



# City of Salem

# Getting to Yes on ADUs

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# Timeline on getting to Yes



## 2018: First ADU ordinance adopted

- Requires a special permit, restricts tenants to relatives or caretakers. Between 2018-2021 only 12 ADUs were permitted.

## 2019: Proposed Amendment to the ADU ordinance

- Proposes a by right path and removes tenant restrictions.
  - Failed, 6 in favor and 5 against.

## 2020: Proposed Amendment to the ADU ordinance

- Proposes a by right path and removes tenant restrictions.
  - Failed. The 90-day period elapsed before the City Council took a final vote.

## 2021 Housing Choice Passed

## 2021: Approved Amendment to the ADU ordinance

- Removes tenant restrictions and allows ADUs by right.
  - Adopted. 7 in favor and 4 against.



# Purpose

1. To increase the supply of housing and the diversity of housing options, in response to demographic changes such as smaller households and older households.
2. To add affordable rental units to the housing stock to meet the needs of smaller households and make housing units available to households who might otherwise have difficulty finding housing.



# Why continuously propose to amend the ADU ordinance?

In Salem, tenant restrictions are a **HUGE** barrier.

## CENSUS Definitions

1. **Family Household** – two or more individuals who are related by birth, marriage, or adoption, although they also may include other unrelated people.
2. **Non-Family Households** – individuals living alone and individuals living with roommates who are not related by birth, marriage, or adoption.

Of family households:

- 17 percent are single-parents with children under 18 years old.

Of non-family households:

- About 79 percent are adults living alone.
- Of the adults living alone, 27 percent are older adults (65+).

## Salem Family and Nonfamily Household Compositions (2018)

Source: 2014-2018 ACS Five-Year Estimates

Household Characteristics	City of Salem	
	Est.	%
Total Households	18,222	100%
Family Households	9,827	54%
<b>Married Couple with Children</b>	2,168	22%
<b>Single-Parent with Children</b>	1,692	17%
<b>Other Family</b>	5,967	61%
Non-family Households	8,395	46%
<b>Older Adult (age 65+) Living Alone</b>	2,288	27%
<b>Other Living Alone (Age 64 and younger)</b>	4,373	52%
<b>Roommates or Other Nonfamily</b>	1,734	21%
Households with Youth (18 or younger)	4,216	23%
Households with Older Adults (65+)	5,040	28%

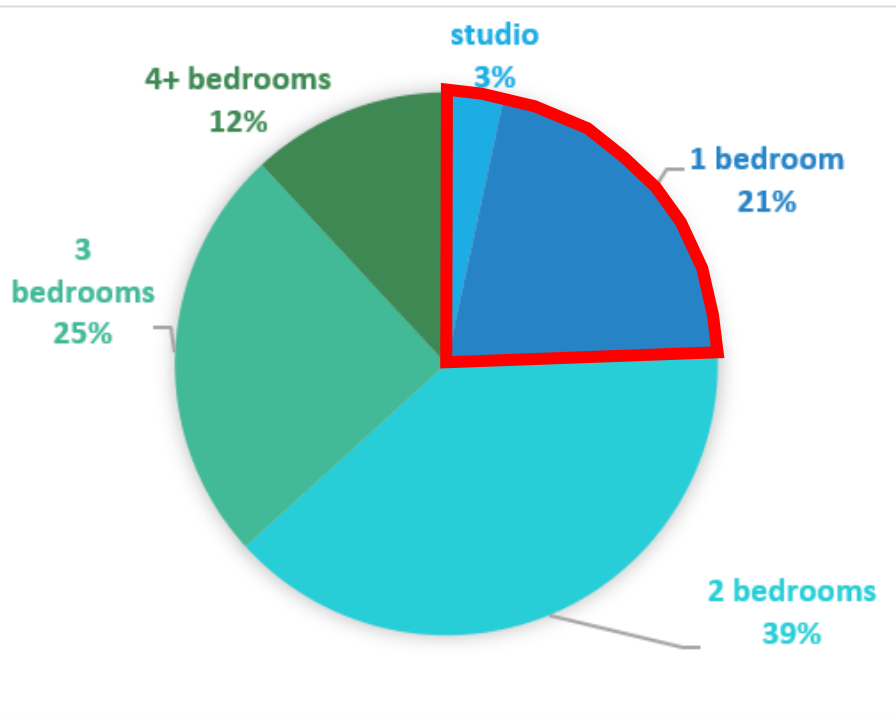


# Why do we need to increase the supply of housing and the diversity of housing options, in response to demographic changes such as smaller households and older households?

