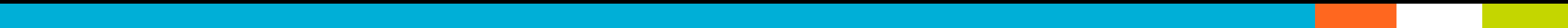




Bend-Redmond  
**Habitat**  
for Humanity®

# 2025 Update CDBG & AHF



# Daly Estates Update

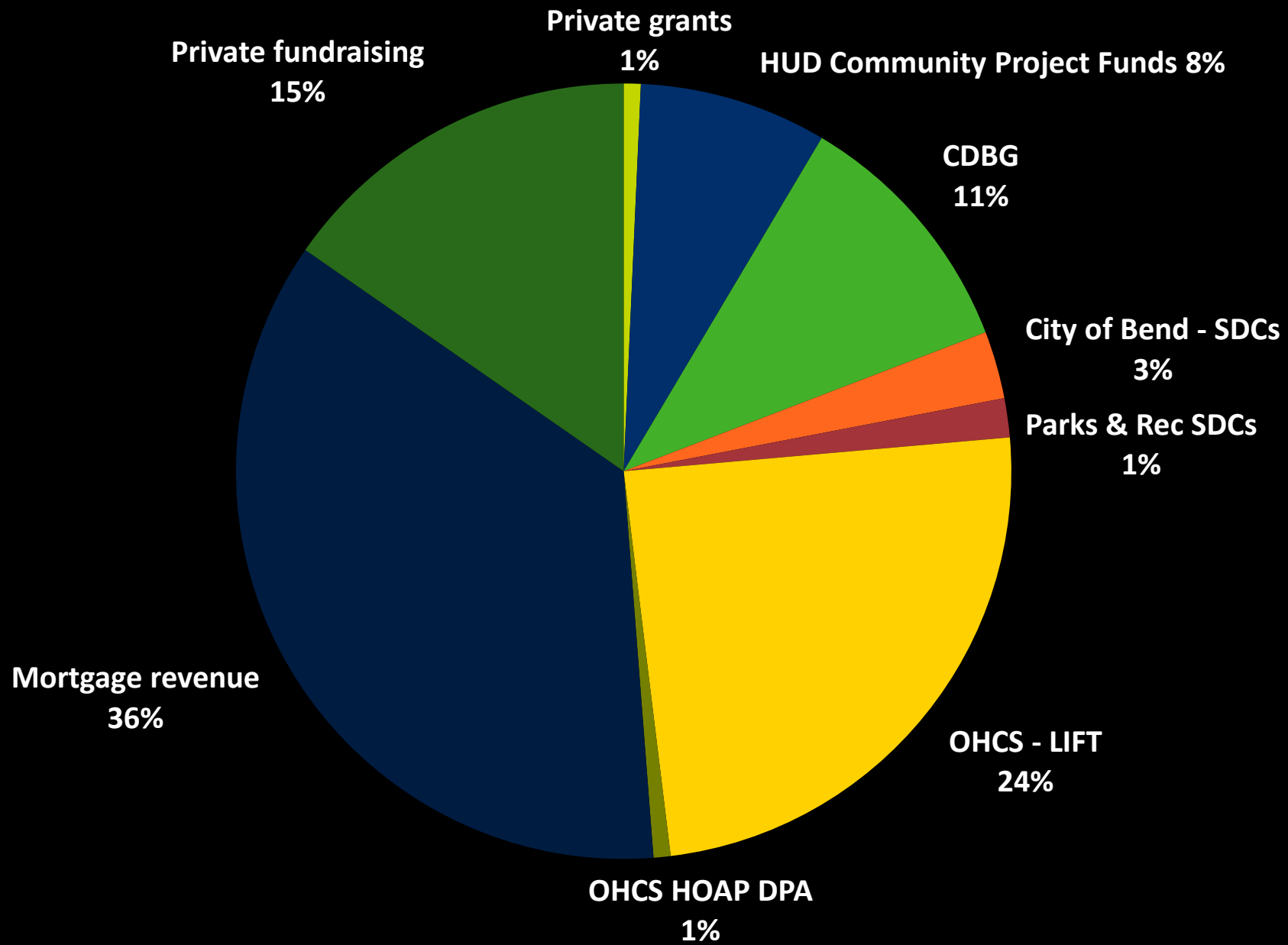
- \$450K in CDBG as DPA
- 9 permanently affordable homes
- Attached garages
- Private, fenced backyards
- Five 4-bedroom, 3-bath homes
- Four 1-bedroom, 1 bath homes
- C of O received on 6 homes
- Earth Advantage Platinum certified



