



## Ridgefield Traffic Impact Fee (TIF) Talking Points

### Talking Points:

- Impact fees are a one-time boost, usually for capital projects that need to be maintained by ongoing property taxes. If the combined “government take” is too high and slows or stops growth, the infrastructure created won’t have a viable revenue stream for maintenance and operations.
- Although Ridgefield is a very desirable community, as has been stated by home building economist Todd Britsch, we are at the max price point and are in danger of hitting the tipping point that will cause sales to plummet as seen in Clackamas and Washington counties in the recent years.
- Affordable housing in Clark County is a stated problem and a large SIF increase would exacerbate the problem.
- Many buyers are already struggling to qualify for new home purchases and a \$4,400 increase along with other government rate and fee increases and other cost burdens will exclude them from the market.
- A \$4,200 increase may prevent some from qualifying for a mortgage, combined with other increases, it will definitely disqualify some.
- According to a recent NAHB study for every \$1,000 increase in the price of a house approximately 667 area families would be priced out of a home. This equals 2,800 families.
- The “Millions of Missing Homes” report recently release by the New Dems, a democratic coalition, lists regulations as a contributing factor to the affordable housing crisis in the US.
- Projects have been based on the current rate with an understanding that it may increase slightly to address growing costs, but a substantial increase would put in jeopardy long term projects currently being developed and would also eliminate any cost recovery on projects already bid, but not permitted yet.
- Cost increases must be passed directly to the homebuyer. Contrary to popular belief, the average net profit for a BIA builder in Clark County is 8% similar to retail clothing and the food service industry.
- The median sales price of all listed homes in Ridgefield is \$438,300 which requires a salary of \$95,000. The median income in Clark County is \$74,747.
- This will price combined impact fees at over \$20,000
- This prices out many local buyers and local workers