

CITY OF SALISBURY, MARYLAND

REGULAR MEETING

MARCH 25, 2024

PUBLIC OFFICIALS PRESENT

*Council President D'Shawn M. Doughty
Council Vice President Angela M. Blake
Councilmember Michele Gregory*

*Mayor Randolph J. Taylor
Councilmember April R. Jackson
Councilmember Sharon C. Dashiell*

IN ATTENDANCE

City Administrator Andy Kitzrow, Fire Chief Rob Frampton, Media Specialist Jordan Ray, Executive Administrative Assistant Jessie Turner, City Clerk Kim Nichols, City Attorney Laura Ryan, and members of the public

PLEDGE OF ALLEGIANCE – CITY INVOCATION

The City Council met in Legislative Session at 6:00 p.m. in Council Chambers of the Salisbury Headquarters Building and via Zoom. Council President D'Shawn M. Doughty called the meeting to order and invited everyone to recite the pledge to the flag, followed by inviting Pastor Greg Morris of the Parkway Church of God to the podium to provide the City Invocation.

ADOPTION OF LEGISLATIVE AGENDA

President Doughty called for a motion to adopt the legislative agenda. Ms. Jackson moved, Ms. Gregory seconded, and the vote was unanimous (5-0) to approve the legislative agenda.

CONSENT AGENDA- *presented by City Clerk Kim Nichols*

The Consent Agenda, consisting of the following items, was unanimously approve on a motion and seconded by Ms. Blake and Ms. Jackson, respectively:

- *March 4, 2024 Work Session Minutes*
- *March 4, 2024 Closed Session Minutes #1*
- *March 4, 2024 Closed Session Minutes #2*
- *March 4, 2024 Closed Session Minutes #3*
- *March 11, 2024 Council Meeting Minutes*
- *March 11, 2024 Closed Session Minutes #1*
- *March 11, 2024 Closed Session Minutes #2*
- **Resolution No. 3336-** *approving the re-appointment of Nestor Bleech to the Revolving Loan Advisory Committee for term ending March 2028*
- **Resolution No. 3337-** *approving the appointment of Bill Wolff to the Public Art Committee for term ending March 2027*

Mr. Doughty recognized Nestor Bleech and Bill Wolff for their commitment to the City.

PUBLIC COMMENTS

Five people provided the following comments:

- *Speaker saw Nestor Bleech was reappointed to the Revolving Loan Advisory Committee and found that the loans were only for businesses. The attached packet from the speaker was what was presented to Council by the speaker.*
- *In November 2009, after speaker's parents lived in their home for 12 years, they had to leave because of flooding. Their home flooded three more times in the next eight years. After they sold their home it got raised up and worse than it was before. It's been back and forth with who was to blame between the City and the County. It was embarrassing and felt as if they were being verbally spit upon. This was originally supposed to be a major complaint over the flooding issue. Two and a half weeks ago a lot of people complained about the intersection being flooded where his parents lived (Middleneck Lane, Priscilla Street and the highway). Speaker was hopeful Mayor Taylor would take care of the flooding after more than fourteen and a half years.*
- *Speaker complimented Mayor Taylor on controlling the flooding situation on Route 13. This showed you the difference when you had a Mayor without a lot of initials after his name from fancy universities but has been to the School of Hard Knocks and had to make a living. We had four national champions in the NCAA Wrestling this weekend which was a record. Penn State has also won ten of the last twelve and were now competitive with UCLA under John Wooden and basketball for National Championships within a period of time.*
- *There's been publicity about a project in Cambridge proposed for TIF. The City Manager of Cambridge resigned over that because he felt that it was a ridiculous project. He suspected they were being prospected by the same group the City has met with, which was Municap.*
- *He handed out a newspaper article from The Star (attached as part of the minutes).*
- *The Planning & Zoning Meeting was the most absurd meeting he had ever seen. The City Attorney who was there couldn't find in the Code that he was referring to about the role of the Planning & Zoning Commission in Downtown Salisbury parking. Speaker handed out the section of the Code (attached as part of the minutes).*
- *We're in a very sad situation and have a lot of work to do. There's a project (Mr. Doughty's group) that's entirely in the flood plan. We know it would only get worse because of sea level rise and the east coast of the United States was sinking.*
- *Speaker asked why City Council, over public objections, met in Closed Session on March 4th for forty-five minutes with City Attorney Reena Patel regarding the LDA governing the proposed Salisbury Town Center Development and the developers Circuit Court appeal, and asked why Mayor Taylor was excluded from parts of that meeting and who excluded him. Speaker asked why City Council met in another Closed Session on March 11th for nearly an hour with the same City Attorney regarding what legal action the City might take on the developers of Salisbury Town Center litigation, and why on March 14th did the City Attorney file a court motion to reconsider a Circuit Court judge's decision dismissing the appeal of the developers Salisbury Town Center litigation. Speaker asked who authorized the use of taxpayer funds for the City Attorney to file this motion that did not benefit the taxpayers but rather supported the developer. The timeline of these events strongly suggested that the City Council orchestrated this questionable legal action during their recent two closed sessions. This was an executive matter, and not a legislative matter. The City Council and developer's*

concerted efforts implied an ongoing illicit relationship that was at odds with the City taxpayers, whom the Council was supposed to represent.