# Numbers

- Average 1-bedroom loan: \$139,000
  - Average mortgage: \$1,172
- Average 4-bedroom loan: \$193,000
  - Average mortgage: 1,502
- Average AMI: 51%
  - 7/9 buyers are 50% AMI and below
- 10 adults, 12 children
  - Four single-person households
- Appraisals at \$335K - \$500K







# Homeowner Impact

- Kristin & family
- Moved to Bend in 1994
- Single mom of four
- Dreaming of homeownership for 15 years
- *“It means stability for my family. It means security, pride in oneself and a space for my family even after I’m gone.”*

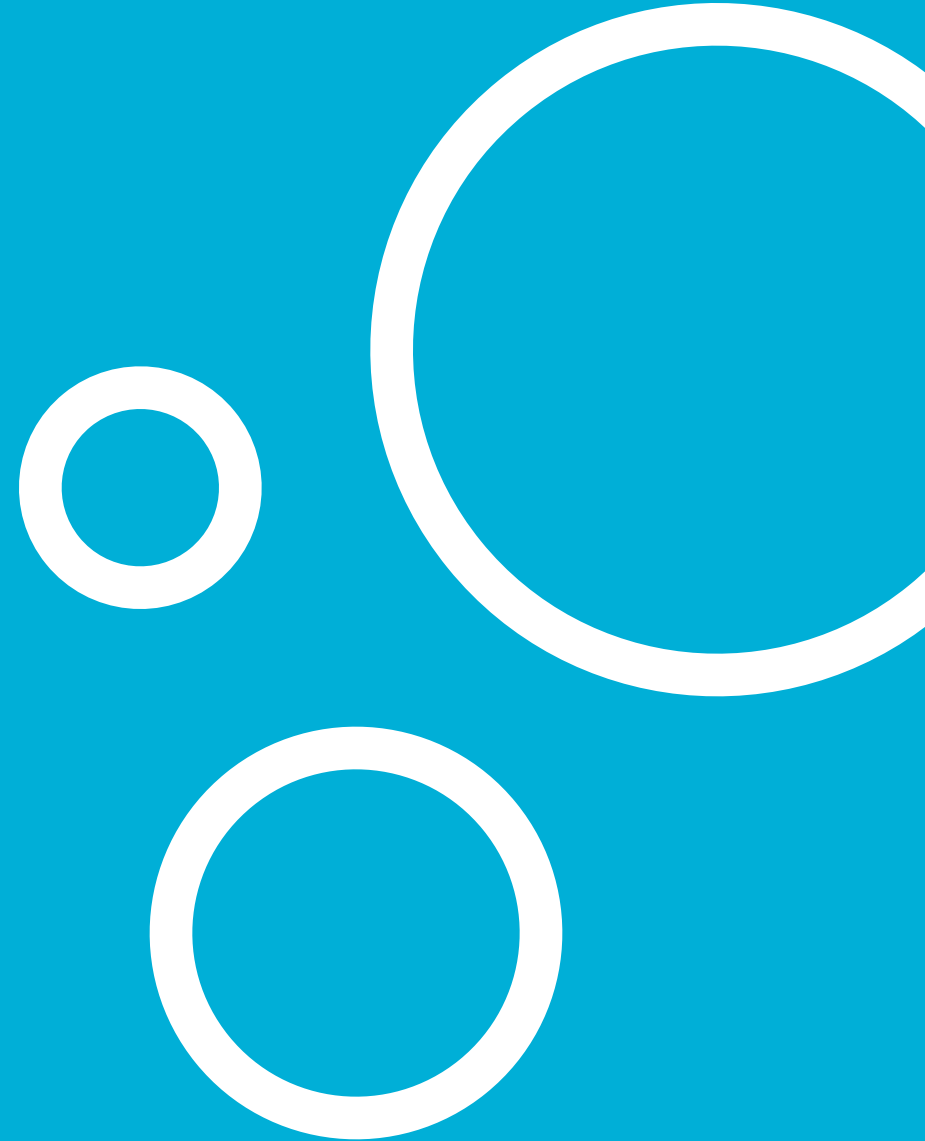


# Affordable Housing Fee

- \$300K for acquisition of two properties
