



Re: Support HF 933 (Nash)

April 1, 2025

Co-Chair Igo, Co-Chair Howard, and members of the Housing Finance & Policy Committee,

On behalf of the homebuilding industry in Minnesota, Housing First Minnesota offers this letter in support of HF933, authored by Representative Nash.

By way of background, Housing First Minnesota is a trade association of nearly one thousand members of the housing industry with the mission of homeownership opportunities for all.

As we've shared with the committee in recent meetings, our concerns about the future of homeownership in Minnesota continue to grow. Our housing market is chronically undersupplied, but the demand to own a house remains.

The homebuilding industry is working to meet the needs of Minnesotans, but we need your help.

HF933 seeks to right-size the utilization of Planned Unit Developments (PUDs) and swing the pendulum back towards homebuyers, giving them greater affordability and more housing options.

Unfortunately, under today's housing approval process, PUDs have largely become the rule instead of the exception to the rule. Data shows that many growing suburbs approve upwards of 97% of new housing via planned unit developments (see Table 1).

And why does this matter to homebuyers? Because nearly every time PUDs are utilized, the number of homes that are built is reduced and the extra extractions from municipal governments add to the costs of the homes that are built. In short, the supply of new housing developments is less and more costly for potential homeowners.

As [cited](#) by Salim Furth of George Mason University's Mercatus Center, the current system is broken. Furth stated, "PUDs used for routine subdivisions are a warning that something is not working as it should...Minnesota suburbs, like many local governments nationwide, use zoning to curate which types of people can move to town. This is an inappropriate use of government power and tramples on property rights and fair housing principles."



TABLE 1. NUMBER AND SHARE OF 2010S HOUSES IN PUDS

City	Houses	Share of houses in PUDs (percentage)
Chaska	931	97
Maple Grove	1,864	95
Carver	396	93
Blaine	2,935	91
Victoria	983	90
Rosemount	766	86
Savage	1,183	86
Dayton	479	86
Eagan	560	74
Lino Lakes	595	74

Note: This table includes only cities with at least 200 houses built in the 2010s. Data include houses built from 2010 to early 2019 on land zoned for residential use or for PUDs.

Source: Michael Corey and MaryJo Webster, tax appraisal records from metropolitan Minnesota counties and zoning maps from cities (data on file with author, n.d.).

Thank you to Representative Nash for introducing this important language that seeks to remove a large barrier to new housing developments in Minnesota. And thank you to the committee for your consideration.

Sincerely,



Mark Foster,
 Vice President, Legislative & Political Affairs
 Housing First Minnesota