- Commended City Manager of Cambridge for speaking out in the media regarding the dangerous use of a TIF as a financing vehicle for a development project in Cambridge. The Salisbury City Council should stop putting developers' interests above the interests of citizens and taxpayers- the people they were supposed to represent.*
- Speaker on Zoom addressed the email she sent out earlier in the day regarding fair market rent. She looked forward to hearing from the rest of the Council members. She thanked those who already responded. As Chair of the TRUTH Committee, she wanted to let the public and Council know that the TRUTH Committee would host a workplace discrimination training that was open to the public on Friday, April 26 from 10:00 a.m. to 12:00 p.m. This was geared towards the public, business owners and employees and was very important. It was very helpful to have Jessie Turner, the City liaison, coordinate the training.*

ADMINISTRATION AND COUNCIL COMMENTS

Mr. Kitzrow announced the Spring Street Market would be held on March 30th from 12:00 noon to 5:00 p.m. downtown. Administration was looking forward to moving forward with the TIF policy that was discussed. There were a couple of big projects that were presented, but until the TIF Policy and guidelines was adopted, they would not move forward.

Mayor Taylor said he understood that SNHS applied for Home Funds, but was not positive. The City would certainly be interested if we were capable of either applying for it or administering it. He was not familiar with the program other than the mortgage, years ago. They thought they solved the water problem. He wished everyone a good Good Friday.

Ms. Dashiell thanked the community and those in the audience for showing up and sharing their comments. We hoped to move forward with the suggestions to make a better place for all of us.

Ms. Jackson thanked those for bringing their concerns to Council. She appreciated them. She invited everyone to the National Vietnam Veterans Day to be held at the VFW Post 10159 on 821 West Main Street on Friday at 6:00 p.m. There were speakers scheduled and lots of food. She was hosting a free community Easter Egg hunt on Saturday at 1117 Parson's Road at the Village at Mitchell Pond from 1:00 p.m. to 4:00 p.m.

Ms. Gregory reported that SNHS was going to host a three-part series Fair Housing Seminar on April 13th from 10:00 a.m. to 12:00 p.m. at Station 16 on Cypress Street. She echoed the reminder about the Spring Street Market. Come out and support the local businesses.

Ms. Blake announced the Council received a letter from the CEO of TidalHealth regarding some concerns with development. She requested a discussion be scheduled for a Work Session to discuss the concerns. Council also received another letter from Rivermitch regarding that project being moved forward. They received a letter from the attorney regarding the representation of the developers for that. This Special Work Session discussion of Lot 10 may have other items that may be placed on the next Work Session or as soon as possible. If healthy enough, please donate blood or become an organ donor.

President Doughty reported he thought he misspoke last week about the Jaycees Easter Egg Hunt. It was actually this Friday from 2:00 p.m. to 4:00 p.m. for persons needing a specialized Easter Egg hunt adapted for those who were autistic or has other special needs. It would be held at the Fruitland Falcons Field. He added that Council and Administration were trying to work together to acknowledge all the comments and concerns. If anyone wanted to know why they made such decisions in the last meeting, which was a Closed Session, they could certainly ask why the decision was made to excuse the Mayor. We looked forward to building a better Salisbury for all our residents.

ADJOURNMENT

With no further business to discuss, the Legislative Session adjourned at 6:36 p.m. and Council immediately convened in the Special Work Session.

CITY OF SALISBURY, MARYLAND
CLOSED SESSION #1
MARCH 4, 2024

TIME & PLACE: 5:59 p.m., Council Chambers, Salisbury Headquarters Building
PURPOSE: To consult with counsel to obtain legal advice on a legal matter; to consult with staff, consultants, or other individuals about pending or potential litigation;
VOTE TO CLOSE: Unanimous (5-0)
CITATION: Annotated Code of Maryland §3-305(b)(7)(8)
PRESENT: Council President D'Shawn M. Doughty, Mayor Randolph J. Taylor (left 6:18 p.m.), Vice President Angela M. Blake, Councilmember Michele Gregory, Councilmember April R. Jackson, Councilmember Sharon C. Dashiell, City Administrator Andy Kitzrow (left 6:18 p.m.), Special Counsel Reena Patel, Assistant City Clerk Julie English, City Clerk Kim Nichols

On March 4, 2024 City Council convened in Work Session at 4:30 p.m. in Council Chambers of the SBY Headquarters. At 5:51 p.m. President Doughty called for a motion to convene in Closed Session #1 to consult with counsel to obtain legal advice on the land disposition agreement governing the proposed Salisbury Town Center development and other legal issues surrounding the development of Lots 1, 11, and 15, as authorized by the State Government Article, § 3-305(b)(7), and to consult with staff and the City Attorney about the pending appeal involving Salisbury Town Center Apartments, LLC, as authorized by the State Government Article § 3-305(b)(8). Ms. Blake moved, Ms. Gregory seconded, and the vote was unanimous to convene in Closed Session #1. The Closed Session convened at 5:59 p.m. following a brief recess.

Special Counsel Reena Patel explained how the recent ruling impacted the Salisbury Town Center project, how it could possibly impact other unnamed projects with respect to special exception that was granted, advised Council on the legal effect of the Court ruling, and then answered Council's and Administration's questions and concerns regarding these things as they related to the Salisbury Town Center Apartments, LLC project. She discussed the original LDA and executed deed, and then responded to a statement by Mayor Taylor. President Doughty asked Mayor Taylor and Mr. Kitzrow to exit the Closed Session at 6:18 p.m.

Ms. Patel further discussed the LDA, advised how to proceed and answered Council's questions. Council reached unanimous consensus to ask Mayor Taylor to work with Mr. Gillis on a resolve by March 15, 2024.

At 6:41 p.m. Ms. Jackson moved, Ms. Dashiell seconded and the vote was unanimous to adjourn the Closed Session. Council returned to Open Session at 6:44 p.m. and President Doughty reported that Council had met in Closed Session and they received legal advice on the Land Disposition Agreement for the proposed development of Lots 1, 11, and 15. Council also consulted with staff and special counsel about the pending appeal involving Salisbury Town Center Apartments in accordance with State Government Article § 3-305(b)(7)(8).