- NW Cottages – final lot
  - Completes community
  - Construction 2026-2027
- Taft resale/renovation
  - 2004 Habitat build
  - Needed significant repair
- Joanne
  - Bend since 1979, 3 adult children



# Thank you!





Taft Buyback	
Uses	
Home Purchase	\$ 352,324
Closing/Recording Costs	\$ 928
Repair Costs	\$ 60,128
Total Uses	\$ 413,380
Sources	
Construction Reserve Cash	\$ 16,588
City of Bend AHF	\$ 150,000
Mortgage Revenue	\$ 156,792
OHCS HOAP CRO Grant	\$ 60,000
OHCS HOAP DPALoan	\$ 30,000
Total Sources	\$ 413,380





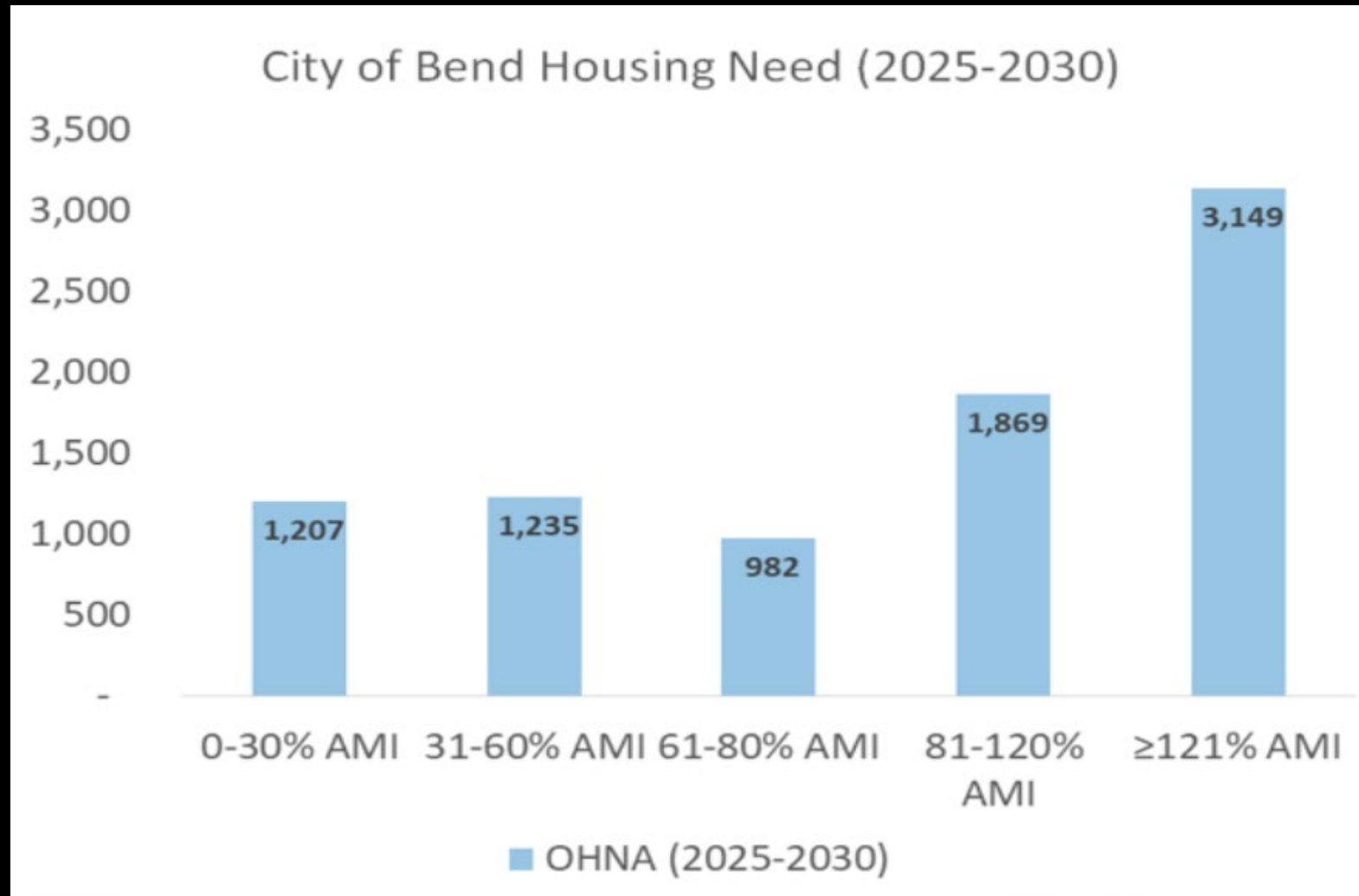
Bend-Redmond  
**Habitat**  
for Humanity®

