



January 5, 2024

To the Salisbury Board of Selectmen:

The Salisbury Affordable Housing Commission is writing to urge the Board of Selectmen to refer the Salisbury Housing Trust's proposal to build two single-family homes on the Grove Street School lot to the Planning & Zoning Commission for an 8-24 review.

The need for more affordable housing options in Salisbury has reached a crisis stage, with rising real estate prices and a decrease in available housing stock as existing homes become second, mostly vacant homes or are rented out as Airbnbs. Many of the hardworking citizens of Salisbury have few options if they want to live in town without paying more than 50% of their income on housing.

Salisbury is making great, positive strides to combat this crisis. The groundbreaking this fall on 10 new units at Sarum Village is an example of the progress being made. The 2023 revision of the Town's Affordable Housing Plan gives us a guide map of how we can build the right housing for our community.

The Grove Street School parcel on Undermountain Road (MBL 56-05 and 56-06) in Salisbury has been a part of the Town's Affordable Housing Plan since 2018. The Salisbury Housing Trust's conceptual plan to build two single-family homes here is in keeping with the character of this residential neighborhood. The addition of two homes will marginally increase the density of the village center, which will strengthen the retail and business community already established here. The SAHC would also like to recognize the work the Trust has done to inform the neighbors to the parcel and to ensure their voices are heard throughout this process. We also appreciate their efforts to preserve municipal parking and two old-growth trees on the site.

We, the SAHC, have been impressed by the Trust's success in renovating and selling the home at 70 E Main Street this year and its previous success at Dunham Drive. The Trust has a tremendous track record in helping Salisbury families stay in town and is well-qualified to see this project to completion.



The need for these homes is urgent and well-documented. The SAHC endorses the Housing Trust's conceptual plan and encourages the Selectmen to refer the project to Planning & Zoning for an 8-24 review so that the real work of building homes for Salisbury families can begin.

Respectfully submitted,

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Abeth Slotnick, Vice Chair
Jim Dresser
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