



## CITY OF MENDOTA HEIGHTS

### CITY COUNCIL WORK SESSION MEETING AGENDA

March 17, 2026 at 5:00 PM

Mendota Heights City Hall, 1101 Victoria Curve, Mendota Heights

**1. Call to Order**

**2. Discussion**

- a. Cities for Safe and Stable Communities Coalition
- b. Cybersecurity Services - LOGIS Security as a Service Offerings
- c. State Legislative Session Update

**3. Adjourn**

Alternative formats or auxiliary aids are available to individuals with disabilities upon request.

Please contact City Hall at 651-452-1850 or by emailing [cityhall@mendotaheightsmn.gov](mailto:cityhall@mendotaheightsmn.gov).

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**City Council Work Session Memo**

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**MEETING DATE:** March 17, 2026  
**TO:** Mayor and City Council  
**FROM:** Cheryl Jacobson, City Administrator  
**SUBJECT:** Cities for Safe and Stable Communities Coalition

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**ACTION REQUEST:**

Informational. Staff will provide a brief update of the status of the coalition.

**BACKGROUND:**

Cities for Safe and Stable Communities is a non-partisan group of city-led local governments coordinating around public safety, operational stability and local impacts of recent federal actions.

**ATTACHMENTS:**

None

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## City Council Work Session Memo

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**MEETING DATE:** March 17, 2026

**TO:** Mayor, City Council and City Administrator

**FROM:** Kelly Torkelson, Assistant City Administrator

**SUBJECT:** Cybersecurity Services - LOGIS Security as a Service Offerings

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### **ACTION REQUEST:**

Informational. The City Council is asked to provide feedback regarding options for cybersecurity risk management.

### **BACKGROUND:**

LOGIS has introduced a new Security as a Service offering that provides specialized cybersecurity response services in the case of a cybersecurity incident. Expanding services to include this coverage would result in significant additional annual costs for the City, but it could also help prevent or substantially reduce the operational and financial impacts of a cybersecurity incident.

### **BACKGROUND**

Cybersecurity is a growing concern for local governments. With expanded efficiencies available through the incorporation of technology tools comes additional vulnerabilities for city operations. Cities are significant targets for cybersecurity attacks. In July 2025, a cybersecurity attack on the City of Saint Paul cost the City \$2.5 million to restore its operations. This incident disrupted internal networks, online payment portals, and public Wi-Fi. In addition to service disruptions, hackers posted private data online after the City refused to pay the ransom that was demanded.

The City of Mendota Heights is insured through the League of Minnesota Cities. The City's current insurance coverage provides \$500,000 of coverage in the case of a cybersecurity incident. This is an enhanced level of coverage from the basic cybersecurity coverage offered by the League.

LOGIS currently administers the city's information technology program. Mendota Heights and Delano are the only two cities that currently operate within LOGIS under our current arrangement. While Mendota Heights administrative staff manages the contract, most of the other clients that work with LOGIS have city IT staff that coordinate with LOGIS to administer the IT programs. The structure has served the City well as it has allowed the city to benefit from the range of knowledge, experience and skills within LOGIS while not needing to fund a full staff person. The support needs that would be required in the case that the city had a significant cybersecurity incident would exceed the services currently offered through the city's contract with LOGIS. In the case of a significant cybersecurity incident, the City would need to fund emergency contract services to support the City's IT response.

LOGIS has introduced a new Security as a Service Option that provides necessary cybersecurity response services in the case of a cybersecurity breach. The costs for this service would be \$48,500 annually on top of the city's current member services contract with LOGIS. This service would help to mitigate the impact of a cybersecurity incident. These services would be reactive in the case of a cybersecurity incident.

The Security as a Service scope would provide:

- 24/7 managed detection and response
- Enterprise-grade Security Information and Event Management (SIEM)
- Endpoint detection
- Access to cybersecurity expertise during an incident response

LOGIS is also offering an add-on service called Vulnerability Management to do proactive management of the city’s digital infrastructure, which would have an additional estimated cost of \$8,750. Not included in this cost would be additional billable hours at a rate of \$160 per hour that would be required to address identified vulnerabilities that are estimated to cost between \$8,000-\$16,000 annually.

**COST SUMMARY**

The total estimated cost of purchasing both Security as a Service and Vulnerability Management would be between \$65,250-\$73,250 annually, depending on the number of vulnerabilities identified through the service and the time required to address them.

<b>Service</b>	<b>Annual Cost</b>
No Change	Cost dependent on if an incident occurs and the cost for responding to the incident
Security as a Service	\$48,500
Vulnerability Management	\$16,750 - \$24,750
Both	\$65,250-\$73,250

There is an additional option for the city to consider doing Vulnerability Management without the Security as a Service module, which would have an additional cost of \$8,000 annually. If the city moved forward in that direction, the annual cost of the vulnerability management would be between \$24,750-\$32,750.

**DISCUSSION**

The question to consider is how the Council would like Staff to approach the management of the city’s cybersecurity risk. Staff would recommend, at a minimum, moving forward with the Security as a Service Module in order to protect the city in the case of a cybersecurity incident. Additional investment beyond that depends on how the council wants the city to approach IT management. The addition of Vulnerability Management services would expand the city’s proactive approach to cybersecurity management and would reduce the likelihood of an incident occurring in the first place. However, this addition would result in increased costs and scope of service with LOGIS. In the case that the Council is interested in moving forward with the Vulnerability Management service, staff would ask direction from the Council regarding at what point the Council would be interested in pursuing the addition of a city staff person to provide services rather than contracting the services from LOGIS at a higher rate.

**ATTACHMENTS:**

1. SECaaS Data Sheet

# **Security as a Service (SECaaS)**

## **Data Sheet**



## **Modern Cyber Protection Built for Local Governments**

Local governments today face the same cyber threats as large corporations but often have a fraction of the staff, budget, and technical expertise needed to defend against them.

According to the Microsoft 2025 Digital Defense Report, government organizations remain among the most targeted sectors for cyberattacks. Similarly, the CrowdStrike 2026 Global Threat Report identifies local government as a frequently targeted sector for ransomware and classifies it as an elevated-risk industry actively pursued by threat actors.

Many local governments are also responsible for sensitive public services and law enforcement information that must meet expanding Criminal Justice Information Services (CJIS) expectations. Yet despite these requirements, most local governments do not have 24/7 security monitoring, enterprise-grade threat detection platforms, or dedicated cybersecurity teams — leaving them exposed to threats that can go undetected for weeks or months.

