



Bend-Redmond
Habitat
for Humanity®

2025 Update CDBG & AHF



Daly Estates Update

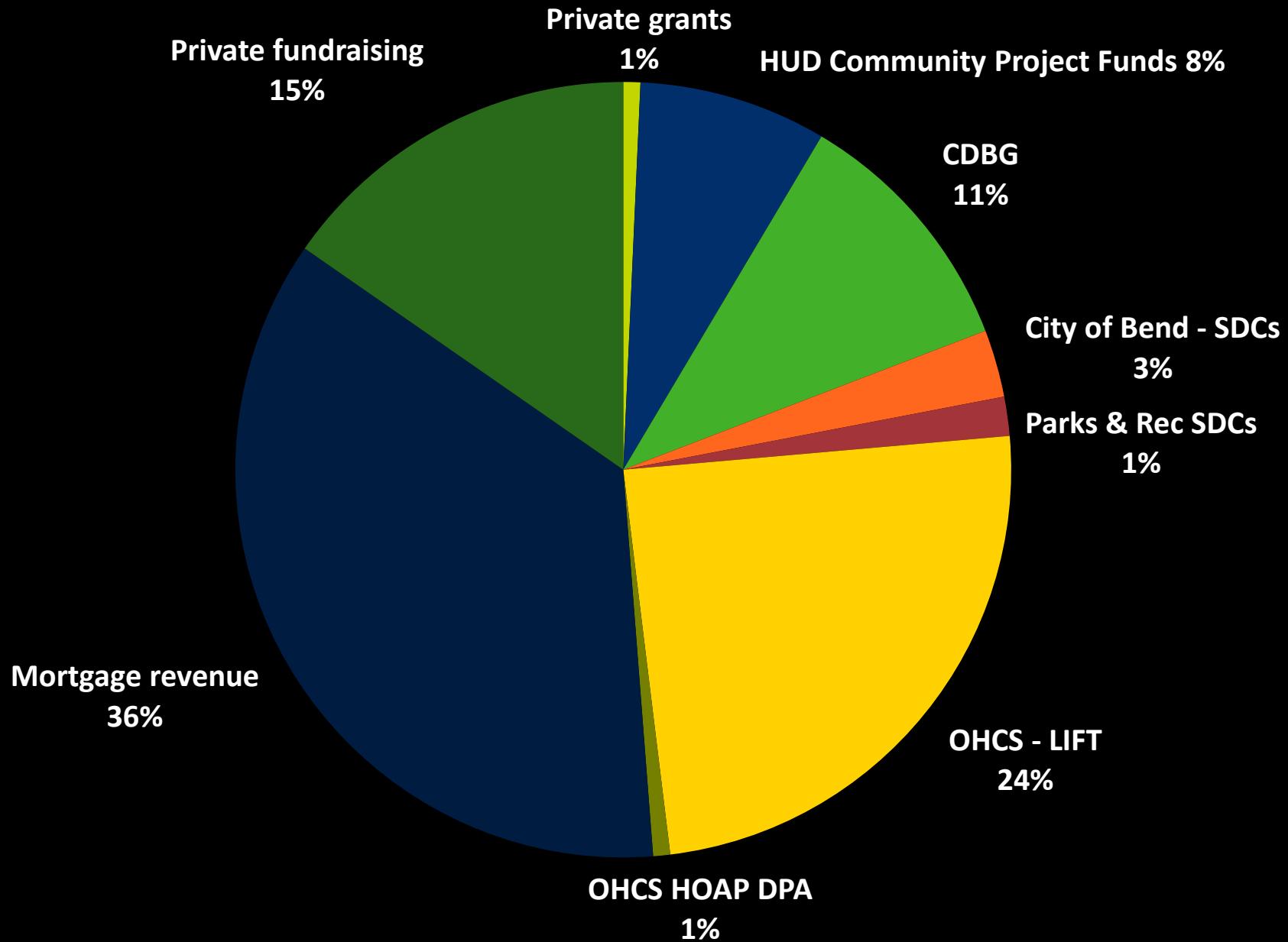
- \$450K in CDBG as DPA
- 9 permanently affordable homes
- Attached garages
- Private, fenced backyards
- Five 4-bedroom, 3-bath homes
- Four 1-bedroom, 1 bath homes
- C of O received on 6 homes
- Earth Advantage Platinum certified