CITY OF SALISBURY, MARYLAND
CLOSED SESSION #2
MARCH 4, 2024

TIME & PLACE: 6:45 p.m., Council Chambers, Salisbury Headquarters Building
PURPOSE: To consult with counsel to obtain legal advice on a legal matter; to conduct collective bargaining negotiations or consider matters that relate to the negotiations;
VOTE TO CLOSE: Unanimous (5-0)
CITATION: Annotated Code of Maryland §3-305(b)(7)(9)
PRESENT: Council President D'Shawn M. Doughty, Mayor Randolph J. Taylor, Vice President Angela M. Blake, Councilmember Michele Gregory, Councilmember April R. Jackson, Councilmember Sharon C. Dashiell, City Administrator Andy Kitzrow, Human Resources Director Meg Caton, Special Counsel Dan Altchek, City Attorney Ashley Bosché, Assistant City Clerk Julie English, City Clerk Kim Nichols

On March 4, 2024 City Council convened in Work Session at 4:30 p.m. in Council Chambers of the SBY Headquarters. At 5:59 p.m. Council convened in Closed Session #1, and adjourned at 6:41 p.m. President Doughty reported that Council had met in Closed Session and received legal advice on the Land Disposition Agreement for the proposed development of Lots 1, 11, and 15, and consulted with staff and special counsel about the pending appeal involving Salisbury Town Center Apartments in accordance with State Government Article § 3-305(b)(7)(8).

President Doughty called for a motion to convene in Closed Session #2 at 6:45 p.m. to consult with counsel to obtain legal advice on matters that related to ongoing collective bargaining negotiations as authorized by the State Government Article, § 3-305(b)(7)(9) to consult with special legal counsel to consider all matters related to the ongoing collective bargaining negotiations. Ms. Blake moved, Ms. Gregory seconded, and the vote was unanimous.

Special Counsel Dan Altchek reported on the bargaining process to include the negotiation progress with the three bargaining units, specific economic proposals, and he explained the arbitration process should an impasse occur. After answering questions from Council, Mr. Altchek was provided answers by Council to his inquiries regarding negotiations and how they wanted him to proceed.

After Ms. Gregory returned to Council Chambers from a quick break, at 7:26 p.m. Ms. Jackson moved, Ms. Gregory seconded, and the vote was unanimous to adjourn the Closed Session.

Council returned to Open Session at 7:28 p.m. and President Doughty reported that Council had just returned to Open Session after meeting in Closed Session #2 and they received legal advice from Special Counsel on all matters that related to the City's ongoing collective bargaining negotiations in accordance with State Government Article § 3-305(b)(7)(9).

CITY OF SALISBURY, MARYLAND
CLOSED SESSION #3
MARCH 4, 2024

TIME & PLACE: 7:28 p.m., Council Chambers, Salisbury Headquarters Building
PURPOSE: To consult with counsel to obtain legal advice on a legal matter
VOTE TO CLOSE: Unanimous (4-0)
CITATION: Annotated Code of Maryland §3-305(b)(7)(9)
PRESENT: Council Vice President Angela M. Blake, Mayor Randolph J. Taylor, Councilmember April R. Jackson, Councilmember Michele Gregory, Councilmember Sharon C. Dashiell, City Administrator Andy Kitrow, City Attorney Ashley Bosché, Assistant City Clerk Julie English, City Clerk Kim Nichols

On March 4, 2024 City Council convened in Work Session at 4:30 p.m. in Council Chambers of the SBY Headquarters. At 5:59 p.m. Council convened in Closed Session #1 which adjourned at 6:41 p.m. Council then convened in Closed Session #2 at 6:45 p.m., which adjourned at 7:26 p.m.

President Doughty recused himself from Closed Session #3 and left the room.

Vice President Blake presided over the session and called for a motion to convene in Closed Session #3 to consult with counsel to obtain legal advice regarding the land disposition agreement governing Mitchell Landing and legal issues surrounding the management of Mitchell Landing as authorized by the State Government Article, § 3-305(b)(7). Ms. Jackson moved, Ms. Gregory seconded, and the vote was unanimous to convene in Closed Session #3.

Ms. Bosché discussed the current LDA and loan documents governing Mitchell Landing and advised on any action that could be taken by Council. She answered Council's questions regarding the contents and the legality of the LDA and loan documents.

Council reached unanimous consensus to the plan of action suggested by Vice President Blake.

At 7:55 p.m. Ms. Blake called for a motion to adjourn the Closed Session. Ms. Jackson moved, Ms. Gregory seconded, and the vote was unanimous (4-0). Council immediately convened in Open Session whereby Vice President Blake reported that Council had convened in Closed Session and received legal advice from the City Attorney regarding the land disposition agreement governing and legal issues surrounding the management of Mitchell Landing, as authorized by the State Government Article, § 3-305(b)(7).

With no further business to discuss in Open Session, the Open Session was then adjourned.

CITY OF SALISBURY, MARYLAND
CLOSED SESSION #1
MARCH 11, 2024

TIME & PLACE: 7:25 p.m., Council Chambers, Salisbury Headquarters Building
PURPOSE: to discuss options whether to lease or sell Anne Street Village to include matters related to negotiating strategy and the contents of a possible proposal, having found that a public discussion would adversely impact the ability of the City to participate in the proposal process should the City decide to move in that direction

VOTE TO CLOSE: Unanimous (4-0)

CITATION: Annotated Code of Maryland §3-305(b)(14)

PRESENT: Council President D'Shawn M. Doughty, Mayor Randolph J. Taylor, Vice President Angela M. Blake, Councilmember Michele Gregory, Councilmember Sharon C. Dashiell, City Administrator Andy Kitzrow, City Attorney Ashley Bosché, Assistant City Clerk Julie English, Housing & Community Development (HCDD) Director Muir Boda, Procurement Director Jennifer Miller