Security as a Service (SECaaS) from LOGIS is designed specifically to close this gap. It provides continuous threat detection, rapid response, and expert security oversight, all through a predictable subscription model that is scalable for local governments of any size. This service brings enterprise-level security capability to public sector organizations without requiring additional staffing or complex technology management.

## **Why Local Governments Are Being Asked to Invest More in Security**

Cyber attacks targeting government entities has increased dramatically. Ransomware, business email compromise, data breaches, and operational disruptions have all become more common — especially among small and mid-sized local governments with limited security staff.

IBM's 2025 Cost of a Data Breach Report found that the average public-sector breach cost \$2.86 million, up from \$2.55 million the previous year. Even more concerning, organizations took an average of 241 days to identify and contain a breach, meaning attackers often operate inside networks for months before anyone notices. For government IT teams, this delayed detection dramatically increases cost and impact.

Local governments are particularly vulnerable because:

- They lack 24/7 monitoring and rely on reactive approaches, discovering incidents only after damage occurs.
- IT teams are stretched thin and forced to be reactive instead of proactive.
- Hiring cybersecurity staff is expensive and highly competitive; most municipalities cannot build an in-house team while also funding the necessary platforms and tooling.
- Compliance requirements, including CJIS expectations for law enforcement, continue to expand.

**SECaaS directly addresses these challenges by providing full-scale platform, tooling, and security expertise to back it up in a single, scalable service model.**

# Security as a Service (SECaaS) Data Sheet



## What LOGIS SECaaS Provides

### – 24/7 Managed Detection & Response (MDR):

Instead of waiting until an attacker encrypts servers or exfiltrates data, SECaaS provides continuous monitoring of member environments for suspicious behavior — day, night, weekends, and holidays. This transforms your posture from “responding to emergencies” to “preventing emergencies.”

### – Enterprise-grade SIEM + Endpoint Detection:

- Continuous monitoring and analysis of security activity across your entire ecosystem.
- Rapid response and containment of incidents.
- 365 days of searchable logs for investigations and CJIS compliance.
- Executive dashboards and CJIS-aligned reporting for oversight and accountability.

### – Built-in Security Expertise

LOGIS’ security professionals support deployments, conduct quarterly reviews, investigate critical incidents, perform threat hunting, and lead post-incident analysis.

Members gain access to an entire Security Team for the cost of a predictable subscription fee — no hiring, training, or turnover challenges.

### – CJIS-Aligned Oversight and Visibility

CJIS policy areas such as auditing, access control, incident response, and continuous monitoring are directly supported by SECaaS capabilities.

This strengthens compliance and reduces the risk of failures during a CJIS audit.

## How Local Governments Benefit from using LOGIS

- Stronger security posture without adding staff
- Consolidated tooling and security platform
- Predictable annual budgeting instead of ad-hoc incident costs
- Better CJIS alignment
- Higher confidence for local government leadership
- Faster detection and containment of threats
- Shared expertise and economies of scale through LOGIS
- Lower risk of ransomware, outages, and data breaches
- Future-proofed security model that scales as threats evolve

**SECaaS transforms cybersecurity from a reactive, best-effort task into a continuous, professional, and proactive defense program your organization can rely on.**

For additional details, including the Service Definition, please contact us at [Security@logismn.gov](mailto:Security@logismn.gov)

# ***Security as a Service (SECaaS)***

## ***Data Sheet***



## **Resources**

- Microsoft's 2025 Digital Defense [Report](#)
- CrowdStrike's 2026 Global Threat [Report](#)
- IBM's 2025 Cost of a Data Breach [Report](#)

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**City Council Work Session Memo**

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**MEETING DATE:** March 17, 2026  
**TO:** Mayor and City Council  
**FROM:** Cheryl Jacobson, City Administrator  
**SUBJECT:** State Legislative Session Update

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**ACTION REQUEST:**

Informational. Staff will present a State Legislative session update.

**BACKGROUND:**

The Minnesota Legislature convened on February 17 and must adjourn by May 18. Lawmakers are focusing on a range of policy and fiscal issues that may impact cities and local governments. While the state's two-year budget, adopted in 2025, funds operations through July 2027, the session is expected to address targeted policy changes and oversight initiatives, including fraud prevention in state programs, public safety measures, and potential adjustments to existing programs such as paid family leave. Additional issues of interest to municipalities include bonding and infrastructure investments, housing policy, emergency medical services, local government aid, and local sales tax authority.

A housing proposal receiving significant attention again this session is the Minnesota Starter Homes Act (HF3895/SF4123). The legislation is intended to increase the supply of entry-level housing by modifying certain local zoning regulations and development standards that lawmakers and housing advocates argue contribute to higher housing costs. Supporters argue the legislation would help address Minnesota's housing shortage and improve affordability, while many city organizations have raised concerns about state preemption of local zoning authority and potential impacts on infrastructure planning and local land-use decision-making.

**ATTACHMENTS:**

1. HF3895 As Introduced
2. HF3895DE1
3. HF3895DE1 House Bill Summary
4. League of MN Citites Letter
5. Metro Cities Letter

This Document can be made available in alternative formats upon request

State of Minnesota

HOUSE OF REPRESENTATIVES

NINETY-FOURTH SESSION

H. F. No. 3895

03/02/2026 Authored by Igo, Howard, Nash, Kraft, Jones and others
The bill was read for the first time and referred to the Committee on Elections Finance and Government Operations

1.1 A bill for an act
1.2 relating to local government; limiting the zoning authority of local governments
1.3 over certain housing types; proposing coding for new law in Minnesota Statutes,
1.4 chapter 462.

1.5 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MINNESOTA:

1.6 Section 1. 462.3572 CERTAIN HOUSING AUTHORIZED.

1.7 Subdivision 1. Definitions. (a) For purposes of this section, the following terms have
1.8 the meanings given.

1.9 (b) "Accessory dwelling unit" means any building that contains one residential unit that
1.10 is used, occupied, intended for use, or designed to be built, used, rented, leased, let, or hired
1.11 out to be occupied for living purposes, regardless of familial status, and is located on the
1.12 same lot as an existing residential building and built to the standards in the Minnesota
1.13 Residential Code, Minnesota Rules, chapter 1309. An accessory dwelling unit may be
1.14 attached or detached from the existing residential building. Accessory dwelling unit does
1.15 not include sacred communities and micro-unit dwellings under section 327.30 or temporary
1.16 family health care dwellings under section 462.3593.

1.17 (c) "Applicant" has the meaning given in section 15.99.