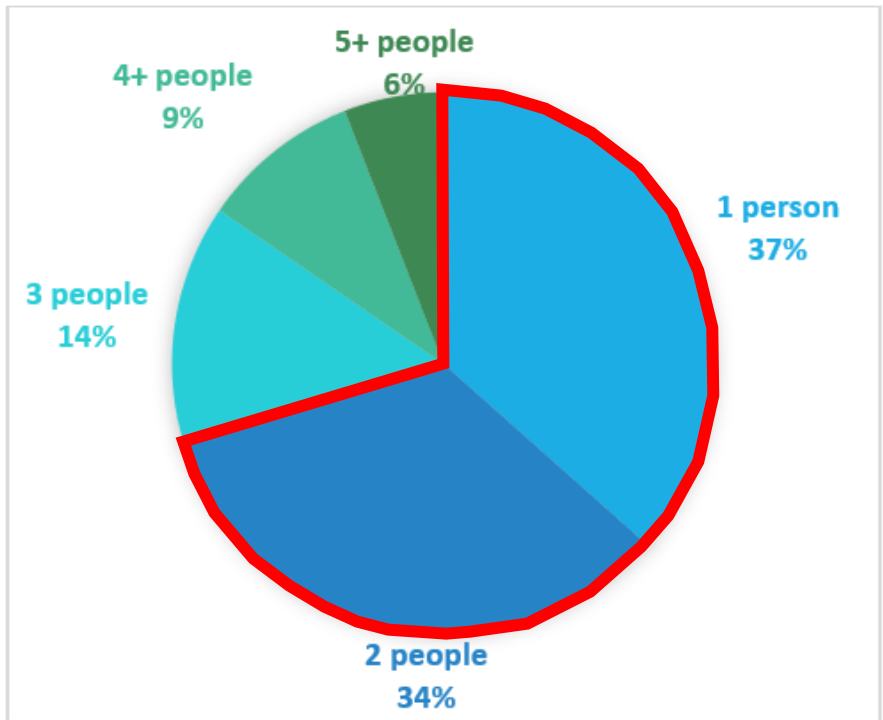
## Comparison of Salem Household and Unit Sizes (2018)

Source: 2014-2018 ACS Five-Year Estimates

Unit Size



Household Size

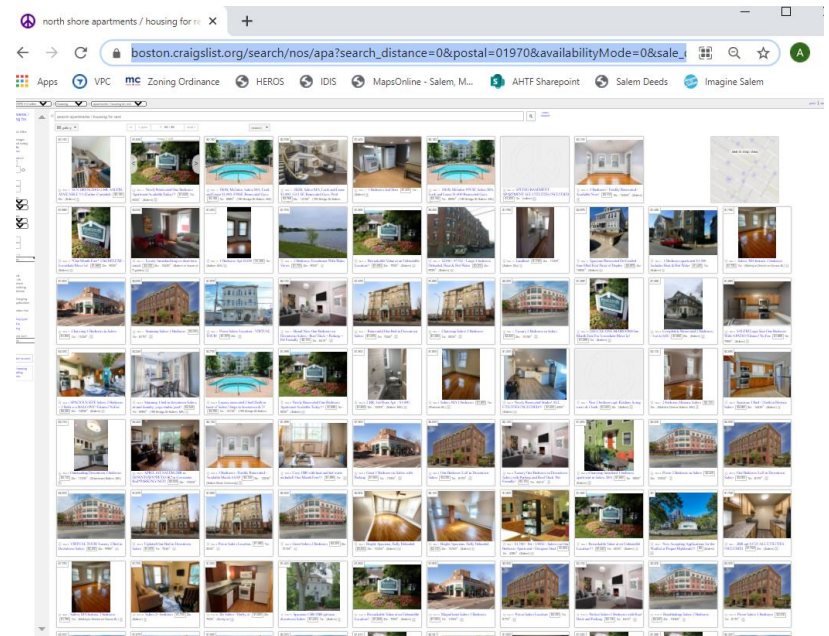


# Why do we need to add affordable rental units to the housing stock to meet the needs of smaller households and make housing units available to households who might otherwise have difficulty finding housing?



On March 18, 2021 Craigslist  
Average cost in Salem:

- Studio unit: \$1,200 (*There was only one studio listed*)
- One-bedroom units: \$1,814 (43 units listed)
- Two-bedroom unit: \$2,089 (30 units listed)



According to Rentometer, the average rent for a **one-bedroom unit** in Salem between Sept 2019 and August 2020 was **\$1,658**.

# **The parking criteria is an example of a revision to fit within the parameters of Housing Choice.**

- The proposals in 2019 and 2020 proposed a parking requirement that could be waived by a special permit through the Zoning Board of Appeals.
- ADUs had to be allowed by right to be eligible for a simple majority.

# Proposed Parking Requirement



- If the ADU is more than half a mile from the MBTA train station or bus stop, it would require one off street parking space.
- If the ADU is half a mile or less from the MBTA train station or an MBTA bus stop it does not require a parking space.
- The parking required for the principal house cannot be counted towards the ADU's parking requirement.



# Why not require parking everywhere?



- Salem's zoning already requires a lot of parking (1.5 spaces unit)

Type of Home	Less than half mile from MBTA bus or train.	More than a half mile from MBTA bus or train.
Single-family	1.5=2	2.5=3
Duplex	3	4
Three-Family	4.5=5	5.5=6
Four-family	6	7



- Excessive parking is not practical. Most residential properties in Salem would never be able to accommodate an additional parking space for an ADU because many of Salem's homes are in the older, densely settled historic neighborhoods that do not comply with the dimensional requirements, including parking.
  - 91 percent of lots zoned R1, R2, and R3 do not comply the minimum lot size.
- Excessive parking is counterproductive to Salem's transportation goals for affordability, traffic and sustainability.

# Approved Parking Requirement



The accessory dwelling unit shall not be considered a dwelling unit for the purpose of Section 5.1 Required Parking.

# Questions?



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