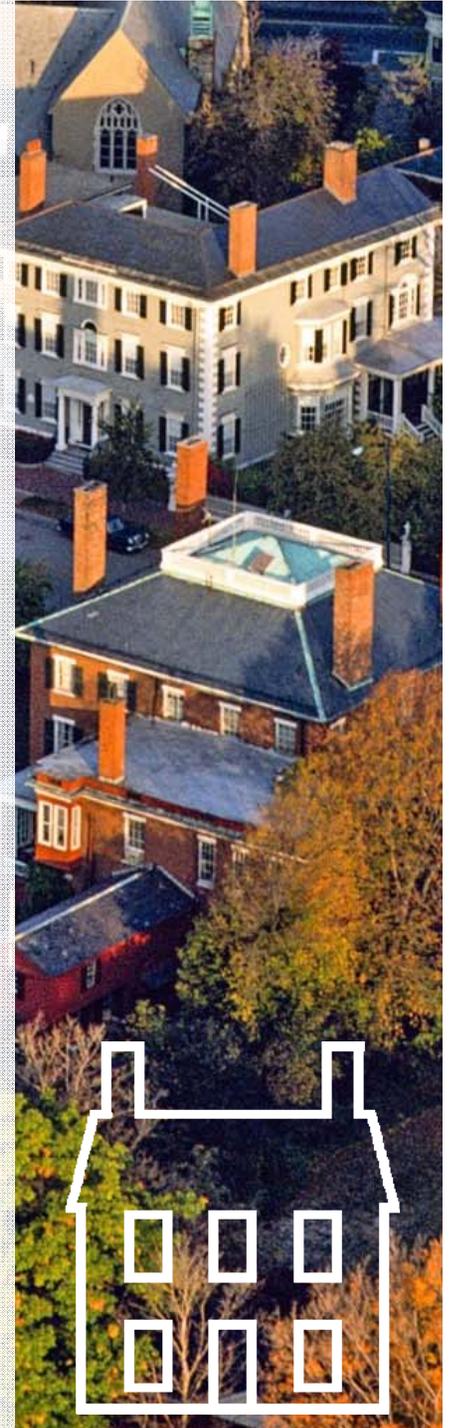


City of Salem Affordable Housing Efforts

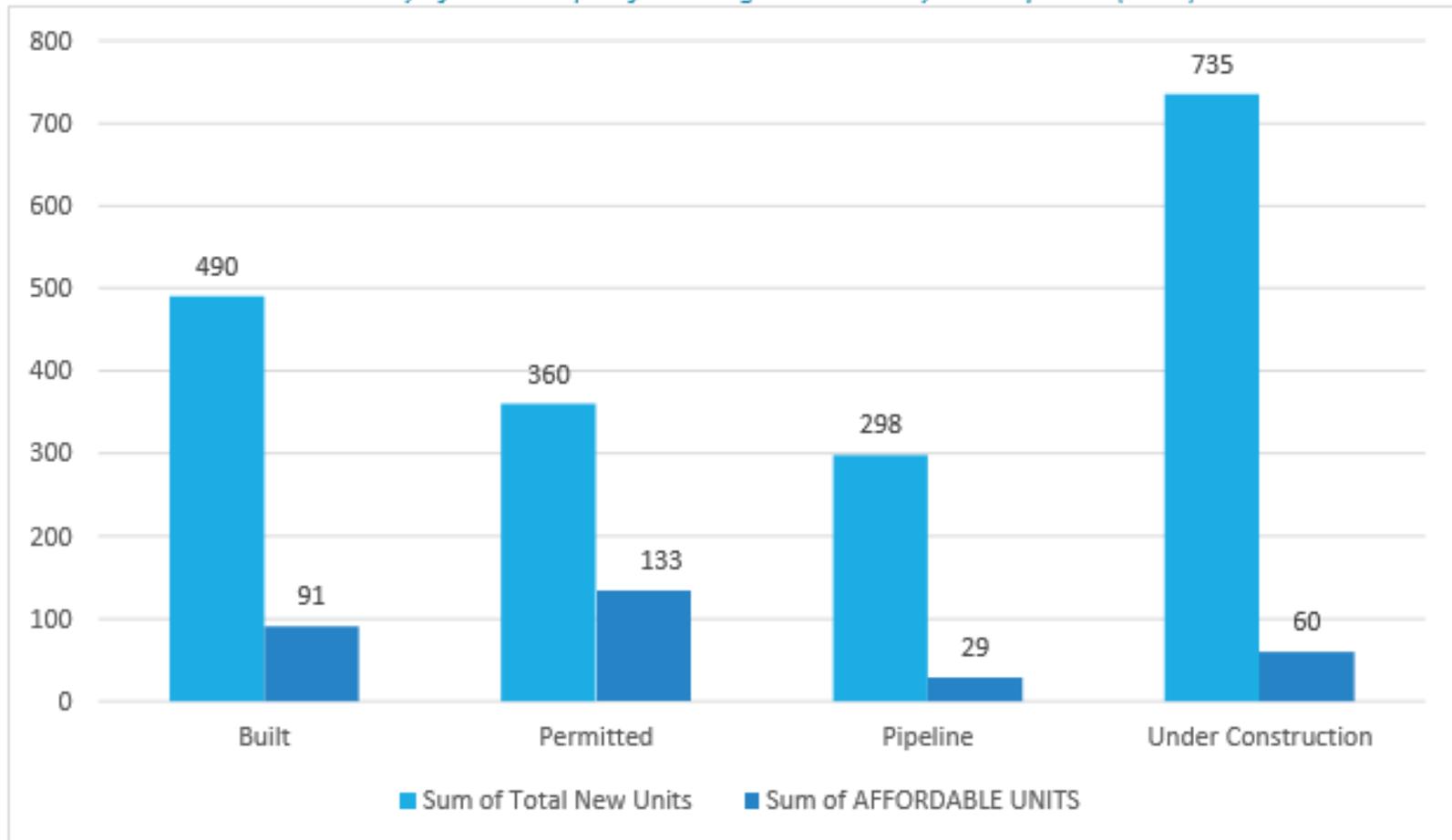
February 3, 2021



Housing Production in Salem

Figure 23. Salem Market Rate and Affordable Housing Since 2010

Source: City of Salem Dept. of Planning & Community Development (2020)



Affordable Housing Strategies

• Communication

- Housing Coalitions
- Data and Stories

• Policy Initiatives

- Inclusionary Housing
- Accessory Dwelling Units
- **Adaptive Reuse**
- **Housing Development Incentive Program (HDIP)**
- Public Land
- Housing Production Plan (planned for 2021)
 - Considering condo conversion ordinance, 40R district, etc.

Communication

Housing Coalitions



LWV-Salem has seven working groups dedicated to advancing legislation and educating voters on the issues under their purview.



AFFORDABLE HOUSING

Currently working on municipal and state-wide legislation to promote and preserve affordable housing and protect tenants' rights.