1.18 (d) "Bulk control" means a regulation or ordinance that governs the size, shape, and
1.19 placement of buildings within a specific area.

1.20 (e) "Commercially zoned district" means an area in a municipality that is zoned to allow
1.21 the use of land for buildings that are primarily engaged in the sale, lease, rental, or trade of
1.22 products, goods, and services, excluding any area used for industrial production or processing.

2.1 (f) "Greenfield lot" means land zoned or guided for residential use that is either previously  
2.2 undeveloped and vacant or newly platted on or after June 1, 2026.

2.3 (g) "Lot" means any contiguous parcel of land in the possession of, owned by, or recorded  
2.4 as the property of the same claimant or person.

2.5 (h) "Metropolitan area" has the meaning given in section 473.121, subdivision 2.

2.6 (i) "Mixed housing" means the following types of dwellings:

2.7 (1) duplexes, defined as a single building sited on a single lot that contains two separate  
2.8 dwelling units;

2.9 (2) triplexes, defined as a single building sited on a single lot that contains three separate  
2.10 dwelling units;

2.11 (3) quadplexes or fourplexes, defined as a single building sited on a single lot that  
2.12 contains four separate dwelling units; and

2.13 (4) townhouses.

2.14 (j) "Multifamily affordable housing development" means a multifamily residential  
2.15 development in which the residential units are:

2.16 (1) owner-occupied units that are income-restricted to households that, at the time of  
2.17 initial occupancy, have an income at or below 115 percent of state or area median income,  
2.18 whichever is greater, as determined by the United States Department of Housing and Urban  
2.19 Development; or

2.20 (2) leased units that satisfy the definition of a qualified low-income housing project  
2.21 under section 42(g) of the Internal Revenue Code, with a deed or declaration for the leased  
2.22 residential units containing a restrictive covenant requiring the property to remain affordable  
2.23 housing for 30 years.

2.24 (k) "Multifamily residential development" means a single residential building with at  
2.25 least ten residential units or a mixed-use building with commercial use on the ground floor  
2.26 and at least five residential units.

2.27 (l) "Municipality" has the meaning given in section 462.352, subdivision 2.

2.28 (m) "Request" has the meaning given in section 15.99, subdivision 1, paragraph (c).

2.29 (n) "Residential unit" means a building or part of a building used or intended to be used  
2.30 for dwelling purposes by a single owner or tenant.

2.31 (o) "Single-family home" means a detached building containing one residential unit.

3.1 (p) "Townhouse" means a single residential unit constructed in a group of two or more  
3.2 attached units in which each unit extends from the foundation to the roof and has open space  
3.3 on at least two sides of each unit. Each single residential unit is considered to be a separate  
3.4 building. Separate building service utilities must be provided to each single residential unit  
3.5 when required by the State Building Code.

3.6 Subd. 2. **Applicability.** (a) Except as provided in paragraphs (b) and (c), the requirements  
3.7 of this section do not apply to municipalities with less than 5,000 in population.

3.8 (b) The requirements of this section apply to municipalities in the metropolitan area with  
3.9 populations greater than 1,000.

3.10 (c) The requirements of subdivisions 4, 5, 7, 11, 12, and 13 apply to all municipalities.

3.11 Subd. 3. **Administrative approvals.** (a) Notwithstanding any law, rule, or ordinance to  
3.12 the contrary, a municipality must establish an administrative review process subject to the  
3.13 time constraints and process in section 15.99 for approving requests related to multifamily  
3.14 residential developments in areas zoned for multifamily residential developments or in  
3.15 commercial areas that permit multifamily residential developments as required by subdivision  
3.16 8.

3.17 (b) In zoning districts that permit mixed housing as required in subdivision 6, a  
3.18 municipality must apply the same administrative approval process to requests related to any  
3.19 type of mixed housing that would apply to a single-family home being developed on the  
3.20 same lot. A municipality may require a site development plan or similar documents for  
3.21 mixed housing, provided the time period for the administrative approval process is the same  
3.22 as or similar to that for a single-family home.

3.23 (c) A city must provide any development agreement to an applicant at least three business  
3.24 days before final plat approval or, if a plat is not required, before final approval of a request.  
3.25 No additional conditions may be added to the development agreement after this deadline  
3.26 unless mutually agreed upon.

3.27 (d) A municipality must process a request in paragraph (a) or (b) as a permitted use, as  
3.28 required by subdivisions 6 to 8.

3.29 Subd. 4. **Residential design standards.** (a) A municipality must not impose any of the  
3.30 following requirements, by ordinance or as a condition of approval of any request, related  
3.31 to residential buildings with four or fewer residential units:

3.32 (1) a minimum number or type of exterior finish materials, including siding;

3.33 (2) the presence of gables, shutters, columns, decks, balconies, or porches;

4.1 (3) a minimum garage square footage, size, width, or depth;

4.2 (4) a roof pitch exceeding 4:12;

4.3 (5) the orientation of the primary structure, except that a municipality may require an  
4.4 entrance point on a street-facing side of the structure on a street designated by the  
4.5 municipality;

4.6 (6) a minimum number of windows; or

4.7 (7) the dwelling have more than one above-ground floor.

4.8 (b) Properties in a historic district under sections 138.73 and 471.193 are exempt from  
4.9 this section.

4.10 Subd. 5. Homeowners associations. (a) Except as required by state or federal law or  
4.11 rule, a municipality must not condition approval of a residential building permit or conditional  
4.12 use permit, residential subdivision development or residential planned unit development,  
4.13 or any other permit related to residential development on:

4.14 (1) the creation of a homeowners association;

4.15 (2) the inclusion of any service, feature, or common property necessitating a homeowners  
4.16 association, unless requested by the developer;

4.17 (3) the inclusion of any terms in a homeowners association declaration, bylaws, articles  
4.18 of incorporation, or any other governing document; or

4.19 (4) the adoption or revocation of, or amendment to, a rule or regulation governing the  
4.20 homeowners association or the association's members.

4.21 (b) Nothing in this subdivision prohibits:

4.22 (1) a municipality from adopting or enforcing ordinances relating to the maintenance or  
4.23 insurance of common elements; or

4.24 (2) a project applicant from providing a utility easement to access public infrastructure.

4.25 Subd. 6. Mixed housing districts; greenfield development. (a) A municipality must  
4.26 adopt zoning ordinances and rules that allow mixed housing as a permitted use on at least  
4.27 33 percent of the buildable area within the municipality that is zoned to permit single-family  
4.28 housing.

