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August 1, 2019

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Ravalli County Commissioners

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Ravalli County Commissioners

215 S 4th St, Ste A

Hamilton MT 59840

RE: Proposed Nichole Court, Stevensville MT

Dear Commissioners,

As property owners that abut the proposed project, my wife and I are opposed to the approval of this project for several reasons:

1. Ours is a peaceful and quiet neighborhood of mostly senior citizens. Our street is a small a Cul de Sac that ends where the entrance to the proposed project would begin (Winslett Ave).

In spite of the wonderful buildup in the hand out from the HRC, in time the project would be neither be peaceful or quiet, and in short order would not only increase the noise but also the crime in our neighborhood. Over a not so long time table it will be built up to resemble the proposed project of 2006 (see enclosed copy of layout). My wife worked in Home Health Care for over 20 years. She had clients in numerous Low Income Housing complexes. The number of elderly and hadicapped occupants was very low compared to the total number of residents living in the complex. She was afraid to make any of her visits at night because of the activities going on in these areas. Her clients also were not happy with the neighbors and did not want to go out and take walks in the evening. Many complaints were submitted with no resolutions.

2. Like it or not, with low income housing, comes an increase in law enforcement calls. I speak from experience, having been a Deputy Sheriff in Teton County Wyoming from 1977-1988. Our office spent a lot of time sorting out domestic disturbances, usually precipitated by drugs or alcohol in the low income housing areas. We don't want this kind of activity 10 feet from our back property line.

Stevensville PD is not prepared to handle an increase in calls, and the Sheriffs office is already stretched thin. It would be the counties duty to its citizens to hire more law enforcement to cover the crime increase that would surely result in building more low

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Hamilton County Commissioners

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Hamilton County Commissioners

Hamilton MT 59840

Dear Commissioners,

The purpose of this letter is to inform you of the removal of this project for several reasons:

1. Our is a peaceful and quiet neighborhood of mostly senior citizens. Our street is a small, cul-de-sac that ends where the entrance to the proposed project would begin.

In spite of the wonderful building in the hand out from the HRC in time the project would be neither be peaceful or quiet and in short order would not only increase the noise but also the crime in our neighborhood. Over a not so long time it will be a low income housing complex. The number of elderly and handicapped occupants was very low compared to the total number of residents living in the complex. It was stated that the project would be a low income housing complex.

Many complaints were submitted with no resolutions. Clients also were not happy with the neighbors and did not want to go out and take walks in the evening.

2. Like it or not with low income housing, comes an increase in law enforcement calls. Our office spent a lot of time sorting out domestic disturbances usually precipitated by drugs or alcohol in the low income housing areas. We don't want this kind of activity 10 feet from our back property line.

It would be the counties duty to see to it that the more law enforcement to cover the crime increase that would surely result in building more low

income housing in Stevensville.

3. Property values. I have enclosed a copy of a study done in 2015, by Marketplace.org. It shows that over a 10 year period, surrounding property values fell 2.5 %.

In Montana today, property values are increasing by that amount yearly. Is it fair to say that our property value would go backwards at an even higher percentage rate than the area shown in study; just when Stevensville property values are finally starting to catch up with surrounding areas which values have been going up for years.

4. Drainage/water table. The water table as you know, is two feet below the surface. right now. This spring it was higher than that. With addition of storage units to the East of us the problem worsened. They had flooding problems around the storage units this spring because of amount of ground covered by buildings and hard packed gravel surfaces. In fact, the owner installed a drainage system that empties directly onto the Garden City property. I believe this increased the water table, as our crawl space was flooded for the first time in over 18 years. The flooding lasted for a month. It did the same to all of our neighbor's crawl spaces on properties that abut the Garden City property, and most of the neighbor's crawl spaces on the opposite side of the street. More buildings and roads on this property have the potential to make a serious problem of the water situation. Who will take care of that problem when it arises? Who will pay for the damage the water can potentially cause to our homes, and further decrease their values. No body wants to buy homes with flooding crawl spaces and potential water damage to the structure of their homes.

This low income housing project was proposed in Darby and Hamilton and rejected by it's citizens. The citizens of Stevensville that have knowlege of this project say NO to having it built in Stevensville. We as property owners and tax payers DO NOT want this project in our backyard, our neighborhood, or any where in our town of Stevensville.

We hope that you will take into serious consideration the objections of the property owners and tax payers of the town of Stevensville.

Respectfully,

David and Christine Thorson

106 W. Inset STEV


Enc 3

the town of Stevensville.

3. Property values: I have enclosed a copy of a study done in 2011 by Metrolinks and it shows that over a 10 year period, surrounding property values fell 2.5%.

In Montana's recent property value increase, the increase in the surrounding values is not the case. Our property values would go backward at an even higher percentage rate than the area shown in study, just when Stevensville property values are finally starting to catch up with surrounding areas which values have been going up for years.

