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Derr, Lisa

From: Kristina Hamski [khsteenie1@gmail.com]
Sent: Tuesday, March 10, 2015 12:49 AM
To: Derr, Lisa; King, Jason; Herbst, Russ
Subject: woodland development

Dear City Council Members,

I am writing this letter to protest the decision made to allow Habitat for Humanity into the Woodland Development in Blaine.

I am very concerned about allowing Habitat for Humanity to build in our association development for multiple reasons. I built my home specifically in an association development so that I did not have to worry about my neighbors upkeep of their homes. Also, all homes in our development have to be at least 2500 square feet. I do not feel it is fair that Habitat for Humanity can come into our association development and not have to follow the same association guidelines that we pay for.

Please reconsider your decision and the effects it will have on our development. I know Blaine is a very appealing city to move into. I do feel that there is land available to build Habitat for Humanity houses in, that are not in an association maintained development.

Sincerely,

Kristina Hamski
4458 119th Circle NE
Blaine, MN 55449

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Derr, Lisa

From: Christy [cmbaccam@yahoo.com]
Sent: Monday, March 09, 2015 10:33 PM
To: Derr, Lisa; King, Jason; Herbst, Russ; Schafer, Bryan
Subject: Woodland Village Habitat For Humanity Proposal

Hello all City of Blaine Representatives,

My name is Christy Baccam and I live with my family on 119th Circle NE here in Blaine. I wanted to express my dismay at the proposal of building 8 Habitat For Humanity houses in our area.

My husband and I (along with many, many neighbors in the development) cannot understand why you would want to put these houses in our neighborhood? When we built our home, there were strict guidelines that we had to follow, and that's what we expected all and future houses in the area to follow as well. There are \$400k on up priced homes here, tell me how that makes sense to build low income houses here?

I do not see how a family who needs assistance to afford a \$350k home, would be able to afford to maintain it? How are they going to afford the upkeep of landscaping, let alone the mortgage? I think it's ridiculous to have Habitat homes to be priced so high and in this type of neighborhood. So what criteria do they have to maintain to keep the house? What if it falls into disrepair? All of our property values will certainly go down, and will affect all who live here.

Do not get me wrong, I'm all for Habitat homes, in fact, I've volunteered to help with a handful. But every single house those were built in already established neighborhoods with average priced homes of less than \$125k, maybe up to \$150k max. There are plenty of other options to place these houses, but not this one.

Please, please hear the citizens/taxpayers/voters of Woodland Village and Ward 3 - WOODLAND VILLAGE IS NOT THE RIGHT NEIGHBORHOOD FOR THIS.

We have started an online petition and we will be sure to have a old fashioned paper petition at tomorrow's meeting. There will be plenty of us at the meeting. We want our voices heard and hope that you take the time to hear what we have to say and take into consideration how many families that will be affected and unhappy voters if this passes.

Please feel free to email or call me if you have any questions or need more information from me. Otherwise I look forward to seeing you all tomorrow night.

Thank you,
Christy Baccam
cmbaccam@yahoo.com
515-460-5483

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Derr, Lisa

From: Todd Adams [toddma1@yahoo.com]
Sent: Monday, March 09, 2015 10:26 PM
To: Derr, Lisa
Subject: Woodland Village

We recently bought a home in the woodland village neighborhood in blaine, we had a neighbor stop by and talk to us about a habitat for humanity development within woodland village! I was shocked by this news, doesn't seem like a neighborhood that this type of housing would fit into! I am not sure we would have purchased the home had we been aware of this!

I understand that there is planning meetings related to this issue on March 10 and April 2nd! There are plenty of areas within Blaine that this style, size, quality of home would fit better in! It doesn't seem to make sense to have 340k subsidized homes in a neighborhood of 400+ homes! I am asking you to vote this down!

Thanks, a voting citizen of Blaine!

Todd Adams

Derr, Lisa

From: christine@bondifamily.com
Sent: Monday, March 09, 2015 8:23 PM
To: Derr, Lisa
Subject: Low income housing

We are voicing our opinions against the proposed habitat for humanity project. We paid \$420,000 for this home and it's not fair to put in homes for \$340,000 with only a \$175,000 mortgage. I would have purchased elsewhere if I had known this was to occur. Furthermore anyone who can afford a \$175,000 mortgage should be living in a \$175,000 home. Do not decimate our property values like this. We have worked very hard to live in a neighborhood we consider acceptable this would force us to lose money on our home and move.

Please contact me for further comments.

Christine Bondi
651-329-2270 cell
763-772-0124 home

Sent from my iPhone

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Derr, Lisa

From: Nate Karrick [natekarrick@gmail.com]
Sent: Tuesday, March 10, 2015 2:29 PM
To: King, Jason; Herbst, Russ; Derr, Lisa
Subject: Woodland Development

City Council Members,

My wife Kerry and I will be unable to attend tonight's meeting regarding the development at 121st & Woodland Parkway but wanted to pass along our concerns and overall disapproval. We live across the street (4490 119th Circle NE) and are within the 350' notification zone.

Reducing the minimum square footage and removing restrictions on exterior finishes will greatly reduce the value of every house in the neighborhood. The average sale price for houses in our area, which were constructed by licensed contractors and tradesmen, is between \$145-\$160/SF. This puts an estimated value between \$223,300-\$246,400 for the 1,540 square foot rambler example provided. This is nowhere near the estimated \$340,000 value stated by Bryan Schafer just last month. We paid \$440,000 for our house a year ago and newer houses one street up have sold close to \$460,000. If you think introducing new homes valued at 50-60% of existing homes won't greatly reduce overall property values, you're delusional.

Woodland Development is clearly attempting to ease restrictions on this site to formalize a purchase agreement with Habitat For Humanity and fulfill its "low income" requirement set by Met Council. This raises several red flags for us; What's the quality of work when a house is being built by volunteers? Are the materials used for construction of the same quality of professionally constructed houses? What's the vetting process for Habitat For Humanity candidates? Is there a chance that a group home could occupy one of these houses? Why would someone who needs public assistance to purchase a house need one valued at \$340,000*?

Thank you for your consideration.

Nate & Kerry Karrick

4490 119th Circle NE

651-214-4555

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Derr, Lisa

From: Brady.C.Lundblad@wellsfargo.com
Sent: Tuesday, March 10, 2015 1:06 PM
To: Derr, Lisa
Subject: Woodland Village

I will not be able to attend this meeting this evening. Please include my comments.

I, as well as the woodland community, have reasons to be concerned about this H4H project. We were never informed of this when we purchased our home less than 8 months ago. I would like to understand how low income housing (which is and can be a great charitable function) fits into this community.

Thank you

11803 Woodland Parkway NE
Brady Lundblad

Brady Lundblad

HSA Sales Executive
Assistant Vice President

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