



Bend-Redmond  
**Habitat**  
for Humanity®

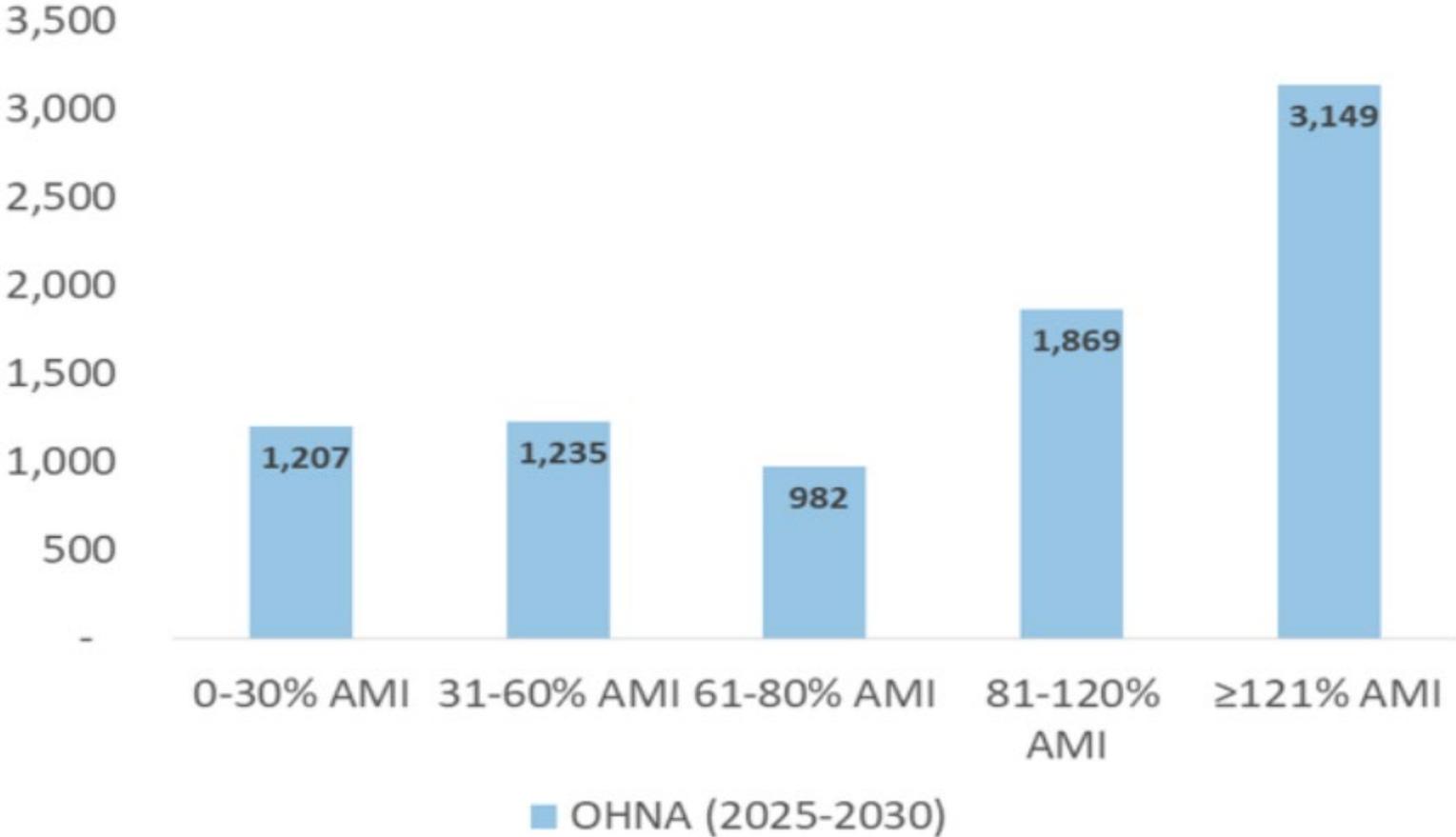
HIA<sup>↑</sup>US  
HOMES

# Wilson Ave

## Middle Income Pilot Grant



City of Bend Housing Need (2025-2030)