Real Magic, Real Change

#WitchtheVote is a progressive community action group based in Salem, MA. Our goal is to get more young folk involved in making change in Salem. We'll post calls to action and important events on this page and do more information-sharing on our instagram @witchthevote.

We also tap into the concept of collective intention-setting to create a stronge...

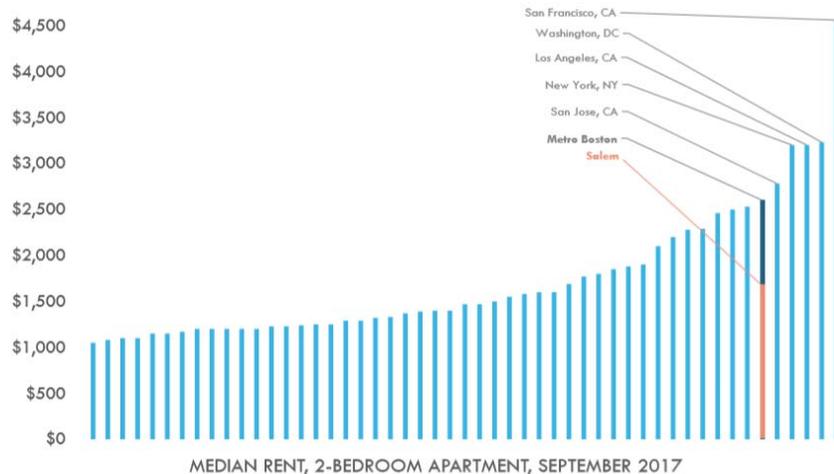


Communication Share Data

- Share compelling data points
- Respond to common concerns

The housing crisis

Metro Boston rents are among the **highest** in the nation



Did you know... ¿Sabía usted que?...

A household needs to earn at least \$63,000 per year to affordably rent the average 1-bedroom apartment in Salem.

Un hogar necesita ganar por lo menos \$63,000 anualmente para poder alquilar el apartamento promedio de un dormitorio en Salem.