HIA<sup>≡</sup>US  
HOMES

# Wilson Ave

## Middle Income Pilot Grant





# Overview

- First of its kind home in Bend
- Middle Income
- Net Zero
- Universal Design
- <https://youtu.be/PeXq4zxbTRA>



# Universal Design

- *Universal design is design that is usable by all people, to the greatest extent possible, without the need for adaptation or specialized design.*
  - Intuitive, flexible, simple layouts
  - Minimal physical effort
  - Tolerance for mistakes
  - Amble space to ensure safety, comfort and inclusion.





# UNIVERSAL DESIGN - COMPLIANCE TRACKER

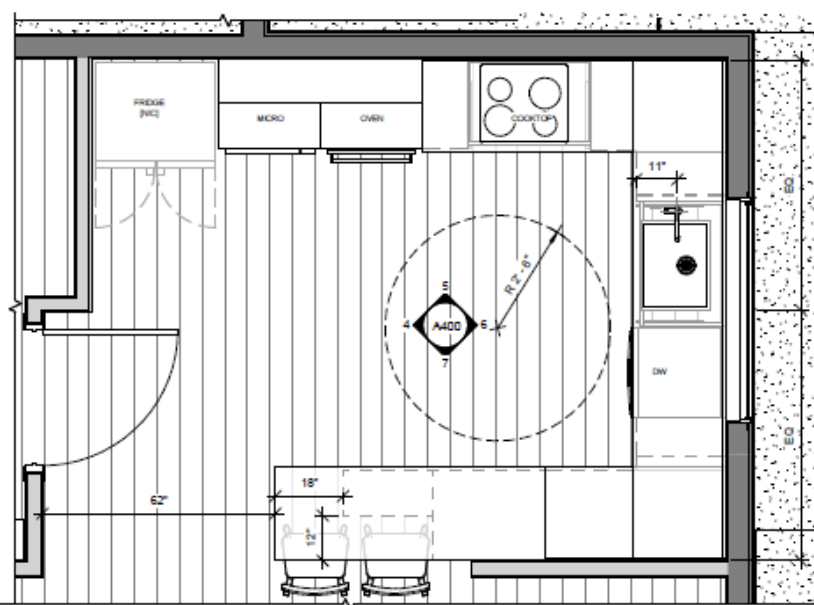
PROJECT: HABITAT + HIATUS // WILSON AVE

DATE: 3/6/2024

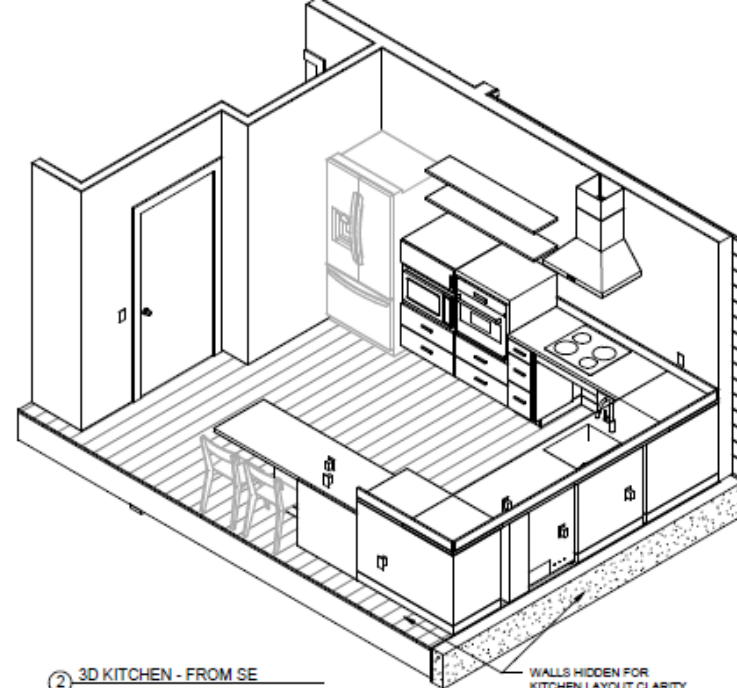
C: Civil, D: Dimension, E: Element, L: Lighting, S: Spec

Chapter 1: Parking Areas	YES	NO	MAYBE	NOTES	HABITAT DIRECTION
1.1.1 Parking space width $\geq$ 11 feet.	✓				
1.1.2 Parking space length $\geq$ 20 feet.	✓				
1.1.3 Unobstructed width on all sides of parking space $\geq$ 3 feet.	✓				
1.1.4 Entrance height $\geq$ 8 feet.	✓				
1.1.5 Parking space slope $\leq$ 1:50.			✓	civil says likely, will confirm with detailed drawings	
1.2.1 Covered and enclosed.	✓			garage for sure, second parking spot uncovered	
1.2.2 Power door opener.	✓			will provide garage door opener	
1.2.3 Asphalt or concrete.	✓				
1.2.4 Evenly lit.	✓			updated for review	yes, solar lights along pathway. Automatic porch light
1.2.5 Automatic lighting activation.	✓			spec downloaded (need to incorporate)	yes
1 out of 10 outstanding. 0 'no'					
Chapter 2: Entrance Routes					
2.1.1 Pathway width $\geq$ 48 inches.	✓				
2.1.2 Pathway running slope $\leq$ 1:20.			✓	civil says likely, will confirm with detailed drawings	
2.1.3 Pathway cross slope $\leq$ 1:50.			✓	civil says likely, will confirm with detailed drawings	