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.”*

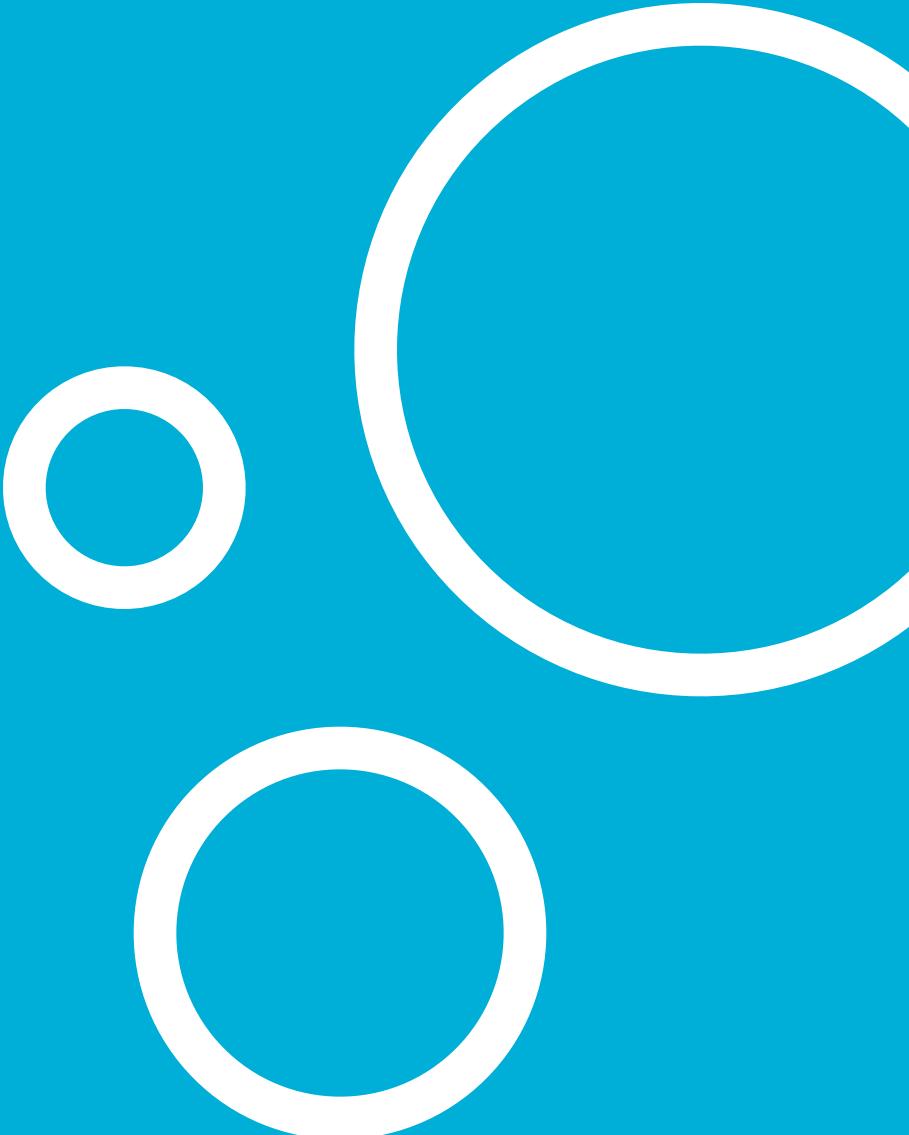


Affordable Housing Fee

- \$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 DPA Loan	\$ 30,000
Total Sources	\$ 413,380