Source: Padmapper, November 2016; Zillow, November 2016; American Community Survey, 2010-2014 5-year estimates



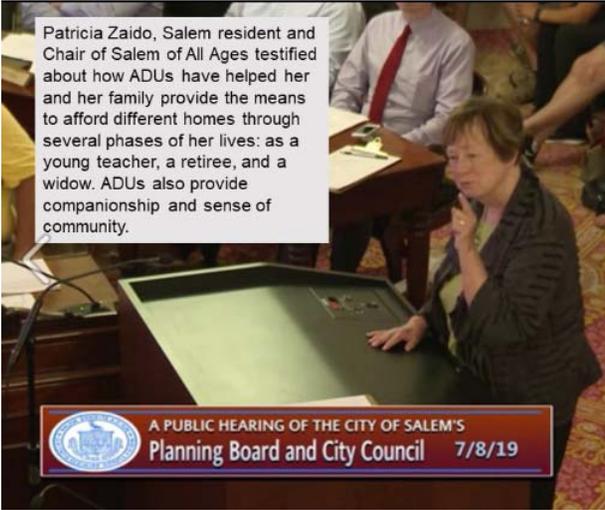
Concern

The city's infrastructure (pipes, water, services) can't handle more housing/people



New development actually helps improve the City's 400-year-old water and sewer infrastructure!

The City requires a thorough inspection of water and sewer capacity before a new housing development is approved. If the City finds capacity is limited or in need of improvement, the developer is tasked with making improvements that are proportional to the increase in capacity required for the new development.



Patricia Zaido, Salem resident and Chair of Salem of All Ages testified about how ADUs have helped her and her family provide the means to afford different homes through several phases of her lives: as a young teacher, a retiree, and a widow. ADUs also provide companionship and sense of community.

"One of the features that attracted me to my house in Salem was the in-law suite. I have a 94-year-old grandfather who currently lives independently, but will likely not be able to do so in the future. By purchasing a house with the in-law suite already in place, I ensured he would always have a place with me.

We do not wish to dismantle the in-law suite while he is still living and may need our support, but it is currently vacant. We do not need the space.



If we could rent the space, we could provide a home for an elderly person or college student and their family could rest easily knowing there is a kind couple that can provide their loved one support in an emergency. And we would have more disposable income that could be put back into the local economy.

This would clearly be a win for us, our prospective tenant, and the city."
-Cheryl

"In order to afford fast rising rents in Salem, you need to make close to \$70,000. We are the biggest employer in the City of Salem. We employ a lot of people in a range of jobs, and we're worried that many of them can't afford to live in Salem.

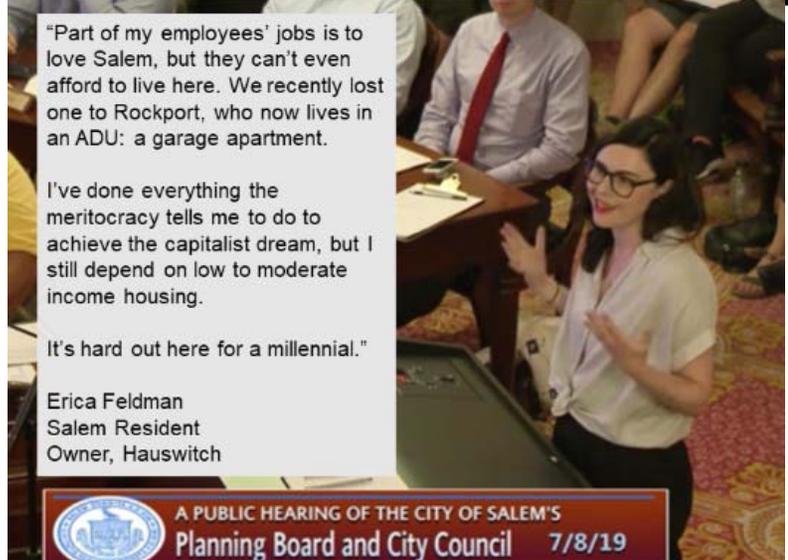
I'm in favor of this ADU ordinance because I want to make sure that Salem residents can afford to live here and work at Salem Hospital."



-Dr. David Roberts



Discover more about ADUs in Salem at <https://Imaginesalem.org/accessory-dwelling-units>



"Part of my employees' jobs is to love Salem, but they can't even afford to live here. We recently lost one to Rockport, who now lives in an ADU: a garage apartment.

I've done everything the meritocracy tells me to do to achieve the capitalist dream, but I still depend on low to moderate income housing.

It's hard out here for a millennial."

