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HOME BUILDERS
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September 15, 2019

Mayor Jason Gray
Town Councilmembers
100 N. Wilcox Street
Castle Rock, CO 80104

Dear Mayor Gray and Councilmembers:

Thank you for the opportunity to comment on second reading of your 2020 budget adoption. We appreciate the town council requesting some additional options for the impact fee implementation. Mr. Corliss did send the impact fee options memorandum to my attention late last week. The HBA members support Option 2C, which would immediately implement the transportation impact fee and phase-in the Parks and Recreation Fee through 2022.

As noted in the previous letter and at the public hearing, the impact fee increase will affect affordability for the home buyer. In fact, for every \$1000 of fees added to a home, over 1,300 people will be pushed out of home ownership. The impact fee will directly affect home prices in Castle Rock, and will change the type of housing product that we can provide to the residents and future residents of Castle Rock. By phasing in the parks and recreation impact fee, more attainable/workforce housing can be built.

Thank you for your consideration. We look forward to continuing our good partnership with Castle Rock staff, and as always, we appreciate the opportunity to submit comments and your request for additional options.

Warm regards,

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