2.2.1 No steps.	✓			Hiatus + Civil to ensure this prerequisite	
2.2.2 Covered.	✓			garage route for sure, not second parking spot	
2.2.3 Solid surface.	✓				
2.2.4 Easy to maintain.	✓				
2.2.5 Evenly lit.	✓			updated for review	yes
2.2.6 Automatic lighting activation.	✓			spec downloaded (need to incorporate)	<a href="#">Home Depot Automatic Light (Not Motion Sensored)</a>
2 out of 9 outstanding. 0 'no'					
Chapter 3: Entrances					
3.1.1 Exterior door width $\geq$ 36 inches.	✓			Hiatus will ensure	
3.1.2 Exterior door thresholds $\leq$ 0.5 inches.			✓	Hiatus to confirm as we get into detailing phase	
3.1.3 Landing area $\geq$ 5x5 feet.	✓			Hiatus will ensure	
3.1.4 Landing area slope $\leq$ 1:50.			✓	civil says likely, will confirm with detailed drawings	
3.2.1 No steps.	✓				
3.2.2 Covered landing area.	✓			Hiatus will ensure	
3.2.3 Shelf or space for a bench.	✓				
3.2.4 Easily manipulated door hardware.	✓			what about this at front door?	
3.2.6 Electric door opener.		✓		no, but wired for future at mud room door.	Have Electrician Wire Ready for this <a href="#">Automatic Door Opener</a>
3.2.7 Evenly lit.	✓			need to update lighting plan	yes
3.2.8 Automatic lighting activation.			✓	maybe just garage and mud room?	<a href="#">Automatic Light Switch</a> ; cheaper than individual automatic lights- use in key locations (i.e. not every switch)
3.2.9 Highly-visible numbers.	✓				
3.2.10 Doorbell at the front door with audible and visual alerts.	✓			I think this is intended for fire - what about this?	<a href="#">Grainger (or similar)</a>
3.2.11 Two peepholes in the front door -or- sidelights at the front door.	✓			side window provided	
3.3.1 No storm door.	✓			Hiatus will ensure	
3 out of 15 outstanding. 1 'no'					

