

**From:** [James Hepler](#)  
**Sent:** Thursday, November 4, 2021 11:12 AM  
**To:** [SalemCAP](#)  
**Subject:** Ban on Natural Gas Installations

---

Hello,

As a surveyor operating a business in Salem, which provides services related to housing, I am indirectly affected by measures that increase the cost of housing. It is my observation that natural Gas saves in both short- term and long-term cost for homeowners. Consequently, it is not only my self-interest, but concern for costs imposed on public that has me opposing your proposed ban on natural gas installations.

Best regards,  
James S. Hepler  
Owner  
Azimuth Surveying

**From:** [TJ Krater](#)  
**Sent:** Friday, November 5, 2021 11:43 AM  
**To:** [SalemCAP](#)  
**Subject:** Ban on natural gas

---

I am 100% opposed to a ban on natural gas installation for new home construction, as it will drive already extremely high costs of construction. Also, it is ludicrous to willfully overlook the State mandate handed down to the Natural Gas Companies, to reduce greenhouse emissions by 80% by the year 2050. Just one more thing to find easy to ignore in order to push your own personal agenda.

Sincerely,

Thurm Krater

Cherry City Construction Inc.

**From:** [Wind River Homes](#)  
**Sent:** Thursday, November 4, 2021 4:03 PM  
**To:** [SalemCAP](#)  
**Subject:** Ban on Natural Gas

---

To Whom It May Concern,

As homebuilders in the Salem Area we strongly oppose the ban on natural gas installation. It makes the new homes we are building less affordable. Greatly affecting every aspect of getting consumers more affordable housing. Gas furnaces last longer than electric furnaces. Replacement costs would be more expensive for homeowners. Natural gas provides life sustaining resources during power outages- such as the ice storm of last year. Also the state is already requiring NW Natural to reduce greenhouse gas emissions by at least 80% by the year 20250. Your Climate Action plan ignores these future greenhouse gas reductions. Please, we strongly urge you not to move forward with this ban.

Thank you,

Richard and Angela Tovar

**Wind River Homes**

Ph. 503-983-9188

**From:** [Abiqua Electric](#)  
**Sent:** Thursday, November 4, 2021 4:05 PM  
**To:** [SalemCAP](#)  
**Subject:** Ban on Natural Gas

---

Hello

As electricians and small business owners in the Salem Area we strongly oppose the ban on natural gas installation. It makes the new homes we are wiring less affordable. Greatly affecting every aspect of getting consumers more affordable housing. Gas furnaces last longer than electric furnaces. Replacement costs would be more expensive for homeowners. Natural gas provides life sustaining resources during power outages- such as the ice storm of last year. Also the state is already requiring NW Natural to reduce greenhouse gas emissions by at least 80% by the year 20250. Your Climate Action plan ignores these future greenhouse gas reductions. Please, we strongly urge you not to move forward with this ban.

Thank you  
Rich and Angela Tovar  
Abiqua Electric, LLC  
503-390-0831  
503-390-0831 fax

**From:** [frank goodbold](#)  
**Sent:** Thursday, November 4, 2021 5:02 PM  
**To:** [SalemCAP](#)  
**Subject:** CAP Comments

---

City of Salem

Salem Climate Action Plan Comments

When the ice storm of February 2021 shut down the electrical grid in our neighborhood for 10 days, we were, with a gas range, a gas water heater, a gas insert fireplace and aided by a 1600 watt gasoline generator, able to be reasonably comfortable during the power outage. My neighbors with all electric homes were not so fortunate. With out access to a generator one neighbor lost 3 freezers of food, mostly fish caught over several seasons. Others were forced to empty their refrigerators and throw away all of the food before they tried to find a motel or hotel to wait until power was restored.

NWNatural claims home gas use produces 6% of Salem's GHGs. Your CAP claims it is 12%. Which would I be inclined to believe is more likely to be accurate? NWNatural is more likely to have accurate numbers of the amount of natural gas used in homes. You are trying to make the case to kill natural gas use. NWNatural is trying to make the case for modifying how it sources gas supplies and makes a case for mixed use of electricity and natural gas to ensure people are not left vulnerable during power outages. Based on my experience, compared to that of my neighbors, I would wholeheartedly agree with the position of NWNatural.

I read the entire CAP report including the parts by Verdis and Ecotone on Benefit/Cost analysis.. My biggest take away from Appendix 6 was the number of disclaimers, qualifications, and assumptions scattered through out the entire report. All were buried in a lot of technical jargon to disguise the fact that it was all just guess work.

Two important items missing in the report were apparent to me; (1) nowhere was there a mention of any plan, local or statewide, to address making the electrical grid more robust to withstand future events like the ice storm or possible attacks by foreign elements, (2) no contingency plans to protect or assist Salem residents who have complied and converted to a totally electric home when the grid goes down. The events in Texas last winter should be ample warning that planning for a shut down of the grid is important.

We have a heat pump already but it would have taken a much larger and more expensive generator to run the heat pump, an electric range and water heater. The one fact often overlooked when talking about heat pumps is the fact most are useless when the temperature drops below 45 degrees F. Ours originally had an electric back-up to kick in when the temperature dropped. It never made the house feel warm and raised the electric bill by more than 50%. We had the back up replaced with a 94% efficient gas back-up and noticed maybe a 5 to 10% increase in cost during the coldest months. We would gladly replace our older gas fireplace insert with a newer model that has the same high, 94%, efficiency rating as the back-up on our heat pump. That would cost us an additional \$4,000 to \$5,000 we would gladly spend if we felt confident that we would have access to gas in the future. Our BMW i3 electric car was useless for the 10 days we were with out power.

We were ready to spend \$25,000 to install solar panels until we found out that when the grid goes down they are useless. If we would have been willing to spend an additional \$15,000 to \$25,000 we could have added storage batteries. Problem was the batteries would only give us minimal power. There would not be enough to run the heat pump, give minimal use of the electric stove or water heater. Solar power has to be decoupled from the grid in such a way that it can be used when the grid goes down.

Other items I found of interest in the report, especially in the appendix 6 Benefit/Cost analysis;

Page 60; Charging for parking will reduce VMT by 2% not 20 to 30%. This is just another covert move by the city to raise revenue under the guise of reducing the effects of climate change.

Page 61; Cyclists are more likely to switch from transit with improved bike lanes than from personal vehicles. Improve the bike lanes and most of the new riders will come from transit riders.

One of the more eye popping paragraphs in the Ecotone report;

"In all cases however, the health benefits of additional walking shone through as the largest outcome and effectively allowed the strategy to break even when the health benefits were modeled optimistically." I saw this a one of the most glaring "qualifications" in the appendix.

The over half a billion dollars as the estimated cost to build out the sidewalks purposed under the guise of improving the health of people in Salem is a contractors dream. One aspect of building out the sidewalks, that was left out, is the amount of cement used in the concrete to make 57 miles of sidewalks. The manufacture of 1 pound of cement produces 0.9 pounds of CO2. How do we include the volume of CO2 that would be produced to make the concrete for the sidewalks in our calculations of best ways to mitigate our contribution to climate change?

Also no where in the plan is any mention of how to plan for the effects that are going to happen even if we were magically carbon neutral tomorrow. It seems to me that planning about climate change should include both efforts to slow down the causes of climate change and how to plan for meeting the challenge of living with the changes that are already in motion and expected to get worse before they get better.

Before we, the public, should commit to the all electric world proposed in the CAP, I believe we should be assured the grid is robust and there is a back up plan for when the grid goes down. It seems rational to me that conservative use of natural gas or making solar more useful when the grid goes down, because it will at some point, would be a better way of serving the citizens of not only Salem but all Oregonians.

One last note; i would recommend you to an article in the NYT

Oct. 28 2021, written by Ivan Penn "Old power gears slowing use of clean energy and electric cars".

Respectfully

Frank Goodbold

4380 Barrett St. S

Salem OR 97302

[fgoodbold@yahoo.com](mailto:fgoodbold@yahoo.com)

503 580 1957

**From:** [Kenneth Bierly](#)  
**Sent:** Wednesday, October 27, 2021 6:57 AM  
**To:** [Morrow, Kim](#); [Patricia Farrell](#)  
**Subject:** Carbon Storage and Strategies

---

I have been looking at Blue Carbon and came across the following:

D'Elia, Amanda et al., 2017. Deep Carbon storage potential of buried floodplain soils. Scientific Reports.7:8181

Sutfin, Nicholas A. , Ellen E. Wohl, and Kathleen A. Dwire. 2016. Banking carbon: a review of organic carbon storage and physical factors influencing retention in floodplains and riparian ecosystems. Earth Surface Processes and Landforms.41:28-60.

Hanberry, Brice B., John M. Kabrick, and Hong S. He. 2015. Potential tree and soil carbon storage in a major historical floodplain forest with disrupted ecological function. Perspectives in Plant Ecology, Evolution and Systematics.17: 17-23.

The bottom line is that floodplain protection and acquisition by the City has significantly greater value than simply for hazard reduction. There is significant carbon storage in these areas and Salem has significant both protected floodplain (Minto-Brown Island) and significant unprotected floodplain (some 1,700 acres identified in the Oregon Implementation Plan for NFIP-ESA Integration).

While Strategies NR-03 and NR-19 address hazard reduction, they do not address the significant carbon sequestration potential.

**From:** [Amy Johnson](#)  
**Sent:** Thursday, August 19, 2021 9:55 AM  
**To:** [Patricia Farrell](#)  
**Subject:** Climate Action Plan Comments  
**Attachments:** Per Tami Carpenter / Unwarrented expenses // Climate Action Plan  
// What you are not being Told

---

Hi Patricia,

Please see attached for comments that were submitted that can be added to the December Climate Action Work Session report.

Amy

Amy Johnson  
*Deputy City Recorder*  
City of Salem  
555 Liberty Street SE, Rm. 205  
Salem, OR 97301  
[ajohnson@cityofsalem.net](mailto:ajohnson@cityofsalem.net) | 503-588-6091



**From:** [Robert Powell](#)  
**Sent:** Thursday, August 19, 2021 8:34 AM  
**To:** CityRecorder  
**Cc:** [Robert Powell](#)  
**Subject:** Per Tami Carpenter / Unwarrented expenses // Climate Action Plan  
// What you are not being Told  
**Attachments:** LOCContext and Background for Local Government Sustainable  
Development Initiatives - 2001 copy.pdf

---

Good Day

City Recorder

Good day

City Recorder

This letter with some detail is to be cover for two Documents, ( a Powerpoint actually ) and a PDF

concerning material you quite probably do, or did, not receive, especially under the "Consensus

Meeting" rules, and a possibly ideological handler.

As an old Forensic Historical Correlative Analyst, both military and civilian, it is my position that

your fine offices have not been provided balance in the "push" for what amounts to regressive

results from progressive duplicity in the NGO, ( funding ), as well as the use of good citizens trust,

concerning the obvious intent to initiate the aforementioned "Sustainability" plan.

To explain my position, I am Constitutionally oriented, as I have reasonable knowledge of the Uni-party

"beltway" conundrum. This occurs in Oregon as surely as in D. C.. In the case of the "Climate"

confusion, to assist your recognition of the deceptive nature of the "Brundtland Report" arrival in Oregon,

one only need go to "The League Of Oregon Cities" Document. Note how ostensibly the designers

of the Document generated this out of the Hatfield School of Government, and the daunting list

of members of the "League of Oregon Cities". The very first Paragraph is untrue, as the document is

simply a facade or cover for implementing "Sustainable Development". In speaking to many of the

members, the group was given a Dog & Pony show, a great lunch, and the Brundtland Report was

implemented across the State without discussion. This is a perfect example of the Socialist use of

both deception, and english manipulation. Document enclosed.

A.

Second I am providing the historical construct of EO's and other manipulations that are ongoing

with little if any understanding of future implications. This in a Powerpoint ( 3 credit ) Clift notes on

the Oregon Experience. Look for both Randall Franke, and Mike Swaim, this is not new.

1.

Oregon Global Warming buy in:

[http://www.slideshare.net/slideshow/embed\\_code/28345505](http://www.slideshare.net/slideshow/embed_code/28345505)

In conclusion, instead of regurgitating the above, I am including a quote of my own, after years at this

business. "Political concepts are rarely humanist, while humanist concepts are rarely political".

Hence the need for manipulative english. The years from 1987, to 2021 is a long time to push a destructive

“political concept”. Call if you have any questions, as citizens deserve stability, not political concepts.

In Service To Country

LT Robert K. Powell GDO ( Ret )

ph: 971-275-0510

13790 S. Mueller RD

Oregon City, Oregon 97045

# CONTEXT AND BACKGROUND FOR LOCAL GOVERNMENT SUSTAINABLE DEVELOPMENT INITIATIVES

This document has been prepared by members of the League of Oregon Cities with staffing assistance from the Center for Watershed and Community Health at Portland State University. It is intended to provide a context for, and prepare the reader to use a companion document entitled *A Template For Local Government Sustainable Development Initiatives*. Both documents are working drafts, and the authors request feedback as to their usefulness, content and presentation (see Appendix D in the *Template For Local Government Sustainable Development Initiatives* for author contact information). The participants include:

Steve Bryant	City Manager City of Albany
Scott Burgess	City Manager City of West Linn
Wes Hare	City Manager City of La Grande
Roger Jordan	City of Dallas, City Manager
Gregory Mott	Development Services, Planning Manager City of Springfield
Cynthia Pappas	Development Services, Department Director City of Springfield
Karl W. Rohde	City Councilor City of Lake Oswego
John Schubert	City Councilor City of Bend
Mike Swaim	Mayor City of Salem
Bill Friedman	City Councilor City Of Bend
Willie Tiffany	Senior Staff Associate League of Oregon Cities
Carole Wheeldon	Former City Councilor City of Ashland
Alexander Welsch	Graduate student with the PSU Center for Watershed Health provided staff assistance to develop this document.

## For More Information:

The Center for Watershed and Community Health  
P.O. Box 751  
Mark O. Hatfield School of Government  
Portland State University  
Portland, Oregon 97207  
(503) 725-8101  
E-mail: [cwch@pdx.edu](mailto:cwch@pdx.edu)  
Website: [www.upa.pdx.edu/CWCH/](http://www.upa.pdx.edu/CWCH/)  
Draft (2/29/2001)

## **I. Introduction**

This document introduces the principles and practices of sustainable development as they may apply to local governments. It is intended to provide a context for, and prepare the reader to use a companion document entitled *A Template For Local Government Sustainable Development Initiatives*. The template is a step-by-step process for use by any local government interested in developing programs and policies for sustainable development. Members of the League of Oregon Cities developed this document, with staff assistance from Alex Welsch, graduate student with the Portland State University, Center for Watershed and Community Health. Both documents are working drafts, and feedback is appreciated on their usefulness, content and presentation.

Local governments play a vital role in fostering sustainable development. The policies, programs and practices they adopt and promote can increase the conservation and efficient use of energy, water, native habitats and other environmental resources. These steps will often reduce the costs and enhance the public's image of government. They can also help local businesses reduce costs, generate new business opportunities, create jobs and increase economic competitiveness. Almost as a side benefit, the local environment and quality-of-life will improve.

This document explains the roles of local governments in achieving these goals. It defines sustainability, provides examples of sustainability practices, and describes their potential economic and environmental benefits. Our hope is that after reviewing this document, the reader will be able to use the accompanying template to develop a local government sustainable development program.

## **II. What is Sustainable Development?**

The term “sustainable development” was defined by the 1987 U.N. World Commission on Environment and Development (the so-called Bruntland Commission) as: “meeting the needs of the present generation without compromising the ability of future generations to meet their own needs.” Key objectives included: “reviving economic growth, but in a new form (less material and energy intensive...); meeting essential needs for jobs, food, water, energy and sanitation; conserving and enhancing the natural resource base; and merging ecological and economic considerations in decision making.” To accomplish this, ample, healthy stocks of "natural capital" (e.g. forests, fish, soils, water, air) must be conserved in a manner that allows them to be passed on to future generations for their use.

Many believe that the definition above is too fuzzy to guide policy development. To make the idea more concrete, sustainable development - also called sustainability, resource efficiency or resource productivity - can be thought of as adopting policies, programs, and practices to support an interconnected three-step process within businesses, government and communities:

- *Decrease* the amount of scarce and toxic materials, energy and substances (e.g. heavy metals, fossil fuels, old growth, bio-accumulating synthetic substances) *purchased or used* by organizations by reducing unneeded inputs and finding non-toxic, environmentally sound alternatives;
- *Get more from* the materials, substances and energy as they are used *within* your operations and processes by instituting measures to increase overall efficiency, and;
- *Re-circulate* all waste materials (solid, industrial and hazardous waste as well as emissions and discharges, which are molecular waste) by finding ways to use waste as raw materials for other products or processes within your organization or another organization.

The goal of sustainable development should be to strive towards *zero waste* and *zero emissions*. Taking steps to squeeze out waste and pollution, detoxify your operations and protect native habitats will generate multiple benefits. For example, it will improve efficiency, reduce costs, create jobs, and conserve the environment. Programs or policies that do not achieve these multiple outcomes, whether economic or environmental, are not typically considered sustainability initiatives.

### **III. Environmental Problems Are a Sign of Waste and Inefficiency.**

Just as endangered salmon are indicators of poor stream health ("canaries in the coal mine"), environmental problems are indicators of inefficiencies, waste, toxicity, and design flaws within government, community and economic systems. These problems almost always generate unneeded costs, economic inefficiency and environmental problems. Conversely, a growing pool of research shows that reducing and eliminating design flaws, inefficiencies, toxins and waste can save government, business and tax payers millions of dollars, generate new jobs and incomes, and improve quality-of-life. At its core, this is what sustainability is about - reducing design flaws, inefficiencies, toxins and waste.<sup>1</sup> Almost as a side benefit, the environment will improve. Local governments are key players in fostering these activities.

### **IV. What Do Local Sustainable Development Initiatives Tend To Focus On?**

In general, local government sustainable development initiatives focus on four major themes:

- Efficient use and conservation of land. This often involves the promotion of compact urban centers.
- Greater efficiency in and shifts to renewable sources of energy, water and raw materials. This often includes integrated energy and water efficiency programs and greatly enhanced reuse, remanufacturing, and recycling.

---

<sup>1</sup> See the CWCH website for economic assessments of the savings and potential increased revenues possible through the adoption of sustainability practices.

- Making the built environment more natural. This often means reducing the production and use of toxic materials and substances, increasing open space and native vegetation, and conserving streams and riparian vegetation.
- Increasing the efficiency of local transportation systems.

Each of these areas offers opportunities for innovative governments and entrepreneurs to adopt reduce costs, generate new and expanded business opportunities, generate jobs and enhance quality-of-life.

## **V. Examples of Actions and Programs That Can Result From Sustainability Initiatives.**

### **More Sophisticated and Efficient Internal Government Operations**

More Efficient and Sustainable Management of Municipal Buildings, Properties and Physical Infrastructure	Sustainability Report Cards and "State of the Environment Reports."	Sustainability Indicators, and Measurable Goals and Targets
Sustainable Procurement and Investment Policies	Sustainable Development Budgeting	Municipal Energy and Water Conservation and Efficiency
Employee and Public Awareness, Education and Training Programs	Sustainable Product Marketing Programs	Renewable Energy/Low Energy Vehicles and Transportation Management
Employee Mobility Strategies	Sustainable Economic Development and Job Creation Programs	Closed-Loop Waste, Stormwater, Wastewater and Energy Programs

### **Sustainable Building and Neighborhood Design**

Compact Urban Centers and Growth Districts	Environmentally Efficient, Affordable Housing	Sustainable Urban Renewal and Downtown Revitalization
Zero/Low Energy Buildings and Energy Balanced Homes	Closed-Loop Neighborhood Development (localized and circular water, sewage, stormwater runoff, energy systems)	Green Building Practices (low water use, use of non-toxic, recycled and reused materials, renewable energy use options, high energy conservation standards).

**More Efficient, Energy and Land Saving Transportation**

Purchase and Use of Low Impact Vehicles	Fully Coordinated Transit and Land Use Strategies	Multi-modal, Integrated Transit
Car-sharing	Car-free Developments and Housing Estates	Call-a-Car and Demand Management
Road/Congestion Pricing	Bicycle and Pedestrian Friendly Strategies	

**Conservation of Natural Infrastructure**

Re-envisioning Urban Ecology Networks	Protection of Rural-Urban Agricultural, Forest and Undeveloped Land Networks	Restoring Urban Aquatic Systems, Wildlife Habitats, Gardens, Farms and Parks
---------------------------------------	--	--

**Efficient and Renewable Energy Use**

Development of High Efficiency, Renewable-Energy Neighborhoods and Communities	Home, Office and Factory Energy Efficiency Programs	Energy and Heat from Biomass
Carbon Dioxide Reduction Strategies	Decentralized/Localized Energy Production	

**Sustainable Economic Development and Job Creation**

"Total Resource Productivity" Job and Business Development Programs	Closed-Loop Neighborhood Economic Development	Sustainable Industrial Estates and Factories
Waste-based Economic Development	Economic Development Through Landscape Recycling	Adoption of Sustainable Business Practices and Technologies by Existing Firms
Sustainable Office Practices	Marketing Programs for Locally Grown or Produced Sustainable Products	



## VI. What Are the Potential Economic Benefits of Sustainability Initiatives?

A growing stream of research shows that while sustainability practices often require initial investments, they generally have a rapid payback, leading to large returns in investment.

### A. Can Government Save Money?

- In 1998 the *State of North Carolina* initiated a sustainability program. As a result they purchased 1000 alternative fuel vehicles and now rebuild vehicles rather than purchasing new ones, saving over \$2 million annually. Recycled materials are now used in highway construction. One corrections facility reduced waste by 60 percent, from 28 tons to 9 tons, by composting food, shredded paper, dryer lint, and hair from the barbershop. The Corrections Paint Plant now saves \$325,000 annually by reusing steel drums 60 times instead of 6 by using plastic liners instead of scrubbing barrels after each use. About 200 million pieces of paper and \$7 million in printing costs are saved annually by sending print jobs digitally to State agencies, saving trees, money, time, and waste. The installation of utility monitoring systems and review of utility contracts resulted in cost savings of \$460,434. The National Guard is even involved, reducing hazardous waste and taking other steps.

Smart neighborhood design can have far reaching impacts on public finance of road building and maintenance and sewer infrastructure and maintenance. A case study of developments in San Diego, California; Silver Spring, Maryland; Montgomery County, Alabama; and West Palm Beach, Florida, revealed that “infill developments” were more efficient than “greenfield” development (new suburban and exurban) with respect to both fiscal and environmental criteria. The study measured vehicle miles traveled, travel time, congestion, emissions, infrastructure costs, and household travel costs. (See Criterion Planners and Apogee Research, 1997. *Transportation and Environmental Impacts of Infill versus Greenfield Development: a comparative case study analysis*, US EPA.)

The Ontario, Canada, Ministry of Transportation operates a diverse fleet of about 6000 vehicles used to maintain provincial roads and highways. The Ministry gradually replaced its three-ton trucks with half-ton pickups equipped with eight-cylinder engines which alone yielded fuel savings of 39 percent.” (From [http://fleetwise.nrcan.gc.ca/Pubs/vol1\\_issue6\\_e.htm#02](http://fleetwise.nrcan.gc.ca/Pubs/vol1_issue6_e.htm#02), more examples from Ontario are listed)

The City of Portland Bureau of Environmental Services asked homeowners to let areas of their rooftop runoff soak into the ground rather than drain to the city’s combined sewer system as a relatively simple way to decrease the volume of stormwater in the city’s sewers. The bureau offers guidance and reimburses \$53 to residents for each disconnected downspout, or provides the service to households through a neighborhood or community association work crew free of charge. The City has targeted 50,000 homes with the goal of removing up to 50 percent of the residential roof water from city sewers, thereby saving millions of dollars in combined sewer overflow (CSO) costs. The work completed as of spring 1998 has helped remove approximately 61 million gallons of roof water from sewers each year. (From BES)

The City of Portland's annual energy bill is about \$9.1 million. In 1991, the Energy Office identified a series of cost savings projects that have resulted in a savings of 1.3 million dollars per year. (See from <http://www.ci.portland.or.us/energy/final%20798.pdf>)

The Bend, Oregon, Department of Environmental Quality office found these savings: They canceled eight out of nine subscriptions to a newsletter and circulated the remaining subscription, reducing paper use and saving \$393/year. They sent 1,500 copies of a public notification using a postcard rather than a full page inside an envelope saving paper and postage at \$330/year. Staff conducted a major paper waste prevention program that reduced per-employee use of copy and printer paper by 32%. Employees were encouraged to copy on both sides, avoid printing e-mails, and reformat documents to use less paper. A "tip card" was provided with instructions on methods to use less paper, and a "paper waste prevention coordinator" provided hands-on training to employees. Personal computers were networked to "draft" printers which use paper that has already been printed or copied on one side, saving \$472/year (paper only, doesn't include printing, copying, and filing savings) and 1,000 pounds (20 cases) of paper/year. They removed 25% to 50% of lamps from fixtures next to windows, in hallways, and in conference rooms and lamps above individual work stations as requested saving \$208/year and 4,200 kwh/year. They installed 1.5 gallon per minute aerators on all hand-washing sinks saving \$120 per year and 1,600 kWh and 16,600 gallons of water/year.

