

From: [Bryce Bishop](#)
To: [Amy Johnson](#)
Subject: FW: Council Staff Report - Case No. CA-ZC21-01 for Unified Development Code (UDC) Update
Date: Tuesday, November 30, 2021 8:11:08 AM

Good Morning Amy,

Forwarded below is a comment received for the upcoming City Council public hearing on the UDC update (Ordinance Bill No. 13-21).

Thanks,
Bryce

Bryce Bishop

Planner III

City of Salem | Community Development Department

555 Liberty St SE, Suite 305, Salem OR 97301

bbishop@cityofsalem.net | 503-540-2399

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From: DJ Vincent <dj@salem1f.org>
Sent: Tuesday, November 30, 2021 8:00 AM
To: Shelby Guizar <SGuizar@cityofsalem.net>
Cc: Bryce Bishop <BBishop@cityofsalem.net>
Subject: Re: Council Staff Report - Case No. CA-ZC21-01 for Unified Development Code (UDC) Update

Bryce,

In response to the need, Church at the Park operated a pilot project in early 2021 at the Oregon State Fairgrounds, demonstrating the effectiveness of a managed camp setting where guests were able to safely sleep indoors in tents. Building on the success of that project, C@P has since focused our efforts on opening managed micro-shelter communities and currently operates two managed micro-shelter communities. The need is great. Right now we have 400 plus people on our waiting list looking for shelter this winter.

The focus of our Micro Shelter Communities is the provision of a safe, sanitary, and supportive environment for guests to take the next steps towards housing and employment. With 24/7 staffing and on-site services, C@P seeks to maintain an environment of hope, dignity and holistic care. Our Church at the Park staff is well-trained to support those facing the challenges and realities of homelessness. By providing a stable living environment and support, we have seen many people exit our shelter into permanent housing and gainful employment.

Through partnership with the City of Salem, other service providers, and an outpouring of engaged citizens, C@P is collaboratively working to expand shelter sites, with the goal of operating eight shelter sites and serving people in all eight wards in Salem.

Regarding recommended additional revisions to Ordinance Bill No 13-21: please consider allowing the location of managed temporary villages within the 500-year floodplain, and within the 100-year floodplain as approved under Chapter 601 of the Salem Revised Code. Also, please include language so that shelter units that are on wheels may be located on either a paved or unpaved surface.

Thank you for your consideration,

On Mon, Nov 29, 2021 at 2:09 PM Shelby Guizar <SGuizar@cityofsalem.net> wrote:

Hello,

The Staff Report for Code Amendment Case No. CA-ZC21-01 for Unified Development Code (UDC) Update is attached for your information. This case will be heard digitally before the City Council on Monday, December 6, 2021.

Please direct questions or comments to the **CASE MANAGER:**

Bryce Bishop

BBishop@cityofsalem.net

503-540-2399

Thank you,

Shelby Guizar

Administrative Analyst

City of Salem | Community Development Department

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DJ Vincent

Deputy Director & South Area Lightning Rod

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Includer | Achiever | Futuristic | Positivity | Arranger

https://youtu.be/yItwV7nA_7c

From: [Jared Weekly](#)
To: [CityRecorder](#)
Cc: [Lorie Fontaine](#); [Brian Varley](#)
Subject: written testimony Unified Development Code Update
Date: Tuesday, November 30, 2021 12:56:13 PM
Attachments: [salem city council.pdf](#)

To whom it may concern,

This written testimony is in submission to Item 7.1 2021 Unified Development Code Update, Proposed Code Amendments, 11 (b), Multi Family off street parking.

We are respectfully requesting minimum off-street parking requirement for multi-family housing for people with Intellectual and Development Disabilities (IDD) be reduced. For example, the current requirement for low income seniors is one space for every 4 units. Intellectual and Developmental Disability is defined under OAR 411-320-0020. Affordable and safe housing for individuals with an Intellectual or Developmental Disability that are not congregate care, are in short supply. Converting current accessible congregate housing to affordable housing for individuals with an Intellectual or Developmental Disability can be burdensome due to parking requirements for multi-family dwellings. According to recently proposed guidance on IDD services, Properties that include components where persons other than service recipients establish residence will only be permitted in situations where there has been an official separation of residential units- meaning that the home is zoned as multi-family housing.



