



**MID-VALLEY ASSOCIATION OF REALTORS®**

**February 21, 2019**

**TO: Salem City Council**

**FR: Kelly Martin, President  
Mid-Valley Association of REALTORS®**

**Patrick Sieng, Chair  
Government Affairs Committee**

**Holly Sears, Government Affairs Director  
[willamettevalleygad@gmail.com](mailto:willamettevalleygad@gmail.com)**

**RE: Proposed Revisions to System Development Charges (SDC)**

On behalf of the more than 1100 members of the Mid-Valley Association of REALTORS®, thank you for the opportunity to comment on the proposed revisions to the City of Salem's System Development Charges (SDC). We would like to thank City Staff and members of System Development Charge Methodology Committee for the countless hours and work committed to analyzing the methodologies and coming up with the proposed revisions. We appreciate your efforts.

We are pleased to see that the proposed revisions to the SDC methodology will provide the benefit of improving our city parks by funding them 100 percent with SDCs and by collecting them from all users of the park system (both residential and non-residential projects). Additionally, we support the elimination of the costly connection fee. Spreading out the cost of the connection fee through a slight increase in SDCs for all projects greatly reduces the barrier for infill development.

Housing affordability in Salem is a real issue. We urge the City Council to not lose sight of cumulative impacts that fees and other cost increases have on the overall impact of affordable housing in Salem. These costs get passed on to homebuyers and renters, many of whom are on fixed incomes and the slightest increase in housing costs is the difference between having a home and being homeless. Our members understand the importance of System Development Charges and their positive contribution to the cost of necessary infrastructure, such as water, wastewater, parks and transportation, but cost reduction and minimization measures must be an integral part of any discussion on fees, including SDCs.

Thank you for your consideration of our comments and for your service to the City of Salem.

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## Amy Johnson

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**From:** Susann Kaltwasser <susann@kaltwasser.com>  
**Sent:** Monday, February 25, 2019 4:34 AM  
**To:** citycouncil  
**Cc:** CityRecorder  
**Subject:** SDC Methodologies

I want to make you all aware that at no time did the minutes of the committee working on the System Development Charges Methodologies get posted on the City webpage as required by Oregon Open Meetings Laws. I brought this to the attention of the City manager months ago and was assured that staff would respond.

Even if there were a technical problem with one of the meetings, there could not have been such problems for the entire process that lasted months. If no one took actual minutes, then a recording could have been posted.

The lack of minutes throughout the process means that people like myself had no way to monitor the discussion or interact with the process other than to attend 7 a.m. meetings. That is part of the reason minutes are required by law.

I do not recall staff offering to make presentations to the Neighborhood Associations. Did I miss a workshop that might have been held for the public? Was it assumed that the primary way in which the City funds our infrastructure was of no interest to the general public?

I hope that this does not happen with other important City decision making processes in the future.

Susann Kaltwasser