

SDC waivers approved for housing

By Sue Stafford
Correspondent

Sky Gate, a seven-lot affordable-housing development slated for northeast Sisters, received approval from Sisters City Council for the waiving of water, sewer, and parks system development charges (SDCs).

Shane Lundgren, the developer of the Sun Ranch residential project, sold the two-thirds of an acre for \$10,000 to HousingWorks, to satisfy the City requirement to construct one affordable housing unit for every 10 market-priced houses in a development.

Tom Kemper, executive director of HousingWorks, said Core Housing will build and sell the houses, and HousingWorks will hold title to the land. To be considered formal affordable housing, the purchasers must have income of no more than 80 percent of the average median family income for Deschutes County, which is currently about \$47,000.

To qualify for SDC waivers, a house must remain affordable for 50 years, which means if it is resold within that 50 year period, the new purchaser must also qualify as having the 80 percent of Deschutes County income. If the house does not remain affordable, then the City must be reimbursed for the waived SDC fees.

The City charter allows for the waiving of SDC fees,

which reduces the initial construction costs of a new home, helping to lower the sales price. However, those fees have to somehow be accounted for by the City. Therefore, a ledger transfer is made from general fund reserves (currently \$900,000) into the SDC accounts. In other words, the City pays the fees to itself. Those funds will soon be supplemented by the increase in the transient room tax.

On an average 2,000-square-foot, three-bedroom, two-bath house, the total SDC fees usually run \$10,000 to \$12,000. The transportation SDC fees for the seven lots have already been paid by Lundgren, so the fees being waived are for water, sewer, and parks.

Kemper reported that the seven Sky Gate homes will be high-quality 1,200-square-foot houses with three bedrooms and one-and-a-half baths. His organization will control the sale process with a ground lease. The buyers will have to provide documentation to prove their eligibility for purchasing an affordable-housing home. The paperwork will be certified by HousingWorks and sent to the City.

There is one sticking point still to be worked out:

Kemper was told a year ago that they would receive the SDC exemption, although the source of that assurance was not identified. The City charter states that the homeowner must continue to qualify for affordable housing after the purchase of the home, throughout their tenure as the homeowner.

Kemper stated that his organization is not able to provide continuous monitoring of the ongoing income of a purchaser over the years. They can verify at the time of purchase and at the time of sale to a new purchaser. The City charter, which can only be changed by a vote of the citizens, states that income of the homeowner must continue to remain at no more than 80 percent.

Kemper and City attorney Steve Bryant will be meeting to try to reach a mutually agreeable solution. Mayor Chris Frye assured Kemper that the City is eager to work with him and appreciative of his efforts to provide affordable housing for the community. Council approved the waivers.

Construction should begin shortly on the first three houses, as the contractor is ready to begin work, and permits were to be issued this week.

Elementary school breaks out the PB&J

Sisters Elementary School is hosting a Peanut Butter and Jelly drive through Friday, March 18. All donated foods will be given to the Sisters Kiwanis Food Bank.

“We call it a Peanut Butter and Jelly Drive, but we are really aiming for all kid-friendly foods,” says Sisters Parent Teacher Community (SPTC) volunteer Erin Borla. “This was a great way to help the food drive become relatable to students in the elementary school – foods they like they can bring in and donate for folks that are our own friends and neighbors.”

The food drive kicked off last Wednesday, March 9, with an author visit to the school. Lois Brandt, author of “Maddi’s Fridge,” a story about friendship,

compassion, and childhood hunger, spoke to the students, and PE teacher Mark Lamont energized the crowd with an announcement about the food drive.

According to the National Peanut Board, peanut butter’s high protein content, long shelf life, and versatility make it one of the most requested items at food banks.

Community members can support the drive by dropping off kid-friendly food at Sisters Elementary School. Both Ray’s Food Place and Melvin’s Fir Street Market have displays to help support the cause.

For more information on the food drive or to get involved with the SPTC contact Haley Ellis at ellis.haley@gmail.com.

SISTERS Entertainment/Arts/Events

Wed.~Mar. 16

Sisters Movie House Girls’ Night Out: “Whiskey Tango Foxtrot” 5 p.m. \$30 for Pakistani meal, one glass of beer or wine, and admission. Film starts at 6 p.m. Buy tickets in advance at the theater or call 541-549-8833; this event may sell out!

Wed.~Mar. 23

The Belfry Live Music with Hot Buttered Rum & Front Country 8 to 11:30 p.m. \$16 online at bendticket.com or \$20 at the door. For more info go to belfryevents.com.

Friday~Mar. 25

Cork Cellars Live Music with Jim Cornelius & Mike Biggers 7 to 9 p.m. No cover! For additional information call 541-549-2675 or go online to corkcellars.com.