4.29 (b) When determining where to site zoning districts that permit mixed housing as required  
4.30 by paragraph (a), a municipality must prioritize lots that are in close proximity to transit,  
4.31 schools, parks, and commercial areas.

5.1 (c) A municipality must not impose a minimum lot size on a greenfield lot that is larger  
5.2 than one-eighth of an acre. A municipality must not impose a minimum lot size larger than  
5.3 1,500 square feet on a townhouse developed on a greenfield lot or in a zoning district that  
5.4 permits mixed housing.

5.5 (d) A municipality must not impose requirements related to the bulk and size of buildings  
5.6 that prevent the type of housing or number of residential units authorized by paragraphs (a)  
5.7 and (c) from being constructed with at least 1,500 square feet of habitable floor space per  
5.8 residential unit, including requirements related to lot coverage, setbacks, maximum height,  
5.9 minimum unit size, dimensions, minimum square footage on a structure foundation, or floor  
5.10 area ratio. Nothing in this paragraph prevents the developer from building residential units  
5.11 with less than 1,500 square feet of habitable space.

5.12 (e) A municipality may impose larger lot size requirements than those required in this  
5.13 subdivision on a lot that is not connected to municipal water or sewer.

5.14 Subd. 7. **Accessory dwelling units.** (a) A municipality must allow, at a minimum, one  
5.15 accessory dwelling unit to be built as a permitted use on any residential lot containing a  
5.16 single-family home in a municipality regardless of total lot size, street frontage, and  
5.17 connectivity between the accessory dwelling unit and the primary dwelling unit on the lot  
5.18 so long as the accessory dwelling unit is built in conformance with:

5.19 (1) minimum spacing requirements for emergency services access; and

5.20 (2) the smallest residential setback in the zoning district where the accessory dwelling  
5.21 unit is constructed.

5.22 (b) A municipality may require an accessory dwelling unit to remain part of the same  
5.23 parcel as the primary dwelling and prohibit the accessory dwelling unit from being sold  
5.24 separately from the primary dwelling on the lot.

5.25 Subd. 8. **Multifamily residential developments in commercial districts.** (a) A  
5.26 municipality must allow multifamily residential developments as a permitted use in at least  
5.27 33 percent of the total area of a municipality's commercially zoned districts.

5.28 (b) A municipality may require the developments permitted by paragraph (a) to include  
5.29 ground floor commercial space, except a municipality must not require commercial space  
5.30 in a multifamily affordable housing development.

5.31 (c) A municipality must not impose a height limitation on the developments allowed by  
5.32 paragraph (a) that is less than the tallest commercial building or multifamily residential

6.1 development that zoning standards in effect on January 1, 2026, authorize in the same zoning  
6.2 district.

6.3 (d) A municipality must not impose setback, lot coverage, or other bulk control  
6.4 requirements on the developments allowed by paragraph (a) that are more restrictive than  
6.5 those allowed for a commercial building in the same zoning district.

6.6 Subd. 9. **Additional requirements.** (a) A city's zoning code must satisfy the criteria in  
6.7 this subdivision based on the city's classification:

6.8 (1) the code of a city of the first class must satisfy at least seven criteria listed in paragraph  
6.9 (b);

6.10 (2) the code of a city of the second class must satisfy at least five criteria listed in  
6.11 paragraph (b); and

6.12 (3) the code of a city of the third class must satisfy at least four of the criteria listed in  
6.13 paragraph (b).

6.14 (b) A city may select from the following criteria to fulfill the requirements of paragraph  
6.15 (a):

6.16 (1) 50 percent or more of the land zoned for single-family housing allows mixed housing  
6.17 as a permitted use;

6.18 (2) 100 percent of the land zoned for single-family housing allows mixed housing as a  
6.19 permitted use;

6.20 (3) 50 percent or more of the land zoned for commercial use allows multifamily residential  
6.21 developments as a permitted use;

6.22 (4) 100 percent of the land zoned for commercial use allows multifamily residential  
6.23 developments as a permitted use;

6.24 (5) no more than one parking spot per residential unit is required in all multifamily  
6.25 residential developments;

6.26 (6) no more than one parking spot per residential unit is required in areas that permit  
6.27 mixed housing;

6.28 (7) the allowed floor area ratio is increased by 25 percent or maximum height by 25  
6.29 percent or one additional story, whichever is greater, for all of the following types of  
6.30 developments:

6.31 (i) workforce housing projects, as defined in section 469.002;

7.1 (ii) multifamily affordable housing developments; and

7.2 (iii) senior housing, as defined in section 462A.37;

7.3 (8) the number of residential units permitted per lot in a mixed housing development is  
 7.4 increased to at least eight residential units in 15 percent of the land in the city zoned for  
 7.5 single-family housing; or

7.6 (9) all parking minimums in the city are eliminated.

7.7 (c) A city does not satisfy a criterion when it adopts the criterion described in paragraph  
 7.8 (b), clause (5), but also modifies other bulk controls or regulations for the chosen type of  
 7.9 development in a way that reduces the floor area of the permitted development or limits the  
 7.10 number of additional residential units that could otherwise be built.

7.11 Subd. 10. **Public information.** (a) A municipality must publicly post on its website a  
 7.12 summary of its compliance with subdivisions 6, 8, and 9.

7.13 (b) The summary required under paragraph (a) must include, at a minimum:

7.14 (1) a zoning map depicting compliance with subdivisions 6 and 8;

7.15 (2) a description of how the municipality complied with the siting prioritization  
 7.16 requirements of subdivision 6, paragraph (b); and

7.17 (3) a list of ordinances adopted by the municipality demonstrating compliance with  
 7.18 subdivision 9.

7.19 Subd. 11. **Infrastructure.** (a) A municipality may require a development permitted  
 7.20 under this section to comply with any standards, performance conditions, or requirements,  
 7.21 including the adequacy of existing public infrastructure, imposed by the municipality to  
 7.22 promote public health, safety, and general welfare.

7.23 (b) Nothing in this section authorizes a municipality to permit a development that is  
 7.24 prohibited by state or federal law or rule, or is prohibited under an ordinance adopted  
 7.25 pursuant to a state or federal law or rule, that (1) protects floodplains, areas of critical or  
 7.26 historic concern, wild and scenic rivers, or shoreland, or (2) restricts residential units to  
 7.27 protect and preserve public health, the environment, or scenic areas.

7.28 Subd. 12. **Official controls; limitations.** (a) A municipality must not use official controls  
 7.29 to prohibit the application of this section.

