communities. Multifamily generates direct and indirect taxes that support the fiscal health of a community. Multifamily homes near amenities enhance the quality of life for residents and contribute to vibrant communities. Multifamily and mixed-use spaces are environmentally sustainable.

On the surface, H.F. 4010 is a bill about homes. Because housing is the foundation for thriving lives and communities, H.F. 4010 is about everything. Where we live impacts nearly every other outcome in our lives. H.F. 4010 will not only add more homes, but it will also change education and health outcomes and it will enhance our communities.

MHP applauds the work of lawmakers working on H.F. 4010. H.F. 4010 is a systems change solution. H.F. 4010 could change the way resources can be deployed to ensure more equitable outcomes and more people have access to safe, stable, dignified homes in the communities of their choice. We hope to continue working with lawmakers to strengthen the bill.

Sincerely,

A handwritten signature in black ink that reads "LIBBY MURPHY". The signature is written in a cursive, slightly slanted style.

Libby Murphy  
Director of Policy

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