## **B. Can The Private Sector Save Money?**

- *Saving Salmon, Saving Money, Innovative Business Leadership in the Pacific Northwest* (Goodstein, Doppelt & Sable, 1999) found that 137 firms had saved \$42 million over a five year period, with payback periods averaging 4 years for the private sector and 6 years for public organizations.
- *Its Just Plain Good Business: The Economic and Environmental Benefits of Sustainability as Exemplified by 160 Case Examples* (Doppelt, Watson, 2000) found \$55 million in *annual* savings by 160 Northwest manufacturing, retail and service sector firms that adopted sustainability practices.
- *Green Building: Saving Salmon, Environment and Money on Path Towards Sustainability* (ECONorthwest, 2000) found that Oregon and Washington can potentially save \$90 million annually in energy, water, and construction-related costs through the adoption of sustainable building practices.
- *Saving Salmon, Sustaining Agriculture* (Sable, Doppelt, 2000) found that farmers in Oregon and Washington could potentially save at least \$23 million and increase profits by at least \$174 million annually if they adopted sustainable agricultural practices and market their products in the sustainable foods marketplace that is growing by 20% annually.
- *Increasing Stream Flows to Sustain Salmon in the Northwest* (Jeager and Mikesell, 2000) found that if targeted strategies are used, the costs of using irrigation water to increase stream flows can be between just \$1 to \$3 per acre foot, which equates to just .5 to 4% of net farm income, or between \$1 to \$10 per capital regionwide annually.

## VII. What Is The Role For Local Government In Fostering Sustainability?

Local governments can exert tremendous influence on whether their communities adopt more sustainable paths. This involves shifting public resources, services, investments, purchasing power and policies to encourage more economically and environmentally sustainable outcomes. There are two main roles for local governments in sustainability: 1) leading by example; and 2) establishing a framework to guide private and citizen-based sustainability efforts. Both are vital. Focusing on one in the absence of the other is not likely to achieve success.

**A. Lead by Example.** There are a variety of ways local government programs can demonstrate their commitment to sustainability, thus saving money and providing an example:

- *Purchasing and procurement.* Local governments are large consumers of resources. The adoption of sustainable purchasing and procurement programs can demonstrate leadership and shape energy and resource consumption patterns locally and elsewhere.
- *City-owned properties, including buildings, parks and open space.* Applying Green Building and other sustainability practices to these properties can help a city operate sustainably and provide excellent examples for others.
- *Investment policies.* How communities invest their resources is another key focus area (e.g. pension funds, grants, loan programs). Investing resources in sectors, firms or activities that promote sustainability is important to demonstrate leadership.
- *Workforce transit patterns and motor fleets* (cars, trucks, buses, garbage trucks). Local government can reduce energy consumption and shift towards renewable energy by managing the transit patterns of employees.
- *Renewable energy use as well as water and energy conservation.* Local governments can lead by example and save money by adopting these practices.

**B. Provide a Framework to Guide Private and Citizen-based Efforts:** In addition to leading by example, the more successful community sustainability programs in Europe and the U.S. establish a framework to foster, support and guide private sector and citizen-based sustainability efforts. The framework may include:

- Engaging local citizens in some type of ongoing sustainability assessment of their community's environmental and economic conditions, trends and risks. This can provide a baseline to help the community know where it is today, and what it wants to achieve in the future.
- Establishing clear, measurable sustainability goals and targets for government, the private sector and citizens.

- Identifying and engaging the sectors, firms, landowners, organizations and neighborhoods that must play key roles in helping the community achieve the sustainability goals and targets in the process.
- Providing many forms of technical and financial assistance to foster and support private sector and non-profit efforts to achieve the goals and targets.
- Removing policy barriers and enacting new policies to support sustainable development (e.g. building codes, appropriate tipping fees for waste).
- Educating local citizens and promoting practices that influence how government and the public use environmental resources (e.g. by setting landscaping design standards local government can influence the city's water consumption and/or shading impacts of trees for buildings).
- Providing recognition and awards for exemplary performance.

## **VIII. Conclusion and Next Steps**

Local governments are increasingly required to resolve complex economic and environmental problems. Communities across the globe are finding that these issues can best be addressed through the adoption of sustainability initiatives.

Taking action on sustainability requires a coordinated community approach. For this reason, local governments must take the lead and make a visible commitment to sustainability, while also setting an effective framework to guide community problem solving and action.

Now that you have a basic overview of local government sustainability programs, you are encouraged to review and use the *Template For Local Government Sustainable Development Initiatives*. The template provides a step-by-step map to guide the development of local government sustainability initiatives.

**From:** [Glenn Million](#)  
**Sent:** Monday, November 1, 2021 8:01 PM  
**To:** [SalemCAP](#)  
**Subject:** Climate Action Plan Comments

---

Dear City,

I have concerns about the aggressive plan putting the cart before the horse. We simply don't have the infrastructure to handle the load placed on our electrical grid. Electricity is not stable as brought to our attention this winter when a ice storm hit taking out transformers across the city. If we had only electric vehicles how would we have gotten to a safe area, hotel, hospital if needed?

In addition, you can't expect our middle to low income or those on a fixed income to be able to afford electrical vehicles. Is a mother of three or more children supposed to jump on a bus to get to urgent care when needed? What if her kid has noravirus or some other highly contagious disease. Public transportation? The plan unfairly impacts our most needy.

What of workers commuting in? Can't afford to live in Salem but need the job opportunities offered. Again just impacting our low income.

And how will this be policed? Are we building a wall around Salem with check points? Are we going to fine people who most likely can't afford an electric car to begin with? This grandiose idea is going to further exasperate a class system of the haves and have nots.

The plan needs to be toned down, infrastructure first, a stable power grid and solutions for our low income. I'd rather see the City work with other municipalities in extending the light rail system.

And just stop with the airport expansion. Not sure how that can even qualify as green.

Best regards,

Lara Million

97301

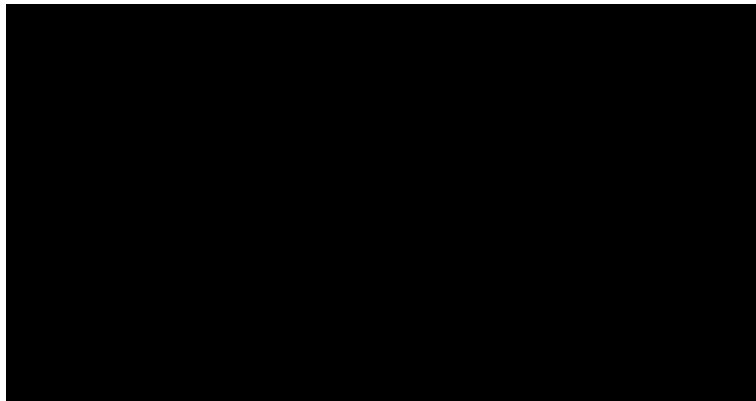
**From:** [Glenn Million](#)  
**Sent:** Tuesday, November 2, 2021 5:56 AM  
**To:** [SalemCAP](#)  
**Subject:** Re: Climate Action Plan Comments

---

As the article below states the elite flying around in their private jets are making decisions for us slaves. If they were that concerned with global warming then they would work to reduce their own carbon footprint and perhaps hold meetings via Zoom. Actions speak louder than words.

Cold homes bring increased risks of respiratory and circulatory problems (including asthma, bronchitis, flu, cardiovascular disease and stroke) and exacerbate existing adverse health conditions. Cold household temperatures also increase depression, anxiety and other mental health problems. Already vulnerable groups – young children, older people and those with preexisting health issues – are especially susceptible to hypothermia, more illness and death.

[Europe's Energy Crisis Better Wake America Up](#)



### **Europe's Energy Crisis Better Wake America Up**

The overall effect of these anti-fossil-fuel policies on livelihoods, living standards, health and life spans will be profoundly negative. Countless people will perish, many of them cold and jobless...

[Sent from Yahoo Mail on Android](#)

On Mon, Nov 1, 2021 at 8:01 PM, Glenn Million

<gunsln44@yahoo.com> wrote:

Dear City,

I have concerns about the aggressive plan putting the cart before the horse. We simply don't have the infrastructure to handle the load placed on our electrical grid. Electricity is not stable as brought to our attention this winter when an ice storm hit taking out transformers across the city. If we had only electric vehicles how would we have gotten to a safe area, hotel, hospital if needed?

In addition, you can't expect our middle to low income or those on a fixed income to be able to afford electrical vehicles. Is a mother of three or more children supposed to jump on a bus to get to urgent care when needed? What if her kid has noravirus or some other highly contagious disease. Public transportation? The plan unfairly impacts our most needy.

What of workers commuting in? Can't afford to live in Salem but need the job opportunities offered. Again just impacting our low income.

And how will this be policed? Are we building a wall around Salem with check points? Are we going to fine people who most likely can't afford an electric car to begin with? This grandiose idea is going to further exasperate a class system of the haves and have nots.

The plan needs to be toned down, infrastructure first, a stable power grid and solutions for our low income. I'd rather see the City work with other municipalities in extending the light rail system.

And just stop with the airport expansion. Not sure how that can even qualify as green.

Best regards,

Lara Million

97301

**From:** [Erik Andersson](#)  
**Sent:** Friday, November 5, 2021 1:09 PM  
**To:** [SalemCAP](#)  
**Subject:** Climate Action Plan Comments  
**Attachments:** Climate action letter EA.pdf

---

Thank you,

Erik

**Erik Andersson** / President / SEDCOR / 626 High Street NE, #200 / Salem, OR 97301  
503.837.1800 / [eandersson@sedcor.com](mailto:eandersson@sedcor.com)  
[www.sedcor.com](http://www.sedcor.com)



*Serving the Willamette Valley's most innovative and vital industries*

Wine, like all products made from locally-grown specialty crops, represents the combined effort of hundreds of people over dozens of industries, all working together to make something great. [Watch our newest animated video](#) as we explore what our great, and what makes our region, bottle by bottle, the best place to be.

▶ [WATCH NOW](#) 🎧



November 4, 2021

City of Salem  
ATTN: Climate Action Plan Comments  
555 Liberty Street, Suite 325  
Salem, OR 97301-3515

To Whom It May Concern:

I was pleased to serve on the Climate Action Plan workgroup on behalf of SEDCOR. I believe there will be opportunities for this organization to incorporate recommended actions into our own work plan, such as including climate-smart businesses in our entrepreneurial efforts (Strategy Task EC01) and targeting funds toward businesses recovering from natural disasters (EC05). Furthermore, in our Business Retention and Expansion efforts, we already prioritize helping Salem manufacturers to find local sources of supply to help reduce transportation impacts and targeting regional food producers and other growers to become more efficient and productive through our Northwest Ag Innovation Hub programming.

However, several SEDCOR members have echoed concerns voiced in the Climate Action Committee meetings regarding recommendations targeting natural gas usage. For industrial employers in the area, “switching” to cleaner sources (EN31) could have dramatic cost implications. While we actively work with our utility partners (including NW Natural, PGE, Pacific Power and Salem Electric) to help promote renewable resource programs and conservation/efficiency incentives (EN10), we know many processors depend on cost effective and reliable natural gas for their operations.

There is very limited information available that addresses the potential cost to manufacturers of converting significant operations to all-electricity; moreover, there is a lot of uncertainty as far as the ability of incumbent electric utilities to absorb new load of this potential magnitude and the scale of impacts to all ratepayers as new generation, transmission and distribution resources are built.

Our local processors and manufacturers compete on an international scale. Should measures be required by the City of Salem that would significantly raise production costs here, there would be significant detrimental impact to our existing employers, and the region would quickly become less competitive for future investment. SEDCOR was pleased to be included in the Salem Climate Action Plan process, but we stress the need to consider potential impacts to local manufacturers and the Willamette Valley economy before considering language suggesting mandatory fuel switching or “banning” the use of natural gas.

Sincerely,



Erik Andersson, President

**President**  
Erik Andersson

**2021-2022  
Executive Council**

**Chair**  
Michael Fowler  
Cabinet Door Service

**Vice-Chair**  
Mike Keane  
Garrett Hemann Robertson

**Secretary/Treasurer**  
Ryan Allbritton  
Willamette Valley Bank

**Past Chair**  
Daryl Knox  
The Aldrich Group

**Members at Large**

Colm Wills  
Marion County  
Commissioner

Rich Duncan  
Rich Duncan Construction

Kate Schwarzler  
Indy Commons

Steve Powers  
City of Salem

**From:** Reed Adam <thereedadam@gmail.com>  
**Sent:** Thursday, November 4, 2021 7:28 AM  
**To:** SalemCAP  
**Subject:** Climate action plan

---

The city of Salem's climate action plan is a far fetched fantasy. There is currently NO viable option for the internal combustion engine, electric cars are expensive and the usable range is poor at best. The electric grid is unreliable and in need of upgrades.

Natural gas is a clean safe energy source, there is no viable replacement. Electric heat and water heaters are very expensive to operate. Does the city think it's citizens can just print money to adapt to this fantastical plan?!?

The climate "emergency" is a hoax, the fires are a result of poor forest management. The planet is changing, this is true. But why shouldn't it? It is a living and breathing planet, we must adapt. We should not force our people into poverty to appease the wealthy's demands and ideals.

The environmentalists are capitalizing on the momentum generated by the tragic fires to force us to submit to their extreme views.

We need common sense policy, there is no climate emergency. Scrap the plan!

Sent from my iPhone

**From:** [dan@suncohomes.com](mailto:dan@suncohomes.com)  
**Sent:** Friday, November 5, 2021 4:49 PM  
**To:** [SalemCAP](#)  
**Cc:** '[Mike Erdmann](#)'; '[Dan Sunco Homes](#)'  
**Subject:** Climate Action Plan  
**Attachments:** Scanned from a Xerox Multifunction Printer.pdf

---

Please see the attachment.

-----Original Message-----

From: nwgdemo@nwghelpdesk.com <nwgdemo@nwghelpdesk.com>  
Sent: Friday, November 5, 2021 4:44 PM  
To: Dorn, Dan <dan@suncohomes.com>  
Subject: Scanned from a Xerox multifunction device

Please open the attached document. It was sent to you using a Xerox multifunction printer.

Attachment File Type: pdf, Multi-Page

Multifunction Printer Location:  
Multifunction Printer Name: X7J485

For more information on Xerox products and solutions, please visit  
[https://u3371265.ct.sendgrid.net/ls/click?upn=ilvDLofOOGewW00jvOkjP-2BwOC9l3GvkZwvoLgLswWw-3DWMcp\\_i4oMu378wY-2FgC9ADABAom-2F-2Fi0tiWw0NPUEVINZYQVWnisb348xMvm8bBEOdP74pTXl-2B91A1q7AUE0rAwaQNRfSZS3TDEH3ngPk7FM4u-2BrD6rz7UeJ7YXW1rv7YmxODcUHvsPdCHa8kP0rpm8TnVg2MjShvvp6hUnjlb-2BCv-2F25gfl9JMbTFW78TK8-2F3eu3l5yLB-2FMukC261BhgepF34xv7w-3D-3D](https://u3371265.ct.sendgrid.net/ls/click?upn=ilvDLofOOGewW00jvOkjP-2BwOC9l3GvkZwvoLgLswWw-3DWMcp_i4oMu378wY-2FgC9ADABAom-2F-2Fi0tiWw0NPUEVINZYQVWnisb348xMvm8bBEOdP74pTXl-2B91A1q7AUE0rAwaQNRfSZS3TDEH3ngPk7FM4u-2BrD6rz7UeJ7YXW1rv7YmxODcUHvsPdCHa8kP0rpm8TnVg2MjShvvp6hUnjlb-2BCv-2F25gfl9JMbTFW78TK8-2F3eu3l5yLB-2FMukC261BhgepF34xv7w-3D-3D)

--

This email has been checked for viruses by Avast antivirus software.  
<https://www.avast.com/antivirus>



November 5, 2021

City of Salem

RE: Draft Climate Action Plan

In my 43 plus years of building homes in all price ranges, in the Salem area, the overwhelming choice of my clients for space heating, water heating, cooking and running their fireplaces has been Natural Gas. Natural gas products are less expensive and more reliable than electric powered equipment, and many of them continue to operate when the power is out.

Last winter we experienced a severe ice storm that left hundreds (if not thousands) of households without electrical power. Homes that relied solely on electric power were reduced to a cold empty shell, while homes with gas fireplaces, water heaters and appliances were able to provide some comfort and resources for their occupants.

I strongly urge you not to ban Natural Gas in new developments. By doing so you will be increasing the cost of housing during a time of a housing shortage

Sincerely

A handwritten signature in blue ink, appearing to read "Daniel Dorn", with a stylized flourish extending to the right.

Daniel Dorn  
President

**From:** [Robbie Earon](#)  
**Sent:** Thursday, November 4, 2021 3:51 PM  
**To:** [SalemCAP](#)  
**Subject:** Climate Action Plan

---

City Leaders

Please include the Salem 350's recommendations in your climate action plan.

Thank you.

Robbie Earon

**From:** [KJ](#)  
**Sent:** Thursday, November 4, 2021 6:11 PM  
**To:** [SalemCAP](#)  
**Subject:** Climate Action Plan

---

I am sharing my opinion on the new plan.

While I agree that emissions are hurting our planet I feel that the changes you are proposing will do more harm than good. We live in a state with lots of rain, lack of year round sunshine, and very cold temperatures. The changes you propose will be harmful to way too many of us Oregonians. I can not bike to work and I can not deliver my child to school without my gas powered car. I use natural gas when the power goes out to keep my family warm. What you are proposing is unreasonable!

Kimberly Harris  
Sent from my iPhone

**From:** [Mike Hughes](#)  
**Sent:** Wednesday, November 3, 2021 2:32 PM  
**To:** [SalemCAP](#)  
**Subject:** Climate Action Plan

---

Greetings:

I am really excited that the city has finally begun a process to address the problem of climate change and actually appears to be serious about it. The draft Climate Action Plan is pretty good but there are some points that I don't feel have been addressed strongly enough inasmuch as so little has been done in the past. I strongly support the recommendations from 350 Salem regarding Climate Action Plan. At the very least we need to address all of the top 10 strategies they have listed as well as the modifications to the draft CAP they have recommended. For years the city has given little more than token acknowledgement to the need for climate action while it continued to spend funds on widening streets and creating induced traffic demand even as records for heat, fires, and drought have been broken. We have done enough discussion and studying. It's time to actually do something significant in applying measures to address the problems we have created. At this point it is going to be uncomfortable for a lot of us due the nearly continuous vacillation over the past 20 years or so.

The vast majority of cars we see on our streets are single-occupant vehicles and we have continued to encourage this by making wider streets and turn lanes so more of them can travel at higher speeds (at least until the next traffic signal). And they can, in their climate-controlled comfort, always take the most direct path while pedestrians and bicyclists must take the more roundabout route to get to the same places since they are not as high a priority because there aren't as many of them (for good reason). We need to stop encouraging the use of single-occupant vehicle trips and spend the funds on various alternatives.

It is already too late to completely repair the damage we have done to our environment but we desperately need to stop exacerbating it any further. The people of 350 Salem have put a great deal of thought and discussion into their recommendations and they should be incorporated in the Climate Action Plan and actually implemented if we are going to do our part to repair the damage we have already done and stop doing more as much as possible.

While I very much appreciate the fact that Salem is finally creating and implementing a Climate Action Plan, it has been delayed for so long that some drastic measures are now going to be required and all of us are going to have to make some sacrifices. I am willing to do my part and hope that everyone else in our city (as well as those who commute here daily) will do theirs.

Thank you to the committee and staff for all your work on this.

Sincerely,

Michael Hughes

935 Barkstone Ct. SE

Salem, OR 97306

[hughes.m@comcast.net](mailto:hughes.m@comcast.net)



**From:** Mike Roberson <mike.roberson3100@yahoo.com>  
**Sent:** Thursday, November 4, 2021 10:29 AM  
**To:** SalemCAP  
**Subject:** Climate action plan

---

To whom it may concern,

I would like to go on record in opposition to this plan. I have an all electric home with extremely high energy cost and replacement cost in comparison to my family's homes with natural gas. Natural gas heats more efficiently.

My residence was with out power for twelve days during the ice storm, fortunately, we had a propane generator to be able to keep our refrigerator, freezer and well going.

Our country has tremendous natural gas reserves, it's cheap and clean. Our electric grid is weak. The city of Salem has chosen to run their buses and other equipment on natural gas.

Will the tax payers be responsible for retrofitting all city facilities? What is the cost benefit of this plan?

The people that will be hurt the most are those that won't be able to afford the increase in the cost of construction own or rent and cost of replacement.

Please drop this plan!

Michael E Roberson  
3100 Ryan Drive SE  
Salem, Oregon 97301

**From:** [Tammy Roberson](#)  
**Sent:** Thursday, November 4, 2021 3:06 PM  
**To:** [SalemCAP](#)  
**Subject:** Climate action plan

---

To whom it may concern,

I would like to be counted as opposing this plan. My own home is all electric with extremely high energy costs, compared to other's homes that use natural gas. efficient. My residence was without power for twelve days during the ice storm of 2021. Fortunately, we had a propane generator to be able to protect our refrigerator, freezer and well.

Our country has tremendous natural gas reserves; it's cheap and clean and efficient and our electric grid is weak.

The city of Salem has chosen to run their buses and other equipment on natural gas. Will the tax payers be responsible for retro-fitting all city facilities? What is the cost benefit of this plan? The people that will be hurt the most are those that won't be able to afford the increased costs for construction or cost of replacement, who own or rent.

Please drop this plan!

Thank You,

*TammyRoberson*

*3100 Ryan Dr SE*

*Salem, OR 97301*

**From:** [Donna Bleiler](#)  
**Sent:** Tuesday, October 19, 2021 10:44 PM  
**To:** [SalemCAP](#)  
**Subject:** Comment on Salem Climate Action Plan

---

In one word, the action plan is unattainable. A vision of utopia that destroys the American dream. Besides destroying businesses, the goals exceed those set out in HB 2021. This is what this plan proposes:

If you envision the city plan on a smaller scale one could visualize a gated community where only one electric vehicle is permitted per house and there is a checkpoint at the gate to limit those coming and going. Each vehicle is monitored for use. The houses would be on an electric grid with limited watt and water use. Waste water and garbage monitored for what you are consuming. The behavior change will get you to compete at reducing your emissions, which means your every move will be tracked. If you don't go along, there are programs to change your behavior. The new behavior is to buy less stuff or buy second-hand. Actions for individuals are to reduce driving trips and avoid unnecessary air travel, eat a plant-based diet, conserve energy and water and reduce waste. And while you're feeling confined, like a slave, they suggest you pursue actions that address intersectionality and integrate social justice into your environmental work and daily actions.

How free can you be when every move is measured?

The Verdis Group uses the UN model for climate change, which is only interested in forcing countries into the One World Order. The 100% jump in warming from 2040 through 2069 isn't even logical. Neither is the plan. It violates personal freedoms and rights.

Donna Bleiler

Homeowner for 50 years

**From:** [Michael Graine](#)y on behalf of Michael Graine  
<michael.graine@comcast.net>  
**Sent:** Tuesday, November 2, 2021 8:57 PM  
**To:** [SalemCAP](#)  
**Subject:** Comments on Draft Salem Climate Action Plan

---

I want to commend the City of Salem staff and all the citizen volunteers who put the draft Climate Action Plan together. It is an excellent plan that shows how the ambitious but necessary and achievable greenhouse gas reduction goals established by the Salem City Council can be met.

Climate Change is having a significant impact on the Salem area. In the Summer of 2020, we saw the horrific impact of large wildfires just east of the Salem and Portland areas. In February of this year, we had extreme ice storms in Salem. My neighborhood was without power for 8 days, and some of my neighbors were without power for up to 12 days. While I have been a supporter of solar energy for many years, the prolonged power shortage caused by the ice storm convinced me to install solar panels on my own house, along with a back-up storage battery. Widespread use of solar, wind and other renewable energy in the Salem area will help us to limit the impacts of Climate Change and help Salem meet the Salem City Council's greenhouse gas reduction goals.

I was Director of the Oregon Department of Energy for 8 years in the early 2000's and the Deputy Director there for the prior 20 years. During that time, I reviewed many Climate Change plans, including those written by my agency, by other Oregon state agencies, by other states and by the Federal Government. I have continued to follow Climate Change plans since then in my energy consulting. The quality of the Salem draft plan is excellent in comparison to these plans. In particular, the plan shows specific actions which will achieve the Council's greenhouse gas reduction goals in Scenario 2. The actions are practical and cost-effective. While the actions in Scenario 1 will make substantial progress in reducing greenhouse gases, they will not achieve the Council's greenhouse gas reduction goals.

I urge the Salem City Council to adopt the draft plan as its final Climate Action Plan and to set Scenario 2 as the preferred approach, with Scenario 1 being an interim or minimum target. I do not have suggested changes to the text of the draft plan. Instead, I urge the Salem City Council to adopt the plan as soon as possible, so that the Salem community and all of us, through our individual energy choices, can help Salem make progress on Climate Change.

Thank you for considering my views, Again, congratulations on an excellent draft Climate Action Plan.

Best regards,

Mike

**Mike Graine**, Principal  
Michael W. Graine, Consulting LLC  
*Renewable Energy/CleanTech Finance and Development*  
Salem, OR 97302  
Email: [michael.graine@comcast.net](mailto:michael.graine@comcast.net)

**From:** [Frey Hoyer, Erica](#)  
**Sent:** Friday, November 5, 2021 10:39 AM  
**To:** [SalemCAP](#)  
**Subject:** Comments on the Climate Action Plan  
**Attachments:** PCA Salem Comments on CAP Proposal 5\_Nov\_2021.pdf

---

Enclosed are the comments send on behalf of Brent Wager, General Manager at Packaging Corporation of America, on the Climate Action Plan.

