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~ Residential Fall Clean-Up ~
"Taking Care" Of It All ...
... Lawns, Gardens, Walks
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NEED ASSISTANCE?
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Check out the Help Wanted ads

801 Classes & Training

Healing Herbs for Winter
Wellness, The Art of Making Tea
Sat., Nov. 7, 10am to 12pm and
Herbal Bath Teas for an
Achy Body, Sat., Nov. 14,
10am to 12pm. \$20 per class or
\$35 for both. Contact Lani for
more details at 541-923-4642.

802 Help Wanted

SISTERS McDONALD'S
\$200 Fall Hiring Bonus!!
Receive \$100 with your first
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90 days! (must be employed in
good standing at time of payout)
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Apply anytime at
MyLocalMcDs.com/Sisters
Seeking COOK (*experience*
preferred but will train) and
COUNTER, Sno Cap Drive In.
Apply in person, Cascade & Pine.
CARPENTER: Pay based on
experience. Call 541-549-2934.
Administrative Assistant: The
Church of the Transfiguration has
an immediate opening for a
part-time admin assistant. Please
refer to Craigslist > Bend> Jobs
(post id: 5195081786) for details.
BUSSER & HOSTESS for
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Apply in person, ask for Javier.

999 Public Notice

WHO IS REQUIRED
TO HAVE A
CONSTRUCTION
CONTRACTORS LICENSE?
Oregon law requires those who
work for compensation (except
bona fide employees) in any
construction activity involving
improvements to real property to
be licensed with the Oregon
Construction Contractors Board.
(There are several exemptions.)
An active license means the
contractor is bonded and insured.
Go to www.oregon.gov/CCB

HOUSING: Staff is creating policy recommendations

Continued from page 1

to update the evaluation of trends that affect housing construction and future supply in Sisters.

In order to consider a for-sale home to be "affordable" in Deschutes County, based on an Area Median Income of \$50,209, it would be valued at \$155,687.

A working group of individuals who are directly involved in active affordable-housing programs or construction and other interested persons participated in reviewing background data and developing affordable-housing recommendations.

Data collected indicates that single-family homes, attached and detached, comprise nearly two-thirds of the housing stock in Sisters. Townhomes, apartments, and condominiums comprise only 14 percent, and only one development, Sisters RV Park, considered a mobile home park, exists in the city.

According to the 2010 census, 54 percent were owner-occupied dwellings and 46 percent were renter-occupied. 2015 GIS data shows 74 percent and 26 percent respectively.

Building permit issuances are keeping pace with 2013 and 2014, but all of

the permits issued so far for 2015 are for single-family dwellings. Permit issuance rates are still approximately half the number as compared to 2005 and 2006.

One very interesting table in the report provides detailed information on residential buildable lands and development inventory including number of acres, zoning, numbers of vacant lots and potential vacant dwelling units, types of homes, how many are built now and will be at build-out and the dwelling units per acre (gross density). There are currently 1,132 dwelling units built. If all possible units were built out, there would be 2,872.

The report, when completed, will include national, state, and local housing and demographic trends as well as projected housing needs by structure type and tenure and desired percentages of each type.

From the housing needs analysis, staff and the work group have proposed possible policy recommendations to support affordable housing in Sisters. Those suggestions include: appointing a housing coordinator to monitor housing related activity; developing a housing policy board, separate from the planning commission, to deal only with housing issues; and developing a housing trust fund and use

of other existing City funding sources to provide financial assistance for building affordable housing.

Other recommendations include: developing a comprehensive incentive program for developers of affordable housing; drafting amendments and revisions to the development code to encourage/facilitate affordable housing; surveying vacant, underutilized, and public land for purchase and building opportunities; and encouraging use of financing support and tax credits.

Staff is continuing to work on the overall housing analysis including the need for more affordable housing units in Sisters.

On another matter, the Planning Commission agreed to workshop the issue of food carts in Sisters by looking at possible revisions to the Development Code. Commissioner Jeff Seymour said, "We need to be proactive before it becomes a problem."

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