



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: The Honorable John DiSanto
The Honorable Frank Farry, Chair of the Senate Urban Affairs and Housing Committee

From: Amy Sturges, Deputy Executive Director for Advocacy, Pennsylvania Municipal League and Pennsylvania State Association of Township Commissioners

Re: Opposition to Senate Bill 1126

Date: April 23, 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 Senate Bill 1126.

We greatly appreciate efforts to address the affordable and attainable housing crisis in the Commonwealth. Our members agree that we must take action to address this issue, however, we do not believe preempting local zoning authority is the solution. Senate Bill 1126 would preempt local zoning decisions by allowing multi-unit homes, accessory dwellings and mobile homes by right, and additionally, the bill would restrict parking spaces, lot sizes and setbacks. These are all actions that can be taken now at the local level.

Both the League and PSATC oppose preemption of local zoning authority. Locally elected officials are uniquely positioned to make the decisions that best serve their community. We are also concerned that this one size fits all approach will not serve all communities equally. Simply changing zoning laws still won't address the high costs and barriers to development, it won't decrease the number of blighted and vacant housing in our communities and it won't deal with the lack of funding and programs for new homeowners.

Prior to any committee action, we would welcome the opportunity for more discussion.

Thank you.