The City Council convened in Legislative Session at 6:00 p.m. on March 11, 2024 in Council Chambers of the Salisbury Headquarters Building and via Zoom Video Conferencing. At 7:25 p.m. President Doughty called for a motion to convene in Closed Session before a contract is awarded or bids are opened, to discuss a matter directly related to a negotiating strategy or the contents of a bid or proposal, if public discussion or disclosure would adversely impact the ability of the public to participate in the competitive bidding or proposal process under the authority of the Maryland Open Meetings Law, Annotated Code of Maryland General Provisions Article § 3-305(b)(14). The reason for the Closed Session was to discuss options whether to lease or sell Anne Street Village to include matters related to negotiating strategy and the contents of a possible proposal, having found that a public discussion would adversely impact the ability of the City to participate in the proposal process should the City decide to move in that direction. Ms. Blake moved, Ms. Gregory seconded, and the vote was 3-0 to convene in Closed Session.

Councilmember Dashiell recused herself due to a potential conflict of interest.

Anne Street Village (ASV)

HCDD Director Muir Boda shared with Council that there was interest from more than one organization in ASV. Mr. Boda explained the challenges his department was facing with regard to ASV.

Procurement Director Jennifer Miller communicated possible next steps to Council. Among those was determining whether Council would like to sell or lease ASV. Administration and Council asked follow-up questions and received clarification and further information from Mr. Boda and Ms. Miller.

Council reached consensus to move forward with a public request for interest on the topic.

At 7:57 p.m., Ms. Gregory moved, Ms. Blake seconded, and the vote was 3-0 to adjourn the Closed Session.

At 7:57 p.m. Council reconvened in Open Session whereby President Doughty reported that Council had just met in Closed Session before a contract is awarded or bids are opened, to discuss a matter directly related to a negotiating strategy or the contents of a bid or proposal, if public discussion or disclosure would adversely impact the ability of the public body to participate in the competitive bidding or proposal process in accordance with the Annotated Code of Maryland §3-305(b)(14). Council discussed options whether to lease or sell ASV to include matters related to negotiating strategy and the contents of a possible proposal, having found that a public discussion would adversely impact the ability of the City to participate in the proposal process should the City decide to move in that direction.

CITY OF SALISBURY, MARYLAND
CLOSED SESSION #2
MARCH 11, 2024

TIME & PLACE: 7:27 p.m., Council Chambers, Salisbury Headquarters Building
PURPOSE: to consult with counsel to obtain legal advice on what, if any, legal action the City should take on the Salisbury Town Center development and legal issues/litigation options for the pending order in the appeals with respect to Salisbury Town Center litigation
VOTE TO CLOSE: Unanimous (4-0)
CITATION: Annotated Code of Maryland §3-305(b)(7) and (8)
PRESENT: Council President D'Shawn M. Doughty, Mayor Randolph J. Taylor, Vice President Angela M. Blake, Councilmember Michele Gregory, Councilmember Sharon C. Dashiell, City Administrator Andy Kitzrow, City Attorney Ashley Bosché, Special Counsel Reena Patel, Assistant City Clerk Julie English,

The City Council convened in Open Session at 7:25 p.m. on March 11, 2024 in Council Chambers of the Salisbury Headquarters Building and via Zoom Video Conferencing to provide the Report Out from Closed Session #1. Immediately following, President Doughty called for a motion to convene in Closed Session #2 to consult with counsel to obtain legal advice on what, if any, legal action the City should take on the Salisbury Town Center development and legal issues/litigation options for the pending order in the appeals with respect to Salisbury Town Center litigation under the authority of the Maryland Open Meetings Law, Annotated Code of Maryland General Provisions Article § 3-305(b)(7) and (8). Ms. Blake moved, Ms. Gregory seconded, and the vote was 3-0 to convene in Closed Session.

City Attorney Ashley Bosché left the meeting until she was needed to answer any questions related to the litigation options for the City.

Salisbury Town Center

Special Counsel Reena Patel summarized the status of the Salisbury Town Center for Council. Ms. Patel noted that she was there to determine what, if anything, the City would like to do next.

There was discussion on parking, the Board of Appeals meeting, and the Zoning Code.

City Attorney Ashley Bosché was invited into the meeting to join the discussion on the possible litigation. She provided and explained possible actions that could be taken.

It was determined that a separate conversation would need to happen with regard to pending projects.

Council reached unanimous consensus to move forward with defending the Code.

At 8:55 p.m., Ms. Blake moved, Ms. Gregory seconded, and the vote was 4-0 to adjourn the Closed Session.

At 8:55 p.m. Council reconvened in Open Session and President Doughty reported that Council had just met in Closed Session to consult with counsel to obtain legal advice on the land disposition agreement governing the proposed Salisbury Town Center development and legal issues/litigation options for the pending order in the appeals with respect to Salisbury Town Center Apartments, LLC, as authorized by the State Government Article, §3-305(b)(7) and (8).

With no further business to discuss in Open Session, the meeting was adjourned.

Kimberly R. Nichol
City Clerk


City Council

City Council – Public Comments for March 25, 2024

From: Molly Hilligoss, Executive Director, Habitat for Humanity of Wicomico County

As our population ages, this poses a problem few are talking about. Where will our seniors go when they can no longer maintain their homes and are on very limited fixed incomes. We must make critical home repair a focus of our mission and talk about the need for our local governments to help us find resources so that our veterans and older adult residents can age in place.

Recently, the City of Salisbury conducted an analysis for the Community Development Block Grant cycle. I have attached the Table of Contents and the Executive Summary for reference.

A key finding is that the housing stock in the city is older and in need of rehabilitation. My comments are related to this aspect of the 114 page document.

