



American Planning Association
Texas Chapter

Creating Great Communities for All

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HOUSE BILL 3921

April 5, 2023

Thank you, Chairman Burns, for the opportunity to present information related to House Bill 3921 and for your work on behalf of the Great State of Texas. My name is **Andrew Mack**, and I am here to testify on behalf of the American Planning Association - Texas Chapter (APA Texas) in **opposition to House Bill 3921 as written**, as we find this approach doesn't align with the values and needs of communities we work with throughout the State. APA Texas is an association of public and private sector planners working not only with cities but with the development community to manage growth and plan for development in Texas. We find the following problems with this bill:

1. Density of housing is used by planners and engineers to plan infrastructure such as traffic, water and wastewater. This bill will make demand projections and planning for thoroughfare, water and wastewater almost impossible.
2. If the limit on dwelling units is raised to 31 units per acre citywide with no other restrictions, the development community will have to pay many times more for impacts and infrastructure than what they are probably seeking to build, since, by zoning, a city cannot be assured a proposed development (typically 4-6 units per acre) is what will actually be built.
3. By homogenizing the market, homeowner choice is removed. Zoning requirements call for diverse housing types, considering the needs of Seniors, low-wage earners, multi-generational families, first-time homebuyers and more. A one-size-fits-all approach will not protect these groups.
4. Differentiation in housing options is vital for stable communities. Many older suburbs with homogenous housing are having serious issues with resale resulting in high percentages of rentals, overcrowding, blight and crime. Cities with a variety of housing opportunities maintain better values and tend to regenerate themselves.
5. There are other tools that could be employed to ensure accountability and needed housing in our Texas communities, and we would welcome the opportunity to discuss these options.

APA Texas works closely with the people who are designing, regulating and developing projects all over our state. Land use and development are our core areas of expertise. I thank you for your time and welcome any questions you may have.

Respectfully submitted,

Andrew Mack, AICP
American Planning Association - Texas Chapter

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