



UPDATE



Home Builders Association
of Tulare/Kings Counties

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HBA JULY 12th MEMBERSHIP LUNCH MEETING -- HIGH-SPEED RAIL -- LampLiter Inn, Visalia

Eric J. VonBerg, Planning Manager, URS Corporation, will present a power point program discussing the potential for, and the proposed benefits of, California High-Speed Rail Trains.

These trains will be electrically propelled. High-speed trains use one-sixth the energy cars use in traffic and one-fourth the energy of airplanes.

High-speed trains eliminate the CO2 emissions that cause global warming by 12.4 billion pounds per year versus highway and air travel. That's the equivalent of removing a million vehicles from roads or 11 billion miles traveled each year.

High-speed trains will reduce dependence of foreign oil consumption by up to 5 million barrels per year.

Once built, California's system will not require an operating subsidy.

California's population will grow to 50 million people in 20 years. Unless we find new transportation solutions, traffic will only get worse. High-speed trains offer a proven alternative.

Plan on attending what will prove to be an interesting and informative meeting. Bring your thoughts, comments and questions. The meeting will begin at 11:45 a.m. **Please make reservations by Tuesday, the 10th - contact Glenda at the HBA office.**

TULARE COUNTY IMPACT FEE PROPOSAL -- PREMATURE

The HBA has sent its comments to the County Interim CAO and the Board of Supervisors regarding the Draft Public Facilities Impact Fee Study prepared by MuniFinancial (Dated May 11, 2007). Of major importance and concern is the timing of the Development Impact Fee Study, which has been submitted for public review and possible Board adoption prior to the Tulare County General Plan Update being completed and adopted.

Fees in the unincorporated areas of the County would be \$4,922 per SFD and \$3,738 per multi-family unit. Fees within cities range from \$2,728 to \$3,075 per SFD and from \$2,086 to \$2,352 per multi-family unit. Transportation Impact Fees will be added later.

HBA's and others' concern is that without the General Plan Update, no one knows what public facilities and infrastructure will be needed, when they will be needed nor where they are planned to be located. Without the adopted General Plan Update, there is no way to determine the County's future facility needs and their costs. Premature adoption of the proposed Impact Fees would be an error because it is impossible to determine the appropriate Nexus between new development and the yet to be identified facilities and their costs.

Methodology issues and technical comments regarding the Study and its findings are also included in the HBA's letter. One such comment is:

"According to the 2006-2007 County Budget, numerous public facility improvements are funded through the General Fund, including Public Protection, Fire Protection, Library, Parks, Sheriff, and General Government. If the General Fund is a funding source for public improvements, facility fee obligations identified in the Study should reflect the appropriate offsets. Additionally, no other funding sources have been identified, such as grants."

WELCOME NEW MEMBERS

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HBA Membership Doesn't Cost---It Pays!