Erica Feldman
Salem Resident
Owner, Hauswitch

Sharing authentic stories

Inclusionary Housing

- **2018- Current: Unwritten Inclusionary Policy**
 - Requirement for multifamily projects to set aside 10% of new units for households who earn 80% AMI or less.
- **2019: Feasibility Model**
 - What incentives will offset the cost if we reduce the AMI?
- **2020: Proposed Ordinance**
 - Proposed 10% of units at 60% AMI with 25% density bonus and no opt out options.
- **2021: Inclusionary Policy**
 - Adopted by the Planning Board last month.
- **TBD: Inclusionary Housing Ordinance**

Accessory Dwelling Units Ordinance

2018: ADU ordinance adopted

- Requires a special permit, restricts tenants to relatives or caretakers

2019: Amendment to the ADU ordinance

- Amendment submitted to City Council that provides by right path and removes tenant restrictions.

2020: Amendment to the ADU ordinance

- Amendment submitted to City Council that provides by right path and removes tenant restrictions.

2021: Amendment to the ADU ordinance

- Amendment will be submitted to City Council that provides by right path and removes tenant restrictions.

Adaptive Reuse

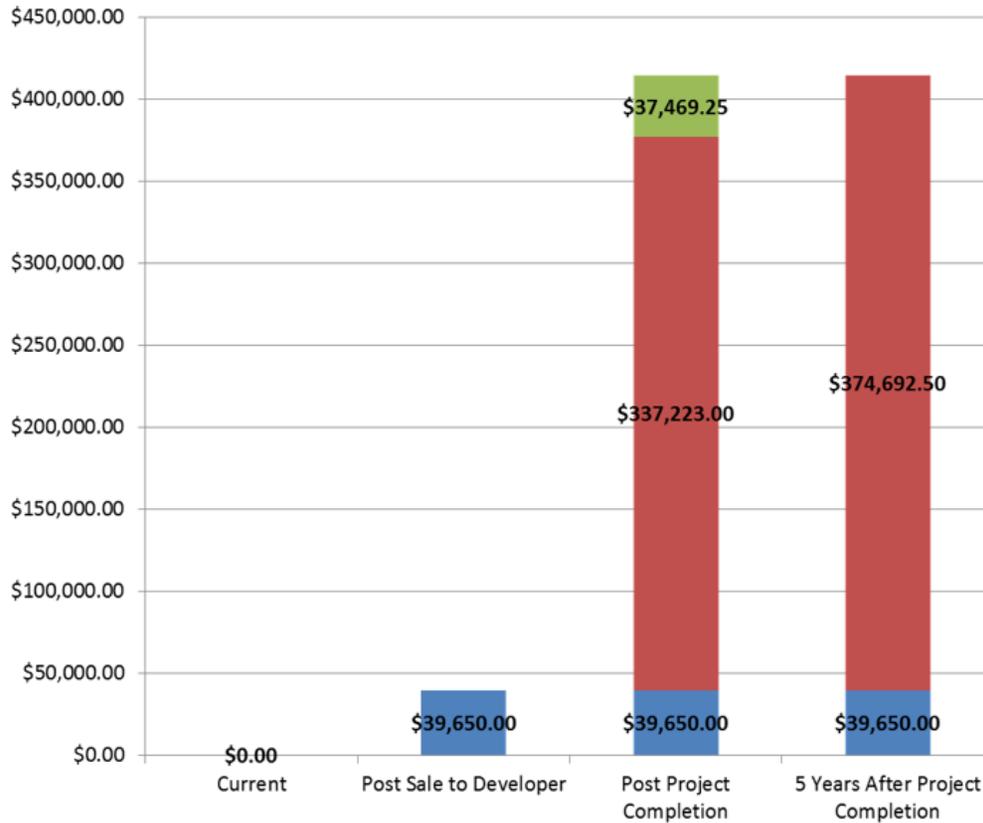
- May of 2018, the Archdiocese informed the City they have no use for two of their former school buildings and want to convert them into housing.
- The City's former COA building was declared surplus and a developer has been chosen by the City Council to convert the building into housing.
- All three are zoned R-2, which allow municipal and religious uses. It does not allow multifamily housing.
- With no permitting path.





Kimberley Driscoll
Mayor

HDIP Example Annual Property Taxes Generated From 65 Washington Street



Total =
\$414,342.50

- Taxes Exempted
- Taxes Retained from



Public Land

What we've heard

More than 130 people attended a Housing Forum hosted by the City back in March of 2019. We asked folks to pick the top tools we should work on.

