

**From:** [Info](#)  
**To:** [Brent Bybee](#)  
**Cc:** [Rachel Vickers](#)  
**Subject:** FW: Letter of Consideration for Habitat Development  
**Date:** Tuesday, August 20, 2024 7:16:49 AM  
**Attachments:** [La Pine City - Habitat Development.pdf](#)

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**From:** Jrbond1995@outlook.com <Jrbond1995@outlook.com>  
**Sent:** Monday, August 19, 2024 6:34 PM  
**To:** Info <info@lapineoregon.gov>  
**Subject:** Letter of Consideration for Habitat Development

Hello,

I am writing my concerns about a new Habitat for Humanity development being built in the Crescent Creek neighborhood.

Jordan Bond

Attention: City of La Pine Planning Commission

I would like to address the planned Habitat for Humanity development being built in the Crescent Creek neighborhood. There are many issues I would like to bring to your attention for better consideration of our community.

I was first time homebuyer in the Crescent Creek neighborhood in September 2021. My spouse and I spent years saving up for a down payment and paying off our debts to afford our home. I spent those years working at the St Charles Hospital and Partners in Care Hospice House.

We poured every dollar we had into our home in Crescent Creek. I am afraid that all those years of working paying off our debts and saving up are going to be ruined by the home values dropping after this Habitat for Humanity development is built.

Habitat for Humanity homes are not built with long lasting integrity, many of these developments in Bend and Redmond are run down. Unfortunately, many of the Habitat homes are painted obnoxious colors which devalues their property and surrounding properties.

Additionally, the Bend-La Pine School District should be consulted before building this development.

The two elementary schools in La Pine had to re-evaluate and change the boundaries this summer due to over crowding. This will be a problem as most Habitat homeowners have young children.

The school district may have to redo their boundaries causing more disruptions to our children's learning.

The other concern with the influx of children into the neighborhood is the school bus stop located across the street from the Crescent Creek Clubhouse. The Habitat neighborhood children will constantly cross through the Clubhouse parking lot which is only accessible to Crescent Creek.

In the winter many parents drive their children to the bus stop. The only places to park in that area during the winter is in the Clubhouse parking lot or the middle of the street. This would cause a large traffic jam at the entrance of Crescent Creek at 7 in the morning.

Another issue is the school bus being overcrowded. The new development could add a minimum of 34 school bus riders. School busses can only hold an average of 72 children. That is almost half of the school bus. There are already many children in Crescent Creek who ride the school bus. The Bend-La Pine school district would have to adjust bus routes and add more busses costing them and us more money.

In the afternoon, many elementary school children walk back from the bus stop to their homes without an adult present. The children cross the streets of Findley Drive and Crescent Creek Drive. The intersection at Findley Drive and Crescent Creek Drive is dangerous as there is no stop sign on the Crescent Creek road.

The increase of people entering through the Crescent Creek neighborhood greatly puts our children at risk.

The Habitat for Humanity homeowners should not access their residence through the Crescent Creek neighborhood.

They need their own separate entrance and neighborhood streets off of Huntington.

The Habitat for Humanity developers are trying to cut corners and costs by piggy backing off the Crescent Creek development.

Habitat for Humanity should be held to a higher standard to provide a better community for everyone.

The Habitat for Humanity development needs their own streets, own entrance, own green space park, own overflow parking, and own school bus stop.

The residents of the Habitat homes would greatly appreciate those features.

The increased trips into and out of the neighborhood will cause rapid road deterioration. The amount of trips added to the Crescent Creek neighborhood is a minimum of 136. This account for 34 townhomes, all two car households, and round trips (in and out).

Another consideration is the Crescent Creek HOA. We pay monthly fees to keep our area nice and safe.

Not everyone in the Habitat homes will respect our community which will cause conflict. The homeowners in the Habitat development are not held to the same standards that Crescent Creek is held to.

When we have these conflicts who will we go to to handle these matters.

The new Habitat development conflicts will increase the number of calls to local authorities in our community.

The tension will not be beneficial for either development.

When someone parks on the Crescent Creek streets or parks in the Clubhouse parking lot they will be questioned who they are, what their purpose is and where they live.

It is unfair that Habitat for Humanity wants to plop down a new development and not think about the welfare for the communities.

In the many considerations here are some key points:

The Crescent Creek neighborhood needs no parking signs on our designated streets.

The Crescent Creek neighborhood needs no trespassing and no parking signs in the Clubhouse parking lot.

The Crescent Creek neighborhood needs someone to go to when we have issues with the Habitat for Humanity development homeowners. We need a mediator specifically for this situation.

The Crescent Creek neighborhood needs a four way stop sign at the Findley Drive and Crescent Creek Drive intersection.

The Habitat for Humanity neighborhood needs their own private entrance from Huntington.

The Habitat for Humanity neighborhood needs their own school bus stop.

The Habitat for Humanity neighborhood needs their own park.

The Habitat for Humanity neighborhood needs their own overflow/street parking.

The current park, that is paid for and maintained by the Crescent Creek HOA, needs to be fenced for the safety of our children.

If the City of La Pine continues to allow negatively impacting developments the community will dwindle and suffer.

Jordan Bond  
Jbond1995@outlook.com