A. The property values in the area of the town of Stevensville have been declining for several years. The town of Stevensville has a declining property value trend.

of us the problem worsened. They had flooding problems around the storage units. This spring because of amount of ground covered by buildings and had packed gravel surface. In fact, the town installed a drainage system that emptied directly onto the town city property. The town of Stevensville has had a problem with flooding for the first time in over 18 years. The flooding lasted for a month. It did the same to all of our neighbor's crawl spaces on properties that abut the Garden City property, and most of the neighbor's crawl spaces on the opposite side of the street. Many buildings and tanks on the property have the potential to cause a serious

problem of the water situation. Who will take care of that problem when it arises? Who will pay for the damage the water can potentially cause to our homes, and further decrease their values. No body wants to buy homes with flooding crawl spaces and potential water damage to the structure of their homes.

The town's recent flooding is not the first time in Stevensville. The town of Stevensville has a history of flooding. The citizens of Stevensville that have knowledge of this project say NO to having it built in Stevensville. We as property owners and taxpayers of Stevensville are not interested in having it built in Stevensville.

The town of Stevensville has a history of flooding. The citizens of Stevensville that have knowledge of this project say NO to having it built in Stevensville. We as property owners and taxpayers of Stevensville are not interested in having it built in Stevensville.

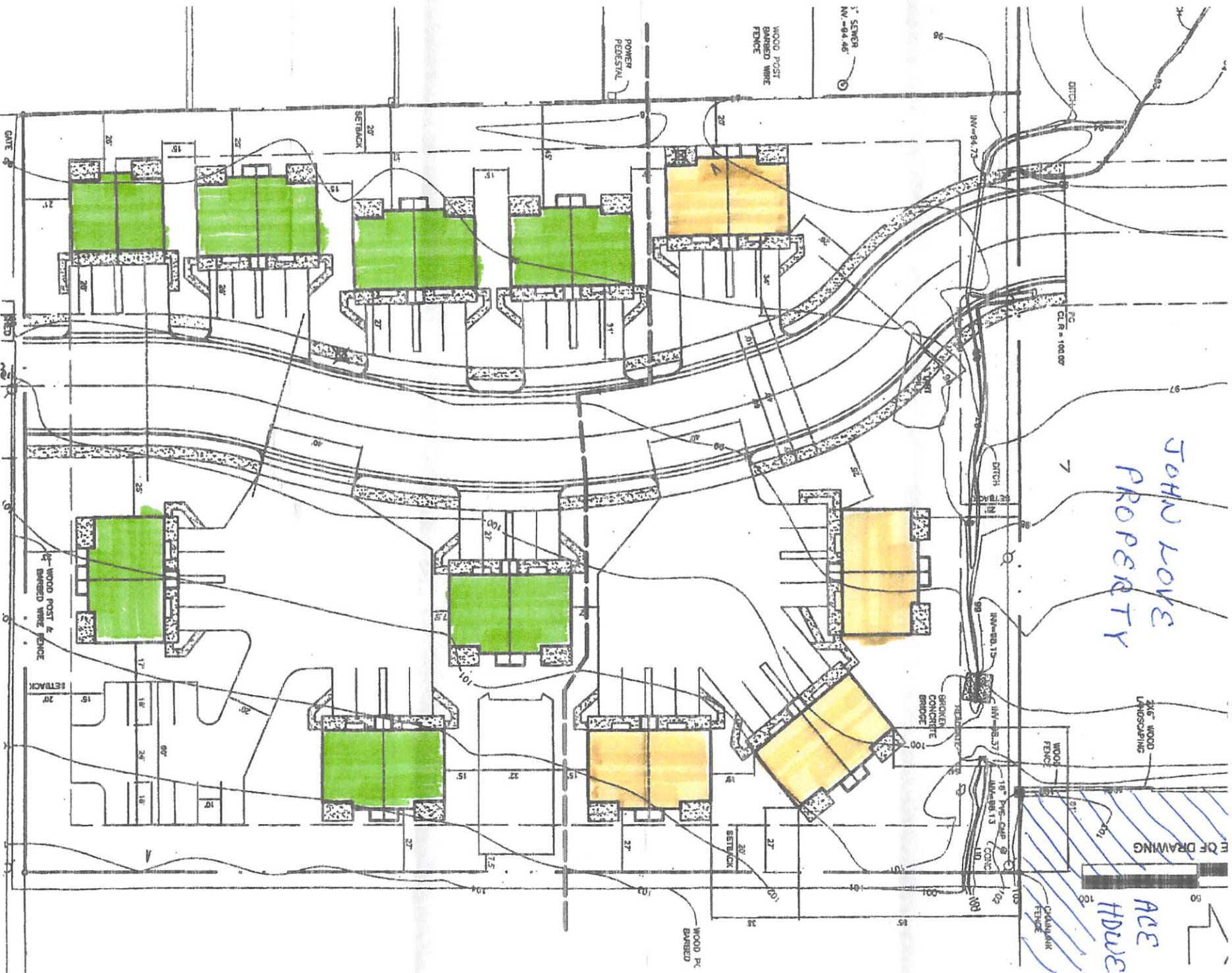
Respectfully,

David and Patricia Johnson

EAST SIDE HWY

JOHN LOVE
PROPERTY

ACE
HDLWE



[marketplace.org](https://www.marketplace.org)

Property value in low-income housing debate - Marketplace

Noel King

3-4 minutes

Three decades ago, a federal court ordered Yonkers, New York, to build 200 units of low-income housing in middle-class neighborhoods.

