



Bend-Redmond
Habitat
for Humanity®

HIATUS
HOMES

Bend-Redmond Habitat for Humanity

- Since 1989, we've served 220 households with affordable homeownership
- Established Homeownership Program to set homeowners up for long term success
- Completed 22 homes in 2022
- Currently under construction on 20 homes in Bend & Redmond, with all 20 families working through program.



Hiatus Homes

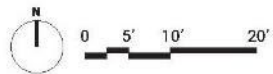
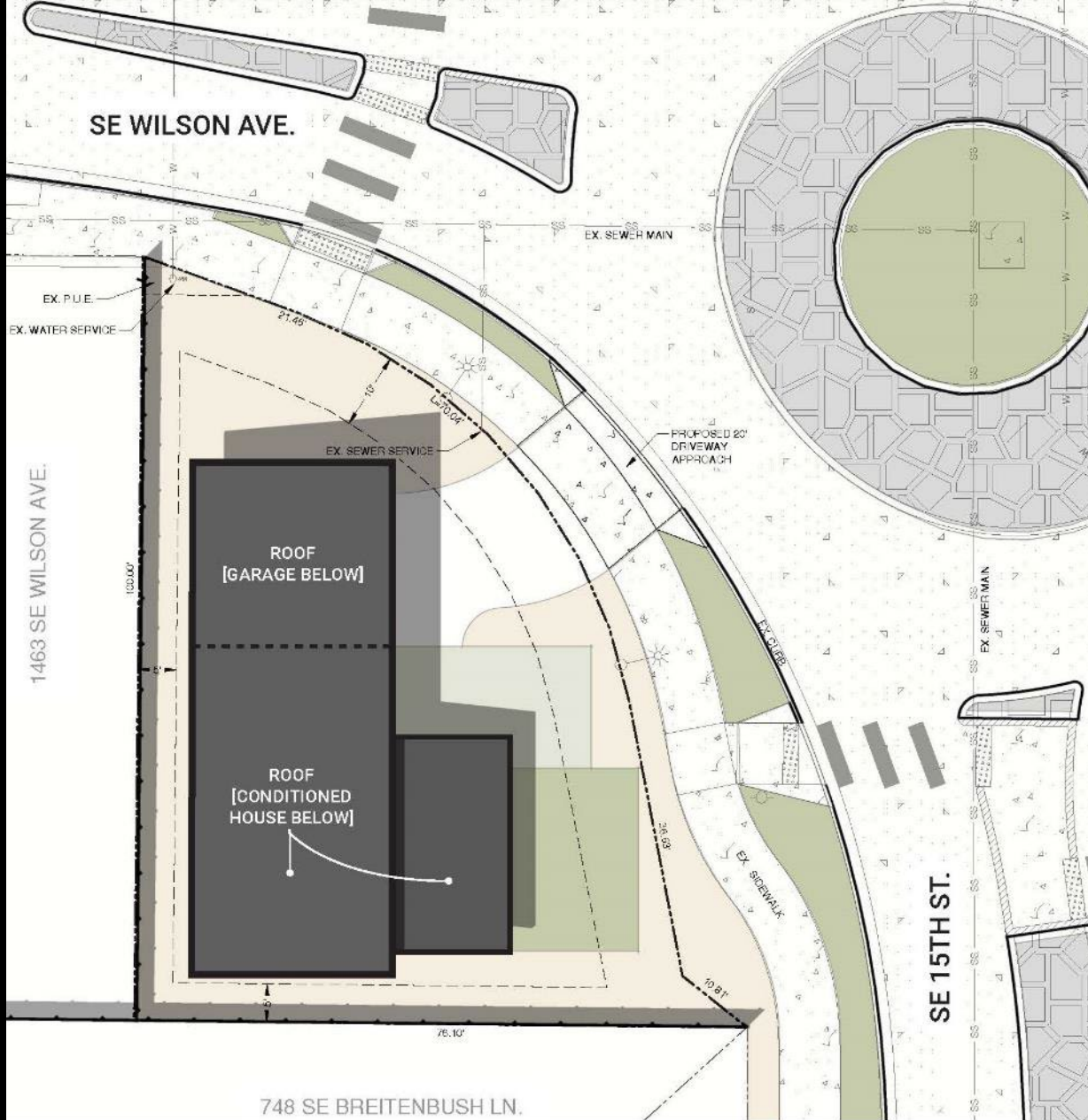
- Designer of award-winning, high-performance homes
- Comprised of Central Oregon locals interested in developing projects that respond to the voices and needs of the community we live in.
- Consistent involvement in grassroots and governmental efforts to make Bend more equitable through the built environment



Habitat-Hiatus Partnership on Wilson

- Pilot Partnership
- Middle-Income Homeownership
- High-performance home designed by Hiatus
- Qualified family from Habitat's homeownership program





SITE PLAN

HIAHUS HOMES

Habitat-Hiatus Partnership on Wilson

- Replicable
 - Both Habitat & Hiatus
- Universal Design
 - Enhance livability, accessibility and accommodate a diverse range of physical abilities and needs.
 - Promotes the convenience and comfort of everyone, regardless of age or mobility.
 - Equity in affordable housing



Why is middle-income housing so hard?