When residents need a home loan, they apply at banks or mortgage brokers. These financial institutions are required to disclose certain information annually. The Home Mortgage Disclosure Act (HMDA) requires lenders to provide details about the applications for home loans. Banks and lenders are required to provide the following data by address:

1. Loans originated (this also means loans funded).
2. Applications approved but not accepted
3. Applications denied by financial institution
4. Applications withdrawn by applicant
5. File closed for incompleteness
6. Applications received

This data is collected annually, consolidated and available for the public to analyze.

For example, based on the data for 2022, as provided on page 89 of the 2024 Analysis of Impediment to Fair Housing Choice, 96 Salisbury residents tried to obtain a Home Improvement Loan, but were denied. Only 117 out of the total 237

households that applied across all lending institutions had their request funded. This means that 96 households were not just ignoring the fact that they needed to make repairs to their home. They tried. I dug deeper to find out the average loan request. It was \$75,641. If those 96 households had been able to receive the home repair loans, more than \$7.26 million would have been injected into our economy here.

Sadly, the lost opportunity of the households that were denied home improvement loans by traditional lenders creates despair for those who need a new roof, HVAC system or walk in shower. Real property values of homes with deferred maintenance issues create problems not just for families that reside in those homes, but also for the state, counties and municipalities. A decline in a home's value impacts the family wealth and ability to move on into other housing when they need to downsize or divest due to age onset medical issues that create the need to seek smaller, lower outdoor maintenance properties to reside.

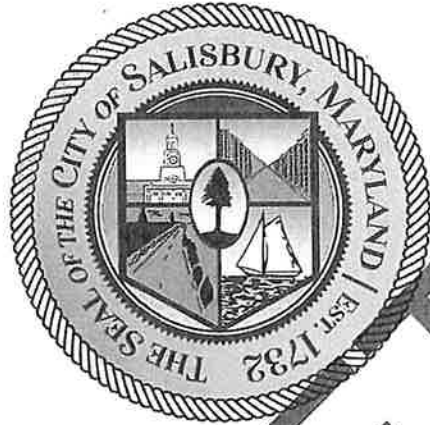
Multiple partners across the shore recognize the need for older adult homeowners to age in place. Habitat for Humanity of Wicomico County recognized the need for critical home repairs in 2013. Since that time, 105 households have received significant home repair services from licensed contractors. Currently the waiting list is 111 households in Wicomico County. These households were referred by the Health Department, TidalHealth, MAC Inc., Chesapeake Health Care, Priority Partners, Hope Inc., Neighbors, Chesapeake Housing Mission, the VFWs, State Farm Insurance, Hebron Savings Bank, an anonymous therapist, the commander of the Salisbury American Legion Post and so on. Lastly, due to drone technology, insurance companies are creating 30 and 60 day demands on their policy holders to replace roofs. When this is not financially feasible for the household, their homeowners insurance is cancelled. Any opportunity for state special loan programs is then lost as homeowners insurance is a requirement for that stream of funding. The MD DHCD's total budget request for special loan programs addressing home repairs is at \$10.4 million, clearly, not enough to address the need statewide. Census data shows that vacant homes in Wicomico County have reached 10%. Drive around and its common to see abandoned homes in disrepair. Census data shows 10% of homes in Wicomico County are vacant and 22% of households are aged 60 and up.

The City of Salisbury needs a low barrier, revolving critical home repair loan fund. Government cannot rely on non-profits to fix this problem. This is at a crisis stage

now. The city has a business revolving loan program. Why not one for residents? I would like to suggest a deferred loan, revolving loan program. The full amount paid out in assistance would be payable back to the City when the property transfers ownership or when the homeowner refinances the property. No forgivable loans.

I would also like to point out the opportunity that the City of Salisbury has to apply for HOME funds. HOME funds are monies allocated by the federal government that flow from HUD to the States. The State of MD receives approximately \$10 million each year. On page 68 of the 2024 Analysis of Impediments to Fair Housing Choice, while the HOME Program is listed as an opportunity, the City states it has no current plans to apply for these funds over the next 5 years. I ask WHY? We are in the middle of a housing crisis and the City is just going to pass over these funds. I would like the administration to calculate the return on investment of this opportunity. Building housing is an immediate economic driver to the economy. If the grants manager doesn't have time to monitor this grant, perhaps the City's Economic Development Director would have time.

City of Salisbury



2024 Analysis of Impediments to Fair Housing Choice

CDBG PY 2024~2028
(7/1/2024 – 6/30/2028)

Prepared By:
City of Salisbury
Finance Department
125 North Division Street #103
Salisbury, Maryland 21801

Table of Contents

Executive Summary	2
I. Introduction	9
II. Background Data	11
A. Population, Race, Ethnicity, and Religion	11
B. Households	19
C. Income and Poverty	25
D. Employment	30
E. Housing Profile	33
F. Housing Costs	36
G. Household Housing Problems	40
H. Racial and Ethnic Housing Problems	43
I. Racial and Ethnic Housing Cost Burden	47
J. Segregation	48
K. Persons with Disabilities	50
III. Review/Update to Original Plan	53
A. Summary of Impediments and Accomplishments	53
IV. Impediments to Fair Housing 2024	58
A. Fair Housing Complaints	58
B. Public Sector	65
C. Private Sector	86
V. Actions and Recommendations	111

Executive Summary

The City of Salisbury, Maryland is an entitlement community under the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant Program (CDBG). In accordance with the Housing and Community Development Act of 1974, as amended, each entitlement community must "affirmatively further fair housing." In order to demonstrate that an entitlement community is "affirmatively furthering fair housing," each community must conduct a Fair Housing Analysis which identifies any impediments to fair housing choice and what steps it will take to address those impediments. HUD advises communities that the Analysis of Impediments to Fair Housing Choice should address the Fair Housing Act, Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, Section 109 of Title I of the Housing and Community Development Act of 1974, Title II of the Americans with Disabilities Act of 1990, Architectural Barriers Act of 1968, Age Discrimination Act of 1975, Title IX of the Education Amendments Act of 1972, Executive Order 11063, Executive Order 11246, Executive Order 12892, Executive Order 12898, Executive Order 13166, and Executive Order 13217.

