

TAX: No policy has been enacted yet, but builders wary

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School.

Lewis and April Pust of Hayden Homes were both contacted several times for comment on this story. Though they said they would provide comment to *The Nugget*, as of press time they had not done so.

Ryan has held several meetings with Dennis Murphy, president of Hayden Homes, to try to work out a compromise. In the MMV piece, one in every 10 homes is required to be “affordable,” thus if they were to build the proposed 199 homes, 20 would be affordable. If a CET tax were in place, there would be an excise tax on every house, in addition to the 1-in-10 formula.

Hayden also has an in-house charity called First Story, which assists low-income homebuyers to purchase a home. In Sisters, there is one First Story house to date already completed by Hayden.

Ryan said he believes it would be “unhealthy to not try to reach an agreement”

with Hayden.

“It would be ideal if we could reach an agreement with Hayden that is a win/win for all parties and then tackle the CET decision with proper process and time. Legally, I have not yet conferred with our attorneys on the potential form of any potential agreement, but the 10 percent affordable-housing requirement for McKenzie Meadows does count towards our big-picture goal, so the question remains, is that roughly equivalent to a one percent CET or not,” he said.

The City currently has no proposal, plan, or policy in place regarding instituting a CET, and not all of the councilors are in favor of a CET.

Councilor David Asson told *The Nugget*, “I’ve heard little of the details mentioned and need far more understanding, and basically I am not in favor of another tax. I despise the term ‘affordable housing.’ It is too vague to properly describe what Sisters’ priority should be. We need jobs, families and kids. Accomplish this. The rest will take care of itself far better than we can as a City. We don’t have the budget to further subsidize housing. Our \$300,000 cash investment (in the HousingWorks

apartments) is enough to meet that responsibility.”

Last Friday, work began on contacting other cities in Oregon that have a CET to get their input on how they did it and what the result has been. Another question to be answered is if any city with a CET has also imposed the 1-in-10 affordable-units formula.

Bill Willitts, a partner in the MMV property being considered by Hayden, agrees that “Affordable housing is an important need for our community and our state. How we achieve affordable housing needs to be fair and balanced. The CET is unfair to the planned unit developer that is already responsible to provide one in 10 affordable units.” He went on to say, “Ultimately, the high cost of building in Sisters will either drive the production builders out or increase the cost of housing by thousands of dollars for the market-rate buyers.”

At stake at this point in time is whether a carve-out exemption can be made to satisfy one building company immediately, before a decision is made on a long-term CET policy with potentially far-reaching consequences for the City, local builders and homebuyers.

CONCERT: Show is first of three at Fir Street Park

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2006, when Michael formed his own band Michael Cleveland & Flamekeeper, that he found the right vehicle for his musical vision, and he hasn’t rested since, constantly looking for new ways to push himself and his music forward.

“He plays fearless, and it’s intoxicating to play with him because he makes you play fearless,” says Country Music Hall of Famer Vince Gill. “He takes no prisoners, but he plays with a restraint and a soul. He plays with abandon.”

Together with Flamekeeper members Josh Richards (guitar), Nathan Livers (mandolin), Jasiah Shrode (banjo) and Tyler Griffith

(bass), Cleveland makes his way around the country performing festivals, clubs, and performing-arts centers and delighting audiences.

“It’s wicked to see how much music he pulls out of a bow,” said Gill. “He’s untouchable.”

Tickets for Sisters Folk Festival, September 7-9, are still available but going fast. Advance sales end August 31, with any remaining tickets available for purchase at the Festival.

For Sisters Folk Festival 2018 Summer Concert Series and artist information, visit www.sistersfolkfestival.org. Sisters Folk Festival encourages patrons to bring blankets and low-back chairs, as seating is not provided. All shows start at 6:30 p.m., are free and open to the public, and picnics are encouraged. Fir Street Park is located in downtown Sisters at 150 N. Fir St.

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Experiencing the draw to dedicate his full attention on the needs of his growing client base, Phil Arends, Principal Broker with Cascade Sotheby’s International Realty, has decided to step down from his role as Manager of the Sisters office. A top-producer, Phil will focus on the continued market demand for Central Oregon properties, with listings ranging from Black Butte Ranch to Bend. A resort and second home specialist, Phil is recognized for his extensive knowledge of the region, as well as his ability to service the demands of local, regional and international clients. An example of the quality of listing that Phil is known to represent, include an amazing Northwest contemporary, located at **18290 Plainview Rd, in Bend**. A gorgeous high desert home on 24 secluded acres, yet close enough to everything the city has to offer.

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