Thanks,  
Erica

**Erica Frey-Hoyer**  
**Environmental Manager**  
**PCA, Salem**  
**503-315-2335**



**Re: Comments Regarding the City of Salem's Draft Climate Action Plan**

Packaging Corporation of America (PCA), the third largest producer of containerboard and corrugated products in North America, has over 15,000 employees working at more than 100 facilities in 39 states. PCA manufactures a complete range of high-performing linerboard and corrugating medium at our containerboard mills and produces a wide variety of corrugated containers and displays at our converting facilities. PCA owns a box plant in Salem that has been operated for the past 30 years by nearly 140 employees - 80 percent of whom are Salem residents. Our boxboard is manufactured from paperboard containing approximately 50% recycled fiber content. Our product type has the highest recovery and recycling rate of any manufactured product in the country. Annual real estate and personal property taxes paid by PCA's Salem operation total \$250,000.

We are taking the opportunity to comment on the City's draft Climate Action Plan. While several aspects of the Plan are positive and worth supporting, we are alarmed at the proposal to ban natural gas for all new development - and eventually prohibit altogether the sale of natural gas. PCA's Salem box plant uses natural gas to generate the steam necessary to support our box-making process. Substituting steam generation via natural gas combustion with electrical steam generation would be cost-prohibitive. Mandatory electrification would render our Salem operations uncompetitive with both its PCA sister plants located in other states as well as external competitors.

Businesses must make strategic, pragmatic capital investment decisions based on the performance and competitiveness of its facilities – in this case, box plants. Economics dictate that capital is allocated to achieve the best return on investment. Since PCA's box plant portfolio extends to U.S. jurisdictions beyond Salem, capital investment – and production – will logically flow into more cost-competitive and profitable locations. The implementation of the City's Climate Plan, as currently proposed, will put PCA-Salem at a clear competitive disadvantage and cause direct, adverse economic and social impacts to our employees and the City. We urge the City to withdraw provisions discriminating against or banning the use of natural gas.

PCA also works with and supports the comments of the Oregon Homebuilders Association, the Salem area Chamber of Commerce, and SEDCOR submitted on the draft Climate Action Plan. Thank you for the opportunity to comment.

A handwritten signature in blue ink, appearing to read "Brent Wagner", is positioned above the typed name.

Brent Wagner  
PCA Salem, General Manager  
2121 Madrona Avenue, SE  
Salem, OR 97302

**From:** [Jim McIntosh](#)  
**Sent:** Friday, November 5, 2021 4:19 PM  
**To:** [SalemCAP](#)  
**Subject:** Comments Re: Salem Climate Action Plan, Draft for Review

---

To Whom It May Concern,

I honestly don't think my comments will do anything to tilt the discussion. I am surprised there was no widespread media coverage of the process. I guess I probably missed it while getting on with daily living.

I have reviewed the draft plan and it appears that a wide range of special interests and "stakeholders" have been involved in the discussions since 2020. I have little to no expertise in this arena. Just a high school graduate with some college/university studies who is now retired and who may or may not be alive in 20 years. Like many others in the public, I have read articles and papers on the climate change subject; along seeing and hearing media reports. It is extremely complex subject and not one where solutions are easy to come by.

I understand climate change is real. I am concerned media has tended to take worst case scenarios as their baseline for reporting. That concern is some media reports, activist organizations, and others are continuing to use RCP8.5 (business as usual) as their baseline while not taking into consideration that the RCP 8.5 is becoming less plausible due to the small adaptations and mitigations that have been occurring in US over the past decade. I am not sure what RCP the Salem city plan is using as its baseline. The plan appears to show RCP 8.5 as the high end of where Salem's emissions could be without mitigation, but recent UN IPCC reports seem to be leaning more toward RCP 4.6 as more likely due to improvements (hybrid vehicles, electric vehicles, solar and wind advancements, and coal power reductions) by the U.S. in reducing emissions over the past 10 years.

While reviewing the draft, I noticed that the IPCC AR5 report was one of the works cited, but only the Glossary area. With a forthcoming IPCC AR6 report about to be published, those working on the Salem plan may want to review the AR6 when it is published for any potential citations to be included in the plan. The IPCC Working Group 1 recently released its AR6 report and might be worth a look. I am planning on reading through it, but it may be overly technical. I just watched a presentation by Dr. Roger Pielke Jr (University of Colorado) that covered some areas of the IPCC WG1 AR6 report and have included a link to it, if you should like to view it. The presentation is from 27 October, [Dr Roger Pielke, Jr -What does IPCC AR6 say on Scenarios and Extreme Weather?](#)

I do support NW Natural's approach to mitigating and adapting to climate change and their focus on utilizing methane capture and use in moving natural gas to a carbon neutral capability. Natural gas has been shown to be more efficient and cleaner than coal in power generation. And, natural gas has been a key energy source for emergency heating (gas fireplaces), hot water (gas water heater), emergency power generation, and cooking as recently as this last winter during the ice storm power outages. A ban on future natural gas connectivity may, potentially, be counter-productive in adapting and mitigating the effects of climate change and is not currently worth the risk. Putting all our chips on an energy infrastructure without a reliable baseline backup seems like a bad bet when it goes down.

I probably missed it when quickly skimming Salem's plan, but I didn't notice a ban on pellet stoves, wood stoves or wood-burning fireplaces. Also, I don't recall seeing residential emergency power generators (e.g. Generac) for homes as being allowed in the plan; but it may have been and I missed it.

Additionally, the plan should include the long-range view of future invention/innovation and potential SMR nuclear power production (which is under development). Recent SMR development article, <https://www.energy.gov/ne/articles/nuscale-smr-simulation-lab-opens-idaho>. Who knows? The Coventa Power Plant could be a potential site for SMR location and provide emissions free power production should Oregon reverse its prohibition on nuclear power. Salem, Marion County, and Polk County could be beneficiaries of the new SMR technologies added to long range planning. Battery technologies are improving that may, in the future, give high storage capacities to compensate for short power outages.

Unfortunately, in my view, it appears public comment will hold little sway on the process at this point. The city has already invested time and money with consultants, etc., and it appears it is on a roll for approval regardless of my input. I hope this plan's foundation is firmly planted in Jello and will be open to reasonable change and amending as new adaptation methods, technology, innovation, and invention develop; with a side-glance to the ROI economics of implementation. In other words forecasts looking 30, 40, or 50 years into the future are difficult to gauge accurately, even using computer-modeling. As Yogi Berra said, "It's tough to make predictions, especially about the future."

I apologize for the length of this email and I appreciate your time.

Sincerely,

Jim McIntosh



**From:** [Don Lulay](#)  
**Sent:** Thursday, November 4, 2021 8:12 PM  
**To:** [SalemCAP](#)  
**Subject:** doc00940520211104163514.pdf  
**Attachments:** doc00940520211104163514.pdf

---

City of Salem

Re:Climate Action Plan

Please find attached my letter of comments in regards to this Climate Action Plan thats being considered.

Don Lulay

Don Lulay Homes

Office [\(503\) 363-3426](#)

Cell [\(503\) 931-1152](#)

Fax [\(503\) 363-7958](#)



---

November 4, 2021

City of Salem

Re; Climate Action Plan

City of Salem

I've been hearing about some type of Climate Action Plan for the Salem Community for some time. Now hearing this has involved into a solution too "BAN" Natural gas in all new residential construction.

I absolutely disagree with such an idea! Could there be some climate control ideas implemented, maybe? Has the City of Salem heard, that residential use of Natural Gas only consumes about 6% of Natural gas usage! Banning Natural Gas in new residential construction isn't the solution to help climate control, if climate control is truly a concern!

We are a 2<sup>nd</sup>, now 3<sup>rd</sup> generation, Developer and New Home Builder in the Salem area for over 50 years. I think I can speak first hand in the new residential construction industry. We are a semi-custom production builder, trying to build in today's market an "affordable" home, prices ranging in the upper \$300k-\$400k market. We are blessed to be selling faster than we can build. A part of our success is quality, location, obviously price point! We feel because we still give the buyer some options in an affordable home, a big option is to allow Natural gas for many additional appliances. Because of the demand of Natural Gas, we have standardized our homes with gas stoves, gas fireplaces, gas furnace/HVAC and gas water heaters. In addition, many of our home buyers want gas clothes dryers, gas barbeques on the patio, and gas for heat for their outside covered patios.

Does everyone have the facts today on the efficiencies of gas appliances? The gas furnaces most builders use today are 95% efficient and more, opposed to the past of 75%. The City is pushing to maintain "affordable" homes! It's becoming harder every development we develop starting with over designed infrastructure, SDC fees, building permit fees, and then onto continuing changes in building practices. I ask, does the PUBLIC truly know the facts of why it's become impossible to build a new "affordable home"? Just this "Ban" of natural gas, will increase the average home \$10,000.00 each.

The question I might ask, how many buyers will follow builders to build in the rural communities that don't have these high development cost and now considering NO natural gas available in their new home?? Speaking first hand coming from the rural areas in the past, we will be forced back into the rural areas to develop and build, as I'm sure many other builders the same, even some have already chosen elsewhere.

Come on the City of Salem, this Climate Action Plan banning Natural Gas in all new residential construction will devastate new home sales in Salem. We like Salem and want to see it too continue to flourish, "Please, don't ban natural gas in new residential construction"!!

Sincerely,

Don Lulay



**From:** [RandD Buc](#)  
**Sent:** Saturday, October 30, 2021 7:49 PM  
**To:** [SalemCAP](#)  
**Subject:** Draft Plan for Climate Action Plan

---

Dear City Officials, after reviewing your draft plan for reducing carbon emissions for the City of Salem, I am extremely disappointed to see that the draft plan is focusing on one and only one tactic, electricity. This is a terrible idea. There are too many known instances of citizens being left in the lurch when unusual weather events occur that overtax the electric grid, e.g., rolling blackouts and blackouts. People have died. There are just too many other options to consider that will take us a long way in our efforts to reduce carbon emissions, without leaving citizens in danger of not having life-saving power when needed, which seems to occur when it is needed most, i.e., when the electric grid goes down. Please open your minds to additional options such as renewable natural gas and renewable hydrogen.

In addition, according to the data, even on the coldest winter days, NW Natural provides 90% of energy needs for residential space and water heating customers. Yet that gas use accounts for 6% of greenhouse gas emissions. So, this use is not a huge contributor to the problem. As a citizen, I expect that decisions made by the city will be thoughtful and balanced, considering and multifaceted options that are not just ideological, political, and single-minded doggedness and blind devotion, but rather open minds considering the effect of your decisions on us, the citizens. My family does not want to be solely reliant on electricity to survive, especially in extreme weather events. As there is no compelling reason to rely solely on electricity, based on the data noted above, I urge you to come up with a multifaceted plan, including other resources, such as renewable natural gas and renewable carbon. Be on the right side of history here by taking care of Oregonians, and future Oregonians, with viable and reliable nuanced options, and not just singular tunnel vision decisions, like the current draft plan.

Sincerely, Charles Buchanan

**From:** [Kraig Kelly](#)  
**Sent:** Thursday, November 4, 2021 7:51 AM  
**To:** [SalemCAP](#)  
**Subject:** Fwd: HBA Call to Action! Oppose a ban on natural gas installations

---

Expressing our concerns about this proposed policy.

We own Kelly's Home Center here in Salem and just wanted to share some of the info about

the large number of gas appliances we sell. For the standard home there are decent options to select from if forced

to go electric. Just bigger/nicer custom homes typically go with a 36" or 48" wide pro ranges and the industry really doesn't

address this need in electric appliance options.

Kraig Kelly

Kelly's Home Center

----- Forwarded message -----

From: **Mike Erdmann** <[mike@homebuildersassociation.org](mailto:mike@homebuildersassociation.org)>  
Date: Wed, Nov 3, 2021 at 4:56 PM  
Subject: HBA Call to Action! Oppose a ban on natural gas installations  
To: [kkelly@kellyshomecenter.com](mailto:kkelly@kellyshomecenter.com) <[kkelly@kellyshomecenter.com](mailto:kkelly@kellyshomecenter.com)>

Kraig,

## **HBA Call to Action! Oppose a ban on natural gas installations**

For more than a year, the City of Salem has been working on developing a Climate Action Plan designed to reduce Salem's greenhouse gas emissions. While many aspects of the plan are positive, the recently released draft of this Climate Action Plan recommends a ban on the installation of natural gas service associated with new construction. The city is accepting public comments on their draft Climate Action Plan through 5pm this Friday, and you're encouraged to submit your feedback as they prepare to send the plan to the City Council for adoption. [Click here](#) to submit your online comments, or email [SalemCAP@cityofsalem.net](mailto:SalemCAP@cityofsalem.net).

The Home Builders Association of Marion & Polk Counties believes that consumers should be able to choose how their homes are heated and what fuel source is used for cooking. Why does the HBA oppose a ban on natural gas installations?

### **A Ban on Natural Gas Installations Makes Housing Less Affordable**

The additional construction costs of electric heating, water heating and induction cooking add as much as \$12,300 to the cost of a new home when compared to natural gas, according to a recent report from Home Innovation Research Labs. Added costs increase home prices and rents, and make Salem's existing housing affordability problem even worse. An increase of \$12,300 in the cost of housing prices 627 Salem households (1587 people) out of home ownership.

### **A Ban on Natural Gas Installations Increases Replacement Costs for Consumers**

Natural gas furnaces are expected to last 33% longer than electric heat pumps, according to the US Department of Energy, providing consumers with considerable replacement cost savings. A ban on gas installations would force consumers to replace worn out electric heat pumps much sooner than they would with natural gas furnaces.

### **A Ban on Natural Gas Installations Would Hardly Make a Difference in Salem's GHG emissions**

Existing residential use of natural gas accounts for only 6% of Salem's total greenhouse gas emissions. With today's highly efficient gas furnaces, and much stricter building energy codes, new construction contributes very little to Salem's greenhouse gas emissions.

### **A Ban on Natural Gas Installations Potentially Endangers Lives**

Natural gas provides for a resilient source of heat and cooking during power outages. Many Salem residents were able to remain in their homes during the February, 2021 power outages thanks to their natural gas furnaces,

fireplaces and ranges. Hundreds of people died in Texas during extended power outages in much colder weather in early 2021. In the event Salem experienced power outages during similar freezing conditions, natural gas can provide for better resiliency and safety, particularly for seniors and other vulnerable populations.

### **A Ban on Natural Gas Installations Isn't Needed**

State law already requires NW Natural to reduce greenhouse gas emissions by at least 80% by the year 2050. Salem's Climate Action Plan ignores these future greenhouse gas reductions when modeling future emissions.

Again, the deadline for submitting comments to the City of Salem on the Climate Action Plan and the recommended ban on the installation of new natural gas installations is 5:00pm this Friday, November 5<sup>th</sup>. Please don't hesitate to contact me if we can answer any questions about the recommended ban on natural gas installations.

--

Mike Erdmann, CEO  
Home Builders Association of Marion & Polk Counties  
2075 Madrona Ave SE, Suite 100, Salem, OR 97302

office: 503-399-1500 | direct: 503-363-6676

[mike@homebuildersassociation.org](mailto:mike@homebuildersassociation.org)

--

Kraig Kelly

*Email* - [kkelly@kellyshomecenter.com](mailto:kkelly@kellyshomecenter.com)

*Website* - [www.kellyshomecenter.com](http://www.kellyshomecenter.com)

*Work* - 503.378.1793

**From:** [C W CASTERLINE](#)  
**Sent:** Friday, November 5, 2021 8:55 AM  
**To:** [SalemCAP](#)  
**Subject:** Gas vs. Electricity

---

The home heating controversy prompts me to respond with a couple of thoughts. More than likely, these ideas have already been considered, but I present them anyway.

The people involved in home construction (i. e. homebuilders and home buyers) already have information about the pros and cons of ways to heat homes, and are usually able to make intelligent decisions about natural gas vs. electricity. It seems to me that the co2 emissions from natural gas probably do not exceed the emissions from electrical production. In a time when economics and financial conditions have increased living costs, my hope is that you would give some consideration to easing the burden citizens are dealing with.

Sincerely,  
Clair W. Casterline

**From:** Rick Rappaport <rick@rickrappaport.com>  
**Sent:** Tuesday, November 2, 2021 11:42 AM  
**To:** SalemCAP  
**Subject:** Great Work!!!

---

Congratulations on putting together such a comprehensive action plan. I support this plan but ask you to consider the language (and substance I guess?) of the bicycle paths on roads. I'm not in favor—I oppose—widening roadways to accommodate that transportation. That kind of widening leads to more and more traffic, just the opposite of what all of us want in the end.

Kind regards, Rick Rappaport



**From:** Nancy O'Neill <prinruta@icloud.com>  
**Sent:** Thursday, November 4, 2021 12:43 PM  
**To:** SalemCAP  
**Subject:** Natural Gas needs to be included

---

Regarding Salem's CAP Draft, it is a mistake to shift from multiple fuel/power options in the home to just electricity. Last year when many were without power due to the ice storm, we were able to feed and shelter our elderly neighbor because we have a wood fireplace, a gas stove, and a gas water heater. His home was 100% electric powered....imagine if his car had also been electric.

Do not phase out natural gas.

Thank you,  
Nancy O'Neill

Sent from my iPhone

**From:** [Bill Connelly](#)  
**Sent:** Friday, November 5, 2021 3:46 PM  
**To:** [SalemCAP](#)  
**Subject:** New Response Notification

---

My last comment should have said that heat pump system do **NOT** make happy customers

**From:** [Kate Ratcliffe](#)  
**Sent:** Thursday, October 21, 2021 12:29 PM  
**To:** [SalemCAP](#)  
**Subject:** Public comment on Climate Action Plan

---

I reviewed the plan draft and appreciate the directions you are heading in throughout. As far as encouraging people to walk and ride bikes with increasing regularity goes, you must first make it much much safer to do so. I hope big plans are in the works to remove the vast majority of motorist traffic out of the city center as well as providing safer streets in outer areas like North Lancaster.

Thank you,

Kate Ratcliffe

--

Kate Ratcliffe  
206.724.8550  
[ratclika@gmail.com](mailto:ratclika@gmail.com)

**From:** [Mike Erdmann](#)  
**Sent:** Friday, November 5, 2021 1:54 PM  
**To:** [SalemCAP](#)  
**Subject:** Public comment on draft Climate Action Plan  
**Attachments:** HBA public comment on CAP draft.pdf

---

The attached public comments are submitted regarding the draft Climate Action Plan.



**Mike Erdmann**

Chief Executive Officer

desk: [503-363-6676](tel:503-363-6676) cell: [503-409-3187](tel:503-409-3187)

Home Builders Association of Marion & Polk Counties

2075 Madrona Ave SE Ste 100, Salem, OR 97302

[www.homebuildersassociation.org](http://www.homebuildersassociation.org)



2075 Madrona Ave. SE  
Suite 100  
Salem, Oregon 97302

T 503-399-1500  
F 503-399-0651

[HomeBuildersAssociation.org](http://HomeBuildersAssociation.org)

November 5, 2021

City of Salem  
ATTN: Climate Action Plan feedback  
555 Liberty St SE  
Salem, OR 97301

To Whom it May Concern:

The Home Builders Association of Marion & Polk Counties has significant concerns regarding strategy EN27 in the draft Salem Climate Action Plan, which reads *"Implement policies to reduce natural gas usage, such as requiring all-electric new construction, prohibiting fossil fuel usage in new construction, and/or banning the use of gas and oil in residential appliances"*.

Our organization supports voluntary efforts to electrify, including incentive programs to encourage electrification, but we believe that consumers should have the choice of whether their homes use natural gas or electricity for heating and cooking.

### **Banning Natural Gas Increases Housing Costs**

Requiring all-electric new construction unquestionably raises housing costs by thousands of dollars, given Oregon's strict building energy codes. Local HVAC contractors report that with Oregon's new code requirements, all-electric new construction adds \$6,000 to \$9,000 per home in additional construction costs, and a report released earlier this year by Home Innovation Research Labs in Washington DC estimated that in our climate zone the additional costs of all electric new construction were as much as \$12,300. Salem is plagued by a housing affordability crisis, with housing affordability ranked in the bottom 10% of markets nationwide. These cost increases make Salem's housing affordability crisis even worse and will price hundreds of Salem families out of home ownership.

### **Banning Natural Gas May Put Lives at Risk**

During Salem's extended power outages in February of this year, countless Salem residents were able to remain in their homes thanks to their gas fireplaces and gas ranges, and many used generators to keep their gas furnaces operating. None of this would be possible in an all-electric home, and if Salem were to experience similar power outages during freezing conditions, lives will be at risk. Texas' power outages in February of this year during freezing conditions resulted in 500 – 700 deaths, mostly from hypothermia and carbon monoxide poisoning from using grills inside their homes, illustrating the potential consequences of such a ban. Furthermore, this raises an equity issue, as low-income populations are the least able to afford hotel rooms and restaurants if forced out of their homes during power outages in freezing weather conditions.

**Banning Natural Gas Will Result in More GHG-Emitting Wood Burning Fireplaces**

We also believe that banning natural gas installations will lead consumers to increasingly request wood burning fireplaces in new home construction. Wood burning fireplaces produce vastly more GHG emissions than gas fireplaces, and the city is unable to restrict the construction of wood burning fireplaces as they fall under Oregon's statewide building code.

**Consumers Will Experience Greater Replacement Costs for Electric Equipment**

Natural gas furnaces last considerably longer than electric heat pumps, with the US Department of Energy reporting that gas equipment has an expected lifespan 33% longer than electric. Requiring all-electric construction places increased replacement costs on consumers, which is especially problematic for lower-income homeowners who generally do not have the many thousands of dollars in savings on-hand to replace equipment when it fails.

**No Cost-Benefit Analysis Has Been Performed on a Gas Installation Ban**


A ban on natural gas installations would have significant impacts on both housing affordability as well as economic development, yet Verdis Group failed to perform a cost-benefit analysis on this strategy. Cost-benefit analysis were performed on 10 other strategies in the draft plan. Given the effects of a gas installation ban on the local economy, this kind of analysis is critically important to any such consideration of including a ban in Salem's Climate Action Plan strategies.

**Banning Natural Gas Would Be Exceedingly Unpopular & Unlikely to Survive a Ballot Challenge**

A potential ban on new natural gas installs was the 2<sup>nd</sup> most unpopular of the 211 possible GHG reducing strategies in a community survey performed by Verdis Group in March of this year, and received less than 50% support by Climate Action Plan Task Force members in the same survey. Private polling has similarly shown that there is extremely low public support for a ban on gas installations. A ban will unquestionably lead to a ballot measure referral and would almost certainly be overturned by voters, with the unintended consequence of undermining public support for Salem's climate action planning efforts.

While we applaud the city's efforts to address GHG emissions and support the vast majority of the strategies contained in the Climate Action Plan, we believe that the city would be far better served by pursuing weatherization incentives to significantly improve the energy efficiency of Salem's existing housing stock.

Sincerely,



Mike Erdmann  
Chief Executive Officer

**From:** [Brent DeHart](#)  
**Sent:** Friday, October 22, 2021 10:08 AM  
**To:** [Curt Arthur](#)  
**Cc:** [SalemCAP](#)  
**Subject:** Re: Input

---

Did you send that statement to the CAP site?

Get [BlueMail for Android](#)

On Oct 22, 2021, at 11:01 AM, Curt Arthur <[curt.arthur@svn.com](mailto:curt.arthur@svn.com)> wrote:

I am a huge advocate for renewed commercial air service at Salem Airport. Studies have clearly shown that air service from Salem is better for our environment than having people drive 2.5 hours back and forth to PDX to fly. I hope this will be of consideration as the plan goes into an actionable phase.

**Curt Arthur, SIOR | Managing Director**

SVN | Commercial Advisors, LLC

1665 Liberty Street SE | Salem, OR 97302

Phone 503-588-0400 | Cell 503-559-7990

[curt.arthur@svn.com](mailto:curt.arthur@svn.com) | [www.SVNCA.com](http://www.SVNCA.com)

[LinkedIn](#) | [Twitter](#) | [Facebook](#)

 SVN -Signature Image\_White Tagline (HighRes).jpg



Team Members:

Heather Miller, Administrative Assistant ([Heather.Miller@svn.com](mailto:Heather.Miller@svn.com))

Nick Williams, Advisor ([Nick.Williams@svn.com](mailto:Nick.Williams@svn.com))

[View the Oregon Initial Agency Disclosure Pamphlet](#)

**From:** [Dave Garrett --Santiam Heating & Sheet Metal](#)  
**Sent:** Thursday, November 4, 2021 8:08 AM  
**To:** [SalemCAP](#)  
**Subject:** re: comment on CAP

---

Honorable Council Members,

Natural gas is the cleanest, safest energy available. It is also affordable for low and middle class families. Why would anyone consider this as good policy? Unless we plan to build a nuke plant nearby before turning off the NG valve the grid won't be able to handle nothing but electric heat and electric cars without NG or coal power generation. This draft doesn't address how our existing power grid will deal with the added load. Oh and if the grid goes down my 85 year old Mom and Dad won't freeze to death because they have a gas fireplace so they will survive. Remember last winter many were without power for Days.

Ok that's my gripe here is my suggestion for good policy. Require a heat pump installation with a new gas furnace installation (high efficient furnace of course). The heat pump will be the primary source of heat but with gas back up and still allow for gas water heating and cooking. Require this of all new and replacements in the city so gradually existing NG costumers will get converted to electric as the primary source of heating (by far the biggest use of energy in a residents) This would also allow for a gas fireplace that can be used as your heat source in a power outage. This is a policy that will move the city toward what the Governor wants without the serious and dangerous possibly deadly downsides of not allowing gas as at least a back up source.

What is being suggested in this draft will harm the most venerable in our society first and make home ownership even harder for young families. This plan should be rejected.