The HUD Fair Housing and Equal Opportunity (FHEO) Office advises federal entitlement communities to update their Analysis of Impediments (AI) to Fair Housing Choice to coincide with their Five Year Consolidated Plan, and then every five (5) years thereafter. In addition, each year the entitlement community, as part of its Annual Action Plan, must sign certifications that the jurisdiction will affirmatively further fair housing. This means that the entitlement community will conduct an Analysis of Impediments to Fair Housing Choice (AI), take appropriate actions to overcome the effects of any impediments identified through the AI, and maintain records reflecting what analysis and corrective actions were taken.

The City previously prepared an Analysis of Impediments to Fair Housing Choice in May 2019. On July 16, 2015, the U.S. Department of Housing and Urban Development (HUD) published its final rule on Affirmatively Furthering Fair Housing. This rule attempted to establish a standardized process for fair housing planning. On May 23, 2018, due to deficiencies in the requirements, information available, and public participation HUD announced the withdrawal of the AFFH Rule, eliminating the AFH Tool, and requiring communities to revert back to the preparation of an Analysis of Impediments to Fair Housing Choice (AI). This plan was prepared according to HUD's Office of Fair Housing and Equal Opportunity's Fair Housing Planning Guide.

This analysis focuses on the status and interaction of six (6) fundamental conditions within the area:

- The sale or rental of dwellings (public or private);
- The provision of housing brokerage services;
- The provision of financial assistance for dwellings;

- Public policies and actions affecting the approval of sites and other building requirements used in the approval process for the construction of publicly assisted housing;
- The administrative policies concerning community development and housing activities, which affect opportunities of minority households to select housing inside or outside areas of minority concentration; and
- Where there is a determination of unlawful segregation or other housing discrimination by a court or a finding of noncompliance by HUD regarding assisted housing in a recipient's jurisdiction, an analysis of the actions which could be taken by the recipient to remedy the discriminatory condition, including actions involving the expenditure of funds made available under 24 CFR Part 570.

The Fair Housing Act was originally passed in 1968 to protect buyers and renters from discrimination from sellers and landlords by making it unlawful to refuse the sale or rental of a property to persons included under the category of a protected class. The Fair Housing Act prohibits discrimination against persons based on their **race, color, religion, sex, national origin, disability, or familial status** in the sale, rental, and financing of housing.

The methodology employed to undertake this Analysis of Impediments included:

- **Research**

- Review of the 2019 Analysis of Impediments to Fair Housing Choice, Zoning Ordinances, Comprehensive Plan, Five Year Consolidated Plan, Annual Action Plans, and Consolidated Annual Performance Evaluation Reports.
- Review of the Housing Authority's Five Year and Annual PHA Plans.
- Review of the most recent demographic data for the area from the U.S. Census, which included general, demographic, housing, economic, social, and disability characteristics.
- Review of the U.S. Department of Housing and Urban Development Comprehensive Housing Affordability Strategy (HUD-CHAS) data.
- Review of the residential segregation data.
- Review of financial lending institutions through the Home Mortgage Disclosure Act (HMDA) database.
- A review of the real estate and mortgage practices.
- Home mortgage foreclosure data.

- **Interviews & Meetings**

- Meetings and interviews were conducted with various City and County Departments; the Wicomico County Housing Authority; community, social service, and advocacy agencies, as well as public meetings.

- Follow up phone calls were made when an organization neither returned a survey nor attended a meeting.

- **Analysis of Data**

- Low- and moderate-income areas were identified and mapped.
- Concentrations of minority populations were identified and mapped.
- Concentrations of owner-occupied and renter-occupied housing units were identified and mapped.
- Fair housing awareness in the community was evaluated.
- Distribution by location of public and assisted housing units were analyzed and mapped.
- The location of CDBG expenditures throughout the area was analyzed.
- Five Year Consolidated Plan Goals and Objectives were reviewed.

- **Potential Impediments**

- Public sector policies that may be viewed as impediments were analyzed.
- Private sector policies that may be viewed as impediments were analyzed.
- The status of previously identified impediments was analyzed.

- **Citizen Participation**

- A public survey was publicized, public meetings were held, and copies of the draft AI were placed on public display to encourage citizen input.
- The public survey was available at the following link <https://www.surveymonkey.com/r/SalisburyCDBG24-28> from January 4, 2024 until February 16, 2024.

- **Key Findings**

- 1 - There is a lack of affordable housing for all income levels in the City of Salisbury.
- 2 - There is a lack of new housing construction to meet housing demand, especially owner-occupied housing units.
- 3 - The housing stock in the City is older and in need of rehabilitation.
- There are areas of minority housing concentration that correspond to areas of lower income concentration.

- There are substantially more renter-occupied housing units than owner-occupied housing units.
- Household incomes have increased at slower rates than housing costs.
- There is a lack of zoning provisions that encourage fair housing choice.
- Communication issues exist for Limited English Proficiency (LEP) persons.

In the updated Analysis of Impediments, the City identified the following goals and strategies to address impediments identified:

Impediment 1 Need for Fair Housing Education and Outreach

There is a need to improve the knowledge and understanding concerning the rights and responsibilities of individuals, families, members of the protected classes, landlords, real estate professionals, and public officials under the Fair Housing Act (FHA).

Goal: Improve the public's knowledge and awareness of the Fair Housing Act, related laws, regulations, and requirements to affirmatively further fair housing in the community.

