



City of Salem

Housing Code Project

Eunice Kim
Long Range Planning Manager
December 8, 2025



Agenda

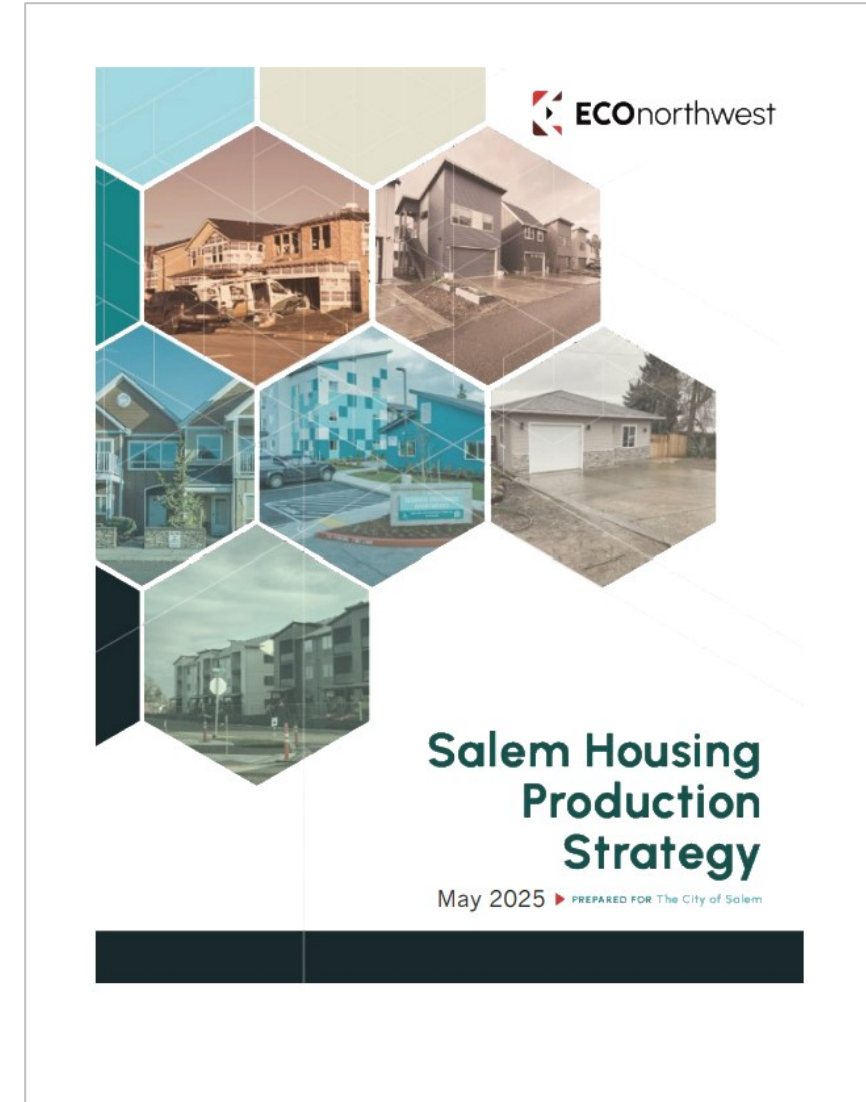


- **Background:** Housing Production Strategy
- **Overview:** Housing Code Project
- **Process:** Community Engagement
- **Ideas:** Potential Code Revisions
- **Next Steps**

