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## MEMORANDUM

TO: Representative Keny-Guyer, Chair  
Members of the House Human Services and Housing Committee

CC: Ryan Deckert, Executive Director, OBA

FROM: John W. Russell, Managing Partner

DATE: March 24, 2015

RE: HB 2564

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I am writing in my individual professional and personal capacity to encourage you to pass HB 2564 out of Committee.

In my opinion, the fundamental issue of HB 2564 is being obscured: the issue is whether the State has a proper role banning communities from considering inclusionary zoning. In my opinion, the ban was bad public policy when it was enacted fifteen years ago in a different era.

I support inclusionary zoning because it is an important tool in helping jurisdictions provide sufficient workforce housing. It is not a cure-all for our housing problems, but an essential tool nonetheless. Hard working families are struggling to stay afloat, and our economy is lagging as a result. Workers deserve housing options closer to their jobs, and commercial development is most efficient when it can serve the broadest market base possible.

I hope that you will choose to eliminate the State ban on inclusionary zoning and allow communities to make their own decisions about the merits based on their unique and different requirements.

Thank you for considering and advancing this important and overdue issue.