



January 27, 2022

CITY OF SWEET HOME
3225 Main Street
Sweet Home, Oregon 97386

Members of the Sweet Home City Council and City Manager,

On behalf of the Duck Hollow HOA, I want to thank the mayor, council members, and city manager for volunteering the time to host the community meeting on 1/26/2022. We appreciated your efforts to fully explain the city's position concerning the homeless facility and the very real issues you are facing in relation to addressing homelessness in our community. We formally want to commend the efforts of the Community Health Committee, the City Council, and the Subcommittee for the Homeless. The hours, level of compassion, and personal time investment that each member contributed has produced a realistic plan of action for a well-managed facility that supports the dignity and personal value of the members of our homeless community. The facility itself is well thought and carries the potential to make a meaningful impact on the lives represented by our homeless population. Every person in our community has immeasurable value and deserves the opportunity to be treated with dignity, respect, and the same level of care we would want for ourselves.

The leadership of the HOA left the meeting you provided with confidence that the information presented confirmed that the facility itself is a worthy experiment, as you attempt to provide a meaningful solution to an ongoing problem. To reiterate, we are not concerned with the facility. However, we remain deeply concerned about how placing this facility at the new City Hall location will affect our neighborhood, the immediate surrounding area, and ultimately the lives and personal investments of our members. As president of the Duck Hollow HOA, I have a mandate to address and protect the interests and concerns presented by the members of our association. We remain concerned that the introduction of this facility will:

1. Allow a hub for illegal activity not within the facility, but in the areas surrounding the facility
 - a. There is no way to control what clients will do when they are not in the facility
 - b. Clients cannot be required to stay in the facility
2. Provide opportunities for sexual predators
 - a. It presents real concerns for the safety of our children due to the close proximity of Hawthorne Elementary School
 - b. Our children walk from multiple housing areas and are particularly vulnerable to predators who potentially become centralized between their homes and the school
3. Create an adverse financial impact
 - a. Due to the loss of an apartment complex and other potential housing developments that bring revenue to the city
 - b. Due to a loss of value to our homes
 - i. Families could potentially not want to rent or buy property due to the proximity of the facility

- ii. Families within our community will leave
- 4. Not be temporary
 - a. The facility won't be moved once established
- 5. Will draw more people than anticipated and will overflow, with no way to control that overflow outside the facility

As president of the Duck Hollow HOA, I am formally informing the City Council that our association remains opposed to the placement of the homeless facility at the new City Hall location. This is a heavy burden to place on the families and homeowners represented by this association and we are very concerned that our association members and their investments could become collateral damage as the result of unintended consequences concerning the placement of the facility. The proximity of this experiment to our neighborhood has the potential to cause unintended consequences to our wetlands, properties, and personal safety; ultimately our members who pay association dues to protect their property and the decisions that affect our neighborhood.

We petition the council to reconsider the placement of this facility. The facility itself is much needed and carries the potential for positive change in relation to our homeless community. However, the facility's proposed location could potentially have detrimental effects on the surrounding area, similar to what is currently happening as a result of good intentioned efforts around our state. The members of our association should not have to pay the price if this experiment fails or unintended consequences spill over to our neighborhood. If the council chooses to proceed with the placement of this facility, our association will do everything in its power to hold the City of Sweet Home responsible for losses to property or person as the result of any issues that arise in Duck Hollow related to the placement of this facility, despite our objections.

In the event the council proceeds, our association has an expectation that the council will work with our leadership as promised, in a joint effort to protect the interests of the members of the Duck Hollow HOA. This includes moving forward with efforts to secure an alternate property, or quickly working to resolve the issues hindering the permanent placement of the facility on the mill property as originally intended. This would also include providing resources to limit ease of access to our neighborhood, setting up security cameras in problem locations, quickly working with association leadership and their representee to address issues, and increasing the police presence in our neighborhood. We hold the council to the promise they will quickly move to relocate the facility in the event this facility adversely effects our association members. We would respectfully ask that the council remember that these are our homes, our children, our investments, and our personal safety. We have the right to be fairly represented and not have the things we hold dear simply placed on a sacrificial altar and defined as necessary for the greater good.

Respectfully,



Eric Stutzer - Homeowner
Duck Hollow HOA President