



The Fayette Alliance

601 West Short Street, Ste. 200
Lexington, KY 40508
(859) 281-1202

Board Members

Helen Alexander
Jim Bell
Antony Beck
Greg Goodman
Margaret Graves
John Kerr
Lori Kirk Wagner
Debbie Long
John Nicholson
Nick Nicholson
Mike Owens
Greg Padgett
John Phillips
Walt Robertson
Don Robinson
Mackenzie Royce
Jim Shropshire
David Switzer
Emma Tibbs
Robert Trujillo
Tom Van Meter
Jack van Nagell
Holly Wiedemann

Executive Director

Elizabeth Knox van Nagell

The Honorable Steven Riggs
Commonwealth of Kentucky
House of Representatives
Local Government Committee
Frankfort, KY 40601

March 4th, 2008

Dear Chairman Riggs,

I am writing to you as the Executive Director of the Fayette Alliance. The Fayette Alliance is a coalition of agricultural, neighborhood, and development interests whose aim is to promote urban and rural vitality in Lexington-Fayette County.

Farmland preservation, infill redevelopment, adequate infrastructure, and affordable housing are essential pillars of the Fayette Alliance's mission, and more importantly, the future prosperity of Lexington-Fayette County.

As such, the Fayette Alliance opposes the passage of House Bill 447 which will prohibit local governments and planning commissions from adopting inclusionary zoning and other land use tools that require affordable housing in residential developments.

While the Fayette Alliance currently supports incentive-based strategies to achieve affordable housing in Lexington-Fayette County, inclusionary zoning and other mandatory programs may be appropriate measures as market forces evolve in years to come.

Simply stated, House Bill 447 undermines local government's ability to effectively plan its community's growth, and to safeguard the civil and economic rights of its citizenry. By seizing this power, state government is establishing a dangerous legal precedent, and reaching beyond its rightful jurisdiction to socially engineer local communities throughout Kentucky.

For example, a state representative from Northern Kentucky is not as familiar with the challenges and opportunities facing Lexington as a Lexington-Fayette Urban County Government official. By nature, land use issues are highly unique-and should be addressed not by politicians in Frankfort, but by those closest to the pulse of their community.

Therefore, the Fayette Alliance respectfully requests that the Local Government Committee reject House Bill 447. The sovereignty of every local government depends on it.

Sincerely,

Elizabeth Knox van Nagell
Executive Director