



July 5, 2006

HBAR Statement Regarding Proposed Level-of-Service Requirements

The Home Building Association of Richmond urges you to vote against this proposed addition to the Comprehensive Plan.

Our objection to this proposal is based on several factors, the foremost of which is fairness. Under this proposal, a developer could and would be asked to mitigate impact that he or she did not cause.

For example, if a developer brings in a proposal and the road network serving that proposal is right on the cusp between two service levels, his or her development could very well cause him or her to have to make improvements to mitigate not only their impact, but the impact of other previous by-right or commercial development. In other words, future developers could be asked to carry the load for others who also benefit from but did not pay for the road improvements.

Tied directly to the notion of fairness is the fact that this policy proposal is specifically geared to residential development. If the real goal is to mitigate transportation impact, the same criteria should apply to commercial development. Road impact is road impact regardless of whether it stems from a residence or a commercial establishment.

We want to be very clear about the potential consequences of the course of action you are considering. This proposal could shut down the construction of new homes in many parts of Goochland County. The truth is that growth is inevitable; people are coming to Goochland County.

Proposals such as this, which would restrict the availability of land or at the very least, make it much more expensive to develop, only serve to increase the cost of housing and price more working families out of the new home market. At a time when Goochland County is already among the most expensive localities in the Richmond metro area with regard to the purchase of a new home, and when some policymakers in Goochland County have acknowledged the need for workforce housing, it is unfathomable that a proposal such as this would be considered.

Given these concerns, we would strongly urge you to vote against this proposed amendment to the Comprehensive Plan.

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Contact:

Tyler Craddock

Director of Public & Government Affairs

Home Building Association of Richmond

400 N. Ridge Road

Richmond, VA 23229

Phone: 804-282-0400 ext. 5

Mobile: 804-920-2900

Email: tylercraddock@hbar.org