

The bill replaces local planning decisions with a state-wide mandate that will allow duplexes, triplexes, quadplexes and cottage clusters in neighborhoods that are zoned for single-family buildings. The assumption is that more units means reduced costs, but there is no requirement that these buildings will be affordable. It also removes the cities ability to provide reasonable regulations on ADUs.

I have read and noted a great number of the stakeholders making sure their statement is on record are Business organizations. **I am a homeowner of a single family residence** in a community that is already fighting to hold back developers from erasing all elements of quality of life, community, safety, and to build a more cohesive sense of community pride and participation. This bill will not address the need for affordable housing as the developers will build as many living quarters on a lot of land as possible to maximize their profit without consideration of any other factors.

Single family residence zoning is value rated by the number of houses ( RS-10 maximum value is 5 houses per acre or less) in an acre lot or larger lots.

Our typical middle class families that live in RS-6.5- a 6-8 homes per acre and more houses allowed per acre are at risk.

If this were a bill that had any chance of helping the affordable housing problem, it would have my vote. It is not and will do much more damage to neighborhoods struggling to build a thriving community and a contributing community to our state overall.