



September 9, 2024

**ATTN:** Jennifer Beberston, City Recorder  
**RE:** Case No. CA24-01  
CODE AMENDMENT RELATING TO HOUSING AND UPDATING OTHER  
PROVISIONS OF THE UNIFIED DEVELOPMENT CODE

**TESTIMONY:** West Salem Neighborhood Association

Mayor and City Council Members

The West Salem Neighborhood Associations supports streamlining the review processes and the code amendment changes proposed by staff. We thank Eunice Kim for her help in reviewing this proposal and addressing questions with us. There is one area that needs additional clarification.

**Table 525-3, page 106, Exhibit A**  
**Development Density West Salem Business Core**  
**15 dwellings minimum density.**

1. This action is not required by state regulations as stated at this time. The West Business District has only just been proposed as a walkable, multi-use area in a September 2023 study. Until an official acceptance by the city has taken place, no minimum density is required for the six affected properties inside the West Salem Business District. This designation has not even been proposed yet.
2. Statements before the Planning Commission by staff said that no new single family residences for the six affected properties can be built in the future.
3. This means, for example, if a residence burns down the property owner cannot rebuild their home.
4. This is a taking.
5. To my knowledge the property owners have not been notified of this taking and loss of this private property right. Goal I violation.

Until this lack of clarity regarding the taking and loss of a private property right can be remedied or made clear to not be the case in this proposed action, I ask the City Council not to advance this ordinance to a second reading. If there is no loss of this private property right to rebuild, then the proposed minimum density is not an issue.

Respectively Submitted;

Steven A. Anderson, West Salem Neighborhood Association Land Use Chair

## Ruth Stellmacher

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**From:** Steve Anderson <andersonriskanalysis@comcast.net>  
**Sent:** Monday, September 9, 2024 4:26 PM  
**To:** CityRecorder  
**Subject:** Testimony for Tonight's City Council Meeting  
**Attachments:** City Council Testimony CA24-01 Sept\_2024.pdf

City Recorder:

Please include the attached testimony in the mayor and council materials and record for tonight's meeting. Please acknowledge receipt of this email and testimony. Thank you.

Steven A. Anderson, WSNA Land Use Chair

## Ruth Stellmacher

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**From:** Hailey Kehoe Thommen <hailey.kehoet@gmail.com>  
**Sent:** Monday, September 9, 2024 4:48 PM  
**To:** CityRecorder  
**Subject:** City Council Meeting 9/9/24

I was born and raised in Salem, Oregon, my family utilized the housing authority for its Section 8 program out of necessity, and with a lot of determination and grit we moved out of that program and my parents became home owners after many years. Without that assistance my family would have been in a very different situation, full of struggle and worry; my life would have certainly been worse off, and we are forever grateful for that help. Now I have the opportunity to return the favor in helping others utilize the Section 8 program, as I've been working with SHA for at least 2 years now. However, due to our economic system, it feels like I am closer and closer to becoming a client of the program than I am a homeowner.

The work SHA employees do is invaluable, emotionally taxing, and life saving. We work at such a high level to provide millions of dollars of rent subsidies for property management companies- and yet next year I fear my own rent increase of 10% because my wages will only go up 2%. The disparity between the praise SHA gets and the monetary compensation is far too vast.

I love Salem, I think it's a great city full of potential, and I would love to own a home here one day; but it gets further and further from my reach no matter how hard I work. The proposed COLA from Salem Housing is incredibly disheartening. It's difficult to continue to come in and give your all, and be compassionate to others struggles when in the back of your mind is your own financial worries. Salem Housing employees deserve better, we are a part of this community too. I would like to see a 6% COLA for this year, I would like to see the kind words of appreciation matched with monetary value. I cannot pay my landlord in kuddos and kind words.

This agency means a lot to me and to this community, as it serves over 3,000 residents here in Salem. I wonder how much I mean to it. Please collaborate with the union and with employees to find a way to best show appreciation in a way that will truly benefit our lives and security.

## Ruth Stellmacher

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**From:** noreply@cityofsalem.net on behalf of philiphcarver@gmail.com  
**Sent:** Monday, September 9, 2024 4:52 PM  
**To:** CityRecorder  
**Subject:** Submission  
**Attachments:** ATT00001.bin

Your Name	Philip H Carver for 350 Salem OR
Your Email	philiphcarver@gmail.com
Your Phone	5035629878
Street	1007 Newport Rd. SE
City	Salem
State	OR
Zip	97306
Message	This is a comment on agenda Item 4a. 24-335 the Public Hearing on Housing Rules 350 Salem OR has reviewed and supports the proposed changes. They will reduce administrative costs for staff and applicants They will also help meet the goals of the Salem Comprehensive Plan and the Climate Action Plan. Thank you for the opportunity to comment. Phil Carver, Co-coordinator 350 Salem OR

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