Saturday~Mar. 26

Caldera Arts Center Open Studio at Blue Lake 1 to 3 p.m. Free to the public. Meet the Artists in Residence! For info go to calderaarts.org or call 541-595-0956.
Black Butte Ranch Doggie Dash Fun Run/Walk 10 a.m. registration, 11 a.m. event. at the Lakeside Activities Center. \$5 entry goes to Three Rivers Humane Society. 541-595-5879 or 541-595-1282 or blackbutteranch.com.

Friday~April 1

Hardtails Bar & Grill Live Music with Tommy Hogan 9:30 p.m. to 1:30 a.m. for the big 5th anniversary party! Never a cover! 541-549-6114 or go to hardtailsoregon.com.

Cork Cellars Live Music with Doc Ryan 7 to 9 p.m. No cover! For additional information call 541-549-2675 or go to corkcellars.com.

Saturday~April 2

The Belfry Live Music with Poor Man’s Whiskey 8 to 11:30 p.m. \$17 online at bendticket.com or \$20 at the door. belfryevents.com.

Hardtails Bar & Grill Live Music with The Weekenders 9 p.m. to 1:30 a.m. for the big 5th anniversary party, with specials starting at 11 a.m.! Never a cover! 541-549-6114 or go to hardtailsoregon.com.

Sisters Family Owned

Come taste why our breakfasts are the best in town...

- Everything from scratch
- Biscuits made daily
- Salmon and pork smoked on site
- Sourcing from local farmers
- Healthy, delicious, affordable
- Proudly sponsoring Sisters Trails Alliance Dinner, April 8

THE COTTON WOOD CAFE

Breakfast & Lunch
Wed-Sun 8-3

541.549.2699
403 E. Hood Ave.

Sisters
MOVIE HOUSE

STARTS FRIDAY
FRI., MARCH 18 – THURS., MARCH 24

Miracles From Heaven (PG)
Fri 4:45, 7:15 • Sat 2:15, 4:45, 7:15
Sun 1:45, 4:15, 6:30
Mon-Wed 4:15, 6:45
Thurs 3:30, 6:30

Zootopia (PG)
Fri 4:30, 7:00 • Sat 2:00, 4:30, 7:00
Sun 1:30, 4:00, 6:15
Mon-Wed 4:00, 6:30
Thurs 3:30, 4:15

Deadpool (R)
Fri-Sat 7:30 • Sun-Wed 7:00

Race (PG-13)
Sat 4:45 • Sun 4:15

Whiskey Tango Foxtrot (R)
Fri 5:00, 7:30
Sat 2:30, 5:00, 7:30
Sun 2:00, 4:30, 6:45
Mon-Wed 4:15, 6:45

Lady in the Van (PG-13)
Fri 5:15 • Sat 2:30
Sun 2:00 • Mon-Wed 4:45
Thurs 4:00

Batman vs. Superman (PG-13)
Thurs, March 24TH 6:00

My Big Fat Greek Wedding (PG-13)
Thurs, March 24TH 6:30

Movie times and titles are subject to change. Visit website or call for latest information.

WWW.SISTERSMOVIEHOUSE.COM

541-549-8800

The Belfry

Mar. 17 / Thurs. / 7 PM
St. Paddy’s Day with Moon Mountain Ramblers!
A soulful interpretation of traditional bluegrass, jazz/swing & country tunes.

Mar. 23 / Wed. / 8 PM
Hot Buttered Rum with Front Country
A sound that is tough to describe and easy to love, and it has found its way to the most prestigious pop, folk, and bluegrass stages in the country

April 2 / Sat. / 8 PM
Poor Man’s Whiskey
Fusion of bluegrass/old-time, Southern rock, and old-school jam in a high-energy live show

April 30 / Sat. / 8 PM
Pigs on The Wing
Bringing the energy and electric intensity of Pink Floyd to an intimate theater setting.

PUB OPENS ONE HOUR PRIOR TO SHOWS

BelfryEvents.com
Call for Details
541-815-9122

Thursday~Mar. 17

Hood Avenue Art Live Music with Doug & Katie Cavanaugh 6:30 to 8:30 p.m. Fundraiser for Circle of Friends, traditional Irish tunes! For info: 541-420-5250.

The Belfry St. Paddy’s Day with Moon Mountain Ramblers 7 to 11 p.m. \$8 online at bendticket.com or \$10 at the door. Traditional bluegrass, jazz/swing and country tunes. Info: belfryevents.com.

Friday~Mar. 18

Cork Cellars Live Music with Mark Conklin 7 to 9 p.m. No cover! For more information call 541-549-2675 or go to corkcellars.com.

Paulina Springs Books Author Reading with Les Joslin 6 p.m. Les will read from “Legendary Locals of Bend.” \$5 entry refunded upon purchase of featured book. paulinasprings.com.

Tuesday~Mar. 22

The Belfry Sisters Science Club: “Antarctica – Living & Working on the Ice” 7 p.m. (6 p.m. for refreshments). Dusty Miller & Barb Schulz discuss working at the South Pole & Antarctica. \$5 (club donors, students & teachers free). sistersscienceclub.org.

Submit by 5 p.m. Fridays: teresa@nuggetnews.com