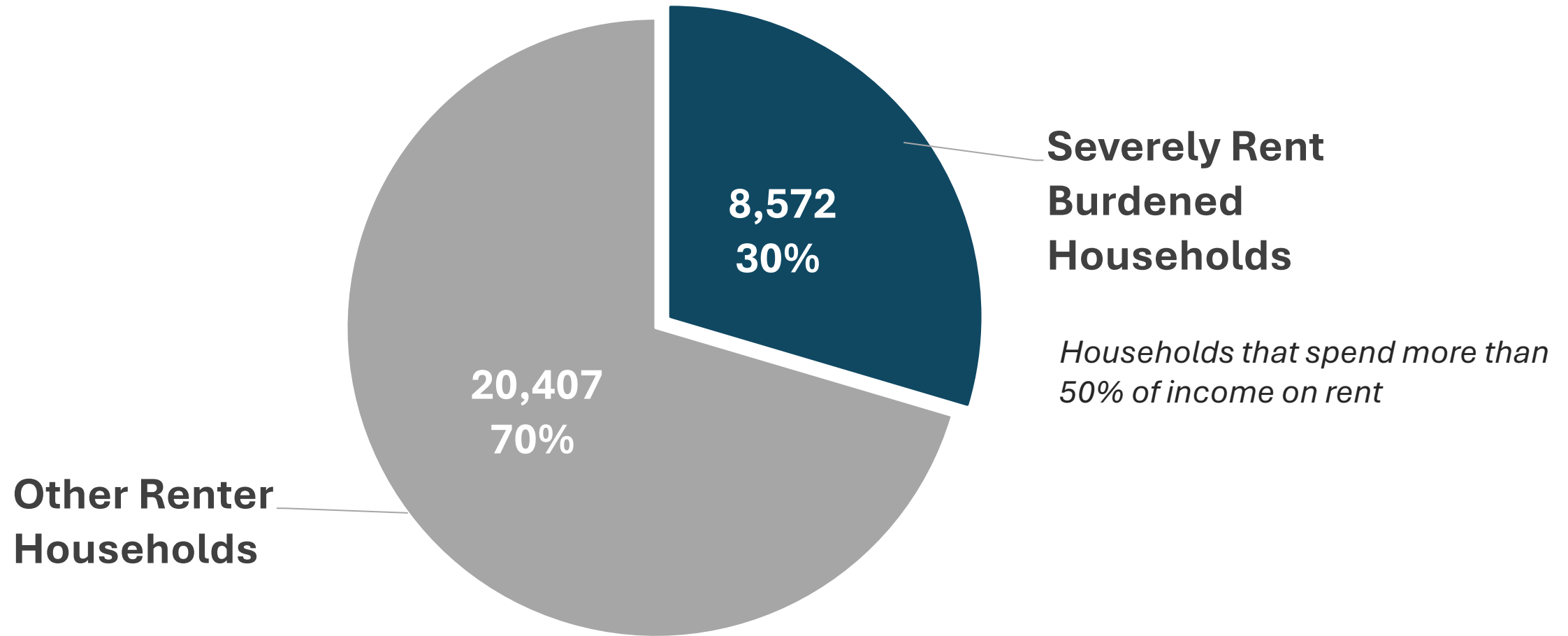
Housing Production Strategy



- State mandate
- Action plan to address housing needs over 6 years
- 17 Actions
 - **More housing**
 - **Affordable housing**
 - **Variety and location**
- City Council approved in May 2025
- State approved in October 2025



Severe Rent Burdened in Salem



Housing Production Strategy: Implementation



Near Term

- Permitting process
- New URA in North Waterfront
- Single property URA
- Awareness of existing programs
- Ready-build plans
- Permanent supportive housing
- Zoning code for needed housing**
- Manufactured home park residents
- Zoning code for nonconforming housing
- Affirmatively furthering fair housing

Medium Term

- System development charges methodology
- Infrastructure improvements
- Community land trusts
- Homebuyer assistance
- New Multi Unit Housing Tax Incentive Program area
- Areas of opportunity