7.30 (b) Nothing in this section prevents a municipality from exercising its authority to impose  
 7.31 requirements authorized in section 462.358 or session law, provided all exactions,  
 7.32 dedications, and fees comply with state and federal law.

8.1 (c) Nothing in this section is intended to conflict with chapter 473, except that the  
8.2 provisions of this section relating to minimum residential density requirements shall control  
8.3 over any conflicting provisions in chapter 473 if the requirements of this section would  
8.4 result in increased residential density.

8.5 Subd. 13. **Interim ordinance prevention.** A municipality must not enact an interim  
8.6 ordinance as provided under section 462.355, subdivision 4, that prohibits or delays the  
8.7 application of this section.

8.8 Subd. 14. **Density.** Nothing in this section prevents a municipality from adopting policies  
8.9 that increase residential density.

8.10 **EFFECTIVE DATE.** This section is effective January 1, 2028.

1.1 ..... moves to amend H.F. No. 3895 as follows:

1.2 Delete everything after the enacting clause and insert:

1.3 "Section 1. ~~462.3572~~ CERTAIN HOUSING AUTHORIZED.

1.4 Subdivision 1. Definitions. (a) For the purposes of this section, the following terms have  
1.5 the meanings given.

1.6 (b) "Accessory dwelling unit" means any building that contains one residential unit that  
1.7 is used, occupied, intended for use, or designed to be built, used, rented, leased, let, or hired  
1.8 out to be occupied for living purposes, regardless of familial status, and is located on the  
1.9 same lot as an existing residential building and built to the standards in the Minnesota  
1.10 Residential Code, Minnesota Rules, chapter 1309. An accessory dwelling unit may be  
1.11 attached or detached from the existing residential building. Accessory dwelling unit does  
1.12 not include sacred communities and micro-unit dwellings under section 327.30, and  
1.13 temporary family health care dwellings under section 462.3593.

1.14 (c) "Applicant" has the meaning provided in section 15.99.

1.15 (d) "Bulk control" means a regulation or ordinance that governs the size, shape, and  
1.16 placement of buildings within a specific area.

1.17 (e) "Commercially zoned district" means an area in a municipality that is zoned to allow  
1.18 the use of land for buildings that are primarily engaged in the sale, lease, rental, or trade of  
1.19 products, goods, and services, excluding any area used for industrial production or processing.

1.20 (f) "Greenfield lot" means land zoned or guided for residential use that is either previously  
1.21 undeveloped and vacant or newly platted on or after June 1, 2026.

1.22 (g) "Lot" means any contiguous parcel of land in the possession of, owned by, or recorded  
1.23 as the property of the same claimant or person.

- 2.1 (h) "Metropolitan area" has the meaning given under section 473.121, subdivision 2.
- 2.2 (i) "Mixed housing" means the following types of dwellings:
- 2.3 (1) duplexes, defined as a single building sited on a single lot that contains two separate
- 2.4 dwelling units;
- 2.5 (2) triplexes, defined as a single building sited on a single lot that contains three separate
- 2.6 dwelling units;
- 2.7 (3) quadplexes or fourplexes, defined as a single building sited on a single lot that
- 2.8 contains four separate dwelling units; and
- 2.9 (4) townhouses.
- 2.10 (j) "Multifamily affordable housing development" means a multifamily residential
- 2.11 development in which the residential units are:
- 2.12 (1) owner-occupied units that are income restricted to households that, at the time of
- 2.13 initial occupancy, have an income at or below 115 percent of state or area median income,
- 2.14 whichever is greater, as determined by the United States Department of Housing and Urban
- 2.15 Development; or
- 2.16 (2) leased units that satisfy the definition of a qualified low-income housing project
- 2.17 under section 42(g) of the Internal Revenue Code, with a deed or declaration for the leased
- 2.18 residential units containing a restrictive covenant requiring the property to remain affordable
- 2.19 housing for 30 years.
- 2.20 (k) "Multifamily residential development" means a single residential building with at
- 2.21 least ten residential units or a mixed-use building with commercial use on the ground floor
- 2.22 and at least five residential units.
- 2.23 (l) "Municipality" has the meaning given in section 462.352, subdivision 2.
- 2.24 (m) "Request" has the meaning provided in section 15.99, subdivision 1, paragraph (c).
- 2.25 (n) "Residential unit" means a building or part of a building used or intended to be used
- 2.26 for dwelling purposes by a single owner or tenant.
- 2.27 (o) "Single-family home" means a detached building containing one residential unit.
- 2.28 (p) "Townhouse" means a single residential unit constructed in a group of two or more
- 2.29 attached units in which each unit extends from the foundation to the roof and having open
- 2.30 space on at least two sides of each unit. Each single residential unit shall be considered to

3.1 be a separate building. Separate building service utilities shall be provided to each single  
3.2 residential unit when required by the State Building Code.

3.3 Subd. 2. **Applicability.** (a) Except as provided in paragraphs (b) and (c), the requirements  
3.4 of this section do not apply to municipalities with less than 5,000 in population.

3.5 (b) The requirements of this section apply to municipalities with greater than 2,500 in  
3.6 population which are within the metropolitan area.

3.7 (c) The requirements of subdivisions 4, 5, 7, 11, 12, and 13 apply to all municipalities.

3.8 Subd. 3. **Administrative approvals.** (a) Notwithstanding any law, rule, or ordinance to  
3.9 the contrary, a municipality must establish an administrative review process subject to the  
3.10 time constraints and process in section 15.99 for approving requests related to multifamily  
3.11 residential developments in areas zoned for multifamily residential developments or in  
3.12 commercial areas that permit multifamily residential developments as required by subdivision  
3.13 8.

3.14 (b) In zoning districts that permit mixed housing as required in subdivision 6, a  
3.15 municipality must apply the same administrative approval process to requests related to any  
3.16 type of mixed housing that would apply to a single-family home being developed on the  
3.17 same lot. A municipality may require a site development plan or similar documents for  
3.18 mixed housing, provided the time period for the administrative approval process is the same  
3.19 or similar to that for a single-family home.

3.20 (c) Conditions in development agreements for housing types covered in this section must  
3.21 comply with this section.

3.22 (d) A municipality must process a request in paragraph (a) or (b) as a permitted use, as  
3.23 required by subdivisions 6, 7, and 8.