# 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

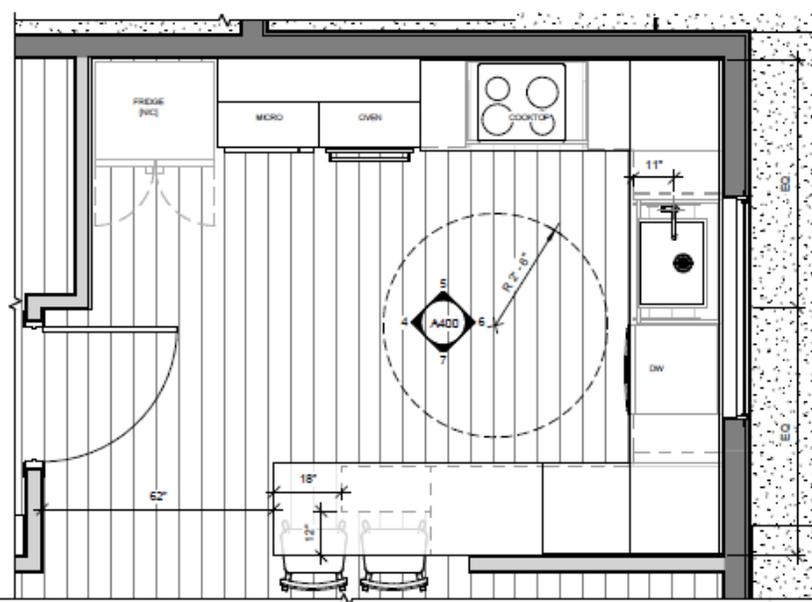
Chapter 1: Parking Areas	YES	NO	MAYBE	NOTES	HABITAT DIRECTION
1.1.1 Parking space width $\geq$ 11 feet.	✓				
1.1.2 Parking space length $\geq$ 20 feet.	✓				
1.1.3 Unobstructed width on all sides of parking space $\geq$ 3 feet.	✓				
1.1.4 Entrance height $\geq$ 8 feet.	✓				
1.1.5 Parking space slope $\leq$ 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

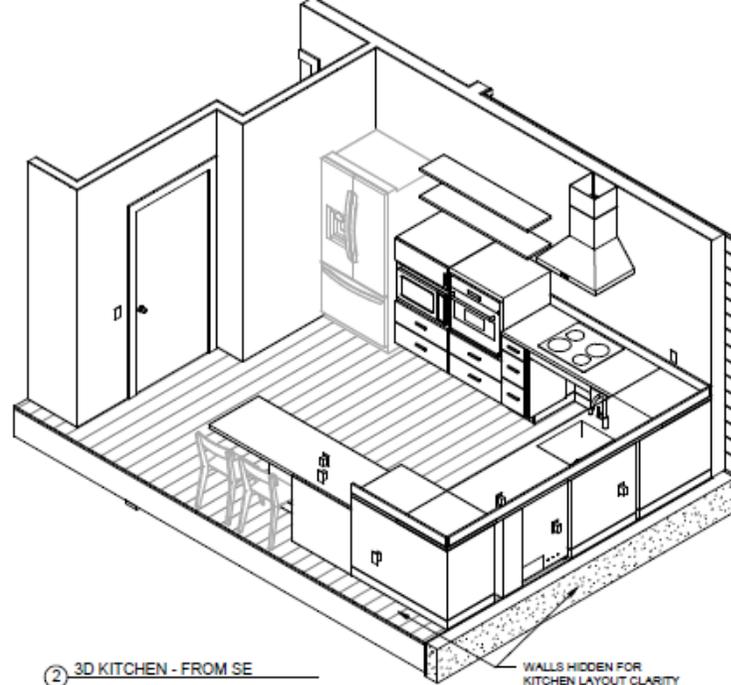
4.1.1 Pathway widths ≥ 42 inches.	✓			Hiatus will ensure	
4.1.2 Interior door widths ≥ 32 inches.	✓			Hiatus will insure	
4.1.3 Interior thresholds = 0.0 inches.	✓			Hiatus will insure	
4.2.1 No interior steps.	✓			Hiatus will insure	
4.2.2 Easily manipulated door hardware.	✓			spec downloaded	<a href="#">Lever 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	
<i>2 out of 14 outstanding. 0 'no'</i>					

