

## Support local housing organizations

### Salisbury Housing Trust-

has built 10 homes to date sold well below market prices and serves those who work, reside, or volunteer in Salisbury. For more information on donating or becoming a Housing Trust homeowner, visit its website [www.salisburyhousingtrust.org](http://www.salisburyhousingtrust.org) or call Leo Gafney at (860) 435-2173.



### Salisbury Housing Committee

oversees 24 units of low income rental housing in Salisbury. For information about the SHC and how to support it, contact Anne Kremer at 860-596-4048. For information about rentals, contact Site Manager, Frank Catuccio at 860-435-0049.

### Habitat for Humanity of Northwest Connecticut-

works with volunteers to promote home ownership by building houses in partnership with residents in need of adequate housing. For more information on donating, volunteering, or becoming a Habitat homeowner, visit its website [www.habitatnwct.org](http://www.habitatnwct.org) or call (860) 435-4747.

## Zoning that encourages affordable housing:

Did you know that Salisbury's zoning allows you to:

- **Subdivide a piece of your property** for affordable housing without being subject to subdivision regulations. This subdivided parcel can be donated or sold to the Town or a local housing organization to build the affordable home.
- **Convert an existing residence to a two or three-family residence.**
- **Create an apartment** in your home or business building. (See "Accessory Apartment" section of this Guide.)

If you have any questions about these zoning regulations or others that affect your ability to create affordable housing, please contact us.



Apartment above retail store.

### Contact us!

If you have any questions or other ideas on creating affordable housing choices, please contact us:

Salisbury Affordable Housing Commission  
Housing Commission Coordinator  
Jocelyn Ayer  
(860) 435-5855  
[jayer@salisburyct.us](mailto:jayer@salisburyct.us)

For more information about the Commission or to sign up for monthly email updates on our work, please visit: [www.salisburyct.us/affordablehousing](http://www.salisburyct.us/affordablehousing)

## WHAT CAN I DO TO HELP CREATE AFFORDABLE HOUSING IN SALISBURY?

*A Citizen's Guide*



- ⇒ SUPPORT LOCAL HOUSING ORGANIZATIONS
- ⇒ DONATE LAND
- ⇒ BUILD IT YOURSELF
- ⇒ CREATE AN ACCESSORY APARTMENT
- ⇒ CONTACT US WITH IDEAS

**SALISBURY AFFORDABLE HOUSING COMMISSION**

**AUGUST 2011**

**W**ith the high cost of buying or renting a home in Salisbury, it can be very difficult for working families, young adults, and seniors to find suitable housing that they can afford.

As an interested citizen, **there are many ways that you can help create the housing options that we need.** This guide seeks to outline some of these.

It is the job of the Salisbury Affordable Housing Commission to facilitate the creation of housing options. Meeting our town's housing needs will take time and community support and engagement will be critical. We encourage you to :

**Participate** in Town meetings, Planning & Zoning Commission meetings, and Salisbury Affordable Housing commission meetings when affordable housing issues are being discussed.

**Keep updated** on housing initiatives and provide your input.

**Contact us** with any questions or ideas you might have.

Together we can create the housing options we need to continue to have a diverse & vibrant community.

### “FREE SECOND CUT” LOTS

Property owners in Salisbury can **donate a lot for affordable housing** to the Town or a local housing organization (listed here) by splitting off a lot from their property. This subdivision is exempt from the subdivision regulations by a Town ordinance commonly referred to as the “free second cut”.

### BUILD IT YOURSELF

A recently adopted state law allows private developers the **zoning flexibility** they need to help create affordable housing options **without public financing.** These are referred to as Incentive Housing Zones (IHZ).

Within approved IHZ's at least 20% of the homes must be affordable to households earning 80% of the median income or less. The remaining 80% of the homes may be sold at market rates. Zoning flexibility for density and lot dimensional requirements can then be provided.

These IHZ's can include one or more parcels of land and must be approved by the Planning & Zoning Commission through a public hearing process. If you have any questions about this tool for creating affordable housing, please contact us.

### ACCESSORY APARTMENT PROGRAM

You can create an accessory apartment (also referred to as an in-law apartment) in or attached to your home, in a separate structure such as in a barn or garage, or in a business building.

Accessory apartments provide many benefits to both homeowners and tenants. For more information and a step-by-step guide on how to create an accessory apartment in Salisbury, **contact us or visit [www.housingus.org](http://www.housingus.org).** The program also has staff and volunteers who can help you through each step in the process, including deciding whether this might work for you.

### HOME SHARE

Home Share is a housing option where a homeowner, often elderly and living alone, rents a room (or rooms) to someone who then shares use of the house. In return, the renter agrees to pay a negotiated rent and/or provide assistance to the homeowner such as running errands, house maintenance, etc.