Strategies: In order to meet this goal, the following actions should be undertaken:

- 1-A: Educate residents, realtors, bankers, housing providers, other real estate professionals, policy makers and municipal staff of their responsibilities under the fair housing and related statutes, regulations, and executive orders.
- 1-B: Support fair housing organizations and legal advocacy groups to assist persons who may be victims of housing discrimination.
- 1-C: Identify the language and communication needs of LEP persons to provide the specific language assistance that is required.

Impediment 2 Need for Affordable Housing

In the City of Salisbury, one out of every two (52%) renter households is paying over 30% of their monthly incomes on housing costs; one out of every four (24%) owner households with a mortgage is paying over 30% of their monthly income on housing costs; and one out of every six (16%) owner households without a mortgage is paying over 30% of their monthly income on housing costs. The number of households that are housing cost burdened significantly increases as household income decreases.

Goal: Increase the supply of decent, safe, and sanitary housing that is affordable and accessible through the new construction and rehabilitation of various types of housing, especially housing that is affordable to lower income households.

Strategies: In order to meet this goal, the following actions should be undertaken:

- 2-A: Support and encourage private developers and non-profit housing providers to create, through construction or rehabilitation, affordable mixed-income housing.
- 2-B: Support and encourage the rehabilitation of existing renter-occupied and owner-occupied housing units in the area for households below 80% AMI.
- 2-C: Support homebuyer education, training programs, and closing cost/down payment assistance to increase the number of owner-occupied housing units; especially in response to HMDA data discrimination patterns to support higher loan to value ratios for minority homebuyers.
- 2-D: Support tenant education and maintenance training programs to encourage and support healthy rental housing units.
- 2-E: Encourage organizations serving the LMI community to develop relationships with landlords to expand the supply of affordable rental housing units.
- 2-F: Encourage affirmative marketing procedures to attract protected classes that are least likely to apply for new affordable housing opportunities.

Impediment 3 Need for Accessible Housing

There is a lack of accessible housing units in the area as the supply of accessible housing has not kept pace with the demand of individuals desiring to live independently.

Goal: Increase the supply of accessible housing through new construction and rehabilitation of accessible housing for persons with disabilities.

Strategies: In order to meet this goal, the following actions should be undertaken:

- 3-A: Promote the need for accessible and visitable housing by supporting and encouraging private developers and non-profits to develop, construct, or rehabilitate housing that is accessible to persons with disabilities.
- 3-B: Provide financial assistance for accessibility improvements to housing units to enable seniors and persons with disabilities to remain in their homes.
- 3-C: Promote and encourage the ADA and Fair Housing requirements for landlords to make “reasonable accommodations” to their rental properties so the units are accessible to tenants.

Impediment 4 Public Policy

The City's Zoning Ordinance needs additional definitions and provisions to affirmatively further fair housing.

Goal: Revise the Zoning Ordinance to promote the development of various types of affordable housing throughout the City.

Strategies: In order to meet this goal, the following actions should be undertaken:

- 4-A Revise the City Zoning Ordinance to include additional definitions, statements, and revisions that adopt model fair housing zoning provisions including reasonable accommodations, transit-oriented development, and regional cooperation.
- 4-B Develop incentives to encourage developers and housing providers to offer more affordable housing options in the City.
- 4-C Encourage LMI, minority, and protected class resident participation in the various City Boards and Commissions.

Impediment 5 Regional Approach to Fair Housing

There is a need for a regional collaborative approach to affirmatively further fair housing in the area.

Goal: Form a regional cooperative fair housing consortium to affirmatively further fair housing in the area.

Strategies: In order to meet this goal, the following actions should be undertaken:

- 5-A: Form a regional fair housing partnership with existing organizations to encourage fair housing choice throughout the area, fair housing activities, and projects.
- 5-B: Maintain a regional database of decent, safe, and sanitary housing that is affordable and accessible for households below 80% AMI.
- 5-C: Work collaboratively with affordable housing developers and providers to ensure affirmative fair marketing plans and deconcentration policies are created and implemented.
- 5-D: Support the Wicomico County Housing Authority to affirmatively further fair housing.

Fair housing is a right. The City is committed to promoting housing choice, which entails increasing free and equal access to residential housing throughout the City of Salisbury. The City will direct federal funds to address impediments to housing choice that inhibit an individual's pursuit of personal, educational, and employment goals. If you have any questions or comments, please send them to the City's Fair Housing Designated Officer:

Muir Boda, Director
Housing and Community Development Department
City of Salisbury
207 W. Main St.
Salisbury, MD 21801
(410) 341-9550

DRAFT

117 Funded
↓

96 Denied
↓ 40% denied for Home Improvement loans

Total apps
237

Home Loans Purchased by Location of Property and Type of Loan

Loan		Loans Originated	Approved, Not Accepted	Applications Denied	Applications Withdrawn	File Closed for Incompleteness
FHA, FSA/RHS & VA	Salisbury	388	6	76	71	11
	Wicomico	472	9	95	86	15
	MSA	1,867	49	334	323	86
Conventional	Salisbury	461	16	79	57	12
	Wicomico	600	25	110	73	15
	MSA	6,565	245	1,030	921	250
Refinancings	Salisbury	380	43	224	165	92
	Wicomico	520	59	322	223	116
	MSA	3,482	352	1,629	1,384	583
Home Improvement Loans	Salisbury	117	3	96	16	5
	Wicomico	161	5	123	24	7
	MSA	797	33	619	118	60

Source: <https://ffiec.cfpb.gov/data-publication/aggregate-reports/2022/MD/41540>

includes Sussex, DE County

The table below lists the lending activity by income group to establish a baseline for lending activity per income.

