

# Town of Salisbury Inclusionary Zoning

Adopted May 2015, amended 2016 and 2018

# Purpose

- The purposes of this bylaw are:
- A. To increase the supply of housing in the Town of Salisbury that is permanently available to and affordable by low- and moderate-income households;
- B. To encourage greater diversity of housing accommodations to meet the needs of Salisbury residents and certain local employees; and
- C. To develop and maintain a satisfactory proportion of the Town's housing stock as affordable housing units.

# History

- Inclusionary Housing Bylaw was adopted 2005 by an almost unanimous vote at Town meeting
- Amended in 2016 with some political pressure to the Planning Board when 2 conflicting Zoning proposals were presented to rezone the Beach Commercial District
- Planning Board has since approved a 235 Unit Condominium Development which will pay into the Affordable housing trust
- Amended in 2018 to clarify language that had been disputed by applicants

# Big Block Development



# Methods of providing affordable units.

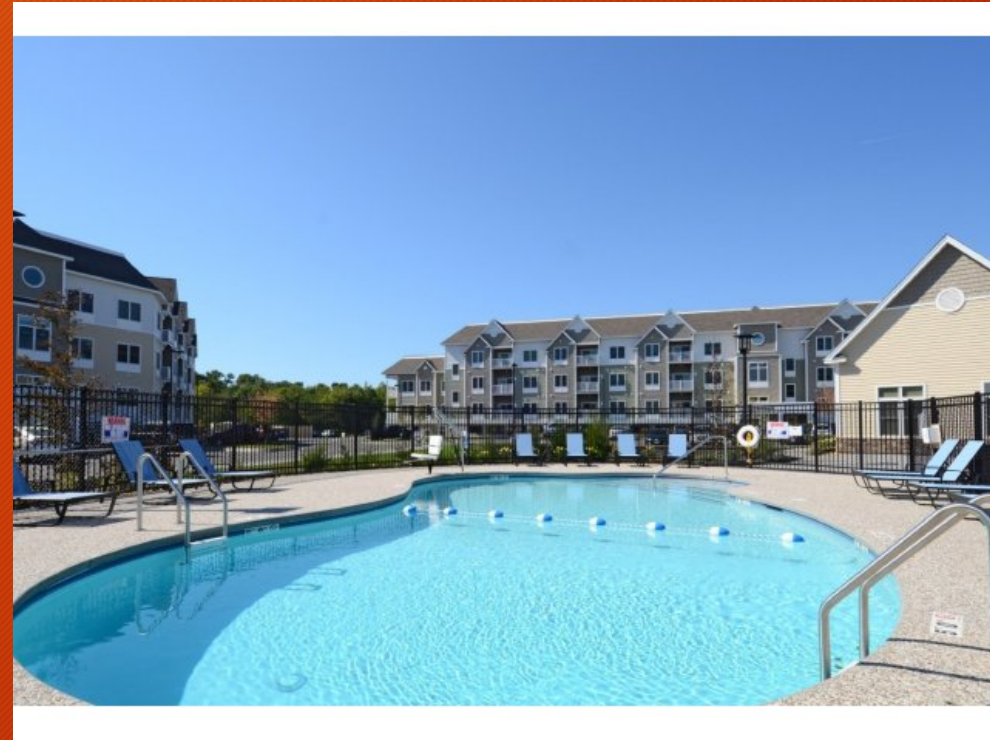
A. On-site units.

B. One or both of the following methods:

(1) A housing contribution payment to the Affordable Housing Trust (3 to 19 units)

(2) "Off-site units," or comparable affordable units on another site in Salisbury

# Inclusionary Zoning Constructed Units Tidewater, Salisbury Beach



# Inclusionary Zoning Constructed Housing 7 Units Habitat for Humanity



Under Construction Occupancy Spring 2021

# Housing contribution payments in lieu of units.

## A. Amount.

- \$10,000 for all housing units with a sales price of \$300,000 or less
- 3.5% of the selling price with a price higher than \$300,000
- Maximum of \$21,000. (Adjusted annually based on the median sale price of a single family home in Salisbury)

**B.** Exception. Developments in the Salisbury Beach Overlay District shall be required to make a housing contribution payment of 1% of the selling price



# Affordable Housing Constructed

Collaboration

Town/Affordable Housing Trust/Developer



## Spalding School

26 units of affordable housing

2 studios, 11 one bedroom, 10 two bedroom, 1 three bedroom

3 units for households in which one member is disabled

5 units for homeless families

12 units for households with incomes below 60% AMI

6 units for households with incomes below 50% AMI

8 units for households with incomes below 30% AMI



## Elm Street

16 units of affordable housing

12 two bedroom, 4 three bedroom

1 unit for households in which one member is disabled

6 units for homeless families

4 units for households with incomes below 60% AMI

4 units for households with incomes below 50% AMI

8 units for households with incomes below 30% AMI

# Density Bonus for additional Affordable units

- To award a density bonus for a development that includes more than the minimum number of affordable units required under § 300-76, if the affordable units are provided on site.
  - For each additional affordable unit over and above the minimum, the board may approve three additional market-rate units, up to a maximum density bonus of 75%.

# Accomplishing our purpose

- A. To increase the supply of housing in the Town of Salisbury that is permanently available to and affordable by low- and moderate-income households; We have reached 10.4%
- B. To encourage greater diversity of housing accommodations to meet the needs of Salisbury residents and certain local employees; Salisbury has seen a significant increase in overall housing stock and rehabilitation of existing substandard housing. Affordable housing trust fund has contributed to 18 Rehabilitation projects
- C. To develop and maintain a satisfactory proportion of the Town's housing stock as affordable housing units. Affordable housing trust worked with YWCA, Habitat for Humanity, Turning Point to subsidize their construction projects. All units are affordable in perpetuity.
- D. The Affordable Housing Trust has significant amount of uncommitted funds is committed to construct additional units. They are currently working to locate land to begin a new project.