

HB2001 is terrible legislation for following reason:

1) Drastic over reach of state legislature to override local control through zoning and master plan efforts. This also undermines the public's trust that is the foundation of these local activities that can consider neighborhood by neighborhood uniqueness.

2) Potential immense impact on the public with little chance for residents to give thoughtful input.

3) Would even create more pressure on demolitions of existing viable housing stock; and hand developers even more control with little to no considerations of neighborhood compatibility dialog-- scale, mass, aesthetics, as well as, infrastructure capacity.

4) Would have little to no impact on true affordability issues relating to lower income demographics; the artificial high land values, in many areas, preclude this without substantial subsidies.

Please vote no on this poor and ill-conceived legislation.

Kind regards,

John Sandie

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