



August 19, 2024

Attention: City of La Pine Planning Commission

Regarding: Planned Habitat for Humanity development in the Newberry neighborhood

I am requesting a delay of the Habitat for Humanity project located off Huntington Road adjacent to the Crescent Creek development. This would allow time for further input from the community. Less than 10 residences were directly notified, those within 100 feet of the project, and a very small sign with very small font placed alongside Crescent Creek Road. Even our own home owner's association, which is controlled by Pahlisch Homes, did not notify us until July. It seems that the interested parties have been trying to limit any public knowledge of this development. Since the community found out about this project, it has been doing its best to engage, although at this point, we feel the project has been rubber stamped.

What measures will be taken to ensure these properties are maintained in accordance with the existing neighborhood's standards of care? Looking at the existing Habitat communities in La Pine, many of the yards are simply overgrown with weeds and varying degrees of trash strewn about. I cannot say with absolute certainty that this will be the case, but I can objectively say there is a very high probability that there will be a significant decline in upkeep in a short period of time. It is this lack of respect for one's property and neighbors that will accelerate a significant decline in neighboring home values.

This is not just a case of "not in my back yard". This project has serious micro and macro-economic effects for the city of La Pine. This project would be erected next to some of the most expensive and highest tax revenue generating property in the city. This location will not only bring down the home values in Crescent Creek but it would no longer make economic sense for builders to create new single-family homes for the middle class. Why not relocate this high-density housing closer to Burgess Road while allowing the growth of low-density housing to extend from Crescent Creek? It only makes sense to gradually change from the lower density housing to higher density housing. Considering the approximate 300 acres set for development between Crescent Creek and Burgess Road, it seems there is plenty of room for the transition.

At a prior planning commission meeting, Mr. Bybee indicated that tax revenue does not go into his decision making when approving projects. I submit that the city planners must consider tax revenue of a city experiencing explosive growth. Even a layman as myself understands you need new tax revenue to create the infrastructure to support the population growth.

On the micro side of the equation is the certain decline of home values. Young families count on the equity in their homes to increase offering them the opportunity to upgrade to larger homes to accommodate their growing family. Seniors need the equity in their homes to provide a safety net for any number of tragedies that may occur later in life. All of us living in Crescent Creek have worked very hard to purchase our homes and this is a direct slap in the face from the city of La Pine and Deschutes County.

I do not believe any of us want to see La Pine turn into another Bend. That does not mean we cannot grow into an aesthetically pleasing town with the opportunity for economic growth for our young families and security for our seniors.

Furthermore, I do not believe there is adequate green space in the planning of this neighborhood. There is no additional green space in the plan for the Habitat community, but it incorporates the use of the park established, paid for, and maintained by the Crescent Creek community. Considering the remaining acreage to be developed, it is simply not large enough. Also, it is my understanding there is no requirement to keep any existing vegetation. Why are we letting builders clear cut our trees? Have we forgotten the name of our city?

The following is the mission statement of our local government taken directly from the city of La Pine's website:

La Pine's City Council operates with the mission statement: **"To maintain the friendly, small-town nature of the city through considered choices and planned growth and development."**

I submit the current plan for developing our city and this acreage is creating a treeless tenement resulting in an economic dead end for our citizens.

Stefan D'Auteuil

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16675 Masten Mill Drive