

From: [Info](#)
To: [Brent Bybee](#)
Cc: [Rachel Vickers](#)
Subject: FW: Habitat For Humanity - 34 unit townhome project
Date: Tuesday, August 20, 2024 8:00:35 AM

From: Jeremy Hoff <jeremyhoff73@gmail.com>
Sent: Monday, August 19, 2024 6:10 PM
To: Info <info@lapineoregon.gov>
Subject: Habitat For Humanity - 34 unit townhome project

Planning Commission,

I am writing to you as a current homeowner in Crescent Creek to voice strong disapproval for the 34-unit Habitat For Humanity project planned adjacent to Crescent Creek, the Crescent Creek clubhouse, and field.

I am not against the organization Habitat For Humanity, even within La Pine City Limits. I am not against residential development in general. The problem with this current project is the specific location currently targeted, and secondarily, exactly who this project is seeking to assist.

The current target location is completely inappropriate for Habitat For Humanity for numerous reasons:

(1) it is prime residential zoned real estate within greater La Pine and within La Pine City Limits

(2) its proximity to Crescent Creek homes (with seniors and young children), to the Crescent Creek exclusive HOA clubhouse, and even the public field is of obvious concern to current residents.

(3) while 34 units will bring additional tax revenue to the city, that tax revenue would be the same no matter where the units are built within city limits.

(4) being prime residential real estate, that land is the best location for developers to build higher end homes which bring much more tax revenue to the City

****IMPORTANT**** (5) if development proceeds at this location, it will severely impact property values of hundreds of Crescent Creek homes, resulting in diminished tax revenues to the City of La Pine from current, in-process, and future homes.

(6) The clubhouse is one of the best amenities in the Crescent Creek neighborhood, and placing Habitat For Humanity townhomes adjacent to it will negate the value of the clubhouse, with townhomes in direct view, as well as the greatly increased risk of

vandalism/theft/destruction.

If the Planning Commission desires assistance in determining appropriate locations for Habitat For Humanity developments within City Limits, I would be happy to offer my personal assistance in this matter, keeping in mind zoning, safety, current residents, future residents, and City of La Pine property tax revenue.

My secondary question is: exactly who are these 34 units intended to house? Is it 34 current La Pine residents/families who have nowhere else to live but can afford whatever Habitat charges? Or is it primarily newcomers to La Pine (from Bend/Portland/Seattle/SF etc) who don't want to pay for Bend housing prices? This must be a serious question posed about all developments, but especially of "low-income" or "assisted" or "subsidized" housing of all kinds. La Pine already has numerous issues to deal with, so the question must be asked and answered: "why is La Pine accepting problems from much wealthier Bend/Portland/Seattle/SF/etc?" Making La Pine even more of a commuter community for those who cannot afford what Bend is offering them is not in the best interest of our small city and certainly not of the neighborhoods adjacent to this proposed development.

I implore the Planning Commission to consider the concerns above, as well as the quality of life in our City, and not only the potential short-term tax revenue from 34 subsidized units (along with any kickbacks/credits/bribes that have not been transparently communicated).

Thank you for your consideration in this important matter.

Regards,

Jeremy Hoff

Crescent Creek resident

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