Long Term

- Middle housing URA



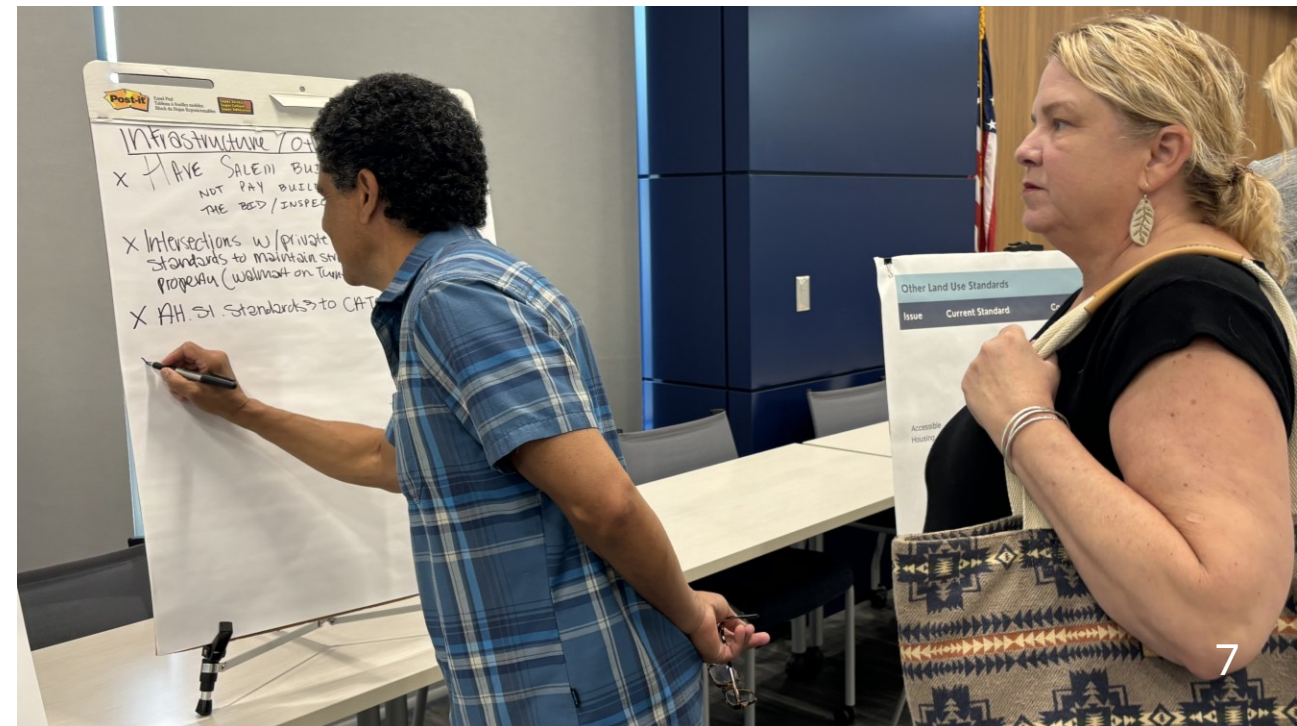
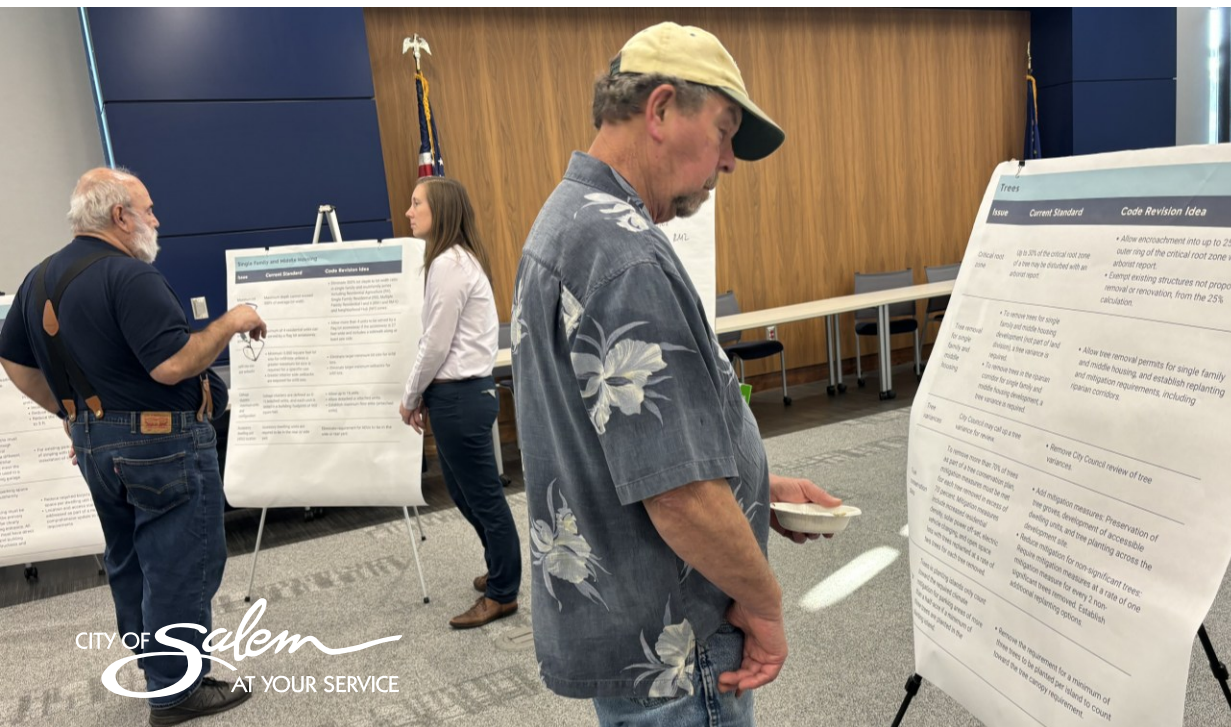
Housing Code Project

- Promote housing development
- City Council priority
- List of proposed changes by end of 2025



Process: Community Engagement

- Development community meetings
- One-on-one meetings
- Neighborhood Association chairs and land use chairs
- Public open house
- Disability Rights Task Force
- Newsletters



Potential Zoning Code Revisions



Single Family
and Middle
Housing



Trees and
Other Land
Use Standards



Multifamily
and Mixed Use



Infrastructure
Planning



Middle Housing: Promote Infill



- Allow attached and detached cottage clusters, and allow up to 16 cottages
- Exempt small lots ($\frac{1}{4}$ acre or less) with an existing unit from meeting minimum density (*15 units/acre in Multiple Family-II zone*)



Mixed Use: Facilitate Ground-Floor Housing

- Reduce awnings/canopies
- Reduce ground-floor windows
- Reduce ground-floor height
- Allow greater setback





Trees: Add Flexibility

- Allow tree removal permits for single family and middle housing





Infrastructure Planning: Promote Infill

- Allow middle housing units to share private sewer systems when divided
- Exempt middle housing units (3 and 4-family) from boundary street requirements



Next Steps

- Draft code amendment in 2026
- Adoption process with public hearings in 2026



Thank You

Housing Code Project

Eunice Kim
Long Range Planning Manager
December 8, 2025