And what we need to build it

Homeownership Subsidy Example		
	Under 80% AMI	80-120% AMI
Total Construction cost	\$ 425,000	\$ 425,000
Affordable Mortgage	\$ 185,000	\$ 285,000
Subsidy Available	\$ 200,000	\$ 30,000
Gap	\$ 40,000	\$ 110,000

This Project	
	80-120%AMI
Total Construction cost	\$ 417,200
Affordable Mortgage	\$ 285,000
City of Bend	\$ 75,000
Deschutes County*	\$ 30,000
Gap (Habitat donations)	\$ 27,200





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Attachments





MANLEY PL

15TH ST

WILSON AVE

WILDCAT DR

DRAWING NOT TO SCALE
AERIAL IMAGERY FOR REFERENCE
ONLY



October 2022
DRAFT CONCEPT
LAYOUT SUBJECT TO CHANGE

WILSON AVENUE CORRIDOR PROJECT

NE 15TH ST & WILSON AVE ROUNDABOUT

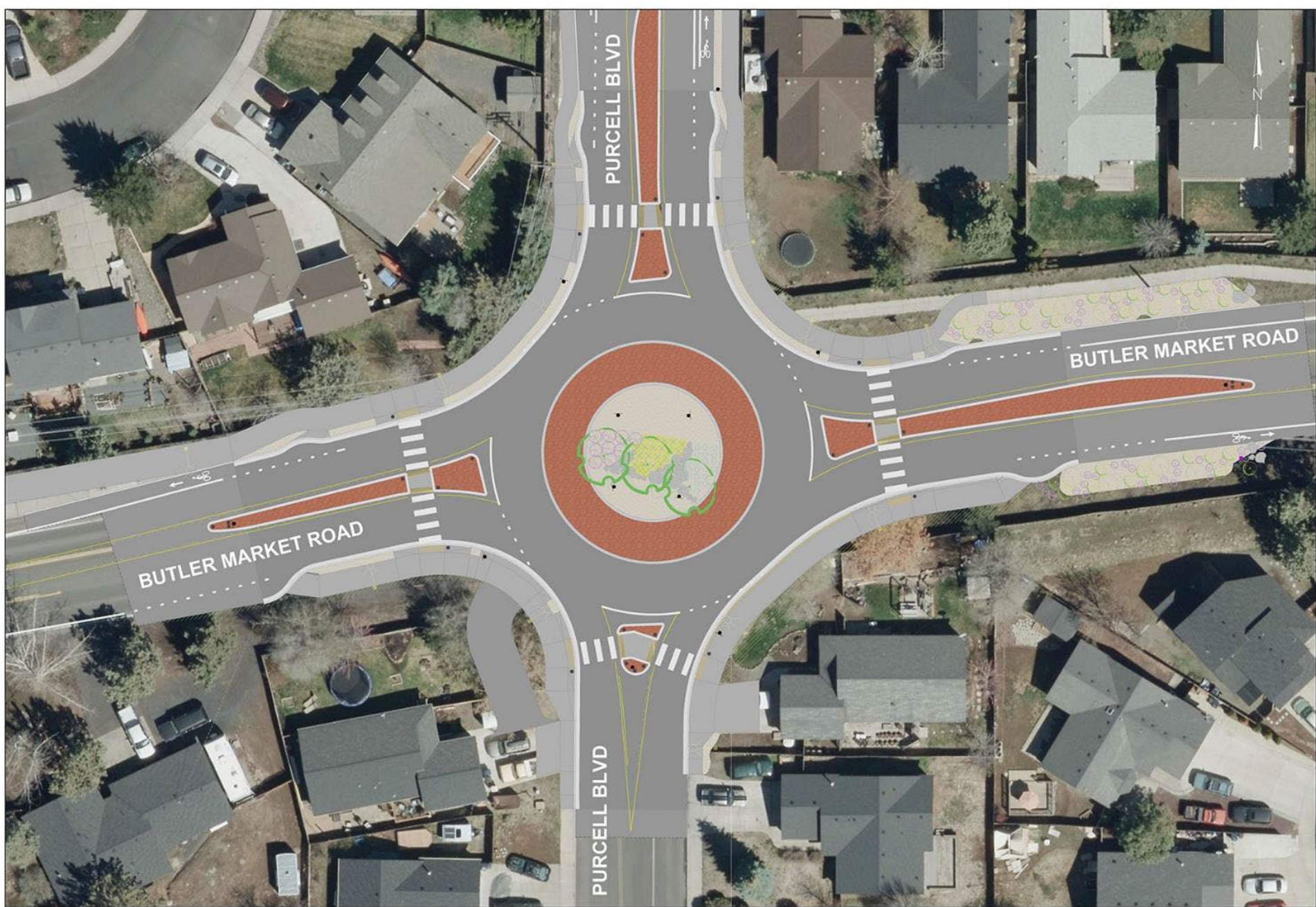
PROPOSED CONCRETE

PROPOSED ASPHALT

TAXLOT LINES



2020
Transportation
GO Bond



EMPIRE CORRIDOR IMPROVEMENTS PHASE 2 - BUTLER MARKET & PURCELL ROUNDABOUT

PROJECT BUDGET:

Sources of Funds					
Project Activities	Middle-Income Housing Pilot Program Funds Requested	Leveraged Funds		Match	Project Total
		Other Public Funds*	Private Funds**		
Architectural Design & Consultant	\$15,000				\$15,000
System Development Charges	\$20,000				\$20,000
Universal Design Upgrades	\$15,000				\$15,000
Direct Construction Costs	\$25,000				\$25,000
Deschutes County HOME		\$30,000			\$30,000
Sales Revenue				\$285,000	\$285,000
Donations			\$27,200		\$27,200
TOTAL					\$417,200

***OTHER PUBLIC FUNDS:**

Source	Amount of Funding			Use of Funds
	Secured	Committed	Applied For	
Deschutes County HOME			\$30,000	Construction cost offset
			not yet applied	
TOTAL			\$30,000	

****PRIVATE FUNDS:**

Source	Amount of Funding			Use of Funds
	Secured	Committed	Applied For	
Donations to Habitat	\$27,200			Admin/Closing costs
TOTAL	\$27,200			