



Re: City of Star Parks, Pathways and Trails, and Police Capital Improvement Plans and Proposed Impact Fee Updates

Mayor Chadwick, and Members of the Star City Council,

My name is Cameron Kinzer, and I serve as Government Affairs Director for Boise Regional REALTORS®. Thank you for the work the city, your consultant, and the Impact Fee Advisory Committee have put into the proposed Capital Improvement Plans and impact fee updates.

REALTORS® support the principle that growth should help pay for growth. When narrowly tailored and legally sound, impact fees can be an appropriate tool to fund growth-related infrastructure while protecting existing residents from subsidizing new development. The City's study provides a framework for doing so and acknowledges that the calculated fees represent maximum supportable levels rather than the required outcome.

From the REALTOR® perspective, however, the policy choices layered on top of that framework matter greatly. REALTORS® are directly engaged with buyers and sellers, and we see how development costs translate into higher home prices, reduced attainability, and fewer options for first-time and workforce buyers. Several issues raised by other stakeholders align with what we see in the market and deserve careful consideration before adoption.

First, timing and process matter. Given the scale and complexity of the proposed changes, additional time for stakeholder review and clarification would strengthen the final program. A deliberate process reduces confusion, improves buy-in, and lowers the risk of future disputes or appeals.

Second, cumulative housing cost impacts must be part of the analysis. Impact fees do not exist in isolation. They are financed into the cost of homes and paid by buyers over the life of a mortgage. Even modest per-unit increases can push households out of qualification. As a practical example, an added \$5,000 to \$7,000 per home can increase monthly payments by roughly \$35 to \$50 at current interest rates, which is enough to disqualify many entry-level buyers in today's market.

Third, core assumptions underlying the fee calculations should be stress-tested. Growth projections, household size assumptions, land acquisition costs, and levels of service all directly affect the resulting fees. Ensuring these inputs are consistent with other city plans and realistic market conditions is essential to maintaining proportionality and fairness.

Fourth, impact fee eligibility and levels of service should be defined conservatively. Impact fees are intended to maintain existing service levels, not to fund aspirational expansions or facilities that fall outside clear statutory authority. Narrowly defining eligible projects and focusing on true capacity-expanding infrastructure will strengthen legal defensibility and public confidence.



Finally, credit and offset policies should be clearly defined and adopted alongside the fee program. A transparent, predictable credit system prevents double payment, reduces uncertainty, and supports continued housing delivery.

Boise Regional REALTORS® respectfully encourage the City Council to take a measured approach that allows for refinement, transparency, and balance. We share the City's goal of maintaining quality services while ensuring Star remains accessible to the families who want to live, work, and invest in this community.

Sincerely,

Cameron Kinzer
Government Affairs Director
Boise Regional REALTORS®