Thank you

David Garrett  
Commercial HVAC Project Manager/Estimator  
Santiam Heating and Sheet Metal, Inc  
POB 591  
Stayton, Or 97383  
Ph:503-769-8483  
Fax:503-7698554  
Cell:503-932-2179  
email: [dgarrett@santiamheating.com](mailto:dgarrett@santiamheating.com)  
website: [www.santiamheating.com](http://www.santiamheating.com)  
Facebook: [www.facebook.com/santiamheat](https://www.facebook.com/santiamheat)



Virus-free. [www.avast.com](http://www.avast.com)



**From:** [Bruce Wood](#)  
**Sent:** Saturday, October 30, 2021 8:09 AM  
**To:** [SalemCAP](#)  
**Subject:** Salem CAP

---

Dear Fellow Salemites,

I understand that the City Council is considering limiting natural gas use within the city limits. The limitations being considered include no new natural gas hookups and other limitations. There can be no scientific or common sense reason to consider such a policy. I expect the religion of climate change is driving such nonsense. I have been a natural gas user most of my life in Salem. The council has no right to limit power options to the Salem citizens.

I was born in Salem in 1947 and sans 10 years of active duty as a Naval Officer, have lived in South Salem. I am deeply concerned with the general direction that current council leadership wants to take the Salem community. Stop imposing your personal preferences on the populace and represent all the people, not just a minority of fellow- extremists.

With extreme concern,

Bruce Wood

**From:** [Janet Lorenzen](#)

**Sent:** Sunday, October 24, 2021 9:22 PM

**To:** [Bentlage, Belyna](#); [Robert Romanek](#); [Brian Harmon](#); [Hame, Kate](#); [Patricia Farrell](#); [SalemCAP](#)

**Cc:** [nathan@ngapc.com](mailto:nathan@ngapc.com); [kaileighwestermann@gmail.com](mailto:kaileighwestermann@gmail.com); [Joe Bowersox](#); [bierlykenneth@gmail.com](mailto:bierlykenneth@gmail.com); [bennycwilliams@yahoo.com](mailto:bennycwilliams@yahoo.com); [Tom Andersen](#); [kopcho.spc@pm.me](mailto:kopcho.spc@pm.me); [mkeuler@co.marion.or.us](mailto:mkeuler@co.marion.or.us); [wvnps@gmail.com](mailto:wvnps@gmail.com); [rob@salemfpc.org](mailto:rob@salemfpc.org); [chanegriggs@gmail.com](mailto:chanegriggs@gmail.com); [eandersson@sedcor.com](mailto:eandersson@sedcor.com); [Julie Warncke](#); [mike@homebuildersassociation.org](mailto:mike@homebuildersassociation.org); [david@rheinholdtinsuranceagency.com](mailto:david@rheinholdtinsuranceagency.com); [Eunice Kim](#); [tiffbulgin@gmail.com](mailto:tiffbulgin@gmail.com); [loren\\_mclaughlin@campbells.com](mailto:loren_mclaughlin@campbells.com); [alan.blood@garmin.com](mailto:alan.blood@garmin.com); [Vicky Falcón Vázquez](#); [aalicea.dominguez@shangrila-or.org](mailto:aalicea.dominguez@shangrila-or.org); [lesleyjoe@msn.com](mailto:lesleyjoe@msn.com); [jimmy.jones@mwvcaa.org](mailto:jimmy.jones@mwvcaa.org); [Ian Davidson](#); [good\\_vonnie@salkeiz.k12.or.us](mailto:good_vonnie@salkeiz.k12.or.us); [Tom Hoffert](#); [leilani.slama@salemhealth.org](mailto:leilani.slama@salemhealth.org); [Vanessa Nordyke](#); [dylan.d.mcdowell@gmail.com](mailto:dylan.d.mcdowell@gmail.com); [Alex Buron](#); [rhodes\\_rhonda@salkeiz.k12.or.us](mailto:rhodes_rhonda@salkeiz.k12.or.us); [connor.reiten@nwnatural.com](mailto:connor.reiten@nwnatural.com); [mjaffe@mwvcog.org](mailto:mjaffe@mwvcog.org); [Gregory Walsh](#); [jhambuchen@marionpolkfoodshare.org](mailto:jhambuchen@marionpolkfoodshare.org); [Robert Chandler](#); [wendy.veliz@pgn.com](mailto:wendy.veliz@pgn.com); [briec.edwards@grandronde.org](mailto:briec.edwards@grandronde.org); [Jose Gonzalez](#)

**Subject:** Salem Climate Action Plan - 350Salem Response Letter

**Attachments:** 350Letter.City of Salem CAP draft10.24.21.docx

---

Salem CAP Staff, Consultants, and Task Force Members,

350Salem, the climate advocacy group I represent on the Task Force, has written a letter in response to the draft Salem Climate Action Plan - attached. It highlights our priorities for reducing greenhouse gas emissions which we will discuss at our last meeting on Wednesday.

I welcome a response from Task Force members as to your priorities.

Thank you,

Janet Lorenzen

--

Associate Professor Janet A. Lorenzen, Ph.D. (she/they)

Chair, Department of Sociology

Willamette University

900 State Street

Salem, OR 97301

Affiliations: American Ethnic Studies, Women's & Gender Studies, Center for Sustainability & Environmental Justice

[jlorenze@willamette.edu](mailto:jlorenze@willamette.edu)

Office: Smullin 218

Office Phone: 503-370-6313

Willamette University was previously the Indian Manual Labor Training School and is on the land of the Kalapuya, represented today by the Confederated Tribes of the Grand Ronde and the Confederated Tribes of the Siletz. Support the climate goals of the Affiliated Tribes of Northwest Indians:  
<http://atnitribes.org/climatechange/>



**RE: Draft Salem CAP**  
[SalemCAP@cityofsalem.net](mailto:SalemCAP@cityofsalem.net)

Dear Kim Morrow and Patricia Ferrell,

We want to thank you and everyone involved for your work on the Draft Salem Climate Action Plan (CAP). It represents a significant amount of effort and is an important step in the right direction. We also appreciate the addition of several of 350 Salem's TOP10 list for GHG emissions reductions to your list of strategies.

A notable exception is you have not clarified TL 19 which says:

*Review and update the Salem Transportation System Plan (TSP) goals, policies, projects, and priorities to align with Our Salem, Climate Friendly and Equitable Communities Rulemaking, Statewide Transportation Strategy, and Oregon Bicycle and Pedestrian Safety Strategy Report in the areas of walking, bicycling, and transit use.*

This strategy is not nearly as specific as our proposal:

**No more widening or adding lanes to existing roadways** *There should be no widening or adding lanes to existing roadways, except where they improve bicycle and pedestrian safety or to improve transit flow. Expanding roadways only serves to induce more traffic, which increases VMT, fails to relieve congestion, and increases air and noise pollution.*

We have included our TOP 10 list at the end of this document in case you want to take another look at it. We look forward to hearing more from you on prioritized implementation, and hope that before the last meeting of the Task Force you can provide recommendations on immediate implementation of the best strategies to reduce GHG emissions.

There are several changes we would like to see in the final Salem CAP. In terms of broader changes, we would like to see the priority strategies among the 176 strategies incorporated into the seven sections addressed in the CAP. Please connect the five or six most high-impact strategies for reducing GHG emissions to each of the seven sections. Wherever you can quantify goals or likely emission reductions, that would be appreciated.

Please make sure that all strategies to reduce GHG emissions are feasible. For example, in Scenario 2 in the Executive Summary it states: "The second scenario modeled what it would take to meet Salem's 2035 and 2050 goals. This model assumed that all emissions reduction targets in Scenario 1 were met, and then added nine additional targets." Two of these targets included:

- Halt the entry of non-resident internal combustion engine (ICE) traffic
- Halt the entry of internal combustion engine heavy trucking

Please alter these to make them realistic; halting ICE traffic coming from outside Salem is not feasible. Including items that are impossible makes it seem like reducing GHG emissions is not

being taken seriously; the plan is set up to fail to reach the goals set by the Salem City Council. The presentation to the City Council included a reasonable time frame for reducing traffic into and out of Salem by 40%.

Scenario 1 also includes “Maximize onsite solar” (pages 11 and 48). Most of the general public doesn’t know what that means. More explanatory language would be helpful.

### **Strategies/Tasks Need to Be Reframed as Actions**

The task descriptions come off as good ideas rather than actions. Tasks need to be rewritten to identify specific actions the city will take, when they will be completed, and what city department or official is responsible for getting them done. Otherwise, these are just general recommendations that are the responsibility of no one, with no accountability for follow-through.

Timelines for getting started should be shorter than the city is considering. These tasks should be directed to city staff for budget preparation for the coming year, so that city programs start to incorporate this work (and shift direction from facilitating yet more car dependent development in outlying areas.)

### **Transportation**

The draft plan lists actions employers and organizations “can take” to reduce GHG emissions (page 62). The language needs to be much stronger. The city should strongly encourage or incentivize large employers to adopt a smart commuter program, which would encourage workers to carpool, take public transit, bicycle or walk. A smart commuter program would support a hybrid work structure, with flexibility for employees to telecommute from home where possible. The city could provide support for a Smart Commuter Program by offering bicycle rooms and lockers at central locations, more bike racks, and more park and ride areas.

It is great that you included exempting areas from System Development Charges within 1/4 mile of the core transit network and near downtown. However, we are confused that the consultants indicated that it would have a low impact on emissions. No other strategy is listed that provides an incentive (or any other implementation measure) for such close-in development, which the consultant rates as having a high impact on emissions. This disconnect between implementing actions and broad strategies is prevalent throughout the document and is a major failing of the CAP.

Many actions will be more effective if taken together rather than separately. Since transportation is the largest source of greenhouse gas emissions in Salem, reducing these emissions calls for a multi-pronged effort to encourage a shift to electric vehicles and to encourage alternatives to automobile use. Coordination with the Our Salem Comprehensive Plan is important for developing compact mixed-use neighborhoods where people can walk, bike or take public transit for school, work, errands and recreation.

Safety for pedestrians, bicyclists and people with disabilities and mobility challenges is critically important to enable people to use alternatives to cars. Safety involves both infrastructure that

protects people and regulating automobile use. Safe infrastructure includes sidewalks, protected bike lanes and low-traffic bike routes, “pedestrian scrambles,” longer walk intervals in traffic signals, and other intersection improvements. Regulating automobile use includes lowering speed limits, installing more traffic signals, moving to paid parking, and eliminating double turn lanes. We need to coordinate with Cherriots to encourage increased use of public transportation and other services that Cherriots offers through its Transportation Options program.

The city should also actively lobby the legislature and state government in support of statewide electrification of transportation (public transit, single occupancy vehicles, heavy trucking, etc.).

On page 15 in the last paragraph the draft CAP states, “In addition, a higher population means that in the future, more individuals will be driving ...” We would suggest eliminating the car-centric point-of-view and revise it to state, “In addition, a higher population means that in the future, more individuals will need to be using the city’s transportation system and getting around more efficiently, because if population growth leads to increased per capita driving we will fail to meet our goals.”

### **Expand Definition of Co-Benefits**

Many of the 176 strategies in the draft CAP include stated co-benefits. These co-benefits are defined as “advantages to the community that any climate action strategy may have beyond reducing emissions.” The strategies specifically take into account the co-benefits of public health, mobility choice, environmental quality, resilience, local economic development and community equity.

An expanded section on these co-benefits should be added to the report, and each subsection should be as quantitative as possible. For each strategy area there should be a discussion of the co-benefits. For example, there are many health and community benefits from making the city more walkable and bikeable. These include reduced traffic injuries and fatalities for pedestrians and bicycle riders, less heart and artery disease, and more community building interactions among residents. A significant public health co-benefit is reduced disease from air pollutants, including reduced rates of asthma in children and fewer deaths among people with chronic lung or heart disease. If Salem is cleaner and more livable because of GHG strategies, the city will attract new businesses and tourists. Strategies to have more and larger trees will reduce the heat island effect, provide direct shade, provide habitat for birds and other wildlife, and make the city more beautiful. More of these kinds of discussions are needed in the CAP report.

Both the Introduction and Executive Summary sections should include several paragraphs about the co-benefits of reducing GHG emissions, summarizing the new section.

### **Natural Gas**

We urge you to delete the following from page 46: “NW Natural is planning to switch entirely from fossil fuel natural gas to renewable natural gas. Burning methane releases carbon dioxide, which is a far less potent greenhouse gas than methane itself. By burning methane that otherwise would have been released, NW Natural would reduce total GHG emissions.”

There is no substance to the “plan” that NW Natural has to supply 100% renewable natural gas. Further, such a plan is absolutely infeasible for the West Coast. Instead, the limited amount of renewable NG should be provided for more valuable displacements of fossil fuel, such as displacing transportation diesel fuel in long distance trucking. Any inclusion of renewable NG into its system will likely happen without the participation or assistance of NW Natural.

Natural gas is not a viable emissions reduction option. Instead of the text on page 46 the CAP should include a discussion of why strategy EN 27 (*Implement policies to reduce natural gas usage, such as requiring all-electric new construction, prohibiting fossil fuel usage in new construction, and/or banning the use of gas and oil in residential appliances.*) is necessary to reach the 2050 GHG emission goal.

The CAP should prevent natural gas in new construction and work toward converting all-natural gas use to electricity. Natural gas is a fossil fuel that emits CO<sub>2</sub> when burned. While it does produce less CO<sub>2</sub> than coal in power plants, it is still a significant source. And CO<sub>2</sub> emissions are only part of the problem. Natural gas is primarily composed of methane, a powerful greenhouse gas in its own right. Studies have shown that substantial amounts of methane leak during production and transmission.

Natural gas is also hazardous. Most natural gas is now produced by fracking (hydraulic fracturing) since many conventional sources have been depleted. While the effects of fracking are not happening in Oregon, fracking endangers communities where it does take place. Natural gas leaks have caused many explosions, resulting in injuries, deaths and property damage. Natural gas use in indoor furnaces and appliances brings the risk of explosion into households and businesses. It is harmful to indoor air quality, potentially producing carbon monoxide which can be fatal and always producing nitrogen dioxide which can cause asthma and heart problems.

[Effects of Residential Gas Appliances on Indoor and Outdoor Air Quality and Public Health in California](#) (UCLA Fielding School of Public Health)

[Negative impacts of burning natural gas and biomass have surpassed coal generation in many states](#) (Center for Climate, Health & the Global Environment, Harvard T.H. Chan School of Public Health)

### **Priority Strategies Regarding Transportation and Land Use**

We believe the following tasks are the most important and effective actions the city can include in the CAP for transportation and land use.

TL01: Bike network

TL02: Bike safety

TL03: Sidewalk network (with emphasis on areas within ¼ mile of transit route)

Action statements should direct city staff to develop TSP and CIP amendments that accomplish these tasks.

TL10: Collaborate with Cherriots

TL17: High-frequency buses, pre-pay stations, use 1-5 shoulders

The city needs to commit to work with Cherriots to implement frequent transit service on the core network, starting with one or two routes. This should include identifying changes to streets to prioritize transit movement and providing pedestrian access to and from transit stops.

TL18: Commuting program for city employees

TL21: Trip reduction program

The most important of these actions is to provide direct financial incentives to employees to commute to work by alternative modes and parking cash-outs (offering a choice of a payment of the cost of providing parking instead of free parking).

TL24: City-controlled parking

TL41: New housing and developments

(TL22 offers feel-good language that highlights things we already do and that have little effect given widespread free parking.)

TL38-43 Land use

These are great strategies. We are not sure why the report says the cost of TL38 and TL43 is high. The main cost would seem to be forgoing revenue for providing infrastructure for suburbs, which the city won't need if it can promote more development in close-in areas that already have adequate streets, parks, water and sewer. Compared to servicing fringe development, compact development should be seen as reducing city costs.

### **Strategies That Should Be Avoided**

TL16: Dedicated bridge lanes

This doesn't specify a new bridge, but it clearly implies that a third bridge is a good thing for climate, especially since ODOT is listed as the lead agency.

TL20: Gas tax

This is a wolf in sheep's clothing. The gas tax effect on VMT is small given continuing increases in fuel economy and a likely low level of tax (5 cents per gallon). The description leaves the door open to expanding road "improvements." The better option would be a tax on parking spaces with money directed to public transit and other options.



#### TL34: Congestion reduction

This perpetuates the myth that traffic smoothing improvements reduce congestion and idling, when evidence is that these measures are not effective and induce more travel. Improvements in vehicle technology (EVs, hybrids, stop/start systems) will largely eliminate idling emissions.

We appreciate the effort and genuine dedication you have invested in this critically important document. It's an important step in the right direction but could be significantly strengthened. Prioritizing strategies and adding steps for accountability and follow-through will make the difference in whether the Salem CAP sits on the shelf or becomes a real blueprint for our future. Protecting the stability of our climate and adapting to climate change impacts are the most urgent tasks our world faces. We are grateful for the opportunity to work together with you.

Sincerely,  
Members of 350 Salem OR

Contacts: Phil Carver, Ph.D.  
philiphcarver@gmail.com

Janet Lorenzen, Ph.D.  
jlorenze@willamette.edu

---

*Original TOP 10 list from 350 Salem OR*

## **TEN GROUPED CAP STRATEGIES FOR ANALYSIS OF GHG EFFECTS**

### **Overarching principles:**

#### **Address needs in low-income neighborhoods first**

Salem's climate action strategies should prioritize the needs of low-income neighborhoods. Strategies should be designed so that they undo historic patterns of disinvestment in Salem's low-income neighborhoods by prioritizing public spending in those areas. The city should ensure residents of these neighborhoods are protected from potential harms of climate action, such as gentrification and displacement. Decision-making around how to invest and reduce emissions in these neighborhoods should be driven by the residents themselves to the greatest degree possible.

#### **Prioritize reductions that will reduce emissions sooner rather than later**

After decades of delay, the city (and the world) must reduce greenhouse gas emissions as quickly as possible. Salem's climate action plan should prioritize strategies likely to meaningfully reduce emissions within the next 3-5 years.

### **1. Reduce Vehicle Miles Traveled (VMT)—Improved Transit**

**Develop a new funding source or sources for improved transit**—possibly through a small employer payroll tax on major employers such as the State of Oregon already pays.

**Make transit fareless**

The City and the Cherriots should find ways to make riding transit fareless.

**Provide safe walking routes to bus stops**

Complete the sidewalk network throughout the city, especially within a half mile of transit routes.

**Create a downtown circulator**

The City and Cherriots should work together on a free trolley to circulate through Salem's downtown that stops at all the key downtown locations. Provide parking at the West Salem terminal.

**End free parking for shopping**

Car storage should not be free anywhere in the city. Install smart meters downtown with variable rates. Require metered parking at all shopping malls. Work with Cherriots to induce retailers to provide transit vouchers or reimbursements for bus expenses to shoppers that are similar to the amount retailers, or the City had spent to provide free parking for shoppers.

**100% electric public transportation system by 2035**

Buy only electric buses when replacing transit vehicles and make the entire public transportation system electric by 2035.

**Investigate new Bus Rapid Transit (BRT) system**

Emulate the successful BRT system in Eugene to create a similar transit network on major arterial roads in Salem with dedicated bus lanes and turn lanes.

**Expand public transit infrastructure**

- Increase transit service frequency and reliability, especially on the core transit network (majority of routes with less than 30-minute intervals until midnight, seven days a week, shorter intervals during rush hours). Plan for more and longer bus routes, including routes that connect to canneries and employment in outlying areas (e.g., Cordon Road).
- Bus and Turn (BAT) lanes for specific corridors.
- Dedicated right-of-way for stop development along arterials and collectors.
- Required no parking zones as part of development code for all bus stops (code amendment).
- Work as an active collaborative partner in the effort to work with Cherriots in being a mobility integrator.
- Plan for the use of small buses to extend bus routes to more rural areas. Consider allocating money to buses that serve areas outside the urban growth boundary (obtain funding from nearby cities and businesses and explore other ways to pay for comprehensive service).
- Investigate introducing a light rail system from West Salem into downtown/government zone.

- Create a park-and-ride for out-of-town commuters from the West into Salem at the West Salem terminus of the downtown trolley.

## **2. Reduce VMT—Make City More Bike and Walking Friendly**

### **Create better zoning and residential parking rules and make low-income neighborhoods complete neighborhoods**

Transform auto-dependent low-income neighborhoods in north, northeast and east Salem, in particular, to become complete neighborhoods with walkable access to healthy food and other necessities, green spaces, and a branch library.

### **Update and revise neighborhood plans and zoning to allow walkable mixed-use development and higher densities**

Salem should be a collection of 20-minute neighborhoods that allow residents to walk or bike less than 20 minutes to meet their basic needs. Eliminate off-street parking requirements, increase height limits, and reduce setbacks and landscaping requirements.

### **Zone for and provide incentives for high density and more vertical development within a quarter mile of the existing core transit network**

Salem needs to end auto-dependent development at the edges of the city and become more vertical and denser at the core.

### **Provide for or require smaller, walkable urban-scale parks and open space**

Salem needs more parks and open space that can be easily reached by walking and biking and not by car. The city should update its park master plan to include small pocket parks, plazas, playgrounds or open spaces appropriate for walkable neighborhoods.

### **Revise the city's transportation system plan (TSP) and other infrastructure and capital improvement plans to support mixed-use development and neighborhoods**

The TSP should be amended to identify pedestrian, bike and transit improvements, and other improvements to make streets in mixed-use neighborhoods safe, convenient and pleasant for walking and cycling.

### **Work with major employers to encourage and support infill, redevelopment and new development in existing campuses**

Major employers like the State of Oregon, Salem Hospital, and Willamette University should encourage and support infill, redevelopment and new development in existing campuses and other areas planned for walkable, mixed-use development along the core transit network.

### **Lower speed limits throughout commercial and residential neighborhoods**

To decrease unsafe driving and increase pedestrian and bike safety, lower speed limits throughout commercial and residential neighborhoods. For streets where speeding is a problem, redesign roads, including fewer lanes, speed humps, traffic calming and other safety measures.

### **Plan a downtown pedestrian mall**

Plan a downtown pedestrian mall or zone, closing one or more blocks to automobile traffic. Close off most or all downtown alleyways to cars.

**Create a city-wide network of walkways and neighborhood greenways**

Update the pedestrian and bicycle element of the TSP to include a network of walkways and neighborhood greenways, including bike facilities designed to make it safe for riders of all ages (8 to 80) and abilities to walk or ride to nearby grocery stores, shopping areas and schools.

Develop a comprehensive network of separated bikeways connecting major employment centers with mixed-use neighborhoods and areas of higher density housing. Connectivity is essential — complete networks of sidewalks and bicycle and bus routes.

**No more widening or adding lanes to existing roadways**

There should be no widening or adding lanes to existing roadways, except where they improve bicycle and pedestrian safety or to improve transit flow. Expanding roadways only serves to induce more traffic, which increases VMT, fails to relieve congestion, and increases air and noise pollution.

**“Unbundle” parking charges in multi-family development**

Require multifamily developments with more than 25 units to “unbundle” parking charges from unit rents so that renters can choose whether or not to rent a parking space.

*Incentives and Funding for Above*

**Reform the City’s system development charges (SDCs)**

Reform the City’s system development charges (SDCs) to support and encourage development in walkable mixed-use neighborhoods. Reduce SDCs for infill development. Waive SDCs for affordable housing. Reduce transportation SDCs for mixed-use, multistory and developments that provide less or no parking. SDCs should be revised so that outlying areas pay the full cost of providing needed infrastructure.

**Adopt a gasoline tax**

Adopt a 5 cent per gallon gasoline and diesel tax to pay for all locally funded roadway maintenance and improvements. After 5 years increase it to 10 cents. Use existing property tax funds to pay for separated bikeways and other measures that cannot be paid for with a tax on roadway fuels.

**3. Reduce VMT—Reduced Private Vehicle Commuting**

**Create strong incentives for non-SOV (single-occupant vehicle) commutes**

Work with major employers to adopt a transportation options program that provides employees with strong incentives for non-SOV commutes using the OHSU commute rewards program as a model.

**Make Transportation Demand Management (TDM) measures mandatory for major employers**

The City should make the TDM measures mandatory for large employers. TDM includes a number of things besides cash payments to employees (e.g., transit passes, emergency ride home, car/van pool coordination, secure bike parking onsite, showers and lockers for bicyclists, etc.).

**Encourage employers to stagger work shifts and increase telework**

The City should encourage employers to stagger work shifts away from the traditional 8-5 schedule and allow more telework. It should also encourage employers to allow individual employees to have different or variable working hours and to telecommute.

**Prohibit employers from offering free parking to employees**

The City should discourage or prohibit employers from offering free parking to employees as a way to encourage more biking, walking and use of transit and ridesharing.

**4. Lower Greenhouse Gas (GHG) Emissions per Vehicle Mile Traveled  
Aim for the lowest carbon footprint of city, police and fire vehicles**

In purchasing vehicles for the police and fire department, consider smaller fuel-efficient vehicles. When purchasing City, Police or Fire vehicles, purchase EVs or hybrids wherever possible. The City fleet needs to be electrified as soon as possible.

**Incentivize charging stations for employees by all employers**

Every major employer in Salem needs to provide ample charging stations for their employees who commute to their job in an EV. The City should provide charging for City employees. All employee and apartment charging stations should be with at least smart level 2 chargers (220 volts).

It is correct that the range of new EVs is fully sufficient to get to work and back home for any reasonable commute. The key advantage to charging at work is that PGE will have a place to sell surplus PV electricity mid-day, especially in the spring. If many EVs are parked at work and cannot charge, PGE will be forced to throw away some of the PV generation, raising electricity prices and discouraging PGE from building PVs. Also, on some days workers may want to go somewhere besides home after work. Without at-work charging they might choose to drive their fossil-fueled car to work. It's unlikely EV charging at work will encourage more driving.

