



# CENTRAL MINNESOTA BUILDERS ASSOCIATION

February 20, 2024

## CMBA Supports SF3964/HF4009 Minnesotans for More Homes Zoning Reform Bill

Dear Senator Mitchell, Representative Kraft and Housing Committee Members,

The **Central Minnesota Builders Association (CMBA)**, representing nearly 300 area developers, builders, contractors and associated services providers in the Greater St. Cloud area, enthusiastically supports passage of **SF3964/HF4009**, and thanks Senator Mitchell and Representative Kraft for carrying this important legislation.

Housing affordability and access are two critical issues facing our area and our state. **The best way to address these issues is to lift roadblocks to the construction of new housing, and eliminate unfunded mandates placed on developers, builders, buyers and renters.** This legislation will empower individuals and help meet the critical need for starter homes and workforce affordable housing by supporting property rights over government mandates.

This bill legalizes missing middle housing and new starter homes in Minnesota. Across our state, **we are more than 100,000 housing units behind demand, and we need comprehensive zoning reform to turn that around.**

Research from Pew Research Center illustrates that legalizing more housing choices and lifting exclusionary zoning policies can provide critically needed workforce affordable housing, increase inventory and fight housing inflation.

**The bill lifts barriers that hamper new housing by banning exclusionary policies and lifting unfunded mandates.** The bill adds to housing choices, and strengthens property rights by allowing property owners, not the government, to select housing options and amenities. By placing guardrails on local zoning powers, communities can grow in a more sustainable manner while also addressing housing affordability and availability for everyone.

**CMBA is proud to support this bipartisan, landmark housing legislation,** and we urge committee members to also support passage of the bill. Please feel free to contact me with any questions or concerns, and thank you for your careful consideration of SF3964/HF4009.

Sincerely yours,

Wanda Schroeder  
Executive Director

Cc: CMBA Board of Directors