

THISTLE & NEST

Amy Warren, Board President
AHAC MEETING JULY 9, 2025

YOUNG BUT FIERCE

Founded in 2023

- ▶ 38 homes in trust
- ▶ 36 homes under construction
- ▶ 42 more homes starting this year
- ▶ 270 fully funded homes
- ▶ Land banked for 140 homes
- ▶ 410 homes total in the pipeline
- ▶ Trusted with \$42M + from OHCS to date



OPERATIONAL MODEL

- ▶ **Homeownership opportunity provider**, utilizing down payment assistance
- ▶ **Board run**
 - Oversight on development & building
 - Program stewardship
 - Fund development
- ▶ **Partner organizations** allow us to operate efficiently, and to be reactive
 - Income verification and homebuyer education
 - Finance
 - Marketing & outreach
 - Real estate services
 - Housing coordination

YOU ASKED, WE LISTENED

Both project applications are a response to what we are hearing from you, the City of Bend, about what housing needs are currently under-served.



ACCESSIBLE AND AFFORDABLE HOUSING



“According to the US Census Bureau, 6.8% of the population in Bend, Oregon, under the age of 65 years, has a disability. These homes will provide ownership opportunities for this population, and also for seniors who do not have a disability but have diminishing abilities as they age.”

MISSING MIDDLE/ WORKFORCE HOUSING



The impact of the lack of housing affordability on economic growth

Bend Chamber of Commerce, October 2022



Reported that the
inability to hire
decreased their
revenues.



Said that housing had a
high impact on hiring.



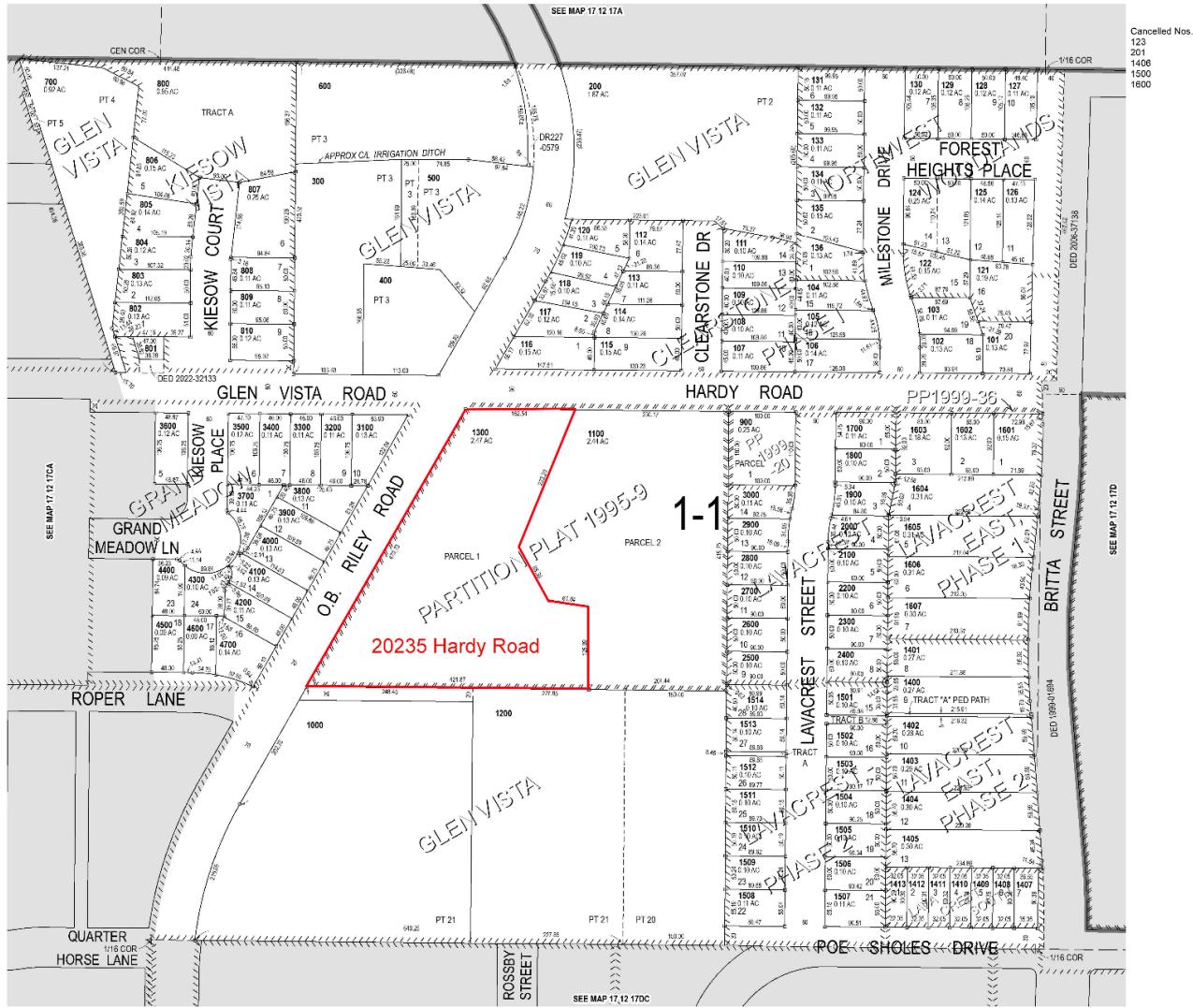
Stated that the high
cost of housing limits
their growth and
strains their existing
workforce.

HARDY ROAD

12/15/2023

DESCHUTES COUNTY

$$1'' = 100'$$



HARDY ROAD

Prefabricated duplexes
where one of the two
units is accessible – 50%



HARDY ROAD

- ▶ Mixed income development
- ▶ Measures to avoid Davis-Bacon prevailing wage:
 - Purchasing build-ready, site prepared lots
 - Purchasing prefabricated homes
 - Anticipate approximately 20% of the building budget to be impacted
 - Budgeted \$300k per home for the dwelling
- ▶ Financing
 - Utilizing a single funding source allows for an efficient timeline
 - Remaining gap funding can be provided without construction lending

WOODHAVEN ESTATES Phase 7



WOODHAVEN STATES Phase 7

- ▶ **Mixed income community** – this development represents opportunity for those who have otherwise been shut out of ownership, including single women, the elderly, individuals with a disability, those with non-white race and/or ethnicity.
- ▶ **Rare opportunity for missing middle housing** - Potential of 19 80%-100% AMI homes using AHF funds.
- ▶ **Community Land Trust model** – Permanently affordable

WHY FUND THESE PROJECTS?

- ▶ **Expedited timeline**
- ▶ **Investment in perpetual affordability**
- ▶ Ownership vs rental allows for **lasting housing stability** and comes with a myriad of other benefits
- ▶ **Power of choice** – These homes will meet the underserved needs in affordable housing that this committee has prioritized, and you get to decide the level at which you prioritize those needs.

How many accessible and
missing middle homes do
you want?



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www.thistleandnest.org
Info@thistleandnest.org