



**CARRINGTON & ASSOCIATES, LLC**  
*Integrity.Passion.Results*  
Since 2008

## **House Bill 538 – Land Use – Affordable Housing – Zoning Density and Permitting (Housing Expansion and Affordability Act of 2024)**

### **SUPPORT**

Carrington & Associates, LLC's offers its strong support for House Bill 538, the Housing Expansion and Affordability Act of 2024. Our firm believes that affordable housing is a critical component of community development, and we commend the legislative efforts to address zoning density and permitting to promote more accessible housing options.

Carrington & Associates, LLC is committed to fostering sustainable and inclusive communities. We firmly believe that the proposed legislation aligns with these values by encouraging the preservation of natural resources, providing for affordable housing, and facilitating orderly development and growth.

We particularly appreciate the provisions of the bill that aim to:

1. Prohibit unreasonable limitations or requirements on qualified projects, such as height, setback, bulk, parking, loading, dimensional, or area requirements.
2. Allow an increase in density for certain qualified projects, promoting flexibility in zoning regulations to accommodate the diverse needs of our community.
3. Prohibit the application of certain zoning requirements under specific circumstances, ensuring that affordable housing projects are not unduly burdened by unnecessary restrictions.

These measures are essential steps toward creating a more equitable and accessible housing landscape, and we believe they will contribute significantly to the betterment of our community.

Carrington & Associates, LLC commends the diligent work of the Governor, Speaker, co-sponsors, and all involved in the drafting and introduction of House Bill 538. We understand the complexities involved in such legislation and appreciate the commitment to addressing the housing challenges faced by our community.

Thank you for your attention to this matter. We fully support the passage of House Bill 538 and look forward to witnessing the positive impact it will have on our community's housing landscape.

For the foregoing reasons, we ask for your FAVORABLE report for House Bill 538.