

**From:** [Geoff Wullschlager](#)  
**To:** [Amanda Metcalf](#); [Tina Kemp](#); [Brent Bybee](#); [Rachel Vickers](#)  
**Subject:** FW: proposed Habitat for Humanity project :  
**Date:** Tuesday, August 20, 2024 1:02:09 PM  
**Attachments:** [Habitat for Humanity project protest.pdf](#)  
[image001.png](#)  
[image002.jpg](#)

---

Here's another submission of written testimony for the record regarding the Habitat application.

Best,

Geoff



---

**From:** old coot <mrtam2010@gmail.com>  
**Sent:** Tuesday, August 20, 2024 12:34 PM  
**To:** Geoff Wullschlager <gwullschlager@lapineoregon.gov>  
**Cc:** Daniel Richer <driche@lapineoregon.gov>  
**Subject:** proposed Habitat for Humanity project :

Enclosed please find a letter where we try to best express our feelings and position on the proposed high-density urban development project that you are proposing for Crescent Creek.

I just got an e-mail from our HOA that you plan to meet tomorrow evening to approve this project, all with no input from the hundreds of homeowners who will lose millions of dollars in property value once this project is done. Amazing that you can try to sneak this one by us all.

You appear to not care on bit about us, the taxpayers of La Pine, who pay your salary and will be taxed to pay for this government subsidized housing project for decades.

This is abysmal public policy and the worst possible decision by you.

And I can't get the link to work so I can "Zoom" meeting tomorrow night.

I do not wish you well at all with this mess YOU created.

Brett Tam, Cristi Tam  
51933 Lumberman Lane  
La Pine, OR, 97739

August 20, 2024

City of La Pine  
CC: Habitat for Humanity

The residents of the Crescent Creek subdivision in La Pine, Oregon have many very serious concerns about the proposed high density, urban development project that is proposed by Habitat for Humanity and the city of La Pine.

This project has been developed and proposed with no (0) input from the hundreds of city residents who will be directly impacted by its many negatives. You plan to cut down hundreds, even thousands of trees that provide us with life giving oxygen to lay down the concrete, and manufactured wood of 34 apartments on a small 5 acre parcel that the county cut out of a larger 25 acre parcel.

The city plans to use connect this high-density project to utilities paid for by Pahlisch builders. The homeowners of Crescent creek paid Pahlisch for those connections, so we will have to pay to connect your low-income apartment complex.

The city plans to grant waivers to this project for its resulting impacts on park use, light pollution, noise pollution, traffic and crime. This violates Oregon law. The high-density nature of these apartments is in direct conflict with the nature of the Crescent Creek development. What is the city thinking or is there no thinking going on?

All aspects of its development and operation will be subsidized by us, the taxpayers of Crescent Creek.

The many seniors who own homes here are genuinely afraid for their peaceful neighborhood and for their personal safety. If you want to see what this project will look like, just go south on Crescent Creek Drive to the Hawk Creek Estates.

Estates is a seriously wrong title. See the trash? The dead cars? The illegal dirt bikes racing around in the summer? The kids milling around with nothing to do but start trouble? The dead grass and piles of junk behind the back doors of the apartments?

This is what the city and Habitat for Humanity want to build across the street from our home. The home we saved for 11 years to buy. The home we once hoped to retire in. But our costs are not subsidized by the government.

Our water has gone up 67 % in 4 years. Our homeowner's insurance 185 %, gas 30 %, electricity up by 35 %, property taxes up by 21 %. But none of those costs will go up for the government subsidized residents of your apartments. And we will have to pay for our increased costs each year and for theirs with our taxes. And past experience with projects of this kind show that our home values will plummet once this project is occupied.

There are so many other places where these government apartments could have been built. Just a block away from the failed Hawk Creek Estates is a properly size vacant property already zoned multiuse/commercial.

But Habitat for Humanity wants to destroy the peace and prosperity of Crescent Creek with their plan for "everyone to have a home". You want to destroy our homes so that poor people can be jammed into small duplexes on tiny lots at taxpayer expense.

We could not be more disappointed in the plans of the city and of Habitat to ruin millions of dollars of property value to build a quick and dirty project that will satisfy the perceived need for low-income housing. This project will just trap more people in a never-ending cycle of poverty and government assistance that they will never escape. This project is the poor, uneducated child of the government housing projects of the 70's and it will fail just as that housing did, just as Hawk Creek Estates has.

Sincerely,