SUNNY OAKS INC

Salem City Council
City of Salem
555 Liberty St SE
Salem, OR 97301
United States

Attn: Eunice Kim, Community Development, City of Salem

Re: Code change and/or adjustment request for adult Intellectual Developmental Disabilities (IDD) housing at Sunny Oaks Inc. (Formerly "The Grotto"), 4375 Rickey St SE Salem 97317 related to number of parking spaces requirements.

November 24, 2021

Dear Salem City Council,

Thank you for all the good work you do for the citizens of Salem, Oregon.

Sunny Oaks is a small to medium sized local private nonprofit that has been serving persons experiencing IDD in Salem since 1973.

We built a small apartment complex about two decades ago to provide a pleasant and safer living environment for adults with IDD. Currently at Sunny Oaks we are attempting to transition those apartments to a multi-family dwelling status.

The systems we are licensed or endorsed under are changing and the needs and supports of the people experiencing IDD we now serve at Harbaugh House have changed, as well.

Harbaugh House has been and currently is licensed as a 24-Hour Residential program. 24-Hour is usually for higher needs persons experiencing IDD. Persons with these higher levels of needs and supports no longer reside there.

We are endorsed to provide Supported Living services, a model of individualized services in their own homes that meets the needs and supports of the persons experiencing IDD residing at Harbaugh House now and in the future. However, in order to move to the Supported Living model, we will need the multi-family zoning.

The people experiencing IDD residing at Harbaugh House currently are more mobile, street and stranger aware, and able to ride public transportation by themselves. And, broadly the people experiencing IDD we serve very rarely have a driver's license much less a vehicle. We have two bus lines within 3 blocks of

Community; Learning, Living & Growing Together.

Office: 503.370.7973 Fax: 503.585.2974 www.sunnyoaksinc.org PO Box 5150 Salem OR 97302

the front door, 11 & 4. The stop for the #4 bus is at the end of the neighbor's property. We also have a vehicle onsite to transport to and from medical and other appointments.

We continue, and will always in the foreseeable future, serve adults with IDD at Harbaugh House.

And, before we go further, we want to say thank you to Eunice at the City of Salem for speaking with us. Eunice's expertise, kindness and understanding has been very helpful.

In short, it appears we are requesting the City of Salem's review of our situation from two perspectives.

First, we believe a code change to reduce parking requirements for housing for people with Intellectual and Developmental Disabilities would help increase housing options for our IDD community as well as reduce our vehicle infrastructure carbon footprint.

As we discussed with Eunice, it makes sense to include the IDD community in the code with other populations such as seniors due to our populations' functional limitations resulting in a very low percentage of driving and car ownership.

It seems to us there were 2 areas of the code that might fit to include IDD individuals, one that allows a 25% reduction in required parking spaces and another that allows 1 parking space per 4 occupants.

Second, an adjustment could be made by the City of Salem for the Harbaugh House parking.

Although it might be likely the City of Salem could approve an adjustment to code that would seemingly solve the Harbaugh House situation, a change in code would smooth the path for future housing projects for our IDD community and provide a greater range of housing opportunities to meet their diverse needs and preferences.

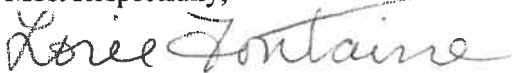
Just as the options for senior housing have increased over the years, the trend for people with IDD is moving away from congregate care like group homes and toward a greater variety of individualized options.

A code change would be a valuable tool to meet that social justice goal for persons experiencing IDD, increase available housing and reduce carbon emissions.

We at Sunny Oaks greatly appreciate all that you do for our City and your help with our situation.

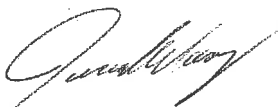
Take good care.

Most Respectfully,



Lorie Fontaine, Board Member and Chair of the Environmental Sustainability Committee, Sunny Oaks, Inc.

And,



Jared Weekly, Associate Executive Director, Sunny Oaks, Inc.