**Require all new commercial and apartment buildings provide EV charging at cost**

Charging stations should be with at least level 2 smart chargers (220 volts).

**Ensure broad availability of EV charging stations throughout the city**

Possibilities include:

- Creating incentives for existing landlord and condo associations to provide EV charging.
- Working with PGE and Salem Electric to provide ample charging stations for visitors, shoppers, and workers in Salem, including charging stations in residential neighborhoods, especially in neighborhoods with many rented houses, duplexes and smaller apartment buildings.

## **5. Phase out the use of small gas engine landscape equipment (lawn mowers, leaf blowers)**

Set a deadline after which such equipment may not be sold in Salem and then a deadline after which they may not be used. Continue to allow electric lawn equipment.

## **6. Ban Natural Gas Hookups**

When possible, under state rules, the City should prohibit new developments, both residential and commercial, from being served by natural gas. These emissions account for 16 percent of emissions in the city's GHG inventory. The vast majority of these emissions are from residential and commercial space and water heating using natural (fossil) gas. Even with existing PGE emissions per kWh, substituting electric heat pumps for these uses lowers emissions. In its acknowledged Integrated Resource Plan PGE's emissions per kWh are projected to fall to roughly half the current level by 2035. At that point, all electric appliances and equipment will emit less emissions than similar gas devices. If the City signs up all residential and commercial customers for zero-carbon emission electricity, the emissions from all electric devices will be zero.

## **7. Reduce Residential and Commercial Energy Use**

Adopt Optional Residential and Commercial Energy Efficiency Reach Codes (when available) Require Home Energy Score for all homes sold in Salem. More generally incentivize home-buying towards energy efficiency. The Earth Advantage Home Energy Score rates existing and new homes for realtors and prospective buyers. It can also serve as a basis for energy audits of existing homes.

## **8. Sign up all residential and commercial customers for zero-carbon emission electricity (when available)**

Work with Portland General Electric which may, in the future, offer cities a chance to sign up all residential and commercial customers for zero-carbon emission electricity at a small premium. Provide waivers or subsidies from the premium for low-income households.

Emissions from electricity use account for over 25 percent of emissions in the inventory. Assuming appropriate legislation passes, this proposal is similar to the small premium the City will be paying for zero-carbon electricity for its own use, starting in 2022.

## **9. Dramatically increase the tree canopy in Salem**

The City should do everything possible to protect and nurture existing trees and greenspaces as well as plant more trees throughout the city in parks, along streets, and on private property.

- The City should protect trees over 25 feet in diameter from easy removal by requiring permits to remove. Increasing the tree canopy will lower electricity use by providing shade in the summer and also sequester carbon.
- Provide a "call before you cut" phone and web-chat service to reduce mistaken or illegal tree cutting.

- For flat-roofed commercial structures new or remodeled buildings over a certain size should have a roof covered by one or more of the following materials: solar panels, plants (as in a green roof) or high albedo paint.
- Provide buffer zones: Require or have the City provide buffer zones with trees and shrubs to protect children and families from heavy traffic areas and industrial pollution.
- Provide for or require smaller, walkable urban-scale parks and open space in new developments.

## **10. Promote Zero Waste in Salem**

### **Food Waste**

Require trash haulers to provide yard/food waste carts. Promote placing food waste in these carts. Food waste in landfills creates methane, a strong greenhouse gas. Create a program to match collections of commercial food waste (restaurants, grocery stores, etc.) with local farmers to feed the waste to farm animals. Investigate hauling food waste that is not usable by animals to centralized methane digesters for renewable gas production.

### **End Incineration of Solid Waste**

State law forces all of the solid waste in Salem to be burned in the Covanta Marion incinerator in Brooks. The incinerator produces more than 162,000 metric tons of GHG emissions annually, the equivalent of 34,000 cars. It is the 19th largest emitter of GHG in the state. It also emits toxic chemicals like mercury, lead, and dioxin that create health risks for the surrounding low-income, mostly Latinx, communities. The incinerator needs to be phased out and replaced by Zero Waste strategies that have been successful in reducing solid waste dramatically, with only a small percentage having to go to a landfill.

<https://salemclimateactionplan.com/review-draft-cap>

**From:** [Zachary Sielicky](#)  
**Sent:** Friday, November 5, 2021 3:57 PM  
**To:** [SalemCAP](#)  
**Cc:** [Tom Hoffert](#); [Jeff Miller](#)  
**Subject:** Salem Climate Action Plan Community Comments From Salem Chamber CEO Tom Hoffert  
**Attachments:** Salem Climate Action Plan Letter-Salem Chamber CEO Tom Hoffert.pdf

---

Good Afternoon,

Attached in this email is the Salem Chamber of Commerce's comments on the City of Salem's Climate Action Plan.

Thank you for all of the efforts the city has done thus far through this process. If you have any questions regarding the comments, please contact Salem Chamber CEO, Tom Hoffert at [tom@salemchamber.org](mailto:tom@salemchamber.org).

My Best,

Zachary S.

---

**Zachary S. Sielicky**

Director of Business Advocacy

Salem Area Chamber of Commerce | 1110 Commercial St NE

503-581-1466 ext.310

[zachary@salemchamber.org](mailto:zachary@salemchamber.org) | [www.salemchamber.org](http://www.salemchamber.org)

Follow along: [Facebook](#) | [Twitter](#) | [Instagram](#) | [LinkedIn](#)







**Salem Chamber**

Convener | Catalyst | Champion

November 5, 2021

City of Salem  
555 Liberty St SE  
Salem, OR 97301

To Salem City Council, Patricia Ferrell, & Salem CAP Review Team:

At the Salem Chamber, we believe in helping local businesses prosper so our entire community may thrive. We advocate for an inclusive, strong, and sustainable economic foundation within our city. A solid economic foundation allows Salem residents to receive paychecks, support their community interests, and ultimately be proud to call Salem their home. A key component to this belief system is intentional and missional work to ensure Salem is livable for all those who currently reside here and for those who may someday wish to relocate their family or business to our community. The current draft of the Climate Action Plan calls for many bold steps which are designed to result in reducing our community's greenhouse gas emissions. We recognize and applaud the efforts of each volunteer task force member who has participated in the Climate Action Plan process. We also recognize the leadership of our city staff member, Patricia Ferrell and contracted consulting firm The Verdis Group, as each sought to bring a diverse cross-section of voices to the surface throughout the 16-month effort.

We, as a business community, believe it is imperative that we do our part to address the changing climate our world faces. Though we recognize the need for a community-based approach to climate change, we fear that some of the strategies which have been proposed will have considerably adverse effects within Salem's economic ecosystem. Of particular concern in the focused language regarding a ban on natural gas hookups in new developments, both commercial and residential. This strategy will have a direct impact on housing affordability and our city's economic competitiveness.

### **Banning Natural Gas Installations Further Harms Local Housing Affordability**

The additional construction costs of electric heating, water heating, and induction cooking add as much as \$12,300 to the cost of a new home when compared to natural gas, according to a recent report from Home Innovation Research Labs. Added costs increase home purchase prices and rental prices and make Salem's existing housing affordability problem even worse. Affordable local housing options are an essential component to our community's workforce development initiatives as we seek to retain and recruit top quality talent into Salem-based businesses. A natural gas ban on new residential development will ultimately make buying affordable houses in Salem vastly more challenging.

## **Salem Area Chamber of Commerce**

### **President**

Laura Dorn • President  
*Berkshire Hathaway HomeServices*

### **Executive Committee**

Jonathan Castro Monroy • VP of Events & Programming  
*Castro Monroy Group*  
Kathy Gordon • Past President  
*Aldrich CPAs + Advisors*  
Stephen Joye • Treasurer  
*Fischer, Hayes, Joye & Allen LLC*  
Jennifer Martin • VP of Membership  
*First Commercial Real Estate*  
Jeff Miller • VP of Advocacy  
*Coldwell Banker Commercial*  
Alan Rasmussen • Secretary  
*Modern Building Systems*  
Wendy Veliz • President-Elect  
*Portland General Electric*

### **Board of Directors**

Marin Arreola III  
*Advanced Economic Solutions Inc.*  
Brandon Blair  
*Summit Wealth Management*  
Ryan Collier  
*Collier Law*  
Paul Dakopolos  
*Garrett Hemann Robertson P.C.*  
Rich Duncan  
*Rich Duncan Construction*  
Jeff Dunn  
*Lineage Logistics*  
Ted Ferry  
*State Farm Insurance*  
Mike Herron  
*VIPs Industries Inc.*  
Julie Hoy  
*Geppetto's Italian Restaurant*  
Jeff Kelly  
*Kelly's Home Center*  
Dan McDowell  
*Pioneer Trust Bank*  
Randy Sutton  
*Saalfeld Griggs PC*  
Eric Templeton  
*AmeriTitle*  
Jim Vu  
*The Kitchen on Court Street*  
Christy Witzke  
*SAIF*  
Tom Yang  
*T-Mobile*

### **Chief Executive Officer**

Tom Hoffert  
*Salem Area Chamber of Commerce*



**Salem Chamber**

Convener | Catalyst | Champion

## Salem's Economic Competitiveness Would be Greatly Affected

We caution the prescription of regulatory policies which would have a catastrophic effect on downstream economic forces. The displacement of local employees and businesses to outside communities without similar regulations is troubling for a healthy economic ecosystem in Salem. In addition to having a direct impact on high employee-based businesses within Salem, there are also effects on those businesses who may one day wish to consider relocating their assets and workforces to the Salem community. A ban on new natural gas installations could price residents (and future residents) out of the Salem market due to the increased cost of home ownership or rental opportunities stemming from an electric-exclusive energy grid. Natural gas has long been identified as an environmentally friendly and affordable heating and cooling power source. From our local processors and manufacturers to our restaurant and hospitality industries, natural gas is a significant consideration in affordability and efficiency. Lastly, our energy resiliency was severely challenged during the ice storm last winter. Without natural gas, Salem residents would be tied to only electricity for their basic home heating needs.

## Natural Gas Already Facing State Emissions Reduction Rules

State law already requires NW Natural to reduce greenhouse gas emissions by at least 80% by the year 2050. Salem's Climate Action Plan ignores these future greenhouse gas reductions when modeling future emissions. The Salem Chamber has asked the City of Salem to conduct a comprehensive cost-benefit analysis of a ban on natural gas in the future. It is imperative that consumers and operators fully understand the impact of an energy grid without natural gas in Salem.

Our effort would wish to elevate strategies which incentivize businesses to achieve our community goals in reducing local greenhouse gas emissions. As thoughtful and engaged servant leaders, we encourage the City Council to find the most pragmatic and sustainable policies to best recognize the needs of our residents and businesses. Thank you for your consideration.

Sincerely,

Tom Hoffert, IOM  
Chief Executive Officer  
Salem Chamber of Commerce

## Salem Area Chamber of Commerce

### President

Laura Dorn • President  
*Berkshire Hathaway HomeServices*

### Executive Committee

Jonathan Castro Monroy • VP of Events & Programming  
*Castro Monroy Group*  
Kathy Gordon • Past President  
*Aldrich CPAs + Advisors*  
Stephen Joye • Treasurer  
*Fischer, Hayes, Joye & Allen LLC*  
Jennifer Martin • VP of Membership  
*First Commercial Real Estate*  
Jeff Miller • VP of Advocacy  
*Coldwell Banker Commercial*  
Alan Rasmussen • Secretary  
*Modern Building Systems*  
Wendy Veliz • President-Elect  
*Portland General Electric*

### Board of Directors

Marin Arreola III  
*Advanced Economic Solutions Inc.*  
Brandon Blair  
*Summit Wealth Management*  
Ryan Collier  
*Collier Law*  
Paul Dakopolos  
*Garrett Hemann Robertson P.C.*  
Rich Duncan  
*Rich Duncan Construction*  
Jeff Dunn  
*Lineage Logistics*  
Ted Ferry  
*State Farm Insurance*  
Mike Herron  
*VIPs Industries Inc.*  
Julie Hoy  
*Geppetto's Italian Restaurant*  
Jeff Kelly  
*Kelly's Home Center*  
Dan McDowell  
*Pioneer Trust Bank*  
Randy Sutton  
*Saalfeld Griggs PC*  
Eric Templeton  
*AmeriTitle*  
Jim Vu  
*The Kitchen on Court Street*  
Christy Witzke  
*SAIF*  
Tom Yang  
*T-Mobile*

### Chief Executive Officer

Tom Hoffert  
Salem Area Chamber of Commerce

**From:** Ray Beaty <Ray@ParamountOregon.com>  
**Sent:** Tuesday, November 2, 2021 9:08 AM  
**To:** SalemCAP  
**Subject:** Salem Climate Action Plan Recommended Strategies

---

Dear Salem Climate Committee,

Stop government overreach! Please!

As a REALTOR, I am writing today to voice my opposition and concern with three of the recommended strategies included in the draft Climate Action Plan.

While I acknowledge the need for climate action planning to ensure we are coordinating response efforts throughout our city, these strategies being considered would impose an unreasonable financial hardship for property owners you are elected to represent.

Two strategies (EN02 and EN17) would require property owners to make expensive improvements on their property in order to meet energy policy or rating system criteria when they sell their property or if their property is identified as "lower-performing".

Another strategy (EN16) would require providing a prospective home buyer with a Home Energy Score. Home buyers can currently choose to obtain a Home Energy score just as they can elect to have a home inspection conducted.

These strategies should be voluntary or incentivized, rather than mandatory, and should be supported by financial assistance programs when upgrades are recommended.

I urge you to remove these requirements from the recommended strategies from the Climate Action Plan.

Thank you.

Sincerely,

Ray Beaty  
470 Fir Knoll Ln NE  
Salem, OR 97317  
Ray@ParamountOregon.com

**From:** Sue Bell <sue@suebellrealtor.com>  
**Sent:** Thursday, November 4, 2021 1:59 PM  
**To:** SalemCAP  
**Subject:** Salem Climate Action Plan Recommended Strategies

---

Dear Salem Climate Committee,

As a REALTOR, I am writing today to voice my opposition and concern with three of the recommended strategies included in the draft Climate Action Plan.

While I acknowledge the danger of climate change and the need for climate action planning to ensure we are coordinating response efforts throughout our city, these strategies being considered would impose an unreasonable financial hardship for property owners you are elected to represent.

Two strategies (EN02 and EN17) would require property owners to make expensive improvements on their property in order to meet energy policy or rating system criteria when they sell their property or if their property is identified as "lower-performing".

Another strategy (EN16) would require providing a prospective home buyer with a Home Energy Score. Home buyers can currently choose to obtain a Home Energy score just as they can elect to have a home inspection conducted.

These strategies should be voluntary or incentivized, rather than mandatory, and should be supported by financial assistance programs when upgrades are recommended.

I urge you to remove these requirements from the recommended strategies from the Climate Action Plan.

Thank you.

Sincerely,

Sue Bell  
125 Duniway Ct SE  
Salem, OR 97306  
sue@suebellrealtor.com

**From:** Renae Bendix <renaeb@hsmartrealtygroup.com>  
**Sent:** Thursday, November 4, 2021 2:38 PM  
**To:** SalemCAP  
**Subject:** Salem Climate Action Plan Recommended Strategies

---

Dear Salem Climate Committee,

As a REALTOR, I am writing today to voice my opposition and concern with three of the recommended strategies included in the draft Climate Action Plan.

While I acknowledge the danger of climate change and the need for climate action planning to ensure we are coordinating response efforts throughout our city, these strategies being considered would impose an unreasonable financial hardship for property owners you are elected to represent.

Two strategies (EN02 and EN17) would require property owners to make expensive improvements on their property in order to meet energy policy or rating system criteria when they sell their property or if their property is identified as "lower-performing".

Another strategy (EN16) would require providing a prospective home buyer with a Home Energy Score. Home buyers can currently choose to obtain a Home Energy score just as they can elect to have a home inspection conducted.

These strategies should be voluntary or incentivized, rather than mandatory, and should be supported by financial assistance programs when upgrades are recommended.

I urge you to remove these requirements from the recommended strategies from the Climate Action Plan.

Thank you.

Sincerely,

Renae Bendix  
1045 Chestnut St NW  
Salem, OR 97304  
renaeb@hsmartrealtygroup.com

**From:** Kaylee Bernards <kaylee@rogwv.com>  
**Sent:** Tuesday, November 2, 2021 9:30 AM  
**To:** SalemCAP  
**Subject:** Salem Climate Action Plan Recommended Strategies

---

Dear Salem Climate Committee,

As a REALTOR, I am writing today to voice my opposition and concern with three of the recommended strategies included in the draft Climate Action Plan.

While I acknowledge the danger of climate change and the need for climate action planning to ensure we are coordinating response efforts throughout our city, these strategies being considered would impose an unreasonable financial hardship for property owners you are elected to represent.

Two strategies (EN02 and EN17) would require property owners to make expensive improvements on their property in order to meet energy policy or rating system criteria when they sell their property or if their property is identified as "lower-performing".

Another strategy (EN16) would require providing a prospective home buyer with a Home Energy Score. Home buyers can currently choose to obtain a Home Energy score just as they can elect to have a home inspection conducted.

These strategies should be voluntary or incentivized, rather than mandatory, and should be supported by financial assistance programs when upgrades are recommended.

I urge you to remove these requirements from the recommended strategies from the Climate Action Plan.

Thank you.

Sincerely,

Kaylee Bernards  
3700 Eagle Crest Rd NW  
Salem, OR 97304  
kaylee@rogwv.com

**From:** Nan Brett <user@votervoice.net>  
**Sent:** Thursday, November 4, 2021 9:41 AM  
**To:** SalemCAP  
**Subject:** Salem Climate Action Plan Recommended Strategies

---

Dear Salem Climate Committee,

I have many clients that would be unable to sell and move to a new location. It would and could make it so they are not able to move to a new home. please consider removing this.

As a REALTOR, I am writing today to voice my opposition and concern with three of the recommended strategies included in the draft Climate Action Plan.

While I acknowledge the danger of climate change and the need for climate action planning to ensure we are coordinating response efforts throughout our city, these strategies being considered would impose an unreasonable financial hardship for property owners you are elected to represent.

Two strategies (EN02 and EN17) would require property owners to make expensive improvements on their property in order to meet energy policy or rating system criteria when they sell their property or if their property is identified as "lower-performing".

Another strategy (EN16) would require providing a prospective home buyer with a Home Energy Score. Home buyers can currently choose to obtain a Home Energy score just as they can elect to have a home inspection conducted.

These strategies should be voluntary or incentivized, rather than mandatory, and should be supported by financial assistance programs when upgrades are recommended.

I urge you to remove these requirements from the recommended strategies from the Climate Action Plan.

Thank you.

Sincerely,

Nan Brett  
797 Laguna Dr NE  
Keizer, OR 97303  
tinnernan@yahoo.com

**From:** Terrika Murray Brown <TerrikaMurrayBrown@gmail.com>  
**Sent:** Tuesday, November 2, 2021 9:04 AM  
**To:** SalemCAP  
**Subject:** Salem Climate Action Plan Recommended Strategies

---

Dear Salem Climate Committee,

As a REALTOR, I am writing today to voice my opposition and concern with three of the recommended strategies included in the draft Climate Action Plan.

While I acknowledge the danger of climate change and the need for climate action planning to ensure we are coordinating response efforts throughout our city, these strategies being considered would impose an unreasonable financial hardship for property owners you are elected to represent.

Two strategies (EN02 and EN17) would require property owners to make expensive improvements on their property in order to meet energy policy or rating system criteria when they sell their property or if their property is identified as "lower-performing".

Another strategy (EN16) would require providing a prospective home buyer with a Home Energy Score. Home buyers can currently choose to obtain a Home Energy score just as they can elect to have a home inspection conducted.

These strategies should be voluntary or incentivized, rather than mandatory, and should be supported by financial assistance programs when upgrades are recommended.

I urge you to remove these requirements from the recommended strategies from the Climate Action Plan.

Thank you.

Sincerely,

Terrika Murray Brown  
2310 Crestmont Cir S  
Salem, OR 97302  
TerrikaMurrayBrown@gmail.com



**From:** Dana Burk <danaburk@comcast.net>  
**Sent:** Tuesday, November 2, 2021 3:19 PM  
**To:** SalemCAP  
**Subject:** Salem Climate Action Plan Recommended Strategies

---

Dear Salem Climate Committee,

I have looked into solar for my personal residence and the technology is cost prohibitive and doesn't payback over the life of the product. Battery back-up systems are expensive and batteries are not environmentally friendly. I do not see this as a good solution for Oregon

As a REALTOR, I am writing today to voice my opposition and concern with three of the recommended strategies included in the draft Climate Action Plan.

While I acknowledge the danger of climate change and the need for climate action planning to ensure we are coordinating response efforts throughout our city, these strategies being considered would impose an unreasonable financial hardship for property owners you are elected to represent.

Two strategies (EN02 and EN17) would require property owners to make expensive improvements on their property in order to meet energy policy or rating system criteria when they sell their property or if their property is identified as "lower-performing".

Another strategy (EN16) would require providing a prospective home buyer with a Home Energy Score. Home buyers can currently choose to obtain a Home Energy score just as they can elect to have a home inspection conducted.

These strategies should be voluntary or incentivized, rather than mandatory, and should be supported by financial assistance programs when upgrades are recommended.

I urge you to remove these requirements from the recommended strategies from the Climate Action Plan.

Thank you.

Sincerely,

Dana Burk  
854 Pinehurst Ave NE  
Keizer, OR 97303  
danaburk@comcast.net

**From:** Kiersten Burkhardt <kiersten.burkhardt@gmail.com>  
**Sent:** Wednesday, November 3, 2021 2:46 PM  
**To:** SalemCAP  
**Subject:** Salem Climate Action Plan Recommended Strategies

---

Dear Salem Climate Committee,

As a REALTOR, I am writing today to voice my opposition and concern with three of the recommended strategies included in the draft Climate Action Plan.

While I acknowledge the danger of climate change and the need for climate action planning to ensure we are coordinating response efforts throughout our city, these strategies being considered would impose an unreasonable financial hardship for property owners you are elected to represent.

Two strategies (EN02 and EN17) would require property owners to make expensive improvements on their property in order to meet energy policy or rating system criteria when they sell their property or if their property is identified as "lower-performing".

Another strategy (EN16) would require providing a prospective home buyer with a Home Energy Score. Home buyers can currently choose to obtain a Home Energy score just as they can elect to have a home inspection conducted.

These strategies should be voluntary or incentivized, rather than mandatory, and should be supported by financial assistance programs when upgrades are recommended.

I urge you to remove these requirements from the recommended strategies from the Climate Action Plan.

Thank you.

Sincerely,

Kiersten Burkhardt  
4651 Desiree Ct SE  
Salem, OR 97302  
kiersten.burkhardt@gmail.com

**From:** Kimberly Buslach <kim@bstre.com>  
**Sent:** Thursday, November 4, 2021 9:12 AM  
**To:** SalemCAP  
**Subject:** Salem Climate Action Plan Recommended Strategies

---

Dear Salem Climate Committee,

As a REALTOR, I am writing today to voice my opposition and concern with three of the recommended strategies included in the draft Climate Action Plan.

While I acknowledge the danger of climate change and the need for climate action planning to ensure we are coordinating response efforts throughout our city, these strategies being considered would impose an unreasonable financial hardship for property owners you are elected to represent.

Two strategies (EN02 and EN17) would require property owners to make expensive improvements on their property in order to meet energy policy or rating system criteria when they sell their property or if their property is identified as "lower-performing".

Another strategy (EN16) would require providing a prospective home buyer with a Home Energy Score. Home buyers can currently choose to obtain a Home Energy score just as they can elect to have a home inspection conducted.

These strategies should be voluntary or incentivized, rather than mandatory, and should be supported by financial assistance programs when upgrades are recommended.

I urge you to remove these requirements from the recommended strategies from the Climate Action Plan.

Thank you.

Sincerely,

Kimberly Buslach  
1515 24th St NE  
Salem, OR 97301  
kim@bstre.com

**From:** Lisa Collins <lisacollinsbroker@gmail.com>  
**Sent:** Tuesday, November 2, 2021 9:56 AM  
**To:** SalemCAP  
**Subject:** Salem Climate Action Plan Recommended Strategies

---

Dear Salem Climate Committee,

This is absolutely too costly to impose on our citizens. I am not okay with the way the city plans to globally implement this and neither are any of my clients! This is beyond ridiculous and will result in Salem being a less desirable place to live and move to.

As a REALTOR, I am writing today to voice my opposition and concern with three of the recommended strategies included in the draft Climate Action Plan.

While I acknowledge the danger of climate change and the need for climate action planning to ensure we are coordinating response efforts throughout our city, these strategies being considered would impose an unreasonable financial hardship for property owners you are elected to represent.

Two strategies (EN02 and EN17) would require property owners to make expensive improvements on their property in order to meet energy policy or rating system criteria when they sell their property or if their property is identified as "lower-performing".

Another strategy (EN16) would require providing a prospective home buyer with a Home Energy Score. Home buyers can currently choose to obtain a Home Energy score just as they can elect to have a home inspection conducted.

These strategies should be voluntary or incentivized, rather than mandatory, and should be supported by financial assistance programs when upgrades are recommended.

I urge you to remove these requirements from the recommended strategies from the Climate Action Plan.

Thank you.

Sincerely,

Lisa Collins  
3810 Tulare Ave S  
Salem, OR 97302  
lisacollinsbroker@gmail.com

**From:** Aimee-Lee Davis <aimee@molalla.net>  
**Sent:** Thursday, November 4, 2021 9:59 AM  
**To:** SalemCAP  
**Subject:** Salem Climate Action Plan Recommended Strategies

---

Dear Salem Climate Committee,

As a REALTOR, I am writing today to voice my opposition and concern with three of the recommended strategies included in the draft Climate Action Plan.