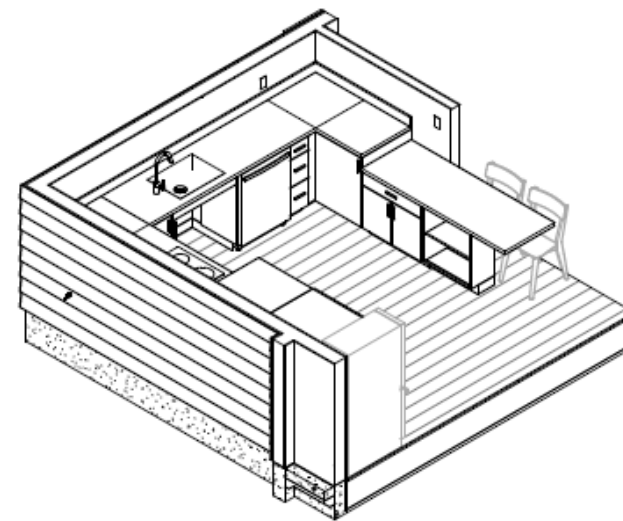
Chapter 4: Circulation					
4.1.1 Pathway widths ≥ 42 inches.	✓			Hiatus will ensure	
4.1.2 Interior door widths ≥ 32 inches.	✓			Hiatus will insure	
4.1.3 Interior thresholds = 0.0 inches.	✓			Hiatus will insure	
4.2.1 No interior steps.	✓			Hiatus will insure	
4.2.2 Easily manipulated door hardware.	✓			spec downloaded	<a href="#">Lever Handle</a> (this product or similar)
4.2.3 Unobstructive door swings.	✓				
4.2.4 Visual contrast for transitions.			✓	interior colors to be explored, will need approval	
4.2.5 Solid & high-contrast wall colors.			✓	interior colors to be explored, will need approval	
4.2.6 Rest areas.	✓				
4.2.7 Slip-resistant, trip-resistant, and durable flooring.	✓				
4.2.8 Low-glare flooring.	✓				
4.2.9 Evenly-lit.	✓				
4.3: (RULES ABOUT ELEVATORS)	✓			single story design will not have elevator	
4.4: (RULES ABOUT STAIRCASES)	✓			single story design will not have staircase	
2 out of 14 outstanding. 0 'no'					
Chapter 5: Kitchens					
5.1.1 Floor space in front of appliances and counters ≥ 48 inches.	✓				
5.1.2 Space between appliances and corners ≥ 18 inches.			✓	feel like intent may be met. Challenging.	
5.1.3 Turning radii ≥ 60 inches.	✓				
5.1.4 Prep areas with under-counter clearance next to each workspace.	✓				
5.1.5 Unconventional and adequate storage.	✓			updated for review	Stop built in shelving above microwave and oven. Discussed installing floating shelves or leaving area open for homeowner to choose
5.1.6 Kitchen next to eating areas.	✓				
5.2.1 Top of sink: 36 inches from floor.	✓				
5.2.2 Under-sink clearance: ≥ 29 inches from floor.	✓			updated for review	yes
5.2.4 Under-sink clearance: ≥ 18 inches of depth.	✓			updated for review	yes
5.2.5 Insulated and padded plumbing.	✓			updated for review	yes
5.2.6 Easily manipulated faucet hardware.	✓			spec downloaded (need to incorporate)	<a href="#">Faucet</a>
5.2.7 Temperature indicator on the faucet.	✓			spec downloaded (need to incorporate)	linked above
5.2.8 Side-mounted faucet.	✓			updated for review	yes
5.2.9 Spray faucet.	✓			updated for review	linked above
5.2.10 Disposal switch ≤ 12 inches from the front of the counter.		✓		updated for review	concerned about safety with children- can we wire ready but have a traditional switch as well?
5.3.1 Induction cooktop.	✓			<a href="#">what about this instead?</a>	<a href="#">Frigidaire- \$900</a>
5.3.2 In-counter cooktop.	✓			updated for review	yes
5.3.3 Pot filler above the cooktop.		✓		updated for review	no (close enough to sink)
5.3.4 Under-counter clearance: ≥ 29 inches from the floor.	✓			updated for review	yes
5.3.5 Under-counter clearance: ≥ 32 inches side-to-side.	✓			updated for review	yes
5.3.8 Wall oven with a side-swing door.	✓			updated for review	<a href="#">Bosch</a>
5.3.9 Microwave on counter -or- in-wall or cabinet.	✓				
5.3.10 Pull-out shelves under all ovens.	✓				
5.4.1 Space for full-size refrigerator -or- a built-in compact fridge -and- a built-in compact freezer.	✓				
5.5.1 Multiple counter heights.	✓				
5.5.2 Durable countertops.			✓	let's loop CPH in to coordinate countertops	Solid Surface or butcher block- want to hear your thoughts
5.5.3 Rounded corners and edges.			✓	Hiatus to confirm as we get into detailing phase	
5.5.4 Solid color surfaces with low reflectivity.			✓	part of countertop coordination	yes



