



SALEM VA

PLANNING AND ZONING DIVISION

Initial Takeaways on Housing

(information derived from community engagement and polling results)

During the week of April 7, 2024 the Comprehensive Plan team facilitated multiple rounds of community engagement centered on housing related issues that included meetings with the real estate community, the builder and developer community, high school students, the business owners in East Bottom, and community members at large.

In general, folks support the inclusion of higher density housing that is integrated in existing neighborhoods and promoted in new developments as a way to increase diversity and affordability. Most residents want to make sure that Salem's sense of community, safety and quality are maintained moving forward, while we consider ways to accommodate current and future housing needs and preferences.

Based on participant feedback to this point, desires for substantial population and housing growth are not overly strong, even though that could have an effect on affordability and diversity. It will be critical when adding new units to the market that they fit into the scale and character of the neighborhoods they are associated with or adjacent to.

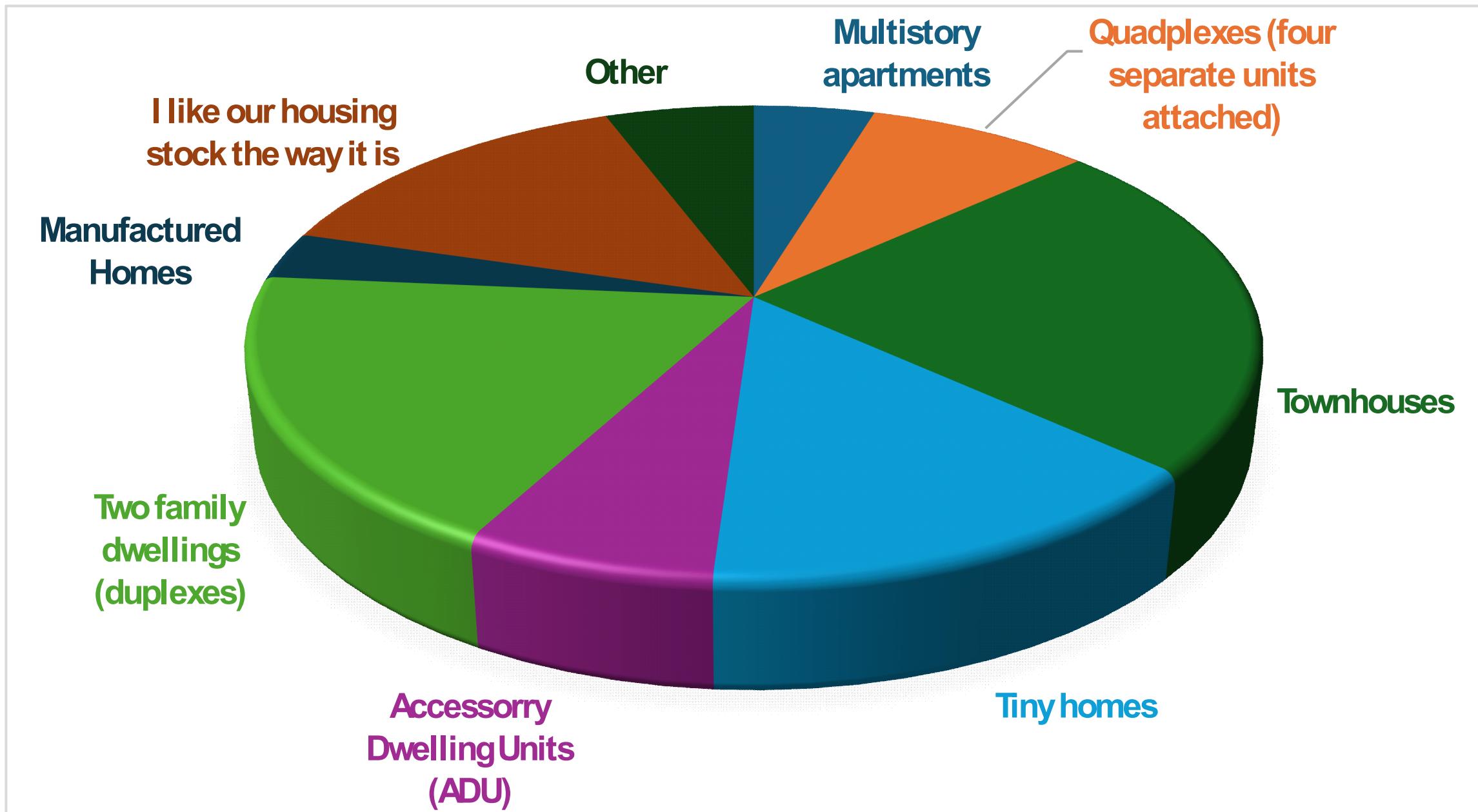
There was, however, an openness to explore many types of housing such as patio homes, townhouses, small apartment buildings, townhouses, duplexes, and triplexes. Many people expressed that it might be preferable to consider these in new development areas and not within historic neighborhoods. Ultimately, folks want to make sure that quality is elevated and that Salem's neighborhoods remain strong and express their individual uniqueness.