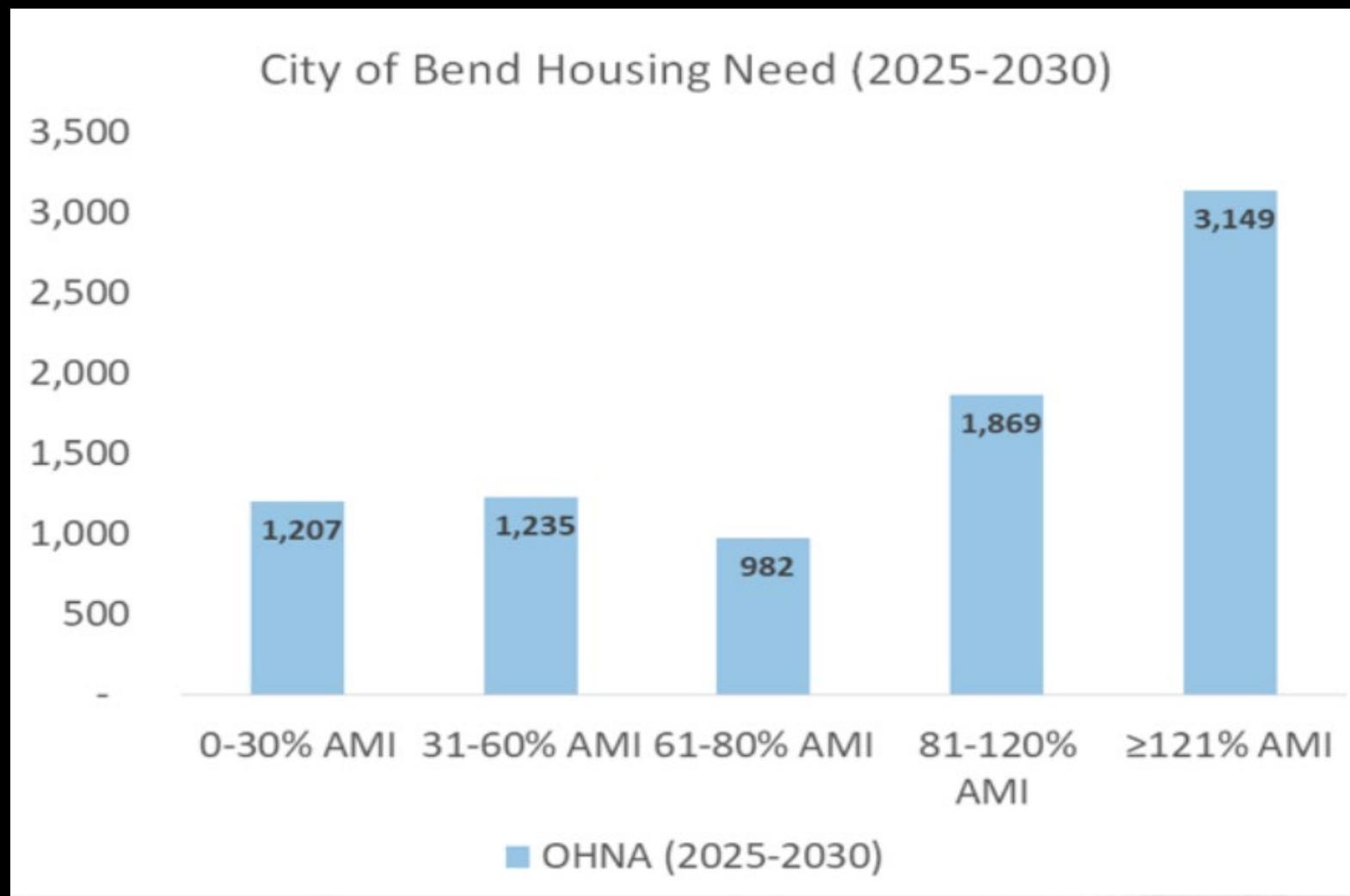


Bend-Redmond
Habitat
for Humanity®

H I A ⚡ U S
—
H O M E S

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
 - Ample space to ensure safety, comfort and inclusion.



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)			Home Depot Automatic Light (Not Motion Sensored)
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 Automatic Door Opener
3.2.7 Evenly lit.	✓				need to update lighting plan			yes
3.2.8 Automatic lighting activation.			✓		maybe just garage and mud room?			Automatic Light Switch ; 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?			Grainger (or similar)
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