1 ENLARGED FLOOR PLAN - KITCHEN  
1/2" = 1'-0"



2 3D KITCHEN - FROM SE

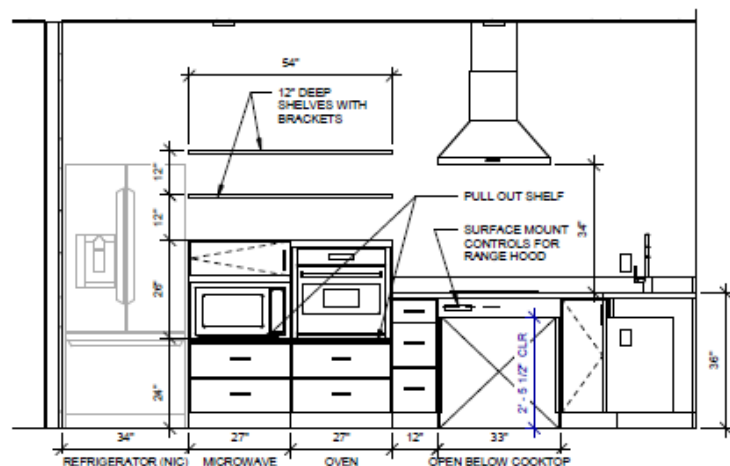


3 3D KITCHEN - FROM NW

NOTE CONTROL LOCATION FOR RANGE HOOD.  
[UD 5.3.7]