Specific topics were discussed in community meetings and voted on in polling such as Accessory Dwelling Units (ADUs) and Manufactured Homes. Opinions were mixed on these topics, and although there appeared to be a recognition that each could contribute to affordability, more discussion needs to clarify their approval process, as well as a regulatory framework for their construction and management (lease length, etc.).

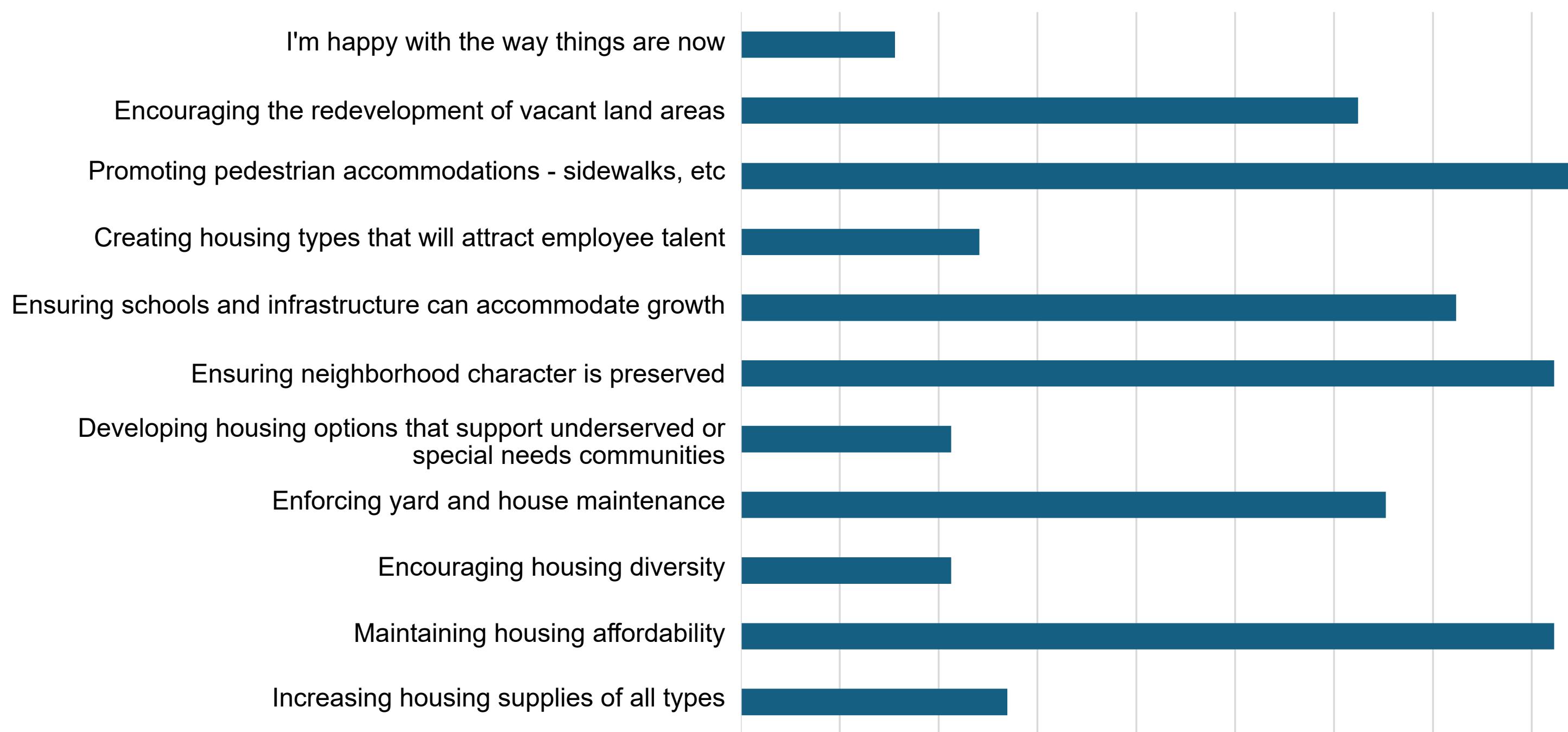
The following pages display graphics that represent the results of the second Comprehensive Plan survey concentrated on housing to this point.

