

Submitter: D Torres  
On Behalf Of:  
Committee: Senate Committee On Housing and Development  
Measure, Appointment or Topic: HB3136

Dear Chair & Committee Members.

I Oppose HB 3136.

Planning commissions play a critical role in shaping our communities. They make decisions that affect land use, housing, infrastructure, and quality of life. These decisions must be guided by a broad spectrum of community perspectives, including those of residents, environmental advocates, public health experts, and small business owners.

By lifting the cap on real estate professionals, this proposal risks skewing the commission's decisions in favor of industry interests at the expense of balanced, community-centered planning. While real estate professionals bring valuable insight to the table, overrepresentation could lead to conflicts of interest and undermine public trust in the planning process.

The current requirement ensures a fairer and diverse commission, encouraging thoughtful development while safeguarding the public's interest. Removing it compromises the integrity and objectivity that planning commissions are meant to uphold.

I urge you to maintain this important safeguard and oppose any measure that would allow disproportionate representation from the real estate industry on planning commissions.