While I acknowledge the danger of climate change and the need for climate action planning to ensure we are coordinating response efforts throughout our city, these strategies being considered would impose an unreasonable financial hardship for property owners you are elected to represent.

Two strategies (EN02 and EN17) would require property owners to make expensive improvements on their property in order to meet energy policy or rating system criteria when they sell their property or if their property is identified as "lower-performing".

Another strategy (EN16) would require providing a prospective home buyer with a Home Energy Score. Home buyers can currently choose to obtain a Home Energy score just as they can elect to have a home inspection conducted.

These strategies should be voluntary or incentivized, rather than mandatory, and should be supported by financial assistance programs when upgrades are recommended.

I urge you to remove these requirements from the recommended strategies from the Climate Action Plan.

Thank you.

Sincerely,

Aimee-Lee Davis  
14713 S Graves Rd  
Mulino, OR 97042  
aimee@molalla.net

**From:** Julie Diaz <JulieDiazBroker@gmail.com>  
**Sent:** Tuesday, November 2, 2021 11:07 AM  
**To:** SalemCAP  
**Subject:** Salem Climate Action Plan Recommended Strategies

---

Dear Salem Climate Committee,

As a REALTOR, I am writing today to voice my opposition and concern with three of the recommended strategies included in the draft Climate Action Plan.

While I acknowledge the danger of climate change and the need for climate action planning to ensure we are coordinating response efforts throughout our city, these strategies being considered would impose an unreasonable financial hardship for property owners you are elected to represent.

Two strategies (EN02 and EN17) would require property owners to make expensive improvements on their property in order to meet energy policy or rating system criteria when they sell their property or if their property is identified as "lower-performing".

Another strategy (EN16) would require providing a prospective home buyer with a Home Energy Score. Home buyers can currently choose to obtain a Home Energy score just as they can elect to have a home inspection conducted.

These strategies should be voluntary or incentivized, rather than mandatory, and should be supported by financial assistance programs when upgrades are recommended.

I urge you to remove these requirements from the recommended strategies from the Climate Action Plan.

Thank you.

Sincerely,

Julie Diaz  
PO Box 694  
Sublimity, OR 97385  
JulieDiazBroker@gmail.com

**From:** Shereen Emde <shereenemde@gmail.com>  
**Sent:** Thursday, November 4, 2021 9:22 AM  
**To:** SalemCAP  
**Subject:** Salem Climate Action Plan Recommended Strategies

---

Dear Salem Climate Committee,

As a REALTOR, I am writing today to voice my opposition and concern with three of the recommended strategies included in the draft Climate Action Plan.

While I acknowledge the danger of climate change and the need for climate action planning to ensure we are coordinating response efforts throughout our city, these strategies being considered would impose an unreasonable financial hardship for property owners you are elected to represent.

Two strategies (EN02 and EN17) would require property owners to make expensive improvements on their property in order to meet energy policy or rating system criteria when they sell their property or if their property is identified as "lower-performing".

Another strategy (EN16) would require providing a prospective home buyer with a Home Energy Score. Home buyers can currently choose to obtain a Home Energy score just as they can elect to have a home inspection conducted.

These strategies should be voluntary or incentivized, rather than mandatory, and should be supported by financial assistance programs when upgrades are recommended.

I urge you to remove these requirements from the recommended strategies from the Climate Action Plan.

Thank you.

Sincerely,

Shereen Emde  
20365 Ferry Rd SE  
Stayton, OR 97383  
shereenemde@gmail.com

**From:** Paula Fordham <paulafordham@windermere.com>  
**Sent:** Wednesday, November 3, 2021 2:55 PM  
**To:** SalemCAP  
**Subject:** Salem Climate Action Plan Recommended Strategies

---

Dear Salem Climate Committee,

As a REALTOR®, I am writing today to voice my opposition and concern with three of the recommended strategies included in the draft Climate Action Plan.

While I acknowledge the danger of climate change and the need for climate action planning to ensure we are coordinating response efforts throughout our city, these strategies being considered would impose an unreasonable financial hardship for property owners you are elected to represent.

Two strategies (EN02 and EN17) would require property owners to make expensive improvements on their property in order to meet energy policy or rating system criteria when they sell their property or if their property is identified as "lower-performing"

Another strategy (EN16) would require providing a prospective home buyer with a Home Energy Score. Home buyers can currently choose to obtain a Home Energy score just as they can elect to have a home inspection conducted.

These strategies should be voluntary or incentivized, rather than mandatory, and should be supported by financial assistance programs when upgrades are recommended.

I urge you to remove these requirements from the recommended strategies from the Climate Action Plan.

Thank you.

Sincerely,

Paula Fordham  
561 Riverview Dr NW  
Salem, OR 97304  
paulafordham@windermere.com



**From:** Ashleigh Fordham <ashleighfordham@windermere.com>  
**Sent:** Friday, November 5, 2021 11:25 AM  
**To:** SalemCAP  
**Subject:** Salem Climate Action Plan Recommended Strategies

---

Dear Salem Climate Committee,

As a small business owner and a multi property owner, I am very concerned about the lack of specification surrounding the climate action plan. Although climate change is a concern, I would ask that we have additional time to consider the proposals at hand to ensure they are protecting all homeowners across the board.

As a REALTOR, I am writing today to voice my opposition and concern with three of the recommended strategies included in the draft Climate Action Plan.

While I acknowledge the danger of climate change and the need for climate action planning to ensure we are coordinating response efforts throughout our city, these strategies being considered would impose an unreasonable financial hardship for property owners you are elected to represent.

Two strategies (EN02 and EN17) would require property owners to make expensive improvements on their property in order to meet energy policy or rating system criteria when they sell their property or if their property is identified as "lower-performing".

Another strategy (EN16) would require providing a prospective home buyer with a Home Energy Score. Home buyers can currently choose to obtain a Home Energy score just as they can elect to have a home inspection conducted.

These strategies should be voluntary or incentivized, rather than mandatory, and should be supported by financial assistance programs when upgrades are recommended.

I urge you to remove these requirements from the recommended strategies from the Climate Action Plan.

Thank you.

Sincerely,

Ashleigh Fordham  
2845 Eastlake Dr SE  
Salem, OR 97306  
ashleighfordham@windermere.com

**From:** Angelina Franco <angiefranco333@gmail.com>  
**Sent:** Thursday, November 4, 2021 9:44 AM  
**To:** SalemCAP  
**Subject:** Salem Climate Action Plan Recommended Strategies

---

Dear Salem Climate Committee,

As a Realtor and property owner myself facing retirement and a fixed income. These strategies are concerning. They have great potential to put home owners in danger. If there are not programs built in for seniors or low income people to help them achieve the goals needed to help our environment and to have a successful sale at a time of need, the risk of the burden of expensive repairs that could make it impossible to achieve their needs is inevitable. Please do not impose EN02 and EN17 strategies, or make the necessary changes that will relieve the burdens currently inevitable so that we can all help our environment without cost prohibitive effects. Strategy EN16, should continue to be a buyers choice if it is of importance to them.

Thank you,

Angie Franco

As a REALTOR, I am writing today to voice my opposition and concern with three of the recommended strategies included in the draft Climate Action Plan.

While I acknowledge the danger of climate change and the need for climate action planning to ensure we are coordinating response efforts throughout our city, these strategies being considered would impose an unreasonable financial hardship for property owners you are elected to represent.

Two strategies (EN02 and EN17) would require property owners to make expensive improvements on their property in order to meet energy policy or rating system criteria when they sell their property or if their property is identified as "lower-performing".

Another strategy (EN16) would require providing a prospective home buyer with a Home Energy Score. Home buyers can currently choose to obtain a Home Energy score just as they can elect to have a home inspection conducted.

These strategies should be voluntary or incentivized, rather than mandatory, and should be supported by financial assistance programs when upgrades are recommended.

I urge you to remove these requirements from the recommended strategies from the Climate Action Plan.

Thank you.

Sincerely,

Angelina Franco  
799 Delta Dr NE  
Keizer, OR 97303  
angiefranco333@gmail.com

**From:** Jerry Glesmann <user@votervoice.net>  
**Sent:** Thursday, November 4, 2021 10:12 AM  
**To:** SalemCAP  
**Subject:** Salem Climate Action Plan Recommended Strategies

---

Dear Salem Climate Committee,

To the City of Salem,

I have watch the homeless population grow over the last decade and requiring additional cost to home buyers and sellers will not assist in this issue. I think climate control is a concern but I believe the homeless population is more of a concern. When one in 6.7 people in Oregon are living at the poverty level currently I do not believe this is a wise decision to make homes even more expensive or out of reach due to expensive upgrades. Currently, it's taking Marion county over 5 weeks to approve permits and adding these items will stifle home buyers and sellers. This action will hurt our already fragile economy. We cannot continue to put everything on Home Owners.

As a REALTOR, I am writing today to voice my opposition and concern with three of the recommended strategies included in the draft Climate Action Plan.

While I acknowledge the danger of climate change and the need for climate action planning to ensure we are coordinating response efforts throughout our city, these strategies being considered would impose an unreasonable financial hardship for property owners you are elected to represent.

Two strategies (EN02 and EN17) would require property owners to make expensive improvements on their property in order to meet energy policy or rating system criteria when they sell their property or if their property is identified as "lower-performing".

Another strategy (EN16) would require providing a prospective home buyer with a Home Energy Score. Home buyers can currently choose to obtain a Home Energy score just as they can elect to have a home inspection conducted.

These strategies should be voluntary or incentivized, rather than mandatory, and should be supported by financial assistance programs when upgrades are recommended.

I urge you to remove these requirements from the recommended strategies from the Climate Action Plan.

Thank you.

Sincerely,

Jerry Glesmann  
5216 Bates St SE  
Turner, OR 97392  
g162man@yahoo.com

**From:** George Grabenhorst <george.grabenhorst@svn.com>  
**Sent:** Thursday, November 4, 2021 9:45 AM  
**To:** SalemCAP  
**Subject:** Salem Climate Action Plan Recommended Strategies

---

Dear Salem Climate Committee,

As a REALTOR, I am writing today to voice my opposition and concern with three of the recommended strategies included in the draft Climate Action Plan.

While I acknowledge the danger of climate change and the need for climate action planning to ensure we are coordinating response efforts throughout our city, these strategies being considered would impose an unreasonable financial hardship for property owners you are elected to represent.

Two strategies (EN02 and EN17) would require property owners to make expensive improvements on their property in order to meet energy policy or rating system criteria when they sell their property or if their property is identified as "lower-performing".

Another strategy (EN16) would require providing a prospective home buyer with a Home Energy Score. Home buyers can currently choose to obtain a Home Energy score just as they can elect to have a home inspection conducted.

These strategies should be voluntary or incentivized, rather than mandatory, and should be supported by financial assistance programs when upgrades are recommended.

I urge you to remove these requirements from the recommended strategies from the Climate Action Plan.

Thank you.

Sincerely,

George Grabenhorst  
6525 Battle Creek Rd SE  
Salem, OR 97317  
george.grabenhorst@svn.com

**From:** Pamela Gregory <pamg@hsmartrealtygroup.com>  
**Sent:** Thursday, November 4, 2021 10:45 AM  
**To:** SalemCAP  
**Subject:** Salem Climate Action Plan Recommended Strategies

---

Dear Salem Climate Committee,

As a REALTOR, I am writing today to voice my opposition and concern with three of the recommended strategies included in the draft Climate Action Plan.

While I acknowledge the danger of climate change and the need for climate action planning to ensure we are coordinating response efforts throughout our city, these strategies being considered would impose an unreasonable financial hardship for property owners you are elected to represent.

Two strategies (EN02 and EN17) would require property owners to make expensive improvements on their property in order to meet energy policy or rating system criteria when they sell their property or if their property is identified as "lower-performing".

Another strategy (EN16) would require providing a prospective home buyer with a Home Energy Score. Home buyers can currently choose to obtain a Home Energy score just as they can elect to have a home inspection conducted.

These strategies should be voluntary or incentivized, rather than mandatory, and should be supported by financial assistance programs when upgrades are recommended.

I urge you to remove these requirements from the recommended strategies from the Climate Action Plan.

Thank you.

Sincerely,

Pamela Gregory  
PO Box 875  
Aumsville, OR 97325  
pamg@hsmartrealtygroup.com

**From:** Laura Gwyn <laura@viewsalemhomes.com>  
**Sent:** Tuesday, November 2, 2021 9:11 AM  
**To:** SalemCAP  
**Subject:** Salem Climate Action Plan Recommended Strategies

---

Dear Salem Climate Committee,

As a REALTOR, I am writing today to voice my opposition and concern with three of the recommended strategies included in the draft Climate Action Plan.

While I acknowledge the danger of climate change and the need for climate action planning to ensure we are coordinating response efforts throughout our city, these strategies being considered would impose an unreasonable financial hardship for property owners you are elected to represent.

Two strategies (EN02 and EN17) would require property owners to make expensive improvements on their property in order to meet energy policy or rating system criteria when they sell their property or if their property is identified as "lower-performing".

Another strategy (EN16) would require providing a prospective home buyer with a Home Energy Score. Home buyers can currently choose to obtain a Home Energy score just as they can elect to have a home inspection conducted.

These strategies should be voluntary or incentivized, rather than mandatory, and should be supported by financial assistance programs when upgrades are recommended.

I urge you to remove these requirements from the recommended strategies from the Climate Action Plan.

Thank you.

Sincerely,

Laura Gwyn  
795 Jackwood St SE  
Salem, OR 97306  
laura@viewsalemhomes.com

**From:** William Hekman <wehjr2@gmail.com>  
**Sent:** Thursday, November 4, 2021 10:52 AM  
**To:** SalemCAP  
**Subject:** Salem Climate Action Plan Recommended Strategies

---

Dear Salem Climate Committee,

It is already difficult for new home buyers being priced out of the market. These mandatory policies will make it even more difficult to purchase a home. It will also make an already low inventory even more severe. Give people the choice instead of making it more difficult for sellers and buyers. Allow freedom of choice.

As a REALTOR, I am writing today to voice my opposition and concern with three of the recommended strategies included in the draft Climate Action Plan.

While I acknowledge the danger of climate change and the need for climate action planning to ensure we are coordinating response efforts throughout our city, these strategies being considered would impose an unreasonable financial hardship for property owners you are elected to represent.

Two strategies (EN02 and EN17) would require property owners to make expensive improvements on their property in order to meet energy policy or rating system criteria when they sell their property or if their property is identified as "lower-performing".

Another strategy (EN16) would require providing a prospective home buyer with a Home Energy Score. Home buyers can currently choose to obtain a Home Energy score just as they can elect to have a home inspection conducted.

These strategies should be voluntary or incentivized, rather than mandatory, and should be supported by financial assistance programs when upgrades are recommended.

I urge you to remove these requirements from the recommended strategies from the Climate Action Plan.

Thank you.

Sincerely,

William Hekman  
7622 Liberty Rd S  
Salem, OR 97306  
wehjr2@gmail.com

**From:** Andrea Hofmann <user@votervoice.net>  
**Sent:** Thursday, November 4, 2021 11:23 AM  
**To:** SalemCAP  
**Subject:** Salem Climate Action Plan Recommended Strategies

---

Dear Salem Climate Committee,

I am against the entire Salem Climate Action Plan! The council doesn't seem to be considering the unnecessary additional tax burden you are placing on property owners and renters. The economy is in a shambles right now. All the tax payers and your constituents need is to pay more taxes!!

As a REALTOR, I am writing today to voice my opposition and concern with three of the recommended strategies included in the draft Climate Action Plan.

While I acknowledge the danger of climate change and the need for climate action planning to ensure we are coordinating response efforts throughout our city, these strategies being considered would impose an unreasonable financial hardship for property owners you are elected to represent.

Two strategies (EN02 and EN17) would require property owners to make expensive improvements on their property in order to meet energy policy or rating system criteria when they sell their property or if their property is identified as "lower-performing".

Another strategy (EN16) would require providing a prospective home buyer with a Home Energy Score. Home buyers can currently choose to obtain a Home Energy score just as they can elect to have a home inspection conducted.

These strategies should be voluntary or incentivized, rather than mandatory, and should be supported by financial assistance programs when upgrades are recommended.

I urge you to remove these requirements from the recommended strategies from the Climate Action Plan.

Thank you.

Sincerely,

Andrea Hofmann  
670 Snead Dr N  
Keizer, OR 97303  
rickandrea@aol.com



**From:** Holly Ivy-Wyllie <holly@hollyivy-Wyllie.com>  
**Sent:** Tuesday, November 2, 2021 10:42 AM  
**To:** SalemCAP  
**Subject:** Salem Climate Action Plan Recommended Strategies

---

Dear Salem Climate Committee,

There are many folks that support the idea of what your doing but don't want a mandatory solution. Financial challenges are a real factor for many sellers and by doing this, you will further complicate the housing inventory shortages, as well as the ability for all to perform. Bad idea...lets work together for solutions that do work!

As a REALTOR, I am writing today to voice my opposition and concern with three of the recommended strategies included in the draft Climate Action Plan.

While I acknowledge the danger of climate change and the need for climate action planning to ensure we are coordinating response efforts throughout our city, these strategies being considered would impose an unreasonable financial hardship for property owners you are elected to represent.

Two strategies (EN02 and EN17) would require property owners to make expensive improvements on their property in order to meet energy policy or rating system criteria when they sell their property or if their property is identified as "lower-performing".

Another strategy (EN16) would require providing a prospective home buyer with a Home Energy Score. Home buyers can currently choose to obtain a Home Energy score just as they can elect to have a home inspection conducted.

These strategies should be voluntary or incentivized, rather than mandatory, and should be supported by financial assistance programs when upgrades are recommended.

I urge you to remove these requirements from the recommended strategies from the Climate Action Plan.

Thank you.

Sincerely,

Holly Ivy-Wyllie  
3480 Azalea Dr S  
Salem, OR 97302  
holly@hollyivy-Wyllie.com

**From:** Drew Johnson <drew@KeyToOregon.com>  
**Sent:** Tuesday, November 2, 2021 9:06 AM  
**To:** SalemCAP  
**Subject:** Salem Climate Action Plan Recommended Strategies

---

Dear Salem Climate Committee,

As a REALTOR, I am writing today to voice my opposition and concern with three of the recommended strategies included in the draft Climate Action Plan.

While I acknowledge the danger of climate change and the need for climate action planning to ensure we are coordinating response efforts throughout our city, these strategies being considered would impose an unreasonable financial hardship for property owners you are elected to represent.

Two strategies (EN02 and EN17) would require property owners to make expensive improvements on their property in order to meet energy policy or rating system criteria when they sell their property or if their property is identified as "lower-performing".

Another strategy (EN16) would require providing a prospective home buyer with a Home Energy Score. Home buyers can currently choose to obtain a Home Energy score just as they can elect to have a home inspection conducted.

These strategies should be voluntary or incentivized, rather than mandatory, and should be supported by financial assistance programs when upgrades are recommended.

I urge you to remove these requirements from the recommended strategies from the Climate Action Plan.

Thank you.

Sincerely,

Drew Johnson  
40417 Fox Valley Rd  
Lyons, OR 97358  
drew@KeyToOregon.com

**From:** Jerry Jones <jerry@pikesnw.com>  
**Sent:** Tuesday, November 2, 2021 10:24 AM  
**To:** SalemCAP  
**Subject:** Salem Climate Action Plan Recommended Strategies

---

Dear Salem Climate Committee,

Home and building owners in Salem should not be penalized further and taxed yet again. These are passed on to the next homeowner or building owner as well.

As a REALTOR, I am writing today to voice my opposition and concern with three of the recommended strategies included in the draft Climate Action Plan.

While I acknowledge the danger of climate change and the need for climate action planning to ensure we are coordinating response efforts throughout our city, these strategies being considered would impose an unreasonable financial hardship for property owners you are elected to represent.

Two strategies (EN02 and EN17) would require property owners to make expensive improvements on their property in order to meet energy policy or rating system criteria when they sell their property or if their property is identified as "lower-performing".

Another strategy (EN16) would require providing a prospective home buyer with a Home Energy Score. Home buyers can currently choose to obtain a Home Energy score just as they can elect to have a home inspection conducted.

These strategies should be voluntary or incentivized, rather than mandatory, and should be supported by financial assistance programs when upgrades are recommended.

I urge you to remove these requirements from the recommended strategies from the Climate Action Plan.

Thank you.

Sincerely,

Jerry Jones  
10095 Peaceful Ln SE  
Salem, OR 97306  
jerry@pikesnw.com

**From:** Lisa Lang <soldbylisalang@gmail.com>  
**Sent:** Wednesday, November 3, 2021 2:54 PM  
**To:** SalemCAP  
**Subject:** Salem Climate Action Plan Recommended Strategies

---

Dear Salem Climate Committee,

I have clients that have been effected by covid, due to loosing jobs and health reasons, they are needing to sell their home. Their home is not energy efficient and they would be required to complete extensive, and expensive, improvements in order to sell (they would not even be financially able to do so). Making the improvements will drastically reduce proceeds and they need every bit of their money from the sell to get into a rental and sustain living expenses until they find jobs and are healthy again.

As a REALTOR, I am writing today to voice my opposition and concern with three of the recommended strategies included in the draft Climate Action Plan.

While I acknowledge the danger of climate change and the need for climate action planning to ensure we are coordinating response efforts throughout our city, these strategies being considered would impose an unreasonable financial hardship for property owners you are elected to represent.

Two strategies (EN02 and EN17) would require property owners to make expensive improvements on their property in order to meet energy policy or rating system criteria when they sell their property or if their property is identified as "lower-performing".

Another strategy (EN16) would require providing a prospective home buyer with a Home Energy Score. Home buyers can currently choose to obtain a Home Energy score just as they can elect to have a home inspection conducted.

These strategies should be voluntary or incentivized, rather than mandatory, and should be supported by financial assistance programs when upgrades are recommended.

I urge you to remove these requirements from the recommended strategies from the Climate Action Plan.

Thank you.

Sincerely,

Lisa Lang  
2651 NW Oak Grove Dr  
Albany, OR 97321  
soldbylisalang@gmail.com

**From:** John Lee <john@northwestfarmbroker.com>  
**Sent:** Thursday, November 4, 2021 4:51 PM  
**To:** SalemCAP  
**Subject:** Salem Climate Action Plan Recommended Strategies

---

Dear Salem Climate Committee,

The "Climate Crisis" is a big lie used to impose controls and restrictions on Americans.

As a REALTOR, I am writing today to voice my opposition and concern with three of the recommended strategies included in the draft Climate Action Plan.

This is all a fraud. NO MANDATES.

I urge you to remove these requirements from the recommended strategies from the Climate Action Plan.

Thank you.

Sincerely,

John Lee  
8859 Hudson Way SE  
Aumsville, OR 97325  
john@northwestfarmbroker.com

**From:** Shari Lowery <slowery@windermere.com>  
**Sent:** Friday, November 5, 2021 12:01 PM  
**To:** SalemCAP  
**Subject:** Salem Climate Action Plan Recommended Strategies

---

Dear Salem Climate Committee,

As a REALTOR, I am writing today to voice my opposition and concern with three of the recommended strategies included in the draft Climate Action Plan.

While I acknowledge the danger of climate change and the need for climate action planning to ensure we are coordinating response efforts throughout our city, these strategies being considered would impose an unreasonable financial hardship for property owners you are elected to represent.

Two strategies (EN02 and EN17) would require property owners to make expensive improvements on their property in order to meet energy policy or rating system criteria when they sell their property or if their property is identified as "lower-performing".

Another strategy (EN16) would require providing a prospective home buyer with a Home Energy Score. Home buyers can currently choose to obtain a Home Energy score just as they can elect to have a home inspection conducted.

These strategies should be voluntary or incentivized, rather than mandatory, and should be supported by financial assistance programs when upgrades are recommended.

I urge you to remove these requirements from the recommended strategies from the Climate Action Plan.

Thank you.

Sincerely,

Shari Lowery  
4285 Commercial St SE Ste 100  
Salem, OR 97302  
slowery@windermere.com

**From:** Rhonda Marshall <rhondamarshall17@gmail.com>  
**Sent:** Thursday, November 4, 2021 1:46 PM  
**To:** SalemCAP  
**Subject:** Salem Climate Action Plan Recommended Strategies

---

Dear Salem Climate Committee,

As a REALTOR, I am writing today to voice my opposition and concern with three of the recommended strategies included in the draft Climate Action Plan.

While I acknowledge the danger of climate change and the need for climate action planning to ensure we are coordinating response efforts throughout our city, these strategies being considered would impose an unreasonable financial hardship for property owners you are elected to represent.

Two strategies (EN02 and EN17) would require property owners to make expensive improvements on their property in order to meet energy policy or rating system criteria when they sell their property or if their property is identified as "lower-performing".

Another strategy (EN16) would require providing a prospective home buyer with a Home Energy Score. Home buyers can currently choose to obtain a Home Energy score just as they can elect to have a home inspection conducted.

These strategies should be voluntary or incentivized, rather than mandatory, and should be supported by financial assistance programs when upgrades are recommended.

I urge you to remove these requirements from the recommended strategies from the Climate Action Plan.

Thank you.

Sincerely,

Rhonda Marshall  
5125 Auburn Rd NE  
Salem, OR 97317  
rhondamarshall17@gmail.com

**From:** Kelly Martin <kelly@omghms.com>  
**Sent:** Tuesday, November 2, 2021 11:39 AM  
**To:** SalemCAP  
**Subject:** Salem Climate Action Plan Recommended Strategies

---

Dear Salem Climate Committee,

As a REALTOR, I am writing today to voice my opposition and concern with three of the recommended strategies included in the draft Climate Action Plan.

