



Amy Warren, Board President
COB MEETING - AUGUST 13, 2025

WOODHAVEN



ESTATES

PHASES 1 & 2

In the 2024-2025 Calendar years, Thistle & Nest closed 30 homes in phases 1 and 2 of Woodhaven Estates that benefited from the City of Bend Affordable Housing Fee Funds.



70%

Benefited from
additional
funding sources

COB | Home\$tart



23%

<60% AMI
Households

2 Households <30%

1 Household with a
Section 8 Voucher





90%

First-time
homebuyers

Only program
supporting non-FTHB

13%

First-generation
homebuyers

60%

Single-person
households

16%

Households with
children

3%

Households with
a disabled
member





67%

Women-led
households

17%

Senior-led
households

20%

Non-white
households -
Race or ethnic
diversity





NE Franklin Surplus Property

	ROCK	2' layer of 1/2" open Sierra stone
	ROCK	6"-8" layer of oversized drain rock (4"-6")
	CONCRETE	Poured in place concrete
	DG	3" layer of compacted Decomposed Granite - Rhyolite
	WALL	Gabion Basket Wall
	PAVERS	Turf stone
	BOULDERS	Varied size (18"-36") Oregon Mossy Boulders placed in loose random arrangement to appear as natural rock

Ones are approximate. Confirm property lines, structures and views. He does not meet the requirements of a boundary survey and is to any inaccuracies that a subsequent boundary survey may reveal. Mental areas to be dressed with mulch as shown on plan.

Underground automatic irrigation system in accordance with city of Liding code while keeping sustainable practices in mind. Provide filters according to manufacturers recommendations to each plant in all areas, provide rotors or similar to new grass areas.

Amended soil to all perennial plantings as per nursery planting

Groundcover plantings are to be planted with triangular spacing per o.c. specified on the plant schedule, no more than 1/2 that distance edge of groundcover planting area specified on the plan.

Instant plants will be selected on request. Although, there is no way guarantee those plants will be deer proof.

Selections are subject to availability. Contractor has the right to use alternative plants if necessary. If a plant is not found in our inventory, we may need to charge additional fees to source specific plants.

before digging. Verify location of existing underground utilities. Plans have not been approved by Newport Ave. Landscaping for the portion of bids from other companies. Client must purchase rights to use per landscape design agreement.

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port Ave. Landscaping is not responsible for the activities and of sub contractors. Newport Ave. Landscaping may facilitate and site subs but does not assume liability for their activities.

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>QTY</u>
Amaranthus trifolius	Multi-Flam Sunflower	#10	6
Cedrus atlantica 'Glauca Pendula'	Weeping Blue Atlas Cedar	#15	3
Larix occidentalis	Western Larch	6"-7"	2
Picea abies 'Pendula'	Weeping Norway Spruce	6"-7"	4
Achillea millefolium 'Savannah'	New Vintage White Common Yarrow	#1	67
Anemone tridactyla	Big Dogtooth	#2	46
Chamaecrista nictitans	Dancer Sweet	#5	15
Chrysanthemum maximum	Gay Ragwort	#1	37
Coreopsis lanceolata 'Tapestry Summer'	Tapestry Summer Tickseed	#1	37
Oenothera biennis	Tall Red Hot Lip	#1	46
Penstemon strictus	Rocky Mountain Penstemon	#1	46
Picea canadensis 'Nidiformis'	Bird's Nest Spruce	#1	5
Spiraea douglasii	Western Spiraea	#5	20



Completed civil
engineering for
the site design

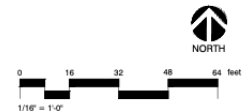


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Larch Grove
XXXXX NE Franklin Rd
Bend, OR 97701

Sheet Number:

L1.0



Designed Homes

Completed the
architectural
design for 13
homes – two of
which are
accessible.





Leveraged Funding

Received an
award of
\$2,485,000
from OHCS,
scheduled to
close Sept/1

Home
construction
scheduled to
begin Spring
2026









Questions?



THISTLE & NEST

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