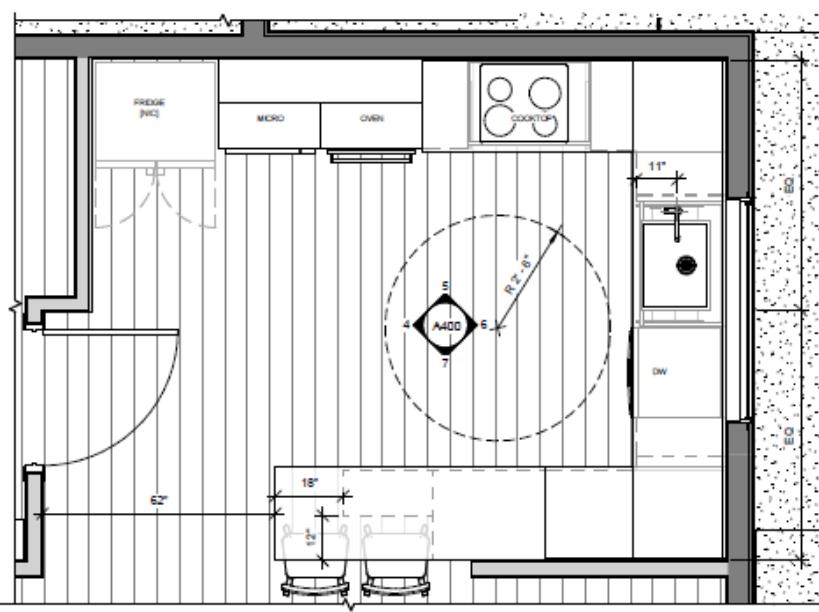
4.1.1 Pathway widths \geq 42 inches.	✓	orange	blue	Hiatus will ensure	
4.1.2 Interior door widths \geq 32 inches.	✓	orange	blue	Hiatus will insure	
4.1.3 Interior thresholds = 0.0 inches.	✓	orange	blue	Hiatus will insure	
4.2.1 No interior steps.	✓	orange	blue	Hiatus will insure	
4.2.2 Easily manipulated door hardware.	✓	orange	blue	spec downloaded	Lever Handle (this product or similar)
4.2.3 Unobstructive door swings.	✓	orange	blue		
4.2.4 Visual contrast for transitions.	green	orange	blue	✓ interior colors to be explored, will need approval	
4.2.5 Solid & high-contrast wall colors.	green	orange	blue	✓ interior colors to be explored, will need approval	
4.2.6 Rest areas.	✓	orange	blue		
4.2.7 Slip-resistant, trip-resistant, and durable flooring.	✓	orange	blue		
4.2.8 Low-glare flooring.	✓	orange	blue		
4.2.9 Evenly-lit.	✓	orange	blue		
4.3: (RULES ABOUT ELEVATORS)	✓	orange	blue	single story design will not have elevator	
4.4: (RULES ABOUT STAIRCASES)	✓	orange	blue	single story design will not have staircase	
2 out of 14 outstanding. 0 'no'	green	orange	blue		

Chapter 5: Kitchens

5.1.1 Floor space in front of appliances and counters \geq 48 inches.	✓	orange	blue		
5.1.2 Space between appliances and corners \geq 18 inches.	green	orange	blue	✓ feel like intent may be met. Challenging.	
5.1.3 Turning radii \geq 60 inches.	✓	orange	blue		
5.1.4 Prep areas with under-counter clearance next to each workspace.	✓	orange	blue		
5.1.5 Unconventional and adequate storage.	green	orange	blue	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.	✓	orange	blue		
5.2.1 Top of sink: 36 inches from floor.	✓	orange	blue		
5.2.2 Under-sink clearance: \geq 29 inches from floor.	✓	orange	blue	updated for review	yes
5.2.4 Under-sink clearance: \geq 18 inches of depth.	✓	orange	blue	updated for review	yes
5.2.5 Insulated and padded plumbing.	green	orange	blue	updated for review	yes
5.2.6 Easily manipulated faucet hardware.	✓	orange	blue	spec downloaded (need to incorporate)	Faucet
5.2.7 Temperature indicator on the faucet.	✓	orange	blue	spec downloaded (need to incorporate)	linked above
5.2.8 Side-mounted faucet.	✓	orange	blue	updated for review	yes
5.2.9 Spray faucet.	✓	orange	blue	updated for review	linked above
5.2.10 Disposal switch \leq 12 inches from the front of the counter.	green	orange	blue	updated for review	concerned about safety with children- can we wire ready but have a traditional switch as well?
5.3.1 Induction cooktop.	✓	orange	blue	what about this instead?	Frigidaire - \$900
5.3.2 In-counter cooktop.	✓	orange	blue	updated for review	yes
5.3.3 Pot filler above the cooktop.	green	orange	blue	updated for review	no (close enough to sink)
5.3.4 Under-counter clearance: \geq 29 inches from the floor.	✓	orange	blue	updated for review	yes
5.3.5 Under-counter clearance: \geq 32 inches side-to-side.	✓	orange	blue	updated for review	yes
5.3.8 Wall oven with a side-swing door.	✓	orange	blue	updated for review	Bosch
5.3.9 Microwave on counter -or- in-wall or cabinet.	✓	orange	blue		
5.3.10 Pull-out shelves under all ovens.	✓	orange	blue		
5.4.1 Space for full-size refrigerator -or- a built-in compact fridge -and- a built-in compact freezer.	✓	orange	blue		
5.5.1 Multiple counter heights.	✓	orange	blue		
5.5.2 Durable countertops.	green	orange	blue	✓ 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.	green	orange	blue	✓	Hiatus to confirm as we get into detailing phase
5.5.4 Solid color surfaces with low reflectivity.	green	orange	blue	✓	part of countertop coordination
					yes