While I acknowledge the danger of climate change and the need for climate action planning to ensure we are coordinating response efforts throughout our city, these strategies being considered would impose an unreasonable financial hardship for property owners you are elected to represent.

Two strategies (EN02 and EN17) would require property owners to make expensive improvements on their property in order to meet energy policy or rating system criteria when they sell their property or if their property is identified as "lower-performing".

Another strategy (EN16) would require providing a prospective home buyer with a Home Energy Score. Home buyers can currently choose to obtain a Home Energy score just as they can elect to have a home inspection conducted.

These strategies should be voluntary or incentivized, rather than mandatory, and should be supported by financial assistance programs when upgrades are recommended.

I urge you to remove these requirements from the recommended strategies from the Climate Action Plan.

Thank you.

Sincerely,

Kelly Martin  
6021 Sawgrass St SE  
Salem, OR 97306  
kelly@omghms.com



**From:** Becky Mather <becky@welcomehomeagents.com>  
**Sent:** Thursday, November 4, 2021 11:58 AM  
**To:** SalemCAP  
**Subject:** Salem Climate Action Plan Recommended Strategies

---

Dear Salem Climate Committee,

My clients are already facing tremendous challenges when it comes to purchasing a home. These actions will make it that much more difficult for those in the lowest price ranges. The housing crisis will be extended and worsened by these actions.

As a REALTOR, I am writing today to voice my opposition and concern with three of the recommended strategies included in the draft Climate Action Plan.

While I acknowledge the danger of climate change and the need for climate action planning to ensure we are coordinating response efforts throughout our city, these strategies being considered would impose an unreasonable financial hardship for property owners you are elected to represent.

Two strategies (EN02 and EN17) would require property owners to make expensive improvements on their property in order to meet energy policy or rating system criteria when they sell their property or if their property is identified as "lower-performing".

Another strategy (EN16) would require providing a prospective home buyer with a Home Energy Score. Home buyers can currently choose to obtain a Home Energy score just as they can elect to have a home inspection conducted.

These strategies should be voluntary or incentivized, rather than mandatory, and should be supported by financial assistance programs when upgrades are recommended.

I urge you to remove these requirements from the recommended strategies from the Climate Action Plan.

Thank you.

Sincerely,

Becky Mather  
22255 SE Royal Anne Dr  
Amity, OR 97101  
becky@welcomehomeagents.com

**From:** Dora McCormick <dorahomestar@gmail.com>  
**Sent:** Thursday, November 4, 2021 2:09 PM  
**To:** SalemCAP  
**Subject:** Salem Climate Action Plan Recommended Strategies

---

Dear Salem Climate Committee,

Making these energy efficiency improvements mandatory for any & all sellers is plain wrong. I'm completely in disagreement with this unless it's voluntary AND incentivized for homeowners who wish to make the changes.

As a REALTOR, I am writing today to voice my opposition and concern with three of the recommended strategies included in the draft Climate Action Plan.

While I acknowledge the danger of climate change and the need for climate action planning to ensure we are coordinating response efforts throughout our city, these strategies being considered would impose an unreasonable financial hardship for property owners you are elected to represent.

Two strategies (EN02 and EN17) would require property owners to make expensive improvements on their property in order to meet energy policy or rating system criteria when they sell their property or if their property is identified as "lower-performing".

Another strategy (EN16) would require providing a prospective home buyer with a Home Energy Score. Home buyers can currently choose to obtain a Home Energy score just as they can elect to have a home inspection conducted.

These strategies should be voluntary or incentivized, rather than mandatory, and should be supported by financial assistance programs when upgrades are recommended.

I urge you to remove these requirements from the recommended strategies from the Climate Action Plan.

Thank you.

Sincerely,

Dora McCormick  
655 Justice St SE  
Salem, OR 97302  
dorahomestar@gmail.com

**From:** Donald Meyer <don@pikesnw.com>  
**Sent:** Wednesday, November 3, 2021 12:21 PM  
**To:** SalemCAP  
**Subject:** Salem Climate Action Plan Recommended Strategies

---

Dear Salem Climate Committee,

As I assist first time home buyers attempt to purchase a home in the face of increasing prices, it does not seem reasonable to add additional cost increases to further push home prices up.

As a REALTOR, I am writing today to voice my opposition and concern with three of the recommended strategies included in the draft Climate Action Plan.

While I acknowledge the danger of climate change and the need for climate action planning to ensure we are coordinating response efforts throughout our city, these strategies being considered would impose an unreasonable financial hardship for property owners you are elected to represent.

Two strategies (EN02 and EN17) would require property owners to make expensive improvements on their property in order to meet energy policy or rating system criteria when they sell their property or if their property is identified as "lower-performing".

Another strategy (EN16) would require providing a prospective home buyer with a Home Energy Score. Home buyers can currently choose to obtain a Home Energy score just as they can elect to have a home inspection conducted.

These strategies should be voluntary or incentivized, rather than mandatory, and should be supported by financial assistance programs when upgrades are recommended.

I urge you to remove these requirements from the recommended strategies from the Climate Action Plan.

Thank you.

Sincerely,

Donald Meyer  
1176 Charlene St S  
Salem, OR 97306  
don@pikesnw.com

**From:** Micale Montgomery <montgomeryreassistant@gmail.com>  
**Sent:** Tuesday, November 2, 2021 1:07 PM  
**To:** SalemCAP  
**Subject:** Salem Climate Action Plan Recommended Strategies

---

Dear Salem Climate Committee,

As a REALTOR, I am writing today to voice my opposition and concern with three of the recommended strategies included in the draft Climate Action Plan.

While I acknowledge the danger of climate change and the need for climate action planning to ensure we are coordinating response efforts throughout our city, these strategies being considered would impose an unreasonable financial hardship for property owners you are elected to represent.

Two strategies (EN02 and EN17) would require property owners to make expensive improvements on their property in order to meet energy policy or rating system criteria when they sell their property or if their property is identified as "lower-performing".

Another strategy (EN16) would require providing a prospective home buyer with a Home Energy Score. Home buyers can currently choose to obtain a Home Energy score just as they can elect to have a home inspection conducted.

These strategies should be voluntary or incentivized, rather than mandatory, and should be supported by financial assistance programs when upgrades are recommended.

I urge you to remove these requirements from the recommended strategies from the Climate Action Plan.

Thank you.

Sincerely,

Micale Montgomery  
PO Box 248  
Turner, OR 97392  
montgomeryreassistant@gmail.com

**From:** Troy Morris <user@votervoice.net>  
**Sent:** Tuesday, November 2, 2021 10:14 AM  
**To:** SalemCAP  
**Subject:** Salem Climate Action Plan Recommended Strategies

---

Dear Salem Climate Committee,

As a REALTOR, I am writing today to voice my opposition and concern with three of the recommended strategies included in the draft Climate Action Plan.

While I acknowledge the danger of climate change and the need for climate action planning to ensure we are coordinating response efforts throughout our city, these strategies being considered would impose an unreasonable financial hardship for property owners you are elected to represent.

Two strategies (EN02 and EN17) would require property owners to make expensive improvements on their property in order to meet energy policy or rating system criteria when they sell their property or if their property is identified as "lower-performing".

Another strategy (EN16) would require providing a prospective home buyer with a Home Energy Score. Home buyers can currently choose to obtain a Home Energy score just as they can elect to have a home inspection conducted.

These strategies should be voluntary or incentivized, rather than mandatory, and should be supported by financial assistance programs when upgrades are recommended.

I urge you to remove these requirements from the recommended strategies from the Climate Action Plan.

Thank you.

Sincerely,

Troy Morris  
6056 Lauderback St NE  
Keizer, OR 97303  
dontroy98@yahoo.com

**From:** Terrika Murray Brown <TerrikaMurrayBrown@gmail.com>  
**Sent:** Tuesday, November 2, 2021 9:04 AM  
**To:** SalemCAP  
**Subject:** Salem Climate Action Plan Recommended Strategies

---

Dear Salem Climate Committee,

As a REALTOR, I am writing today to voice my opposition and concern with three of the recommended strategies included in the draft Climate Action Plan.

While I acknowledge the danger of climate change and the need for climate action planning to ensure we are coordinating response efforts throughout our city, these strategies being considered would impose an unreasonable financial hardship for property owners you are elected to represent.

Two strategies (EN02 and EN17) would require property owners to make expensive improvements on their property in order to meet energy policy or rating system criteria when they sell their property or if their property is identified as "lower-performing".

Another strategy (EN16) would require providing a prospective home buyer with a Home Energy Score. Home buyers can currently choose to obtain a Home Energy score just as they can elect to have a home inspection conducted.

These strategies should be voluntary or incentivized, rather than mandatory, and should be supported by financial assistance programs when upgrades are recommended.

I urge you to remove these requirements from the recommended strategies from the Climate Action Plan.

Thank you.

Sincerely,

Terrika Murray Brown  
2310 Crestmont Cir S  
Salem, OR 97302  
TerrikaMurrayBrown@gmail.com

**From:** Crystal Qian Hu <crystal.qhu@gmail.com>  
**Sent:** Tuesday, November 2, 2021 9:29 AM  
**To:** SalemCAP  
**Subject:** Salem Climate Action Plan Recommended Strategies

---

Dear Salem Climate Committee,

In order to proceed the plan please make sure the city prepare to get crew of contractor and enough fund to help those property owner who may own the home over 20, 30, 40, 50 year. You can't not discriminate them ask them to pay for the cost of updated home to meet what the climate plan require because "they are old".

Ask property owner to responsible on property age cause not meet climate plan is unfair. It's not property owner fault! There are no reason they get financial burned because climate plan. So climate plan need improved on what the plan will do for the property owner such as cover the cost not just put a bar out there you can pass you die with it.

As a REALTOR, I am writing today to voice my opposition and concern with three of the recommended strategies included in the draft Climate Action Plan.

While I acknowledge the danger of climate change and the need for climate action planning to ensure we are coordinating response efforts throughout our city, these strategies being considered would impose an unreasonable financial hardship for property owners you are elected to represent.

Two strategies (EN02 and EN17) would require property owners to make expensive improvements on their property in order to meet energy policy or rating system criteria when they sell their property or if their property is identified as "lower-performing".

Another strategy (EN16) would require providing a prospective home buyer with a Home Energy Score. Home buyers can currently choose to obtain a Home Energy score just as they can elect to have a home inspection conducted.

These strategies should be voluntary or incentivized, rather than mandatory, and should be supported by financial assistance programs when upgrades are recommended.

I urge you to remove these requirements from the recommended strategies from the Climate Action Plan.

Thank you.

Sincerely,

Crystal Qian Hu  
5363 Kali St SE  
Salem, OR 97306  
crystal.qhu@gmail.com

**From:** Lindsay Rabourn <rabournlindsay@gmail.com>  
**Sent:** Friday, November 5, 2021 10:44 AM  
**To:** SalemCAP  
**Subject:** Salem Climate Action Plan Recommended Strategies

---

Dear Salem Climate Committee,

I commonly work with first and second time home buyers and the costs associated with these proposed strategies would severely limit the properties available to them as costs for homes would increase significantly. Also, first time sellers are commonly not able to come up with the extra cash needed to meet these requirements on top of all the costs associated with selling and purchasing a new home.

These strategies will hurt the lower income families who are already struggling to be decently housed.

A far better solution is to incentivize these improvements for those who are able to make them. Many Oregonians want to make these improvements to their properties already and incentivizing them to do so may make it easier for them to do so.

Perhaps public education can be utilized as well. If the public is made aware of the benefits of improving energy ratings on their properties, for the environment and the property owner, the number of property owners making improvements is certain to increase.

I hope that you will consider what the people of Oregon need and look at ways to encourage better stewardship of our environment rather than impose heavy financial burdens on those least able to shoulder them.

Thank you for your time!

As a REALTOR, I am writing today to voice my opposition and concern with three of the recommended strategies included in the draft Climate Action Plan.

While I acknowledge the danger of climate change and the need for climate action planning to ensure we are coordinating response efforts throughout our city, these strategies being considered would impose an unreasonable financial hardship for property owners you are elected to represent.

Two strategies (EN02 and EN17) would require property owners to make expensive improvements on their property in order to meet energy policy or rating system criteria when they sell their property or if their property is identified as "lower-performing".

Another strategy (EN16) would require providing a prospective home buyer with a Home Energy Score. Home buyers can currently choose to obtain a Home Energy score just as they can elect to have a home inspection conducted.

These strategies should be voluntary or incentivized, rather than mandatory, and should be supported by financial assistance programs when upgrades are recommended.

I urge you to remove these requirements from the recommended strategies from the Climate Action Plan.

Thank you.

Sincerely,

Lindsay Rabourn



194 Boone Rd SE Apt 71  
Salem, OR 97306  
rabournlindsay@gmail.com

**From:** Heather Rich <1realtorheather@gmail.com>  
**Sent:** Thursday, November 4, 2021 12:15 PM  
**To:** SalemCAP  
**Subject:** Salem Climate Action Plan Recommended Strategies

---

Dear Salem Climate Committee,

As a REALTOR, I am writing today to voice my opposition and concern with three of the recommended strategies included in the draft Climate Action Plan.

While I acknowledge the danger of climate change and the need for climate action planning to ensure we are coordinating response efforts throughout our city, these strategies being considered would impose an unreasonable financial hardship for property owners you are elected to represent.

Two strategies (EN02 and EN17) would require property owners to make expensive improvements on their property in order to meet energy policy or rating system criteria when they sell their property or if their property is identified as "lower-performing".

Another strategy (EN16) would require providing a prospective home buyer with a Home Energy Score. Home buyers can currently choose to obtain a Home Energy score just as they can elect to have a home inspection conducted.

These strategies should be voluntary or incentivized, rather than mandatory, and should be supported by financial assistance programs when upgrades are recommended.

I urge you to remove these requirements from the recommended strategies from the Climate Action Plan.

Thank you.

Sincerely,

Heather Rich  
5263 Hawk Hill St SE  
Salem, OR 97306  
1realtorheather@gmail.com

**From:** Eugene Riehart <griehart@gmail.com>  
**Sent:** Thursday, November 4, 2021 5:04 PM  
**To:** SalemCAP  
**Subject:** Salem Climate Action Plan Recommended Strategies

---

Dear Salem Climate Committee,

Everyone of these measures is a huge negative to the real estate industry. I wish, just for once the politicians would keep there hands out of trying to improve what needs no improvement. New homes are being built with stricter codes everyday and as time passes, the homeowners of older homes will either do upgrades at their pace and as they have the financial means to do so or not and/or the next family that takes on the purchase the next time will do so.

Let the free market run its course. We do not need you telling us what you think because you are generally wrong most of the time.

WE DO NOT NEED TO BE MANDATED TOO LIKE YOU FEEL YOU NEED TO DO!!! Every time you do something like this it is felt as more like a penalty with negative results instead of doing something positive or constructive for the industry and your fellow man. More often than not, someone lobbies, gets something thru and a few people benefit financially and all you have done is create an unnecessary burden on the PEOPLE.

The climate changes everyday and this is blown way out of proportion just like every other blue liberal policy. Remove the hurdles instead of piling them up on the citizens of Oregon. I scratch my head many times at how foolish you really are when you try to do things like this.

MANDATORY = NO  
VOLUNTARY = Yes

Most people cannot afford a mandate repair! How foolish is it to force someone to pay for something when they do not have the means to do so. Their home is their largest investment and you will just make it harder for the American dream to be sustainable. Hands off!

Just because you place a score on something doesn't make it good, bad or indifferent. It is just a number.

Stop this insanity!!!

As a REALTOR, I am writing today to voice my opposition and concern with three of the recommended strategies included in the draft Climate Action Plan.

While I acknowledge the danger of climate change and the need for climate action planning to ensure we are coordinating response efforts throughout our city, these strategies being considered would impose an unreasonable financial hardship for property owners you are elected to represent.

Two strategies (EN02 and EN17) would require property owners to make expensive improvements on their property in order to meet energy policy or rating system criteria when they sell their property or if their property is identified as "lower-performing".

Another strategy (EN16) would require providing a prospective home buyer with a Home Energy Score. Home buyers can currently choose to obtain a Home Energy score just as they can elect to

have a home inspection conducted.

These strategies should be voluntary or incentivized, rather than mandatory, and should be supported by financial assistance programs when upgrades are recommended.

I urge you to remove these requirements from the recommended strategies from the Climate Action Plan.

Thank you.

Sincerely,

Eugene Riehart  
3985 Viewcrest Rd S  
Salem, OR 97302  
griehart@gmail.com

**From:** Julienne Ritter <JRitterhomes@gmail.com>  
**Sent:** Thursday, November 4, 2021 1:15 PM  
**To:** SalemCAP  
**Subject:** Salem Climate Action Plan Recommended Strategies

---

Dear Salem Climate Committee,

As a REALTOR, I am writing today to voice my opposition and concern with three of the recommended strategies included in the draft Climate Action Plan.

While I acknowledge the danger of climate change and the need for climate action planning to ensure we are coordinating response efforts throughout our city, these strategies being considered would impose an unreasonable financial hardship for property owners you are elected to represent.

Two strategies (EN02 and EN17) would require property owners to make expensive improvements on their property in order to meet energy policy or rating system criteria when they sell their property or if their property is identified as "lower-performing".

Another strategy (EN16) would require providing a prospective home buyer with a Home Energy Score. Home buyers can currently choose to obtain a Home Energy score just as they can elect to have a home inspection conducted.

These strategies should be voluntary or incentivized, rather than mandatory, and should be supported by financial assistance programs when upgrades are recommended.

I urge you to remove these requirements from the recommended strategies from the Climate Action Plan.

Thank you.

Sincerely,

Julienne Ritter  
1112 Heritage Loop  
Stayton, OR 97383  
JRitterhomes@gmail.com

**From:** FRANK SANFORD <sanfordsrealestate@gmail.com>  
**Sent:** Thursday, November 4, 2021 10:05 AM  
**To:** SalemCAP  
**Subject:** Salem Climate Action Plan Recommended Strategies

---

Dear Salem Climate Committee,

This Climate action plan will only add to the housing crisis and extremely exasperate the problem. With the strict rent control laws that unfairly prohibit landlords from increasing there rents substantially to off set the rising cost of maintenance and repairs and with the responsibility landlords have to providing there tenants with habitual housing (not to mention the undeceived or reduced rents from the pandemic) it makes it nearly impossible to make a decent return on there investments and only discourages investors to look out of state for purchasing there real estate investments. This bill will only lead slow growth in the housing market and cause a big wet blanket to be put on a already smoldering fire. Government intervention into the housing market has only caused nothing but chaos.

As a REALTOR, I am writing today to voice my opposition and concern with three of the recommended strategies included in the draft Climate Action Plan.

While I acknowledge the danger of climate change and the need for climate action planning to ensure we are coordinating response efforts throughout our city, these strategies being considered would impose an unreasonable financial hardship for property owners you are elected to represent.

Two strategies (EN02 and EN17) would require property owners to make expensive improvements on their property in order to meet energy policy or rating system criteria when they sell their property or if their property is identified as "lower-performing".

Another strategy (EN16) would require providing a prospective home buyer with a Home Energy Score. Home buyers can currently choose to obtain a Home Energy score just as they can elect to have a home inspection conducted.

These strategies should be voluntary or incentivized, rather than mandatory, and should be supported by financial assistance programs when upgrades are recommended.

I urge you to remove these requirements from the recommended strategies from the Climate Action Plan.

Thank you.

Sincerely,

FRANK SANFORD  
3602 Colby Ln SE  
Salem, OR 97317  
sanfordsrealestate@gmail.com

**From:** Rich Schaefer <rich@rightpricerealestategroup.com>  
**Sent:** Wednesday, November 3, 2021 12:13 PM  
**To:** SalemCAP  
**Subject:** Salem Climate Action Plan Recommended Strategies

---

Dear Salem Climate Committee,

As a REALTOR, I am writing today to voice my opposition and concern with three of the recommended strategies included in the draft Climate Action Plan.

While I acknowledge the danger of climate change and the need for climate action planning to ensure we are coordinating response efforts throughout our city, these strategies being considered would impose an unreasonable financial hardship for property owners you are elected to represent.

Two strategies (EN02 and EN17) would require property owners to make expensive improvements on their property in order to meet energy policy or rating system criteria when they sell their property or if their property is identified as "lower-performing".

Another strategy (EN16) would require providing a prospective home buyer with a Home Energy Score. Home buyers can currently choose to obtain a Home Energy score just as they can elect to have a home inspection conducted.

These strategies should be voluntary or incentivized, rather than mandatory, and should be supported by financial assistance programs when upgrades are recommended.

I urge you to remove these requirements from the recommended strategies from the Climate Action Plan.

Thank you.

Sincerely,

Rich Schaefer  
520 College Dr NW  
Salem, OR 97304  
rich@rightpricerealestategroup.com

**From:** Trudi Schmidt <trudisellshomes@gmail.com>  
**Sent:** Wednesday, November 3, 2021 9:54 AM  
**To:** SalemCAP  
**Subject:** Salem Climate Action Plan Recommended Strategies

---

Dear Salem Climate Committee,

As a REALTOR, I am writing today to voice my opposition and concern with three of the recommended strategies included in the draft Climate Action Plan.

While I acknowledge the danger of climate change and the need for climate action planning to ensure we are coordinating response efforts throughout our city, these strategies being considered would impose an unreasonable financial hardship for property owners you are elected to represent.

Two strategies (EN02 and EN17) would require property owners to make expensive improvements on their property in order to meet energy policy or rating system criteria when they sell their property or if their property is identified as "lower-performing".

Another strategy (EN16) would require providing a prospective home buyer with a Home Energy Score. Home buyers can currently choose to obtain a Home Energy score just as they can elect to have a home inspection conducted.

These strategies should be voluntary or incentivized, rather than mandatory, and should be supported by financial assistance programs when upgrades are recommended.

I urge you to remove these requirements from the recommended strategies from the Climate Action Plan.

Thank you.

Sincerely,

Trudi Schmidt  
581 Lone Oaks Loop  
Silverton, OR 97381  
trudisellshomes@gmail.com



**From:** Patrick Sieng <patrick@capitol.realestate>  
**Sent:** Tuesday, November 2, 2021 12:17 PM  
**To:** SalemCAP  
**Subject:** Salem Climate Action Plan Recommended Strategies

---

Dear Salem Climate Committee,

Thank you for your work and for serving on the council... We appreciate all that you do to keep Salem moving in the right direction...

As a REALTOR, I am writing today to voice my opposition and concern with three of the recommended strategies included in the draft Climate Action Plan.

While I acknowledge the danger of climate change and the need for climate action planning to ensure we are coordinating response efforts throughout our city, these strategies being considered would impose an unreasonable financial hardship for property owners you are elected to represent.

Two strategies (EN02 and EN17) would require property owners to make expensive improvements on their property in order to meet energy policy or rating system criteria when they sell their property or if their property is identified as "lower-performing".

Another strategy (EN16) would require providing a prospective home buyer with a Home Energy Score. Home buyers can currently choose to obtain a Home Energy score just as they can elect to have a home inspection conducted.

These strategies should be voluntary or incentivized, rather than mandatory, and should be supported by financial assistance programs when upgrades are recommended.

I urge you to remove these requirements from the recommended strategies from the Climate Action Plan.

Thank you.

Sincerely,

Patrick Sieng  
495 State St Ste 541  
Salem, OR 97301  
patrick@capitol.realestate

**From:** Rhonda Smith <rhondasm@johnlscott.com>  
**Sent:** Tuesday, November 2, 2021 9:20 AM  
**To:** SalemCAP  
**Subject:** Salem Climate Action Plan Recommended Strategies

---

Dear Salem Climate Committee,

As a REALTOR, I am writing today to voice my opposition and concern with three of the recommended strategies included in the draft Climate Action Plan.

While I acknowledge the danger of climate change and the need for climate action planning to ensure we are coordinating response efforts throughout our city, these strategies being considered would impose an unreasonable financial hardship for property owners you are elected to represent.

Two strategies (EN02 and EN17) would require property owners to make expensive improvements on their property in order to meet energy policy or rating system criteria when they sell their property or if their property is identified as "lower-performing".

Another strategy (EN16) would require providing a prospective home buyer with a Home Energy Score. Home buyers can currently choose to obtain a Home Energy score just as they can elect to have a home inspection conducted.

These strategies should be voluntary or incentivized, rather than mandatory, and should be supported by financial assistance programs when upgrades are recommended.

I urge you to remove these requirements from the recommended strategies from the Climate Action Plan.

Thank you.

Sincerely,

Rhonda Smith  
1328 34th Ave NW  
Salem, OR 97304  
rhondasm@johnlscott.com

**From:** Tina Smith <homes@harborside.com>  
**Sent:** Tuesday, November 2, 2021 3:05 PM  
**To:** SalemCAP  
**Subject:** Salem Climate Action Plan Recommended Strategies

---

Dear Salem Climate Committee,

As a REALTOR, I am writing today to voice my opposition and concern with three of the recommended strategies included in the draft Climate Action Plan.

While I acknowledge the danger of climate change and the need for climate action planning to ensure we are coordinating response efforts throughout our city, these strategies being considered would impose an unreasonable financial hardship for property owners you are elected to represent.

Two strategies (EN02 and EN17) would require property owners to make expensive improvements on their property in order to meet energy policy or rating system criteria when they sell their property or if their property is identified as "lower-performing".

Another strategy (EN16) would require providing a prospective home buyer with a Home Energy Score. Home buyers can currently choose to obtain a Home Energy score just as they can elect to have a home inspection conducted.

