

HOUSING: Working group is taking on long-standing issue

Continued from page 1

2010, contained a needs analysis, inventory of existing affordable housing, and six specific housing strategies to be implemented. It was a complete action plan never implemented. And now in 2015, the same issues face a different council.

The discussions at the spring Economic Vitality Summit identified the lack of workforce housing as one of the most pressing issues facing the city. Dana Perry, a resident of Sisters Country, volunteered to convene a brainstorming meeting of interested people to look at options for addressing the housing situation in Sisters.

The session took place August 19, with a wide range of interests and occupations represented. There were several builders and developers, representatives of local and state housing agencies, local employers, Sisters Planning Commission members, Habitat for Humanity board and staff members, seniors, Sisters School District, Sisters Community Development Director, a member of the Deschutes County Planning Commission, real estate investors, and several interested private citizens.

Perry described the purpose of the meeting as an opportunity to understand what’s currently happening in Sisters regarding workforce housing and how community members can get involved.

Attendees shared their interests in housing, mentioning everything from creating a product that will provide more children for the school district, to opportunities for businesses to attract employees who can afford to live

where they work. There was also interest in greater housing options for seniors.

Habitat for Humanity executive director, Sharlene Weed, believes it is necessary to identify where the gaps exist in the current housing inventory and find ways to fill them.

One thing on which there was agreement is the need for more apartments. The developers helped the other attendees understand why building apartments in a small town is not easy to do. One consideration is the rent that an apartment builder can charge versus the cost of the building. It takes too much energy and money to build small numbers. Economy of scale with a large apartment complex reduces the property management costs and provides a better rate of return.

Mark Reed, a Portland property owner and developer, estimated that 95 percent of apartment developers build them and immediately flip them for a quick return on investment. He said that in Sisters a new apartment complex might require a developer who is looking for a long-term investment, considering the sustainability of the project rather than quick profitability.

There is some affordable single-family housing already in the pipeline but it will take anywhere from six months to four years to become available. In the meantime, advocates believe it is incumbent upon the City and interested citizens to identify as many ways as possible to encourage more construction of single-family housing under \$250,000 and also rental properties of all kinds — apartments, multifamily, and single-family.

Some of the brainstorming included: looking at mechanisms that can be set up to raise capital; annexing land

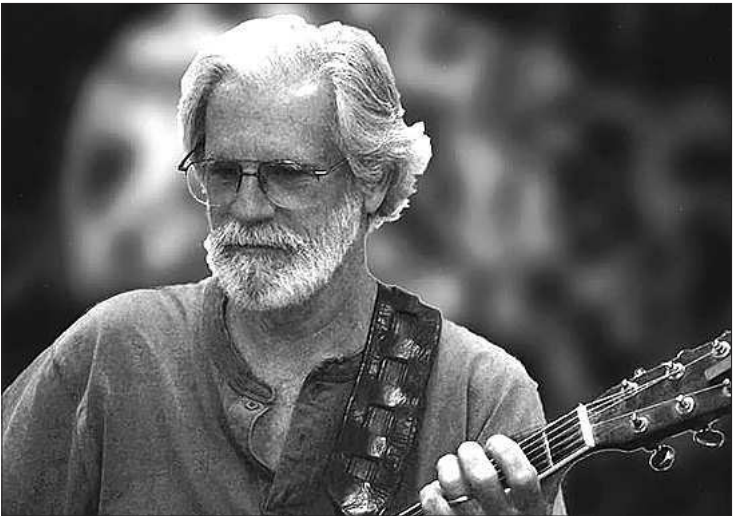
into the city specifically for affordable housing; donations of land to reduce the cost of building; employer-provided housing; as well as all the subsidy programs.

Developers/builders can be attracted to build affordable housing by offering a variety of incentives: system development charge grants, reduction or removal of plan review fees, and density and height bonuses, to name a few. The City, County, and State can help out by offering tax-deferral incentives.

The group identified several next steps. The most important one is “debunking the myth” regarding affordable housing: Affordable housing doesn’t automatically attract more crime and drugs. Tamarack Village on Larch Street near the post office is a good example of affordable housing that is an asset to the community.

A broad segment of the community believes that in Sisters there is a need for essential worker housing, so that local teachers, public workers, and firefighters can afford to live where they work.

Perry agreed to head up a group to work on community awareness and education. Anyone interested in joining in the effort can reach Perry at danamperry@earthlink.net.



Jack Williams is an outstanding guitarist.

Jack Williams to play HarmonyHouse

Doug and Katie Cavanaugh are opening up their HarmonyHouse house concert venue for some special music nights.

On Saturday, September 5, they welcome eclectic singer/songwriter Jack Williams. back to the HarmonyHouse stage. His audience will hear country, blues, and jazz. Williams is a poet who knows how to write simply and is known as a remarkable, magical performer with graceful good humor and hot guitar style .

“Jack is singing his way

across country and heading our way,” said Katie Cavanaugh. “We are so excited for his return here to Central Oregon! Don’t miss our good friend and modern-times troubadour here at the HarmonyHouse!”

Doors open at 7 a.m., music starts at 8 p.m. Patrons are invited to bring wine to share and a favorite dish. Suggested donation is \$20. HarmonyHouse is located at 17505 Kent Rd. (off Cloverdale Road) east of Sisters. For information and directions call 541-280-1821.

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Paul Mennick

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CARYN A. DOWNING
CLERK OF THE COURT
By Sheryl Knutson

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You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case. *AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación.

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The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is:
(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es):
Dennis D. Albright
715 Madison Street / P.O. Box 1076
Red Bluff, CA 96080

Caryn A. Downing
Clerk of the Court
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Sheryl Knutson
Deputy
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