Have questions? Ask us! msdillon@salemva.gov

The types of housing I would like to see more of to diversify Salem's housing stock include:

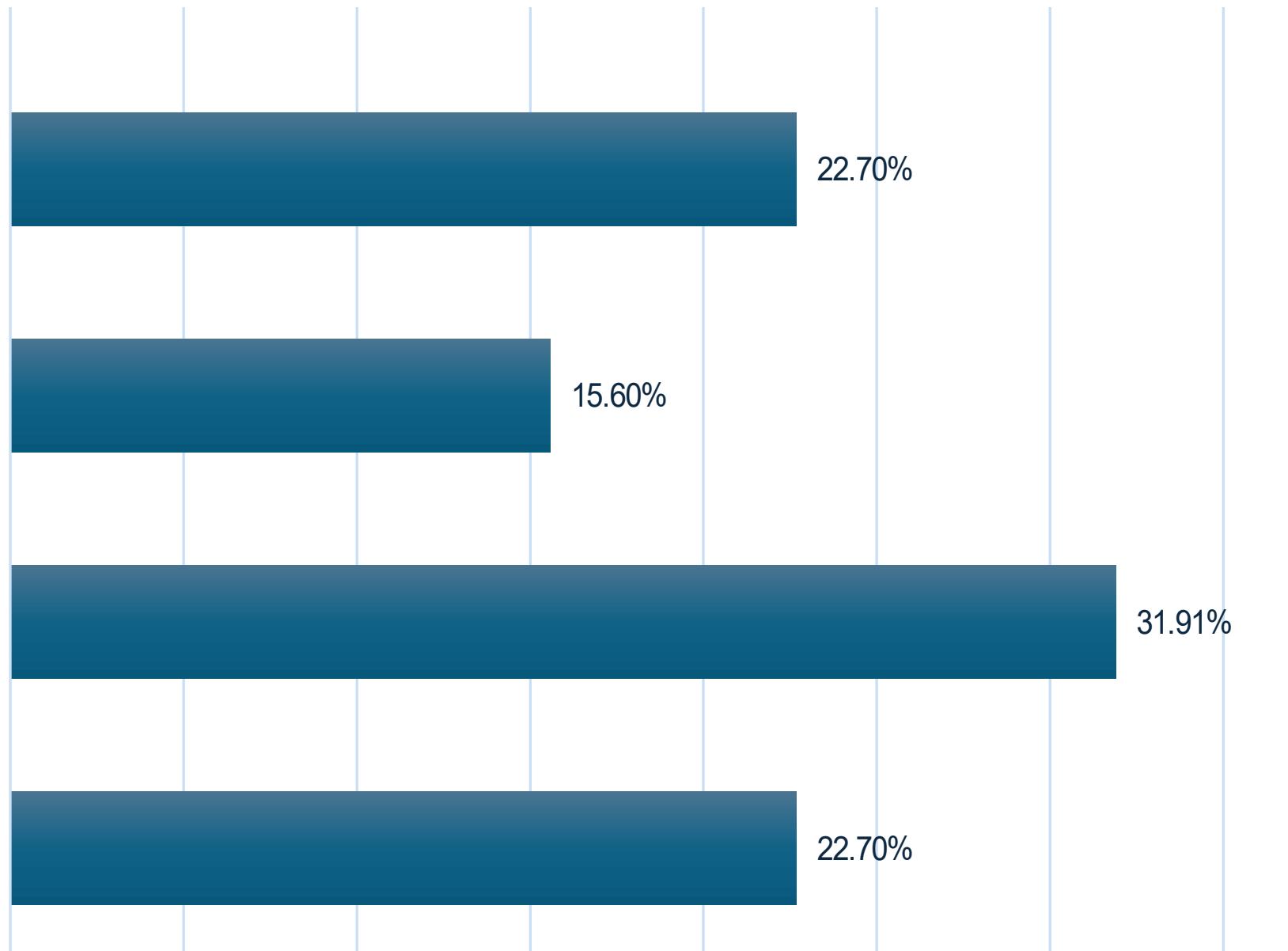


The highest priorities for neighborhoods and housing in Salem are:



Statistics show that housing density is changing across the country. For example, young professionals tend to flock towards areas equipped with smaller, affordable units (apartments, townhomes, etc.) within walkable neighborhoods, and many older folks prefer downsizing into units with greater accessibility and less maintenance. That said, there is obviously still a strong demand for typical single-family neighborhoods. Provided that information, how should Salem balance residential growth (which has been static since late 1900s) and housing availability/ affordability over the next

I am willing to sacrifice residential growth and/or housing affordability to preserve the character of our existing neighborhoods and our city as a whole

