



City of Star Council

Attn: Mayor Chadwick and Council Members
City of Star, Idaho

Dear Mayor Chadwick and Council Members,

On behalf of Berkeley Building, a homebuilder proudly serving the City of Star for nearly two decades, I want to express our appreciation for your continued leadership during a time of significant growth in our community. As a long-term investor and Star resident, we share your commitment to thoughtful, responsible development and to ensuring Star remains a place where families can live, work, and thrive.

We are generally supportive of Development Impact Fees as a tool to help fund the infrastructure necessary to support growth. However, it is critical that these fees are implemented in a way that is fair, legally compliant, and grounded in accurate, data-driven analysis.

After reviewing the current fee study, we have serious concerns that must be addressed before moving forward.

First, the study appears to fall short of the requirements outlined in Idaho's Impact Fee Act. Moving forward with a non-compliant study exposes the City to unnecessary legal and financial risk. We respectfully urge the Council to pause adoption until a legally sound and transparent analysis is completed.

Second, the reported valuation of capital assets appears significantly overstated. The study reflects approximately \$94.9 million in assets, while audited city reports indicate closer to \$8.7 million...an overstatement of nearly 1,000%. This discrepancy materially impacts the resulting fee calculations and shifts an unfair burden onto new homebuyers.

Additionally, the study does not fully account for other revenue sources generated by new growth, including taxes and user fees. Without this analysis, there is a real risk of double-charging new residents for the same infrastructure...something the Impact Fee Act is designed to prevent.

We are also concerned that certain expenses included in the study...such as leased facilities...are being treated as capital assets. This approach inflates projected costs and does not align with the intent or legal framework of impact fees.

If adopted as proposed, these fees could increase the cost of a single-family home in Star by nearly \$10,000, making Star the most expensive jurisdiction for permit fees in Idaho and adding an estimated \$85 million to housing costs over the next decade.

The reality is simple: every increase in fees directly impacts housing affordability. In a market where more than half of households already struggle to qualify for homeownership, even small increases can have outsized consequences. Higher costs don't just affect builders...they affect teachers, first responders, young families, and the workforce that keeps this community running.

At Berkeley Building, we believe in building more than homes...we believe in building strong, sustainable communities. That includes advocating for policies that support growth while preserving affordability and opportunity.

We respectfully ask the Council to delay adoption of the proposed impact fees until the identified issues are addressed. Our community deserves a process that is accurate, transparent, and aligned with state law. Taking the time to get this right will serve Star far better in the long term than rushing forward with flawed data.

We appreciate your consideration and stand ready to continue to be a constructive partner in this process.

Respectfully,

Jenna Englund
President
Berkeley Building