

From: [Joel Gillison](#)
To: [Public Comment](#)
Subject: HPRAR Comments on the Proposed System Development Fee
Date: Monday, February 15, 2021 10:21:52 AM

Hi there,

I have the below comments from HPRAR regarding today's proposed System Development Fee. Unfortunately, we had the wrong email address to submit these comments, so I am aware we are past the deadline. If you could accommodate our request that would be great, but if not we understand!

HPRAR Comments on the System Development Fee

February 15th, 2021

High Point City Council,

The High Point Regional Association of REALTORS® (HPRAR) represents REALTORS® in the greater High Point area. Our members have a deep investment in High Point's history and future as a hub of economic growth and opportunity.

Our REALTOR® members appreciate the Finance Committee's efforts to edit Stantec's recommended System Development Fee to 50% of its current value. Additionally, HPRAR is in favor of delaying implementation of this proposal until January 2022. We thank you for taking the time and effort to research and review this very important matter with us.

However, it is still a fact that at its proposed rate the System Development Fee will have a negative impact on housing affordability in the City of High Point. For that reason, HPRAR supports any efforts to cut the System Development Fee to 40% or less of Stantec's recommendation.

HPRAR understands the fiscal and legal need to implement the System Development Fee, but will continue to urge our elected officials to assess this fee judiciously. Starting with a lower fee now will give city leaders time to analyze its potential impact without major ramifications for affordable housing. This would then inform the City Council's next fee schedule.

This fee schedule has the potential to exacerbate the growing housing affordability problem in our community, which is already under pressure given the economic stress of COVID-19. If the new proposal is implemented, new house prices will still rise by about \$2,100 in our community. While this is certainly better than the previous proposal, HPRAR cannot support a fee that will so drastically increase housing prices and drive away new development.

Ultimately, HPRAR requests that the High Point City Council consider adopting a fee that is closer to the existing fee schedule. It is our recommendation that the City Council adopt a fee that is 40% or less than Stantec's proposed fee schedule.

New development should not be penalized for the growth of the entire community. We know High Point can continue to grow as a thriving community that makes us all proud, but we cannot make development in our city less affordable in the process.

Thank you!

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