

**From:** [JIM WIGINGTON](#)  
**To:** [CityRecorder](#)  
**Subject:** [EXTERNAL]Planning  
**Date:** Friday, December 5, 2025 12:24:40 PM

---

It is almost beyond belief that the city council is considering making changes to expedite the process of adding more housing in Salem. As it stands, all of the current emergency departments are understaffed and are unable to accommodate our current needs. The police cannot respond to anything that is not an emergency requirement, our schools are overflowing, and the continuing issue of the homeless is still unsolved. Salem used to be a model city that was clean and safe. Now it is a dumping ground for all the homeless. Citizens now move about with caution and concern. From a normal perspective, it appears that the homeless can do anything they want or like and there are no restrictions enforced or repercussions. Drug usage is at an all time high and yet our city council wants to make certain areas more "walkable and attractive". Who wants to have to contend with those on drugs? Each night I hear gunfire, cars racing, yelling by pedestrians, people conducting illegal activities, and there's nothing being done but yet the city council wants more people to move into this area? I would appreciate some sort of productive and logical answer that actually addresses these issues and other concerns. Sincerely, Jim Wigington

Sent from my iPhone

CAUTION! This email came from outside the City of Salem. Do not click links or open attachments unless you recognize the sender. For guidance on identifying legitimate senders/emails, please review the IT Intranet Cyber Security Page.

## Rachael Gangelhoff

---

**From:** Bill Dixon <bill.r.dixon@gmail.com>  
**Sent:** Sunday, December 7, 2025 5:00 PM  
**To:** CityRecorder  
**Cc:** Vanessa Nordyke  
**Subject:** [EXTERNAL]Testimony regarding 5.b. 25-461, Potential Zoning Code Revisions

My name is Bill Dixon, and I am a resident of Ward 7. I write urging the Council to seek more information about the potential impact of proposed zoning code revisions that are supposed to encourage housing development.

Specifically, Council should authorize staff to calculate the increase in housing that would result if the proposed revisions were adopted. As councilmembers are aware, the number of homes that are built in a community depends on many factors which city government cannot control, including materials costs, interest rates and the ability of local residents to afford what can be built profitably. The Council should have some assurance in advance that the code changes it authorizes will provide a net benefit to the city and its taxpayers.

In that vein, the Council also should authorize staff to calculate the fiscal impact of the proposed changes. According to staff, the existing homes in the city don't provide enough ongoing revenue to offset the cost of the city services they receive, including police and fire protection, as well as reliable roads, drinking water and sewage treatment. It is safe to assume that more homes will perpetuate this disconnect. But without more data, it's impossible to know for sure.

The need for more information is clear. I hope the Council will pursue it while there's still time to make the right decisions about the proposed changes.

--

*Bill Dixon, 608 Salem Heights Ave. S., Salem 97302*

[bill.r.dixon@gmail.com](mailto:bill.r.dixon@gmail.com)

503-602-1708

**CAUTION!** This email came from outside the City of Salem. Do not click links or open attachments unless you recognize the sender. For guidance on identifying legitimate senders/emails, please review the IT Intranet Cyber Security Page.

## Rachael Gangelhoff

---

**From:** Nick Fortey <fortey.nick@gmail.com>  
**Sent:** Monday, December 8, 2025 11:52 AM  
**To:** CityRecorder  
**Subject:** [EXTERNAL]Public Comment - 12/8/25 meeting - Item 5(b)

Dear Clty Council,

While Item 5(b) appears on the agenda as solely an information item, and is part of a broader response to increasing housing production, there are important downstream policy impacts that these actions will have that should be more fully discussed and included in the policy analysis. Namely, several of these code revisions will impact or would be supported by a robust and fully integrated transportation system. While the code revision template makes reference to the transit system, road design standards, and the transportation system plan, these potential code changes underscore:

- the need for a revised transportation system plan and an early-strategy or identification of key issues to guide the effort
- identification of approaches to streamline the transportation impact analysis while considering adjacent developments and cumulative analysis
- the express evaluation of parking impacts related to neighborhoods and the supply and needs of a multimodal system
- development of outcome-oriented design standards and guidelines related to transportation
- more broadly evaluating options for transit integration

Thank you  
Nick Fortey  
Ward 8

**CAUTION!** This email came from outside the City of Salem. Do not click links or open attachments unless you recognize the sender. For guidance on identifying legitimate senders/emails, please review the IT Intranet Cyber Security Page.

## Rachael Gangelhoff

---

**From:** Betsy Schultz <betsy@pnwstrategies.com>  
**Sent:** Monday, December 8, 2025 10:42 AM  
**To:** citycouncil; SALEM Manager  
**Subject:** [EXTERNAL]Supporting code changes to reduce housing costs

Mayor Hoy and Councilors,

I am reaching out on behalf of [Housing Now](#), a growing coalition of cross-sector community organizations and partners. Although we represent a wide range of perspectives and interests, we are united in one belief: housing affordability is foundational to the health, stability, and future of every person in Salem. Our coalition continues to expand because people from every area are experiencing the impacts of Salem's housing affordability crisis and are eager to support practical solutions.

We are grateful for the significant work already underway to update Salem's development code. After extensive conversations with local development partners — both private and nonprofit — the following staff recommendations stand out as especially impactful:

- Cottage Clusters – Maximum Units & Configuration: Allowing up to 16 units, both attached and detached. The option to attach units could significantly improve cost efficiency and project viability.
- Ground-Floor Standards for Residential Uses: Streamlining 100% residential development in mixed-use zones will substantially increase the feasibility of bringing those sites into production.
- Increased Maximum Setbacks for Multifamily: Providing flexibility for greater setbacks and improved screening for ground-floor residential units enhances both project design and livability.

These are valuable steps, and we appreciate the City's leadership in bringing them forward. **At the same time, you have an opportunity to act boldly by adopting additional improvements that remove friction, reduce unnecessary costs, and better align Salem's development environment with the scale of our housing needs.**

We respectfully ask the Council to consider the following additions:

- Require all determinations of incompleteness to include a clearly written explanation outlining the reasons and specifying what is needed to cure the issue.
- Lower the performance bond premium to 130% of actual construction costs (down from 200%), reducing an avoidable upfront burden and aligning Salem with regional practice.
- Allow System Development Charge (SDC) credits to be transferrable, expanding financing options and incentivizing needed housing.
- Enter into an intergovernmental agreement with Marion County to clarify road standards, design protocols, and permit review for facilities inside the UGB but outside city limits.
- Adopt an ordinance to access the State's Middle Income Revolving Loan Fund, enabling Salem's private and nonprofit developers to secure additional resources for homes up to 120% AMI.

Each of these actions will directly reduce costs and barriers at a time when our community urgently needs more homes across the income spectrum. Taken together, they would meaningfully strengthen the code package and demonstrate Salem's commitment to practical, solutions-oriented leadership.

Thank you for your work and for your continued commitment to addressing this critical issue. Housing Now looks forward to partnering with you to ensure Salem has the homes its residents need.

Sincerely,  
Betsy

**Betsy Schultz**

Government Affairs | Consulting

PNW Strategies

541.520.7997 | [betsy@pnwstrategies.com](mailto:betsy@pnwstrategies.com)

**CAUTION!** This email came from outside the City of Salem. Do not click links or open attachments unless you recognize the sender. For guidance on identifying legitimate senders/emails, please review the IT Intranet Cyber Security Page.