## Chapter 5: Kitchens

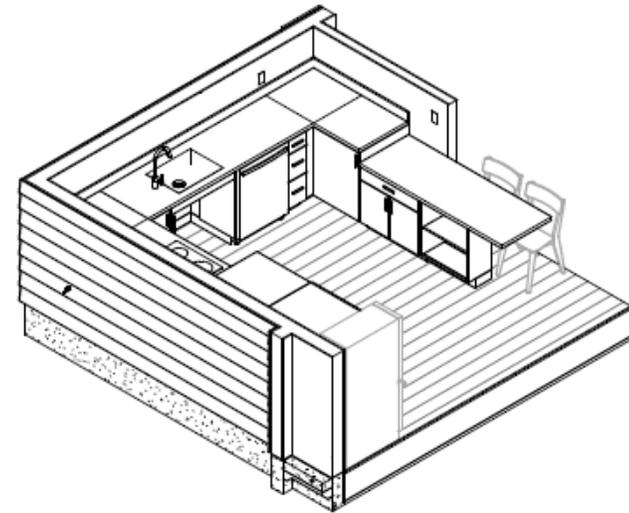
5.1.1 Floor space in front of appliances and counters ≥ 48 inches.	✓				
5.1.2 Space between appliances and corners ≥ 18 inches.			✓	feel like intent may be met. Challenging.	
5.1.3 Turning radii ≥ 60 inches.	✓				
5.1.4 Prep areas with under-counter clearance next to each workspace.	✓				
5.1.5 Unconventional 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

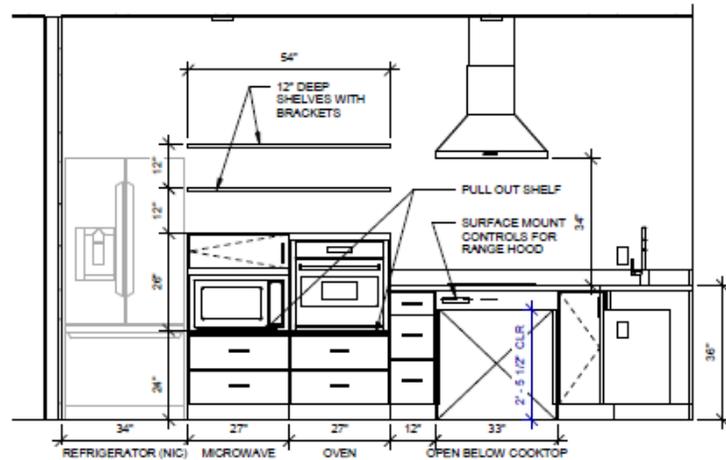


3 3D KITCHEN - FROM NW

**NOTE CONTROL LOCATION FOR RANGE HOOD.**  
[UD 5.3.7]

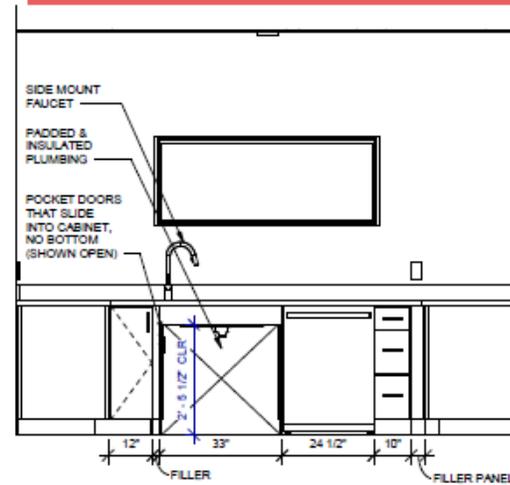
**SIDE MOUNT FAUCET.**  
[UD 5.2.8]

**MULTIPLE HEIGHT COUNTERS.**  
[UD 5.5.1]



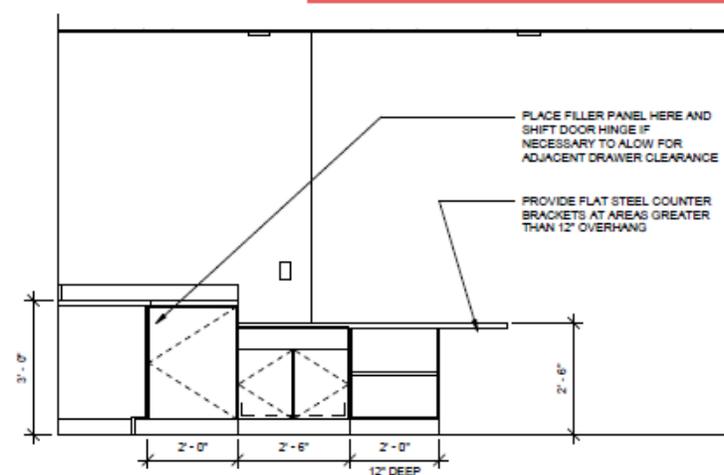
5 INTERIOR ELEVATION - KITCHEN NORTH  
1/2" = 1'-0"

**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**

Revenue	Project Totals
Grant Income	\$ 75,000
Home Sales Revenue	\$ 290,027
Habitat fundraising	\$ 19,500
<b>Total Revenue</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>\$ 384,547</b>

