

Hayden Homes offers affordable opportunities

Affordability is at the core of Hayden Homes' mission.

Hayden Homes' Regional Director Chris Davis notes that the goal of each community is to build at "the highest quality at the lowest possible cost" in order to serve underserved rural markets. Starting home prices are based on the area median income threshold in a community rather than being driven by market rate of the homes.

In turn, Hayden Homes' homes are virtually always "the most competitively priced homes in all of the communities we build in."

The commitment to affordability is especially apparent in Hayden Homes' McKenzie Meadows Village project, which is now underway in Sisters. The 195-plus-unit development combines 116 single-family detached homes, 18 single-family attached/ town-homes, and 61-65 multi-family units plus 3.32 acres of open space, and recreational amenities and supporting infrastructure. Among the homes built in the three-phase development will be 10 homes dedicated to affordable housing for families qualifying at the Department of Housing and Urban Development (HUD) threshold of 80 percent or below

of Adjusted Median Income.

The homes are being made available through the First Story program, Hayden Homes' non-profit charitable arm.

"What we're doing in Sisters is the largest, most impactful project the nonprofit has done," said First Story Executive Director Claire Duncan.

Three families have been selected for First Story homes in the initial phase of the project, which is expected to take three years to complete.

"All three families are the first in their families to own their own home," Duncan said.

Two of the three families currently live and work in Sisters. The nonprofit First Story reached out to the Sisters community to seek applicants and to help prospective homeowners prepare for the responsibilities and burdens of home ownership.

First Story's affordable loan program provides zero-down, zero-interest, 30-year loans to qualified individuals purchasing their first home. The First Story homes are triplex units — but they are only attached at the garage wall, giving them the feel of a single-family detached home. They



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are 1,058 square feet with three bedrooms and two bathrooms. They come with appliances, air conditioning, fencing and landscaping in place.

Since 1989, Hayden Homes has built over 17,000 homes in underserved, secondary markets throughout Oregon, Washington, and Idaho. Economies of scale help to keep land and materials costs down so that Hayden Homes can be affordable to working families and first-time homebuyers.

Every time a Hayden Home is sold, 1/8 of one percent of the sale price goes to First Story. The funds collected are distributed into the local community, where First Story makes charitable grants in support of community programs. For the sale

of a new home, Hayden Homes pays the percentage. When that first buyer sells the home, they pay the same percentage and so on, each time the house sells. "Deschutes County is one of our largest recipients of this grant funding, so hundreds of organizations have received grant funds," Duncan noted. Hayden Homes and First Story have made considerable contributions to Sisters High School, the Sisters Kiwanis Food Bank, the veterans outreach programs, Central Oregon Council on Aging and many more projects and programs.

Through their approach to building and the First Story program, Hayden Homes is offering an affordable opportunity to many families to call Sisters home.



MAKE YOUR MOVE INTO A NEW HAYDEN HOME

Imagine owning your own, quality-built home at a price you can afford. Live in a spectacular location nestled among towering Ponderosa Pines and acres of green space at Village at Cold Springs and McKenzie Meadows Village. Whether you're in search of stunning mountain views, proximity to the Sisters downtown shopping and restaurants, or a home base for outdoor adventure, our Sisters communities have what you're looking for. Hayden Homes offer versatile home plans to suit your lifestyle and budget.

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