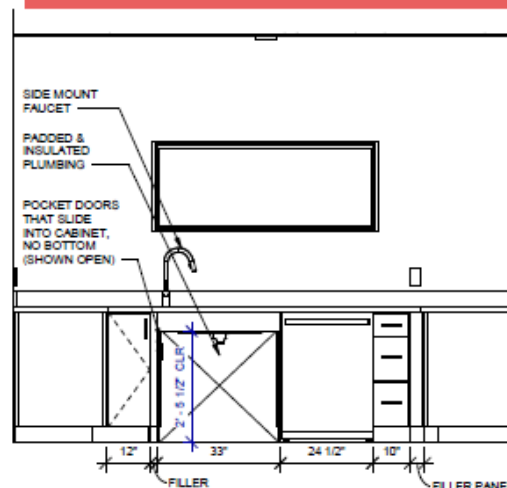
SIDE MOUNT FAUCET.  
[UD 5.2.8]

MULTIPLE HEIGHT COUNTERS.  
[UD 5.5.1]



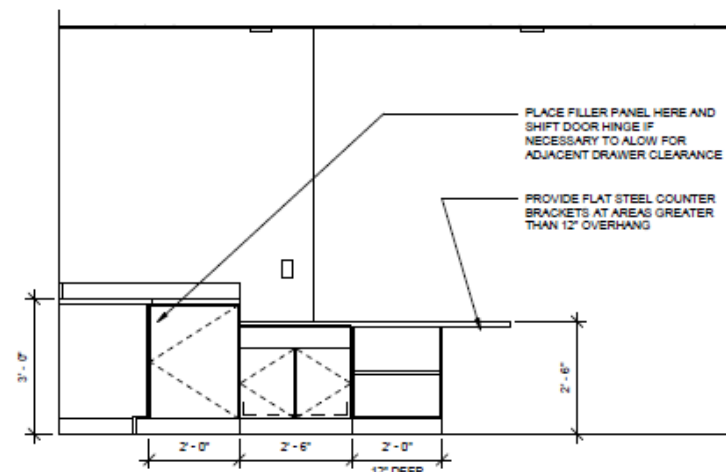
5 INTERIOR ELEVATION - KITCHEN NORTH  
1/2" = 1'-0"

PULL OUT SHELVES UNDER OVEN AND MW.  
[UD 5.3.10]



6 INTERIOR ELEVATION - KITCHEN EAST

KNEE CLEARANCE BELOW COOKTOP AND SINK.  
[UD 5.3.4]



7 INTERIOR ELEVATION - KITCHEN SOUTH  
1/2" = 1'-0"

# HABITAT WILSON

LOCATION  
1475 SE WILSON AVE

CLIENT  
BEND-REDMOND HABITAT FOR HUMANITY

# REVISION DATE

BUILD SET: 05/24/2024

ENLARGED PLANS & INTERIOR ELEVATIONS

A400

# Homeowner Impact

- Moved in 2023 to support family
- Teacher - passionate about education
- Volunteers in equine therapy
- Longtime dream of homeownership blocked by high costs.
- Excited for stability, freedom, and community connection.





# Questions?





**Bend-Redmond Habitat for Humanity  
Revenue and Expense by Project  
Wilson Ave**

<b>Revenue</b>		<b>Project Totals</b>	
Grant Income	\$	75,000	
Home Sales Revenue	\$	290,027	
Habitat fundraising	\$	19,500	
<b>Total Revenue</b>	<b>\$</b>	<b>384,527</b>	
<b>Expenses</b>			
Closing Costs	\$	3,173	
Architecture and Design	\$	15,000	
Preliminary Works	\$	32,148	
Vertical Construction (CPH)	\$	275,137	
Universal Design Upgrades	\$	33,260	
Interior Carpentry	\$	8,441	
Closings & Cleanup	\$	200	
Sustainability	\$	14,069	
Interest Exp	\$	1,377	
Taxes/Fees/License	\$	767	
Consulting	\$	400	
Legal	\$	575	
<b>Total Expenses</b>	<b>\$</b>	<b>384,547</b>	

