

Date: February 19, 2020
To: House Committee on Commerce
From: Amy Lange, City Manager, City of Concordia
Re: HB 2073 – Written Opponent Testimony

Thank you, Chairman and Committee, for allowing me to submit testimony on HB 2073. The City is currently opposed to this legislation because it is a fundamentally flawed bill.

First, this bill appears to be limiting home rule by limiting zoning regulations and future homeowners' associations' ability to regulate the aesthetic of their communities. A community's aesthetic is part of what makes it unique.

Moreover, it appears to limit local municipalities' ability to create the attractive neighborhoods the Department of Commerce tells us are so important to business and population recruitment and retention.

Additionally, manufacturers and home improvement stores have diversified their market share, and some businesses may have actually been created to fill a niche based on aesthetic requirements of local zoning regulations. (Think garage doors, brick, siding and trim with architectural detail and variety of colors.) These items are typically more expensive, but are not required by nationally recognized building codes. A plain white manual garage door and smooth white vinyl trim like those used with federally funded housing rehab projects will meet building codes, but bring less value to a home. We are concerned assessed valuation of property will be negatively impacted by the passage of this bill, as will commerce within the home improvement and construction industry.

If this bill is passed, the legislature may be inadvertently shutting down business / commerce presently available and working in our local economy. If this bill stems from people wanting to reduce the cost of building, modern buildings and residential neighborhoods will begin to look very plain, like they did in the 1960's & 1970's, and the appearance of widening the gap of the have's and have not's will be more pronounced.

Finally, at the extreme, with the skilled trades already lacking in succession planning (think CTE promotion in high school and post-secondary education), true architectural design and craftsmanship will be lost for good.

For these reasons, I ask that Committee not to pass HB 2073 out of committee. Thank you for your consideration.

Sincerely,

Amy Lange
Civt Manager