HABITAT WILSON

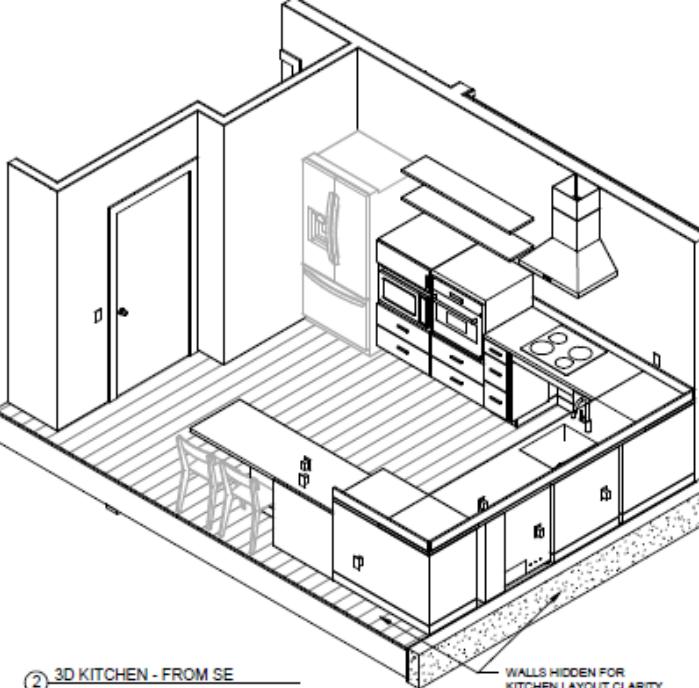
LOCATION: 1475 SEE WILSON AVE
CLIENT: BEND-HEDMOND HABITAT FOR HUMANITY



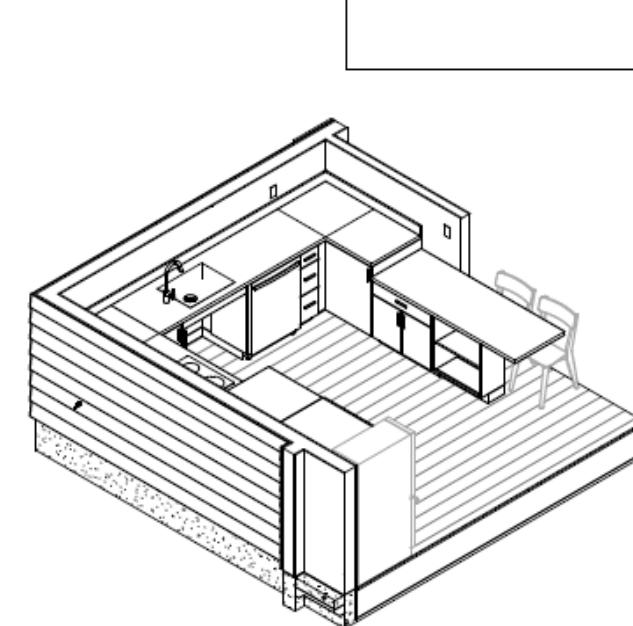
① ENLARGED FLOOR PLAN - KITCHEN



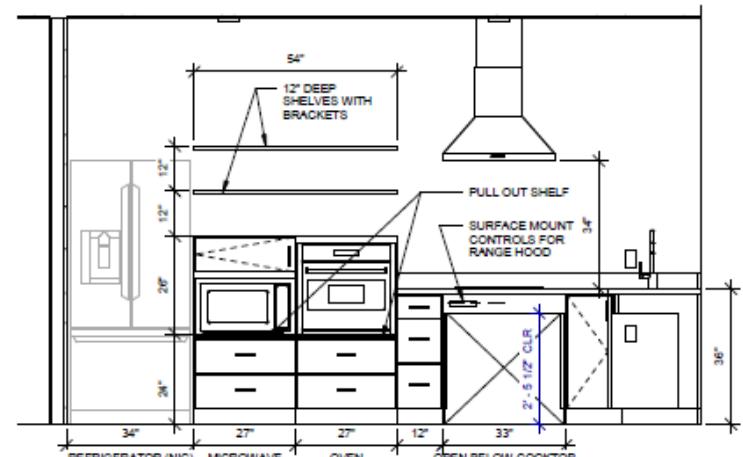
NOTE CONTROL LOCATION FOR RANGE HOOD.
[UD 5.3.7]