3.24 Subd. 4. **Residential design standards.** (a) A municipality must not impose any of the  
3.25 following requirements, by ordinance or as a condition of approval of any request, related  
3.26 to residential buildings with four or fewer residential units:

3.27 (1) a minimum number or type of exterior finish materials, including siding;

3.28 (2) the presence of gables, shutters, columns, decks, balconies, or porches;

3.29 (3) minimum garage square footage, size, width, or depth;

3.30 (4) roof pitch exceeding 4:12;

4.1 (5) the orientation of the primary structure, except that a municipality may require an  
4.2 entrance point on a street-facing side of the structure on a street designated by the  
4.3 municipality; or

4.4 (6) a requirement that the dwelling have more than one above ground floor.

4.5 (b) Properties in a historic district under sections 138.73 and 471.193, are exempt from  
4.6 this subdivision.

4.7 Subd. 5. **Homeowners associations.** (a) Except as required by state or federal law or  
4.8 rule, a municipality must not condition approval of a residential building permit or conditional  
4.9 use permit, residential subdivision development or residential planned unit development,  
4.10 or any other permit related to residential development, on the:

4.11 (1) creation of a homeowners association;

4.12 (2) inclusion of any service, feature, or common property necessitating a homeowners  
4.13 association, unless requested by the developer;

4.14 (3) inclusion of any terms in a homeowners association declaration, bylaws, articles of  
4.15 incorporation, or any other governing document; or

4.16 (4) adoption or revocation of, or amendment to, a rule or regulation governing the  
4.17 homeowners association or its members.

4.18 (b) Nothing in this subdivision prohibits a municipality from adopting or enforcing  
4.19 ordinances relating to the maintenance or insurance of common elements.

4.20 Subd. 6. **Mixed housing districts; greenfield development.** (a) A municipality must  
4.21 adopt zoning ordinances and rules that allow mixed housing as a permitted use on at least  
4.22 33 percent of the buildable area within the municipality that is zoned to permit single family  
4.23 housing.

4.24 (b) When determining where to site zoning districts that permit mixed housing as required  
4.25 by paragraph (a), a municipality must prioritize lots that are in close proximity to transit,  
4.26 schools and parks, and commercial areas.

4.27 (c) A municipality must not impose a minimum lot size on a greenfield lot that is larger  
4.28 than one-eighth of an acre. A municipality must not impose a minimum lot size larger than  
4.29 1,500 square feet on a townhouse developed on a greenfield lot or in a zoning district that  
4.30 permits mixed housing.

4.31 (d) A municipality must not impose requirements related to the bulk and size of buildings  
4.32 that prevent the type of housing or number of residential units authorized by paragraphs (a)

5.1 and (c) from being constructed with at least 1,500 square feet of habitable floor space per  
5.2 residential unit, including requirements related to lot coverage, setbacks, maximum height,  
5.3 minimum unit size, dimensions, minimum square footage on a structure foundation, or floor  
5.4 area ratio. The foregoing does not prevent the developer from building residential units with  
5.5 less than 1,500 square feet of habitable space.

5.6 (e) A municipality may impose larger lot size requirements than those required in this  
5.7 subdivision on a lot that is not connected to municipal water or sewer.

5.8 Subd. 7. **Accessory dwelling units.** (a) A municipality must allow at minimum one  
5.9 accessory dwelling unit to be built as a permitted use on any residential lot containing a  
5.10 single-family home in a municipality, regardless of total lot size, street frontage, and  
5.11 connectivity between the accessory dwelling unit and the primary dwelling unit on the lot,  
5.12 so long as the accessory dwelling unit is built in conformance with:

5.13 (1) minimum spacing requirements for emergency services access; and

5.14 (2) the smallest residential setback in the zoning district where the accessory dwelling  
5.15 unit is constructed.

5.16 (b) A municipality may require an accessory dwelling unit to remain part of the same  
5.17 parcel as the primary dwelling and prohibit the accessory dwelling unit from being sold  
5.18 separately from the primary dwelling on the lot.

5.19 Subd. 8. **Multifamily residential developments in commercial districts.** (a) A  
5.20 municipality must adopt zoning ordinances and rules that allow multifamily residential  
5.21 developments as a permitted use on at least 33 percent of the buildable area within the  
5.22 municipality that are commercially zoned districts.

5.23 (b) A municipality may require the developments permitted by paragraph (a) to include  
5.24 ground floor commercial space, except a municipality must not require commercial space  
5.25 in a multifamily affordable housing development.

5.26 (c) A municipality must not impose a height limitation on the developments allowed by  
5.27 paragraph (a) that is less than the tallest commercial building or multifamily residential  
5.28 development that zoning standards in effect on January 1, 2026, authorize in the same zoning  
5.29 district.

5.30 (d) A municipality must not impose setback, lot coverage, or other bulk control  
5.31 requirements on the developments allowed by paragraph (a) more restrictive than those  
5.32 allowed for a commercial building in the same zoning district.

6.1 (e) Nothing in this section prohibits a municipality from adopting an ordinance mandating  
6.2 multifamily residential developments comply with a height restriction that is equal to or  
6.3 greater than the maximum height of an existing primary structure in a residential zoning  
6.4 district which:

6.5 (1) contains four or fewer residential units; and

6.6 (2) shares a lot line with a proposed multifamily residential development.

6.7 Such an ordinance must not reduce the maximum height of a proposed multifamily residential  
6.8 development below 35 feet.

6.9 Subd. 9. **Additional requirements.** (a) A city's zoning code must satisfy the criteria in  
6.10 this subdivision based on its classification:

6.11 (1) the code of a city of the first class must satisfy at least six criteria listed in paragraph  
6.12 (b);

6.13 (2) the code of a city of the second class must satisfy at least four criteria listed in  
6.14 paragraph (b); and

6.15 (3) the code of a city of the third class must satisfy at least three of the policies listed in  
6.16 paragraph (b).