These strategies should be voluntary or incentivized, rather than mandatory, and should be supported by financial assistance programs when upgrades are recommended.

I urge you to remove these requirements from the recommended strategies from the Climate Action Plan.

Thank you.

Sincerely,

Tina Smith  
5435 Swallow Tail St SE  
Salem, OR 97306  
homes@harborside.com

**From:** Brenda Sohnrey <brenda.lee@kw.com>  
**Sent:** Tuesday, November 2, 2021 8:59 PM  
**To:** SalemCAP  
**Subject:** Salem Climate Action Plan Recommended Strategies

---

Dear Salem Climate Committee,

As a REALTOR, I am writing today to voice my opposition and concern with three of the recommended strategies included in the draft Climate Action Plan.

While I acknowledge the danger of climate change and the need for climate action planning to ensure we are coordinating response efforts throughout our city, these strategies being considered would impose an unreasonable financial hardship for property owners you are elected to represent.

Two strategies (EN02 and EN17) would require property owners to make expensive improvements on their property in order to meet energy policy or rating system criteria when they sell their property or if their property is identified as "lower-performing".

Another strategy (EN16) would require providing a prospective home buyer with a Home Energy Score. Home buyers can currently choose to obtain a Home Energy score just as they can elect to have a home inspection conducted.

These strategies should be voluntary or incentivized, rather than mandatory, and should be supported by financial assistance programs when upgrades are recommended.

I urge you to remove these requirements from the recommended strategies from the Climate Action Plan.

Thank you.

Sincerely,

Brenda Sohnrey  
2490 Fisher Rd NE  
Salem, OR 97305  
brenda.lee@kw.com

**From:** Ryan Steckly <rsteckly@hsmartrealtygroup.com>  
**Sent:** Tuesday, November 2, 2021 7:40 PM  
**To:** SalemCAP  
**Subject:** Salem Climate Action Plan Recommended Strategies

---

Dear Salem Climate Committee,

As a REALTOR, I am writing today to voice my opposition and concern with three of the recommended strategies included in the draft Climate Action Plan.

While I acknowledge the danger of climate change and the need for climate action planning to ensure we are coordinating response efforts throughout our city, these strategies being considered would impose an unreasonable financial hardship for property owners you are elected to represent.

Two strategies (EN02 and EN17) would require property owners to make expensive improvements on their property in order to meet energy policy or rating system criteria when they sell their property or if their property is identified as "lower-performing".

Another strategy (EN16) would require providing a prospective home buyer with a Home Energy Score. Home buyers can currently choose to obtain a Home Energy score just as they can elect to have a home inspection conducted.

These strategies should be voluntary or incentivized, rather than mandatory, and should be supported by financial assistance programs when upgrades are recommended.

I urge you to remove these requirements from the recommended strategies from the Climate Action Plan.

Thank you.

Sincerely,

Ryan Steckly  
2725 Bald Eagle Ave NW  
Salem, OR 97304  
rsteckly@hsmartrealtygroup.com

**From:** Leslie Stewart <leslie@keytooregon.com>  
**Sent:** Thursday, November 4, 2021 2:19 PM  
**To:** SalemCAP  
**Subject:** Salem Climate Action Plan Recommended Strategies

---

Dear Salem Climate Committee,

Even though I do not currently live in Salem, I have in the past. As a Realtor, I work in the Salem area as well as the Santiam Canyon. I believe implementation and the cost involved with a mandatory program will be detrimental to many homeowners especially those on a fixed income. If this program Moves forward, it will pass on these extra cost to first time homebuyers, who are already having a hard time purchasing a home in Salem. This program is not going to help with affordable housing, which I believe is foremost on everybody's agenda.

As a REALTOR, I am writing today to voice my opposition and concern with three of the recommended strategies included in the draft Climate Action Plan.

While I acknowledge the danger of climate change and the need for climate action planning to ensure we are coordinating response efforts throughout our city, these strategies being considered would impose an unreasonable financial hardship for property owners you are elected to represent.

Two strategies (EN02 and EN17) would require property owners to make expensive improvements on their property in order to meet energy policy or rating system criteria when they sell their property or if their property is identified as "lower-performing".

Another strategy (EN16) would require providing a prospective home buyer with a Home Energy Score. Home buyers can currently choose to obtain a Home Energy score just as they can elect to have a home inspection conducted.

These strategies should be voluntary or incentivized, rather than mandatory, and should be supported by financial assistance programs when upgrades are recommended.

I urge you to remove these requirements from the recommended strategies from the Climate Action Plan.

Thank you.

Sincerely,

Leslie Stewart  
181 SE Laurel St # 879  
Mill City, OR 97360  
leslie@keytooregon.com

**From:** John Tate <johnstate@comcast.net>  
**Sent:** Thursday, November 4, 2021 2:40 PM  
**To:** SalemCAP  
**Subject:** Salem Climate Action Plan Recommended Strategies

---

Dear Salem Climate Committee,

One of my current clients was in a tragic auto accident that killed her husband and seriously injured her. She is no longer physically able to climb the stairs to the bedrooms upstairs and has had to move to an assisted living facility. If these Action Plans go into effect she will lose a significant amount of her equity in order to make the required improvements and will be forced to leave the facility she is at and will have to move in with another relative. She would lose her independence.

As a REALTOR, I am writing today to voice my opposition and concern with three of the recommended strategies included in the draft Climate Action Plan.

While I acknowledge the danger of climate change and the need for climate action planning to ensure we are coordinating response efforts throughout our city, these strategies being considered would impose an unreasonable financial hardship for property owners you are elected to represent.

Two strategies (EN02 and EN17) would require property owners to make expensive improvements on their property in order to meet energy policy or rating system criteria when they sell their property or if their property is identified as "lower-performing".

Another strategy (EN16) would require providing a prospective home buyer with a Home Energy Score. Home buyers can currently choose to obtain a Home Energy score just as they can elect to have a home inspection conducted.

These strategies should be voluntary or incentivized, rather than mandatory, and should be supported by financial assistance programs when upgrades are recommended.

I urge you to remove these requirements from the recommended strategies from the Climate Action Plan.

Thank you.

Sincerely,

John Tate  
4526 Blue Sky Ct SE  
Salem, OR 97317  
johnstate@comcast.net

**From:** Alan Unruh <user@votervoice.net>  
**Sent:** Thursday, November 4, 2021 3:59 PM  
**To:** SalemCAP  
**Subject:** Salem Climate Action Plan Recommended Strategies

---

Dear Salem Climate Committee,

we need less government and more people.

As a REALTOR, I am writing today to voice my opposition and concern with three of the recommended strategies included in the draft Climate Action Plan.

While I acknowledge the danger of climate change and the need for climate action planning to ensure we are coordinating response efforts throughout our city, these strategies being considered would impose an unreasonable financial hardship for property owners you are elected to represent.

Two strategies (EN02 and EN17) would require property owners to make expensive improvements on their property in order to meet energy policy or rating system criteria when they sell their property or if their property is identified as "lower-performing".

Another strategy (EN16) would require providing a prospective home buyer with a Home Energy Score. Home buyers can currently choose to obtain a Home Energy score just as they can elect to have a home inspection conducted.

These strategies should be voluntary or incentivized, rather than mandatory, and should be supported by financial assistance programs when upgrades are recommended.

I urge you to remove these requirements from the recommended strategies from the Climate Action Plan.

Thank you.

Sincerely,

Alan Unruh  
4991 Countryside Dr NE  
Salem, OR 97305  
abigdog4991@aol.com



**From:** Brian White <brianandnina@paramountoregon.com>  
**Sent:** Wednesday, November 3, 2021 12:44 PM  
**To:** SalemCAP  
**Subject:** Salem Climate Action Plan Recommended Strategies

---

Dear Salem Climate Committee,

Please use wisdom. These strategies would be so costly for the general public and costs always are passed on to consumers.

As a REALTOR, I am writing today to voice my opposition and concern with three of the recommended strategies included in the draft Climate Action Plan. These strategies would increase costs immensely for consumers and homeowners causing so much stress and financial harm.

While I acknowledge that climate change is real, these strategies being considered would impose an unreasonable financial hardship for property owners you are elected to represent.

Two strategies (EN02 and EN17) would require property owners to make expensive improvements on their property in order to meet energy policy or rating system criteria when they sell their property or if their property is identified as "lower-performing".

Another strategy (EN16) would require providing a prospective home buyer with a Home Energy Score. Home buyers can currently choose to obtain a Home Energy score just as they can elect to have a home inspection conducted.

These strategies should be voluntary or incentivized, rather than mandatory, and should be supported by financial assistance programs when upgrades are recommended.

I urge you to remove these requirements from the recommended strategies from the Climate Action Plan.

Thank you.

Sincerely,

Brian White  
1892 Cole Rd S  
Salem, OR 97306  
brianandnina@paramountoregon.com

**From:** Nicholas Williams <nick.williams@svn.com>  
**Sent:** Thursday, November 4, 2021 9:13 AM  
**To:** SalemCAP  
**Subject:** Salem Climate Action Plan Recommended Strategies

---

Dear Salem Climate Committee,

My principal concern surrounds housing and its affordability moving forward. Absent development incentives, new requirements will reveal hindrance to multifamily and single family housing starts over time. This is a monumental policy shift in our community and should be thought through carefully. While I've been tracking this effort for years - it seems true public input is just now coming in from a good cross section of the community. I ask that we take this input seriously because if we want to go fast we go alone - if we want to go far we go together. Please do carefully consider the community voice being lent to this project to reach true sustainability and long term adoption.

As a REALTOR, I am writing today to voice my opposition and concern with three of the recommended strategies included in the draft Climate Action Plan.

While I acknowledge the danger of climate change and the need for climate action planning to ensure we are coordinating response efforts throughout our city, these strategies being considered would impose an unreasonable financial hardship for property owners you are elected to represent.

Two strategies (EN02 and EN17) would require property owners to make expensive improvements on their property in order to meet energy policy or rating system criteria when they sell their property or if their property is identified as "lower-performing".

Another strategy (EN16) would require providing a prospective home buyer with a Home Energy Score. Home buyers can currently choose to obtain a Home Energy score just as they can elect to have a home inspection conducted.

These strategies should be voluntary or incentivized, rather than mandatory, and should be supported by financial assistance programs when upgrades are recommended.

I urge you to remove these requirements from the recommended strategies from the Climate Action Plan.

Thank you.

Sincerely,

Nicholas Williams  
3390 Lake Vanessa Cir NW  
Salem, OR 97304  
nick.williams@svn.com

**From:** [Wyatt Bartlett](#)  
**Sent:** Friday, November 5, 2021 10:32 AM  
**To:** [SalemCAP](#)  
**Subject:** Salem Climate Action Plan

---

To whom it may concern -

Was any one of the persons who drafted this NOT affected by the power outage Salem experienced? My power was out for 8 full days, and if not for my natural gas, I would not have been able to cook, or shower ,or wash dishes. My entire neighborhood on Dakota Road was told by the PGE technician on the last day, the 8th day, that it would happen more frequently because of the sad state of the power grid, which is in sore need of repairs. The infrastructure, people!

Fix the infrastructure first, then we can talk.

Thank you.

Wyatt Bartlett

**From:** [SANDRA STURE](#)  
**Sent:** Friday, November 5, 2021 12:11 PM  
**To:** [SalemCAP](#)  
**Subject:** Salem Climate Action Plan

---

Hello to **ALL** of you people who want to control our lives. I will be 70 in a couple of months. I hope I will still be alive in 2035 and am glad I won't be alive in 2050 because of what you are proposing. I will hope to be able to move to a city that has a more reasonable and realistic approach than your plan for managing the future of Salem. I wonder how much money you have spent on this "plan."

The first of your draconian scenarios suggests doubling the rate at which residents use biking and walking –good luck. Of course, if they don't have a job that may be their only alternative. You also suggest, reducing the amount of passenger traffic coming into and out of Salem by 40%. Gee— that sounds like a sure-fired way to kill our businesses. I have always thought natural gas was one of the cleanest ways to heat our homes but you want to stop any growth of that industry in our city.

But that's not good enough for you.

Your second scenario will mandate that the entry of non-resident internal combustion engine traffic be halted. How to you propose to control that? Also you will prevent the entry of all heavy trucking with internal combustion engines. Wow! In addition, you propose that all fossil fuel derived natural gas systems in the built environment be removed. Who is going to pay for that? Our aging population? I guess you want to replace our productive farmland with solar farms and wind farms?

You have probably gathered by now that I am opposed to your Salem Climate Action Plan.

Our beautiful Earth has been here and sustaining life for billions (or trillions?) of years, and even though I recognize that the temperature has risen a little, I do not think that the earth will die or be hampered by what happens in Salem, Oregon in the next 30 years. Why don't you talk to China?

Sent from [Mail](#) for Windows

**From:** Beth Zukowski <bethzukowski@gmail.com>  
**Sent:** Wednesday, November 3, 2021 9:52 PM  
**To:** SalemCAP  
**Subject:** Salem Climate Action Plan

---

I have read over some of the documents in the climate action plan and have a few comments. There are some wonderful components in the plan, but also some that do not take all people into consideration.

I am writing as a home owner and a business owner regarding the plan to eliminate the use of natural gas in the city of Salem. The use of natural gas has proven to be efficient, cost effective and at this point emit very little emissions (6%). The state of Oregon has already drafted plans for the reduction of natural gas by 80% by the year 2050. The elimination of natural gas in homes will increase the cost of building it is estimated to be \$12,300, making Salem's already over priced housing market more out of reach for potential home buyers.

To make our city totally dependent upon electricity seems to be a step in the wrong direction. Rather than having a diverse approach which will help with black outs and power outages. We were fortunate to have natural gas during the recent ice storm and were able to continue to cook and heat our home. Unlike our friends who in Texas had not just inconvenience, but deaths associated with the power outage.

Natural gas is a natural resource in abundance here in the United States. At a time when talk of removing dams (a highly effective source of electricity) and increasing electrical use it seems short sighted to eliminate the use of a readily available energy source in natural gas.

Please reconsider this elimination and continue to grant Salem residents the opportunity to choose how we want to heat our homes and which fuel source to use for cooking.

As a side note, cows are not the problem, not using regenerative farming practices is the problem. People should be encouraged to use their property for food production for their families, whether plants or animals. Some of the recommendations in this plan are too overreaching into peoples personal lives and freedoms. It is good to be educated, it is not good to be coerced.

Thank you for considering the feedback you will be receiving and I hope you take full diligence and thoughtfulness in any implementations.

Beth Zukowski  
503-364-9713

**From:** [Randy Fishfader](#)  
**Sent:** Monday, November 1, 2021 10:03 PM  
**To:** [SalemCAP](#)  
**Subject:** Salem's Climate Plan

---

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mayor and City Councilors,

Please implement the strategies recommended by 350 Salem. They have studied and worked on this with some of the most knowledgeable experts available to us. This has been their central focus and purpose, We are fortunate to have this level of thoughtfulness in preparing a response to our climate challenges. We would be wise to follow their vision.

Thank you,

Randy Fishfader

**From:** [Patricia Farrell](#)  
**Sent:** Wednesday, November 3, 2021 9:16 AM  
**To:** [Patricia Farrell](#); [Robert Romanek](#)  
**Subject:** Short term action list\_Savage  
**Attachments:** Salem Climate Change Short-Term Actions (1).docx

---

---

**From:** John Savage <wvnpso@gmail.com>  
**Sent:** Saturday, October 16, 2021 7:02 PM  
**To:** Patricia Farrell <PFarrell@cityofsalem.net>  
**Subject:** Re: Thank You

Hi Patricia, here is a list of short-term climate change actions for your consideration. I think we have some real opportunities to do good things in partnership with other groups. I start with a one-page overview of the regulatory framework we've put in place in Oregon to reduce emissions (this helps me with my thinking on this issue). I will continue to noodle on effective, engaging actions the City and others should pursue in the near-term.

One community action I don't include but recommend is that the City needs a permanent group - with healthy representation from community-based organizations that serve the lower income and communities of color and local citizen groups - to oversee implementation of the plan and push actions forward.

If you have any questions or if anything is confusing, please let me know.

John

## Salem Climate Change Plan Short-Term Actions

### Regulatory Framework

- Oregon will soon have binding carbon emission targets for every major source of energy – electricity, natural gas, petroleum, kerosene, and propane.
- Oregon DEQ has issued proposed rules for its **Climate Protection Program**. Under the draft rule:
  - Suppliers of natural gas, gasoline, diesel, kerosene, and propane must cut emissions by 40 percent in 2035 and by 80 percent in 2050 from a base of the average emissions from the 2017-2019 period.
  - The DEQ rule sets up a **Community Climate Investment Fund**. Suppliers can pay for emission reductions in communities that are most vulnerable to climate change through such measures as reducing home energy use, fuel switching, or paying for electric vehicles.
  - DEQ is looking to have the rule in place sometime in 2022
- House Bill 2021 (enacted this session) requires PGE and other electricity suppliers to reduce emissions from a base level by 80 percent by 2030, 90 percent by 2035, and 100 percent (zero emissions) by 2040. Other key provisions of the bill include:
  - \$50 million in grants for community renewable energy projects in cities other than Portland (**Community Resilient Renewables Investment Fund** administered by the Oregon Department of Energy).
  - Cities now can work with their electric utility to create **community-wide green electricity tariffs** which allows the residents of the city to buy power from cleaner energy sources to help meet city climate goals (this likely would be a uniform green power rate for all residents except for those residents who opt out of the program).
- The 2021 Oregon Legislation enacted other significant legislation such as establishing the **Healthy Homes** program to provide \$10 million in grants to repair, rehabilitate, and weatherize residences of low-income households and landlords.
- DLCD is updating its Transportation Planning Rule through its **Climate Friendly and Equitable Communities** rulemaking process. DEQ has in place its **Employee Commute Option** program.



## Energy Actions

- In coordination with PGE, Salem Electric, Energy Trust, and Salem business and community-based organizations, develop and submit a **Community Resilient Renewables Investment Fund** grant proposal to improve power system resiliency and reduce emissions in Salem through investments in solar and storage systems for homes and businesses, with a focus on underserved neighborhoods.
- Work with PGE and Salem organizations to design a **Community Green Power Rate** to serve Salem residents in PGE's service area for Council's consideration and submittal to the Oregon PUC.
- Fund community energy advisors at community-based organizations to facilitate use of new and existing programs by underserved populations. These programs include
  - Rebates on electric vehicles for income-qualified customers.
  - Rooftop solar incentives for low- and moderate- income customers
  - Energy Trust conservation and renewable resource incentives and technical assistance
  - Low-income weatherization incentives
  - Healthy Home grants to repair and rehabilitate residences of low-income households and landlords
- Partner with Northwest Natural, Energy Trust, and local business and community -based organizations to develop and implement a comprehensive program to save significant amounts of natural gas in Salem homes and businesses (e.g. similar to the proposed Eugene program).
- Advocate for a change to Energy Trust's fuel neutrality policy.
- Encourage development of net-zero or very low emission new homes and buildings (more details to follow since I don't know how to do this without a lot of money; I don't know what regulatory hooks the City of Salem has to do this or if it is willing to supplement Trust incentives with City incentives).

## Transportation Actions

- Amend City Code to require electric vehicle charging stations for at least 20 percent of the parking spaces at selected buildings as required in HB 2180.

- Work with PGE to target its transportation electrification investments in Salem through the next decade to reduce emissions and benefit underserved populations. (an alternative or supplementary action is something like TL 26; also Salem Electric may have a charging station program)
- Convert city fleet to zero emission vehicles over time. Partner with other fleet owners to systematically convert all fleet vehicles in Salem.
- Support DEQ's Employee Commute Options program for Salem employers with more than 100 employees. Implement a work commute trip reduction program for City of Salem employees and encourage other Salem employers to adopt a similar program.
- Implement updated Transportation Rule amendments to encourage other modes of transport – micro-mobility electric options; bus; walking; biking; etc. (I defer to you on all parking regulation, land use, and bus options)
- TI 39-41

#### **Other Actions**

- Investigate and implement measures to minimize greenhouse gas emissions from the Willow Lake wastewater facility (landfill gas?). (Measures could include expanding the cogeneration operation or converting the methane into renewable gas).
- Create and implement a City of Salem plan to eliminate emissions in all city buildings, operations, and fleets.
- Create a Climate Champion Partnership Program in collaboration with major energy users in the city such as the state of Oregon, schools, colleges, businesses, and others. Climate Change Partners would commit to achieve Salem's emission reduction targets for their own buildings, fleets, and operations.
- Implement measures to offset carbon emissions and improve city livability (e.g. increased canopy cover).

**From:** [Jeanine](#)  
**Sent:** Friday, November 5, 2021 8:11 AM  
**To:** SalemCAP  
**Cc:** [Ted Burney](#)  
**Subject:** SWAN Comments on Salem's Climate Action Plans  
**Attachments:** SWAN CAP Comments .docx

---

Good morning,  
Please find attached SWAN Neighborhood Association comments supported by the board regarding the proposed Climate Action Plan. If you have additional questions please contact Ted Burney, our incoming board Chair and past Land Use Chair.  
Sincerely,  
Jeanine Stice  
Board Chair

Sent from my iPhone

FROM: Southwest Association of Neighbors (SWAN)

TO: [SalemCAP@cityofsalem.net](mailto:SalemCAP@cityofsalem.net)(External link).

RE: Salem Climate Action Plan Draft comments

The following are the Southwest Association of Neighbors (SWAN) comments on the City of Salem Climate Action Plan Draft. We are generally supportive of the direction of the Climate Action Plan objectives and the direction of the associated tasks. However, given that there are 176 recommended strategies, our comments are focused on those that are more directly related to the priorities of SWAN as reflected in our various comments and intervention activities on transportation and development issue over the last few years. We may have additional comments as the review and implementation process proceeds.

SWAN believes we can make a significant dent in GHG emissions through relatively lower cost and practical measures in our transportation system, expanding the tree canopy and expanding the incentives for weatherization and energy efficiency.

Currently 53% of Salem's GHG emissions come from transportation and SWAN strongly supports the Transportation and Land Use objectives targeted toward increasing transportation choices to reduce vehicle miles traveled while providing added benefits for community health and a quality environment. We particularly support those tasks that expand the connectivity of mobility choices throughout our neighborhoods.

SWAN generally supports Transportation & Land Use Objectives 2 (expand public transit infrastructure in Salem with a focus on equity-based access) and Objective 3 (incentivize active commute modes.). Tasks for expanding the availability for public transit and increasing its efficiency are necessary and provide targets for Cherriots and the City. In this context SWAN believes investment in mass transit should be expanded to provide free ridership to Senior citizens and students to reduce the total number of car trips. In addition to reducing traffic and GHG emissions, free passes for students increases employment opportunities and free fare for seniors provides many with greater mobility and less isolation

SWAN has long been an advocate for expanding connectivity for walking and biking as a transportation option. Constructing sidewalks in existing residential neighborhoods that now lack them can play a crucial role in this. Bike paths or neighborhood walking routes that make it easier to travel without a car promote health and well-being as well as reduce overall GHG emissions. Consequently, we strongly support the plan's strategies to complete the sidewalk network throughout the City and to repair existing sidewalks. We also support the tasks associated with review of bike network in the Transportation System Plan and to include bike use in any mobility hubs.

SWAN has also long been concerned about the interconnection, or lack of it, between the zoning and plans for development and the transportation plan. We strongly support the Transportation & Land Use Objective 3, Task 19 to review and update the TSP to align with other city planning documents with regard to walking, bicycling and transit use. As Salem expands, connections between neighborhoods and safe routes to school, work or play become even more important elements in neighborhood design. Neighborhoods should not be designed or allowed to be built without incorporating connectivity for pedestrians and bicyclists. Transit routes should also be pre-planned and ready to implement prior to neighborhood or industrial development and urban expansion. SWAN strongly urges the city to pursue property development that preserves the character of existing neighborhoods and takes into account the impact of new housing on school populations and traffic.

The Climate Action Plan has correctly identified protection and expansion of the tree canopy as a tool for sequestration of carbon. Because of the benefits to the environmental quality and character of neighborhoods, SWAN has been active in the protection of trees and enforcement of the tree code. Salem needs to preserve its tree canopy and increase the green space and tree canopy throughout the city even as infill and urban density increases. SWAN believes trees need to be planted throughout Salem particularly in North and Northeast Salem where the tree canopy is lacking.

We support the tasks identified under Natural Resources Objective 3 (expand urban tree canopy), particularly the call for adequate funding for preservation of existing City trees and City tree code changes to protect large canopy trees from removal and impacts of development. We also support the suggested outreach efforts to property owners to encourage and incentivize the preservation or planting of trees.

SWAN supports the creation of an Urban Forestry Commission to encourage more tree protection and planting and to prioritize tree protection and conservation in future developments.

Based on our experience with the City Tree Code and its enforcement, SWAN also believes it is critical to the maintenance and expansion of the tree canopy objectives for the City to have a publicly accessible data base of violations of the Tree Code. To our astonishment, we were told by City staff that no such data base exists. If so, that is a serious deficiency in Tree Code enforcement. Since the Code provides for increased levels of penalties for repeat violations, it makes sense that the City should not only maintain such a data base but that the data should be maintained and available to the public. Violators could be tracked, and data could be readily available to assist in review of development applications and determining enforcement penalties. Such a data base would not only provide accountability to violators, but it would also provide an incentive to comply with the requirements related to protection of trees and maintenance of the tree canopy.

Finally, SWAN supports the plan's support and encouragement for more education and incentives for weatherization of homes, increased energy efficiency, and renewable energy generation. Salem can build upon and supplement existing programs to homeowners and businesses to increase the energy efficiency of their properties and their energy usage and to encourage the installation or consumption of renewable energy.