② 3D KITCHEN - FROM SE



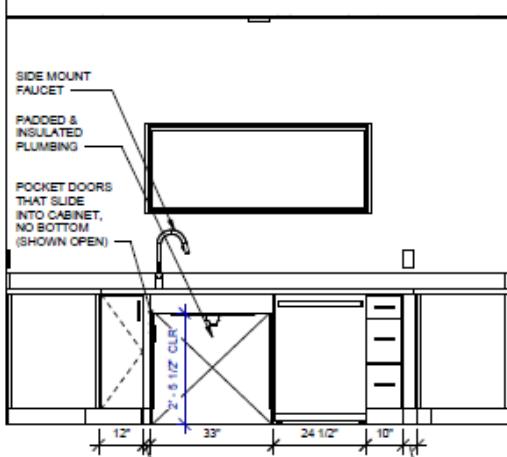
③ 3D KITCHEN - FROM NW



⑤ INTERIOR ELEVATION - KITCHEN NORTH

1/2" = 1'-0"

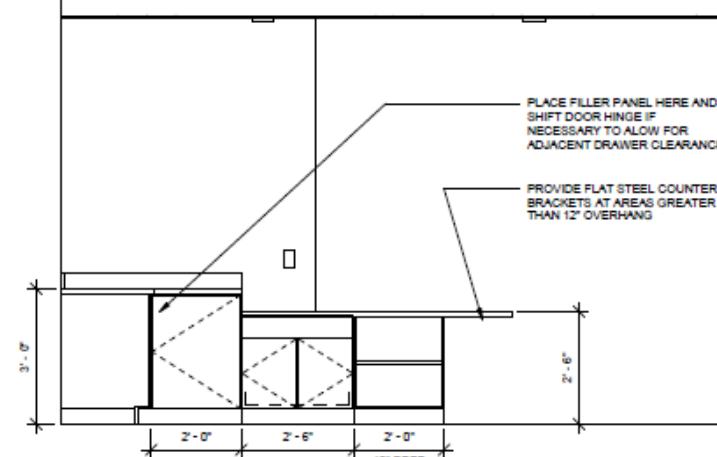
PULL OUT SHELVES UNDER OVEN AND MW.
[UD 5.3.10]



⑥ INTERIOR ELEVATION - KITCHEN EAST

1/2" = 1'-0"

KNEE CLEARANCE BELOW COOKTOP AND SINK.
[UD 5.3.4]



⑦ INTERIOR ELEVATION - KITCHEN SOUTH

1/2" = 1'-0"

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?





Certificate of Accessibility

1475 SW Wilson Ave Bend, Oregon

A Home by Hiatus Homes & Bend-Redmond Habitat for Humanity

For Achieving Universal Design Core Standards

Reviewed By:

Sarah Coffey Pruett, MOT, OTR/L, CAPS
NBCOT Certification #252440

A handwritten signature in black ink that reads "Sarah Coffey Pruett, MOT, OTR/L, CAPS".

Date of Certification: April 23, 2025**Certificate ID:** T125ROAL**Granted By:** The UD Project**Website:** universaldesign.org

This certification applies only to the design and construction features of this home. It does not guarantee that the home is fully accessible. This home is based on the Residential Universal Design Rating Guide 2014-2016, and may not meet specific requirements for external communication requirements for Grade 2 conformance. Properly functioning safety features, fire alarm and medical召喚, personal alarms, emergency or emergency communication devices, and other safety features, are not included in this certification. Grade 2 conformance is not guaranteed between disparate building systems which are properly designed. Providing a coordinated, harmonized, and integrated design is the shared responsibility of the designer and the builder. The UD Project is not responsible for the compatibility of building systems and/or specific building codes. This home is not intended to be used as a model home or for the demonstration of the building's features. Certification is not transferable or may be revoked if building codes change.

THE
UD
PROJECT

Bend-Redmond Habitat for Humanity

Revenue and Expense by Project

Wilson Ave

Revenue	Project Totals
Grant Income	\$ 75,000
Home Sales Revenue	\$ 290,027
Habitat fundraising	\$ 19,500
Total Revenue	\$ 384,527
Expenses	
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
Total Expenses	\$ 384,547

