



Pennsylvania Municipal League
President – Douglas Baker, Mayor, City of Franklin



Pennsylvania State Association of Township Commissioners
President – John J. Jablowski, Jr., MPA, Councilman, Wilkes-Barre Township

MEMO

To: Members of the House Local Government Committee

From: Amy Sturges, Deputy Executive Director for Advocacy, The League and PSATC

Re: Opposition to Zoning Preemption Bills – HB 1976 and HB 2045

Date: May 21, 2024

On behalf of the members of the Pennsylvania Municipal League and the Pennsylvania State Association of Township Commissioners, I am writing to express our ***strong opposition*** to House Bill 1976 and House Bill 2045, both on the Committee’s agenda for Wednesday, May 22.

These bills preempt local zoning and therefore local decision-making.

Our members agree that actions are needed at the state and local level to address the affordable housing crisis impacting the Commonwealth. Our members do not agree, however, with preempting local zoning authority. Especially when they can currently implement the zoning regulations mandated by this legislation.

Local zoning is a long-held and time-tested power of local governments used to not only protect the health, safety, and welfare of citizens, but also to shape the extent of development and the character of a community. Local elected officials are in the best position to make zoning decisions. Furthermore, mandating denser zoning will not address the many issues creating a housing crisis, such as the cost and supply issues of housing construction or rehabilitation; the financing issues that discourage development; and the existing infrastructure challenges that deter new homes and residents.

For these reasons, we ask that you vote “no” when these bills come before you on Wednesday.

Thank you.