6.17 (b) A city may select from the following criteria to fulfill the requirements of paragraph  
6.18 (a):

6.19 (1) 50 percent or more of the land zoned for single family housing allows mixed housing  
6.20 as a permitted use;

6.21 (2) 100 percent of the land zoned for single family housing allows mixed housing as a  
6.22 permitted use;

6.23 (3) 50 percent or more of the land zoned for commercial use allows multifamily residential  
6.24 developments as a permitted use;

6.25 (4) 100 percent of the land zoned for commercial use allows multifamily residential  
6.26 developments as a permitted use;

6.27 (5) no more than one automobile parking spot per residential unit is required in all  
6.28 multifamily residential developments;

6.29 (6) no more than one automobile parking spot per residential unit is required in areas  
6.30 that permit mixed housing;

7.1 (7) the allowed floor area ratio is increased by 25 percent or maximum height by 25  
7.2 percent or one additional story, whichever is greater, for at least two of the following types  
7.3 of developments:

7.4 (i) workforce housing projects, as defined in section 469.002;

7.5 (ii) multifamily affordable housing developments; and

7.6 (iii) senior housing, as defined in section 462A.37;

7.7 (8) the number of residential units permitted per lot in a mixed housing development is  
7.8 increased to at least eight residential units in 15 percent of the land in the city zoned for  
7.9 single family housing;

7.10 (9) elimination of all automobile parking minimums in the city;

7.11 (10) creation of a housing trust fund financed by the city under section 462C.16, and  
7.12 which has reported eligible expenditures in its annual report as required by section 462C.16,  
7.13 subdivision 5; or

7.14 (11) establishment of a program which:

7.15 (i) provides upfront subsidy for development of single-family detached homes with a  
7.16 purchase price of up to \$500,000;

7.17 (ii) provides upfront subsidy for development of duplexes, triplexes, or quadplexes, with  
7.18 a purchase price of up to \$500,000 per residential housing unit; or

7.19 (iii) reimburses select city fees assessed on development of single-family detached  
7.20 homes, duplexes, triplexes, or quadplexes.

7.21 (c) A city does not satisfy a criterion when it adopts the criterion described in paragraph  
7.22 (b), clause (7), but also modifies other bulk controls or regulations for the chosen type of  
7.23 development in a way that reduces the floor area of the permitted development or limits the  
7.24 number of additional residential units that could otherwise be built.

7.25 Subd. 10. **Public information.** (a) A municipality must publicly post on its website a  
7.26 summary of its compliance with subdivisions 6, 8, and 9.

7.27 (b) The summary required under paragraph (a) must include, at a minimum:

7.28 (1) a zoning map depicting compliance with subdivisions 6 and 8;

7.29 (2) a description of how the municipality complied with the siting prioritization  
7.30 requirements of subdivision 6, paragraph (b); and

8.1 (3) a list of ordinances adopted by the municipality demonstrating compliance with  
8.2 subdivision 9.

8.3 Subd. 11. **Infrastructure.** (a) A municipality may require a development permitted  
8.4 under this section to comply with any standards, performance conditions, or requirements,  
8.5 including the adequacy of existing public infrastructure, imposed by the municipality to  
8.6 promote public health, safety, and general welfare.

8.7 (b) Nothing in this section authorizes a municipality to permit a development that is  
8.8 prohibited by state or federal law or rule, or is prohibited under an ordinance adopted  
8.9 pursuant to such a state or federal law or rule, that protects floodplains, areas of critical or  
8.10 historic concern, wild and scenic rivers, or shoreland, or that otherwise restrict residential  
8.11 units to protect and preserve the public health, the environment, or scenic areas.

8.12 Subd. 12. **Official controls; limitations.** (a) A municipality must not use official controls  
8.13 to prohibit the application of this section.

8.14 (b) Nothing in this section prevents a municipality from exercising its authority to impose  
8.15 requirements authorized in section 462.358 or session law, provided all exactions,  
8.16 dedications, and fees comply with state and federal law.

8.17 (c) Nothing in this section is intended to conflict with chapter 473, except that the  
8.18 provisions of this section relating to minimum residential density requirements shall control  
8.19 over any conflicting provisions in chapter 473 if the requirements of this section would  
8.20 result in increased residential density.

8.21 Subd. 13. **Interim ordinance prevention.** No municipality shall enact an interim  
8.22 ordinance as provided under section 462.355, subdivision 4, to prohibit or delay the  
8.23 application of this section.

8.24 **EFFECTIVE DATE.** This section is effective on January 1, 2028."

8.25 Amend the title accordingly

Subject Certain housing authorized

Authors Igo and others

Analyst Chelsea Griffin

Date March 2, 2026

## Overview

This bill creates requirements for municipalities relating to zoning and approval of residential development.

## Summary

Section	Description
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1	<b>[462.3572] Certain housing authorized.</b>
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**Subd. 1. Definitions.** Defines the following terms for the purpose of the section: “accessory dwelling unit,” “applicant,” “bulk control,” “commercially zoned district,” “greenfield lot,” “lot,” “metropolitan area,” “mixed housing,” “multifamily affordable housing development,” “multifamily residential development,” “municipality,” “request,” “residential unit,” “single-family home,” and “townhouse.”

**Subd. 2. Applicability.** Limits the applicability of the section to municipalities with 5,000 or more in population, except that municipalities with greater than 2,500 in population in the metropolitan area are subject to the requirements of the section. Also states that subdivisions 4, 5, 7, 11, 12, and 13 apply to all municipalities.

**Subd. 3. Administrative approvals.** Requires a municipality to establish an administrative review process subject to the 60-day rule for approving multifamily residential developments in areas zoned for multifamily residential developments or commercial areas that permit such developments.

The administrative approval process for single-family homes must apply to mixed housing in zones that allow for such housing. The municipality may require certain documentation for mixed housing so long as the time period for the administrative approval process is the same as a single-family home.

Development agreement conditions must comply with the requirements of the section.

Section	Description
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Requests processed under this subdivision must be processed as permitted uses.

**Subd. 4. Residential design standards.** Prohibits certain design standards from being imposed by ordinance or as a condition of approval of any request related to residential buildings with four or fewer residential units. Properties in a historic district are exempt from the subdivision.

**Subd. 5. Homeowners associations.** Prohibits a municipality from conditioning the approval of a residential building permit or conditional use permit, residential subdivision development or residential planned unit development, or any other permit related to residential development on the creation of a homeowners association, the inclusion of a requirement that necessitates a homeowners association, inclusion of terms in a homeowners association governing document, or a change to a rule or regulation governing the homeowners association or its members. A municipality may adopt or enforce ordinances relating to the maintenance or insurance of common elements.

**Subd. 6. Mixed housing districts; greenfield development.** Requires a municipality to adopt zoning ordinances and rules that allow mixed housing as a permitted use on at least 33 percent of the buildable area within the municipality that is zoned for single family housing. A municipality must prioritize lots for mixed housing in close proximity to transit, schools and parks, and commercial areas.

A municipality must not impose a minimum lot size on a greenfield lot larger than 1/8 of an acre, and must not impose a minimum lot size larger than 1,500 square feet on a townhouse developed on a greenfield lot or in a zoning district that permits mixed housing.

Prohibits a municipality from imposing bulk and size requirements that prevent mixed housing and townhouses from being constructed within certain parameters.

