

July 25, 2007

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To whom it may concern:

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I have been asked to comment on the effect of multi-family or higher density housing on the property values of surrounding homes.

*Licensed and
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Based on my 22 years of experience in residential real estate and my 15 years of doing home appraisals in the Orangevale/Fair Oaks area, I can confidently state that property values near high-density projects depend on two highly critical factors:

- (1) the quality of the project construction, and
- (2) the targeted occupants of the project (renter vs. owner-occupant).

I can easily agree that a higher density project with **renter-targeted, low-quality construction** frequently leads to a reduction in the property values of the surrounding higher-quality houses. I have encountered numerous instances of this, such as around Sayonara Drive in Citrus Heights (RD-20 Four-plex rental units) and North Winding Way in Fair Oaks (RD-10 Duplex rental units). In both areas, I have seen the property values of the surrounding houses degraded by these poor quality (and poorly-maintained) projects.

On the other hand, I have seen no negative impact to the property values of the houses around Crosswoods in Citrus Heights, nor around Campus Commons in the CSUS area. Both of these are also higher density projects. But they are **owner-occupied, high-quality construction** projects. They are also well-maintained.

I laughingly remember the outcry from the neighbors when the Eskaton Village project was proposed in Carmichael. Many were horrified at the thought of a large, three-story, very-high-density project in their immediate neighborhood. Now I frequently see statements such as "right next to Eskaton" in the real estate advertising by these very same neighbors, suggesting that they now recognize that the Eskaton project makes the neighborhood more valuable.

In closing, a multi-family or higher density project can be beneficial to surrounding property values as long as that project is well-constructed, well-maintained, and owner-occupied.

Sincerely,



Paul N. Batterson
Certified Residential Appraiser
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