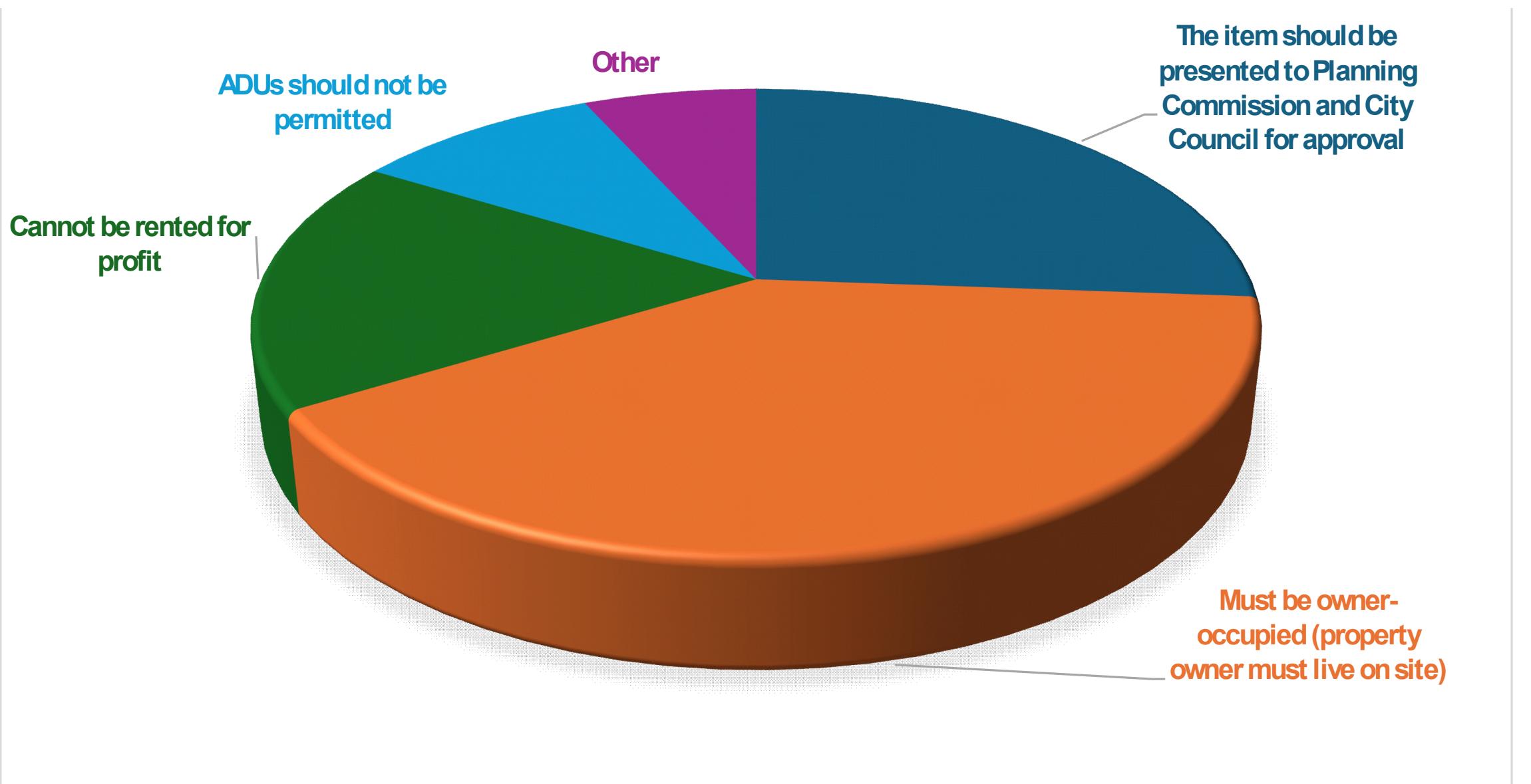


Allow increased density within neighborhoods to be developed in a more gentle fashion that does not upset the scale and character of the neighborhoods (for example, Accessory Dwelling Units - smaller units on the primary lot).

Explore and implement zoning options to allow for increased densities within new development areas only and not within existing neighborhoods

Explore and implement zoning options which would allow for increased density - townhomes, small homes, two family residences, etc. within existing and new neighborhoods

Based on previous survey results, 81% of respondents were either in support of (68%), or not sure about (13%), Salem permitting Accessory Dwelling Units (ADUs - smaller, secondary residential units on the same lot as a primary structure - garage apartments, etc.) in Residential Single Family neighborhoods. If allowed, what restrictions should apply to ADUs?



Currently, the City of Salem does not allow manufactured homes in any zoning district except for Manufactured Home Parks. Should Salem encourage manufactured homes in other residential districts as a way to help accommodate housing affordability if they meet specific criteria (for example, placement on a permanent foundation, conveyance from personal property to real estate, etc.)?

