

August 6, 2024

Members of the Planning Commission

Thank you in advance for agreeing to hear and review recommendations from La Pine residents. Following are my thoughts regarding the planned Habitat for Humanity development near the Crescent Creek neighborhood.

Like most retired homeowners, my home is not just a place to live, but a long term investment as well. I have heard of the concept of NIMBYism (Not in my Backyard) and am conflicted. I have the utmost admiration for Habitat for Humanity and the need for low cost housing, giving hard working families a start on the American Dream. And I would like to see a better solution for all.

This is no doubt hurting home valuations, as Pahlisch has reduced new home prices here in Crescent Creek just since January when I purchased my home. My model has been reduced by \$10k since the start of the year—and they've added many upgrades for free in a rush to sell these homes. Some have experienced even greater reductions from their purchase price, as much as \$50k in the past 2 years. For comparison, Pahlisch has been raising new home prices in Redmond and Prineville, as much as \$40k this year. If our homes do decline further in value, this will negatively impact property tax revenues as most of us homeowners will request adjustments to our assessments.

I want to see the city of La Pine and Habitat for Humanity succeed and provide affordable new homes for hardworking Oregonians. I think there is a reasonable compromise.

I would recommend the following:

Relocate planned community to residential zoned area near Burgess Road and Rosland Elementary Schools. My reasoning is as follows:

1. Creates new development zone for even more housing for lower to moderate income including multi family.
2. Eliminates any negative impact to property values at Crescent Creek and thus property taxes which could be substantial—a 10% decline or reduction in appreciation could reduce property tax collections as much as \$97,850/yr and potentially more if this discourages future development of higher priced homes in the area—likely attracting even more lower income housing including multifamily. And certainly we'll see more homeowners moving out of the area, renting out their homes creating a further downward spiral.

**My conservative math**

206 Crescent Creek homes x average of \$475,000 = \$97,850,000 total property valuation

\$97,850,000 x 1% property tax rate = \$978,500/yr in property taxes

\$978,500 x 10% = \$97,850

3. Reduces any potential conflict between neighbors, residents and city leaders

I believe this is an ideal compromise for Crescent Creek homeowners, Habitat for Humanity and the City of La Pine.

Thank you for your consideration.

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