Prohibits a municipality from imposing larger lot size requirements than those in the subdivision on a lot that is not connected to municipal water or sewer.

**Subd. 7. Accessory dwelling units.** Requires a municipality to allow at least one accessory dwelling unit to be a permitted use on any residential lot with a single-family home, so long as the accessory dwelling unit is built in conformance with minimum spacing requirements for emergency services access and the smallest residential setback in the zoning district.

**Section Description**

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A municipality may require an accessory dwelling unit to remain part of the same parcel and may prohibit the accessory dwelling unit from being sold separately from the primary dwelling on the lot.

**Subd. 8. Multifamily residential developments in commercial districts.** Requires a municipality to adopt zoning ordinances and rules that allow multifamily residential developments as a permitted use on at least 33 percent of the buildable area in commercially zoned districts. Such developments may be required to include ground floor commercial space, except in a multifamily affordable housing development. Prohibits a municipality from imposing a height limitation on such developments that is less than the tallest commercial building or multifamily residential development authorized by zoning standards on January 1, 2026, in the same zoning district. Setback, lot coverage, or other bulk control requirements on such developments must not be more restrictive than those for commercial buildings in the same zoning district.

Authorizes a municipality to adopt an ordinance mandating multifamily residential developments comply with certain height restrictions in a residential zoning district, so long as the maximum height of the proposed multifamily residential development is not less than 35 feet.

**Subd. 9. Additional requirements.** Provides a menu of options for cities to select from to increase housing density, alter automobile parking requirements, and incentivize the development of housing. A city must select a certain number of options, depending on the classification of the city.

**Subd. 10. Public information.** Requires a municipality to publicly post its compliance with subdivisions 6, 8, and 9. The posting must include a specific zoning map, a description of compliance with certain siting prioritization requirements, and a list of adopted ordinances.

**Subd. 11. Infrastructure.** Allows a municipality to require a development to comply with standards, performance conditions, or requirements imposed by the municipality to promote public health, safety, and general welfare.

A municipality may not permit a development that is prohibited by state or federal law or rule that protects floodplains, areas of critical or historic concern, wild and scenic rivers, or shoreland, or that otherwise restrict residential units to protect and preserve the public health, the environment, or scenic areas.

**Subd. 12. Official controls; limitations.** States that a municipality must not use official controls to prohibit the application of the section.

Authorizes a municipality to impose requirements in other law or statutes.

**Section** | **Description**

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Clarifies that the requirements in the section are not intended to conflict with the metropolitan governance chapter of the Minnesota Statutes, except that minimum residential density requirements in this section control over conflicting provisions in chapter 473 if the requirements would result in increased residential density.

**Subd. 13. Interim ordinance prevention.** Prohibits the enactment of an interim ordinance to prohibit or delay the application of the section.

Effective January 1, 2028.



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March 3, 2026

**Re: HF XXXX – Minnesota Starter Home Act**

Chair Igo, Chair Howard and Members of the House Housing Finance and Policy Committee:

On behalf of our 842 member cities, the League of Minnesota Cities appreciates the opportunity to provide comments on HF XXXX, the Minnesota Starter Home Act. The A09 Delete Everything Amendment reflects more than two years of debate and negotiations between the League, bill authors, and other stakeholders.

To be clear, the League of Minnesota Cities opposes legislation that directly preempts city authority. While we cannot support those aspects of the bill, the League recognizes that the authors have addressed our implementation concerns by removing or modifying some of the most problematic provisions. The current language is the result of a robust good-faith policy making process and we believe the bill as written can be implemented.

As the legislature considers this legislation, the League will continue to be available to provide feedback and input, but we are not actively seeking votes in support of or in opposition to the bill.

Sincerely,

Handwritten signature of Daniel Lightfoot in black ink.

Daniel Lightfoot  
Senior Intergovernmental Relations Representative  
League of Minnesota Cities

Handwritten signature of Craig Johnson in black ink.

Craig Johnson  
Senior Intergovernmental Relations Representative  
League of Minnesota Cities



March 3, 2026

Dear Chairs and Members of the House Housing Finance and Policy Committee,

Metro Cities appreciates the opportunity to comment on HF XXXX, 'The Starter Homes Act', as amended by the DE amendment. Metro Cities appreciates the ongoing work with bill authors on cities' concerns with the bill, but must respectfully continue to oppose language, however well intended, that preempts fundamental aspects of local decision-making.

City officials are elected to address land use, zoning and other issues with community input, tools and policies that are tailored to the needs of the city. The significant preemption language in the bill would give developers excessive, undue influence in how communities are shaped and managed, rather than the community. Below are some specific concerns with the bill:

- **Sub. 3, Administrative Approvals:** The administrative review requirements in the bill would hinder local processes for requests related to multifamily residential developments. These local processes provide for adequate management of public needs, as well as public input and engagement, and as such are key underpinnings of democratic process. This subdivision applies to all metropolitan area cities over 2,500 in population.
- **Subd. 6, Mixed Housing Districts:** This provision requires a city to allow mixed housing (duplex, triplex, fourplex, and townhouses) on at least 33 percent of the buildable area zoned for single family housing. This mandate is a blunt instrument that has high potential to disrupt the ability of cities to adequately manage land uses and needs. This subdivision applies to all metropolitan area cities over 2,500 in population.
- **Subd. 8, Multifamily Residential Developments in Commercial Districts:** This provision requires a city to allow for multifamily residential developments on at least 33 percent of the buildable area in a city. Many metropolitan cities wish to protect and expand commercial property tax bases to meet community needs and to provide for balance in tax bases. This subdivision applies to all metropolitan area cities over 2,500 in population.
- **Subd. 9, Additional Requirements/Criteria-Based Provision:** This subdivision requires cities to choose and satisfy certain criteria related to land uses, density, parking, and zoning, most of which are highly prescriptive and lack any nexus to ensure the advancement of housing that is affordable or addresses other specific local housing needs.

Cities in the metropolitan area also work in close partnership with the Metropolitan Council to address planning for affordable, lifecycle and other housing needs in the region. Cities are subject to regional requirements that are determined through processes that consider community differences and constraints, provide for local input and maintain a high level of local autonomy. The preemption provisions in the bill would stand to significantly undermine this work, that at its core is done to address housing and infrastructure needs for the region.

We appreciate your attention to these concerns and consideration of this letter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Patricia Nauman'.

Patricia Nauman  
Executive Director

A handwritten signature in black ink, appearing to read 'Ania McDonnell'.

Ania McDonnell  
Government Relations Specialist