



Orange County Chapter

Building Industry Association
of Southern California

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July 30, 2007

Allan R. Mansoor
Mayor
City of Costa Mesa
PO Box 1200
Costa Mesa, CA 92628-1200

Re: Opposition to the Proposed Library Development Impact Fee.

Mayor Mansoor,

I am writing to you on behalf of the Building Industry Association of Southern California, Orange County Chapter (BIA/OC) membership in regard to the proposed Library Development Impact Fee.

At the July 10, 2007 City Council study session, staff proposed the establishment of a Library Development Impact Fee (LDIF) for all new residential development in the city of Costa Mesa. Fees of this kind are generally passed on to the consumer and equate to a tax that adds to the overall cost of housing. The membership of the BIA/OC has strong concerns about the implementation of such a fee based on its unfair and punitive nature.

Collecting an LDIF for new home construction is generally done by cities that are trying to address a future need based on the projected impact that an increased population might have on library services and facilities. The implementations of such fees are driven by the notion that purchasers of new homes must pay their "fair share". In many cases that is a reasonable assumption; however, in this case, the proposed LDIF is hardly fair.

The City of Costa Mesa relies on the Orange County Public Library system for library services. As a result, the residents of Costa Mesa already contribute to the library system as a part of the basic levy taxes assessed in property taxes. A portion of the basic levy tax is set aside for the Orange County Public Library System. This means that all new home purchasers will automatically be paying their "fair share" for library services and facilities. Imposing an additional tax on new home owners through the implantation of an LDIF is not only unfair, but it is punitive to one particular segment of the city's residents.

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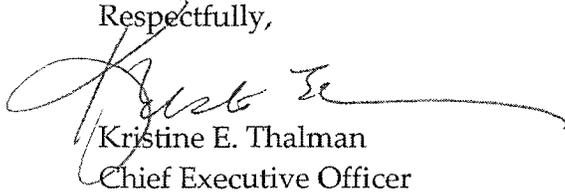
KRISTINE THALMAN
CHIEF EXECUTIVE OFFICER

An Affiliate of the National
Association of Home Builders
and the California Building
Industry Association

It is for this reason that the membership of the BIA/OC respectfully requests members of the Costa Mesa City Council to reject the proposed Library Development Impact Fee on new residential development.

We are grateful for the opportunity to share our views on this important issue. Please feel free to contact me at anytime to discuss this matter in greater detail. Thank you for your thoughtful consideration.

Respectfully,



Kristine E. Thalman
Chief Executive Officer

Cc. City Council
Allan Roeder, City Manager
Don Lamm, Deputy City Manager - Dev. Srv. Director
Julie Folcik, City Clerk