

3/8/23

RE: Testimony from Wellhouse Church for City Council Meeting 3/8/23

Dear City Council,

The goal of Wellhouse Church is to be a blessing and asset to our community. From the Wellhouse Market, Wellhouse Academy/Wellspring Christian School, it is our desire to be a blessing to Sisters. To help those in our city that are needing a hand up, not a handout. This development will further the goal we have as we partner with The City of Sisters and Northwest Housing Alternative (NHA) to establish and offer true affordable housing for our community.

We are excited about the new zoning for 322 Trinity way to MFR. This will allow us to move forward on our current Vision of affordable housing on this land. Our Vision has been to create an apartment complex for affordable housing to help our younger families in our community to afford living in the city of Sisters. After hearing from Scott Wolford of The City of Sisters and Clayton from NH, we knew that this was exactly what we had dreamed for this portion of the property. We also realized the NHA was a perfect fit for us to partner with.

After meeting and performing due diligence on what NHA offers, we knew that we desired to partner with them to develop this 1.5 acres of land for affordable housing. The benefit for us to partner with NHA is that they bring the expertise needed to develop and manage a complex of this size, this is what they do. Which in turn alleviates the burden for Wellhouse Church to develop and manage a complex that we do not have expertise in.

This is a win, win, win situation. The City of Sisters wins, by gaining an affordable option for the citizens of Sisters. This is not low income, this is not a smoke screen of affordable housing, this will truly be affordable housing. The qualifying families will be from 50% to 80% of median income for this city. Truly affordable housing. NHA wins by gaining the development in Sisters they desire. Wellhouse Church wins in the fulfillment of our vision as well as partnering with all parties to provide a much needed resource to our community.

NHA will provide specific numbers of apartments for the residents of Sisters as a priority. Working with local agencies such as; Wellhouse Church/Wellhouse Market, Family Access Network, and others to find those families in need of affordable housing.

Wellhouse Church desires to be good neighbors, allowing people to walk their dogs on our current property, helping families with much needed groceries, and allowing neighbor children to play on our playground is what we love to do. At the same time, we purchased the 322 N. Trinity Way property, with full intentions of developing this land at some point. The 2.97 acres that make up 322 N. Trinity Way will be divided into two parcels, one being the 1.5 parcel that NHA wants to develop to affordable housing unit of 40+ units, the other 1.47 acres that the church has no intention of selling or developing at this time. Wellhouse Church has a master plan of creating additional space for our church/school at a later date on this second parcel. Although we enjoy allowing people to access our property, we also purchased this land to be used for the benefit of Wellhouse Church and the community of Sisters. This partnership fulfills both desires.

Please consider voting in favor of allowing this property to be zoned MFR and the adjacent properties to be zoned PFI. The leadership of Wellhouse Church is in complete agreement with both decisions.

Senior Pastor, Board President, Elder

Jerry L. Kaping