



March 11<sup>th</sup>, 2025

Chair Igo and Members of the Housing Finance & Policy Committee,

On behalf of our thousands of activists and supporters across Minnesota, we thank you and your colleagues for having an important discussion about affordable housing. We know that one of the key foundations of success is having a stable place to call home. That is why I am pleased to offer our support for House File 1987, the Minnesota Starter Home Act and HF 2013, a prohibition on selective aesthetics and square footage requirements.

Americans for Prosperity strives to create an economy that works for all — empowering people to earn success and realize their potential. Overly burdensome regulations related to housing, land use, and zoning make housing more costly and erect barriers to economic growth that inhibit opportunity and geographic mobility. Expensive housing prevents people from moving to areas with the most economic opportunity, which erodes their dignity and diminishes their ability to self-actualize. Additionally, excessive regulations limit property rights, as homeowners are no longer able to make use of their homes and properties as they see fit. HF 2013 is a prime example of the type of overly prescriptive regulatory requirements that limit and add costs to housing options in Minnesota.

Our state currently faces a housing supply and affordability crisis. We have a shortage of over 100,000 homes, and average home prices are \$100,000 higher than the national average. Some lawmakers may propose more government intervention to address these issues. However, the root of Minnesota's housing crisis lies in excessive government intervention, including restrictive zoning, land use, and building regulations that drive up costs and make home construction difficult.

The Minnesota Starter Home Act would significantly reduce these regulations by allowing single-family homes, duplexes, and accessory dwelling units (ADUs) to be built on any residential lot. Townhomes would be allowed on any vacant lot or lot platted after 2025. Regulations, standards, and permitting processes for these units could not be more stringent than those currently applied to single-family homes. Additionally, the bill would allow smaller residential lots, allowing for more starter homes to be built across the state.

These reforms would significantly increase the housing supply, as more homes and units could be built on residential lots. By allowing smaller units, such as starter single-family homes, duplexes, and townhomes, the Minnesota Starter Home Act would increase affordability for young families, as these units are often less expensive to own or rent than large single-family homes.

Moreover, the Minnesota Starter Home Act would increase property rights and freedoms for property owners. Allowing homeowners to build and maintain ADUs on their property would give them more freedom and control, whether to house family members and friends, create a studio or study space, or rent the ADU for additional income. The bill would also increase freedom for homeowners, developers, and builders who could build more types of housing and use materials and methods best suited for their needs, as well as the needs of Minnesota residents.



The Minnesota Starter Home Act would increase the housing supply and protect property rights for homeowners without sacrificing Minnesotans' well-being. All projects allowed under this bill would still be subject to federal, state, and local regulations regarding health, safety, and general welfare.

Housing in Minnesota has become too expensive for families to afford. The Minnesota Starter Home Act would help ease the Gopher State's supply crisis and increase housing affordability. We urge your support of HF 1987 and HF 2013 to promote a housing market that is free of overly burdensome requirements that inhibit affordable options for Minnesotans.

We appreciate your leadership on this issue and look forward to being a part of this conversation to help more Minnesotans find a stable place to call home and break the barriers that stand in the way of their American Dream.

Sincerely,

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