The fight over the court order was resurrected onscreen in the series "Show Me a Hero," on HBO last summer. In the series, residents of middle-class neighborhoods air their grievances over the introduction of low-income housing, saying they fear it will bring drugs and crime to their neighborhoods. Residents had another fear: their housing values.

"The biggest fear that owners had was the potential that the value of their housing would go down," said Joseph Shuldiner, executive director of the Municipal Housing Authority in Yonkers.

So, what does Yonkers look like today?

Shuldiner said at one point, the HBO series was filming in Yonkers, right by the low-income houses that were built as a result of the court order.

“And right there, they were building new houses; \$650,000 a house,” he said. “At least in this particular instance, we can demonstrate that our [low-income] housing did not reduce the value of the housing in the neighborhood.”

That perception that introducing low-income housing might negatively affect home prices was not, and is not, confined to Yonkers.

[Rebecca Diamond](#) is a professor of economics of Stanford University. She has looked into what had happened to housing values in towns and cities across the country when low-income homes were built nearby.

She said her research showed that home prices in middle-class neighborhoods did tend to decline in value, but not by a lot. And only houses that were very close to the low-income homes took the small hit.

“If there was a house worth about \$200,000 before the development of a low-income housing site, [and] the lower-income housing site gets developed down the block, or within a tenth of a mile, after 10 years we’re looking at about a 2.5 percent decline in house prices,” Diamond said.

For houses a half a mile away or more, her research showed no decline at all.

Diamond also looked at what happened when low-income housing was built in poor neighborhoods.

“When you build low-income housing in those areas, it acts as investments in the community, and it creates a revitalization effect,” she said. “We find house prices going up in those areas

up to about 8.5 percent or so after 10 years.”

That “revitalization effect” that accompanied building low-income housing in poor neighborhoods didn’t just extend to home prices.

Diamond found there were also drops in crime and increased racial diversity.

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Ravalli County United Communities
People of Ravalli County against Subsidized
housing developments- also know as section 8 or low income housing

As a property owner and reasons of concern for the people of Stevensville and Ravalli County Montana to pass a ordinance preventing low income, Section 8, or other subsidized housing development programs to preserve the heritage and safety of small town communities.

The following concerns come to mind and have also shown to be a negative impact on communities with the types of housing programs listed above.

Concerns of negative impact on communities consist of:

- Lowers our property values
- Produces additional crime and drug activities followed by an increase of domestic calls that small police forces are unable to manage. Examples of crime increase also known as Blight can be seen with housing areas that are subsidized in areas such as Butte Mt, Billings Mt, the Oregon Cost, Spokane, LA, Chicago, Detroit, etc.
- Community Blight once started, NEVER gets cleaned up.
- Water table change and flooding of foundations and property.
- Public safety for kids, property, Businesses, Schools, and our overall area we value.
- Lowers wadges and devalues the education and hard work people have put in to live in a clean and safe community.
- Causes additional tax payer money for infrastructure and an increase of “property taxes” to support services such as water, road maintenance, school services, police case loads, property maintenance.
- We did not buy in an area with high crime and concerns that often seem to be associated with such areas. WE WORKED HARD TO EARN OUR COMMUNITES.
- As far as use of taxes, Missoula has ALOT more people, taxes, and resources to address the needs and concerns of such housing developments. Missoula's abuse of tax funds used for “infrastructure” doesn't help to generate incomes for the Missoula community. It just costs tax payers more and more. SO.... Use those taxes to support affordable housing programs that can be properly addressed and managed as needed in Missoula. \$200k - \$400k apartments / condos are NOT affordable housing solutions for low income individuals and only increases tax rates on non-subsidized property owners due to the cost of the new construction and “building values” that are often times over inflated to insane profits for contractors and investors. Last I checked, this was called price gouging and must stop.
- Stop supporting the problem! The numbers are one sided and will only cause things to get worst over time like in California. If you write checks for more than can be made in any given area, you WILL CRATE a crime infested poverty paradise. **Over inflated rates for permits / approvals, utility bills, contractors, handymen, and property maintenance are causing an affordable home crisis in western Montana. Stop supporting these outrageous prices and you will have homes that lower income people can afford and they will take pride in ownership,** which will reduce the need for subsidized programs, balance the use and rates of taxes, reduce crime and blight, and growing an economy to support the American dream of home ownership.

Submitted by Craig Bowers
Property Owner of 108 Winslett Ave, Stevensville
8/2/19

