

December 3, 2024

Deschutes County Board of County Commissioners
Commissioner Patti Adair, Chair
Commissioner Tony DeBone, Vice Chair
Commissioner Phil Chang

RE: La Pine Huntington Road Limited Partnership Request for Approval of NONPROFIT TAX EXEMPTION Application for the Project at 51771 Huntington Road, La Pine OR

To the Deschutes County Board of County Commissioners:

In accordance with City of La Pine Resolution 2023-09 and Resolution 2024-01, Danco Communities and La Pine Huntington Road Limited Partnership are applying for the Nonprofit Property Tax Exemption for the property at 51771 Huntington Road, La Pine, OR. The Partnership is currently under construction on a low-income tax credit project on this site. The project is comprised of 60 family units of unit sizes between 1 and 3 bedrooms and AMI levels of 60%. The project will support local families in need of clean, safe housing at a level of affordability that is suitable for their income.

The Partnership is a tax-exempt entity as its managing general partner is EngAGE La Pine LLC, whose sole member/manager is EngAGE Northwest which is a 501(c)3 non-profit corporation. The administrative general partner is an entity related to Danco Communities, an experienced developer with 38 affordable housing projects developed.

EngAGE Northwest is an organization specializing in creating community for all ages through their intergenerational and art-focused programming in affordable housing projects and beyond. EngAGE Northwest takes a whole-person approach to creative, healthy living by providing high quality arts, wellness, and lifelong learning programs to residents of all ages in affordable housing communities. Classes are professionally led and complemented by community-building activities and celebrations as well as intergenerational connections.

EngAGE Northwest was founded in 2016 after community members and local developers sought to bring the award-winning resident services model created by EngAGE, Inc. (southern California), to the Pacific Northwest. EngAGE was founded in 1999 and is consistently recognized as a leader in the arts, intergenerational programs, and community-building work. EngAGE serves thousands of residents of all ages.

The project will have ongoing resident services offered by the local organizations NeighborImpact and LaRino Community Association.

Danco Communities is based in Humboldt County CA, and was started in 1986 as a small construction company. Over time the business grew to encompass development, construction, and property management. Danco Communities has been developing affordable housing projects for almost 20 years,

which started from the local need for affordable housing in the North Coast region. Danco has since completed over 1500 affordable units and maintained a great majority under property management. It is Danco Communities' mission to bring safe, affordable, and inspiring housing to our communities.

The Partnership is requesting your support for our Nonprofit Tax Exemption Application for this low-income property which will consist in 60 units of housing, 59 of which will be affordable at or below 60% AMI to serve the rapidly growing rural community in Deschutes County.

All funds not paid in taxes will benefit our tenants by being applied to maintaining low rents, property maintenance, and continued provision of a robust supportive services program.

Sincerely,



Daniel J. Johnson
President, Danco Communities