Disposition of Loan Applications by Income of Applicant

Loan	Income	Total Apps	Loans Originated		Approved But Not Accepted		Applications Denied		Applications Withdrawn		Files Closed for Incompleteness	
		#	#	%	#	%	#	%	#	%	#	%
FHA, FSA/RHS, and VA	Less than 50% of MSA/MD median	243	129	53.1%	8	3.3%	72	29.6%	24	9.9%	10	4.1%
	50-79% of MSA/MD median	798	554	69.4%	19	2.4%	108	13.5%	91	11.4%	26	3.3%

Zones/Entitlement Communities, Section 108 Loan Guarantees, Economic Development Initiative (EDI) funds, etc.

- ED-5 Access to Transportation – Support the expansion of public transportation and access to bus and automobile service to assist residents' transportation needs for employment and job training opportunities.

Administration, Planning, and Management Strategy Priority Need:
There is a need for planning, administration, management, and oversight of federal, state, and local funded programs.

Goals:

- AM-1 Overall Coordination – Provide program management and oversight for the successful administration of federal, state, and local funded programs, including planning services for special studies, environmental clearance, fair housing activities, and compliance with all federal, state, and local laws and regulations.

The State of MD gets \$10,000,000

2. HOME Program

The City of Salisbury is not a HOME entitlement city. The City may apply for HOME funds on a competitive basis through Maryland Department of Housing and Community Development (DHCD). The City has not applied for HOME funds for PY 2024 and has no current plans to apply for HOME funds during the next five (5) years.

Why? This addresses the need.

3. Emergency Solutions Grant (ESG) Funds

The City of Salisbury applies each year on a competitive basis to the Maryland Department of Housing and Community Development (DHCD) for Emergency Solutions Grant (ESG) Funds to assist local agencies that participate in the Homeless Alliance of the Lower Shore (HALS), the local Continuum of Care agency. HALS (previously known as TCAH) was formed in 2001 by the lead agency, the Somerset County Health Department. The ESG funds received by the City are awarded to homeless service provider agencies that serve the Salisbury area. In FY 2022, the HUD NOFA awarded the CoC a total of \$1,286,378 in CoC funds (not including planning funds), an increase of \$69,684 than originally requested. The increase was the result of an increase in the increased fair market rents used by HUD. The CoC NOFA provided the funding levels shown to the following renewal projects:

- MHA S+C Lower Shore (Somerset & Wicomico) - \$254,723
- MHA S+C Lower Shore (Worcester) - \$68,255
- Project 23 - \$538,056

The City needs to prioritize resources + apply for this funding.

Cambridge city manager resigns over concerns with CWDI

- MAGGIE TROVATO mtrovato@chespub.com
- Mar 19, 2024

CAMBRIDGE — Tom Carroll, Cambridge’s city manager of two years, submitted his resignation on Monday.

In a letter addressed to the mayor and commissioners, Carroll said his last day as city manager will be no later than May 17.

Carroll shared the news of his resignation with City Council Monday night in a closed session following the council meeting.

“This was a hard decision for me to reach, but I do know it is the right decision to make,” he wrote in an email to the Star Democrat Tuesday morning.

In an interview Tuesday afternoon, Carroll said he has accepted a city manager position for the City of Lexington, Virginia. He said that in December, he came to the decision to pursue employment outside of Cambridge in the new year.

The reason for this decision, he said, was his concerns with Cambridge Waterfront Development Inc.’s Cambridge Harbor project, a project to develop the space along the Cambridge waterfront. Specifically, Carroll pointed to three events that led to his decision.

The first was a Dec. 15 email from CWDI Executive Director Matt Leonard. The email, sent to CWDI stakeholders, said the city’s words and actions were jeopardizing CWDI’s deal with a company to build a hotel, Carroll said.

When Carroll, at the request of City Council President Lajan Cephas, reached out to two of the city’s representatives on the CWDI board, he said he didn’t hear back from them on the topic for months.

Along with this, Carroll said CWDI’s “fussiness” regarding a now indefinitely tabled ordinance that would give the city the authority to appoint an individual to represent the city on a non-city governed board — and also remove that individual, and subsequently impose a fine or jail time if the individual continued to act as a representative of the city on said board — made it clear that CWDI was unwilling to change any part of its plan in response to criticism from the city.

Carroll said the third event that led to his decision was when he learned of a “significant ethical issue” involving CWDI’s attorney. CWDI is represented by the law firm Miles and Stockbridge.

This is not the first time Carroll has spoken about his concerns with the Cambridge Harbor project.

In late October, a letter addressed to Leonard and signed by Carroll stated that Cambridge City Council was not in support of the plans for the project. The letter stated concerns with the CWDI’s governance, the proposed tax increment financing and the lack of a private sector development partner for a project of this size.

Carroll himself said in a September interview that having spent 27 years in local governments and having been a part of two major economic development projects, he had concerns with the financial feasibility of CWDI’s plan.

In his email to the Star Democrat, Carroll said he hopes that he is wrong and that Cambridge Harbor will “become a story book success.”

“But I fear that I will be correct in its lasting and long-term negative impacts for Cambridge unless it is fundamentally changed,” he wrote. “I can no longer standby while this project moves forward in its current form and with the current governance structure.”

Leonard said Carroll’s reasons for leaving are his reasons.

“I don’t know what all the reasons are,” Leonard said. “If that’s the one he has chosen promote, I’m sorry to see that. It doesn’t make a lot of sense to me, but his reasons are his reasons.”

Leonard said one of the reasons CWDI was formed was to have an organization in place that can “transcend political turmoil or disruptions in leadership.”

“We’ve done everything we can to make sure that we can continue the progress on the project despite political changes,” he said.

In his Monday letter to the mayor and commissioners, Carroll mentioned some of the city’s accomplishments since he began serving as city manager, including the Cambridge Police Department’s commitment to community policing and the city’s undertaking of significant capital projects.

He said he was “particularly proud” of the city’s wages and classifications system that has helped the city’s workforce become more reflective of the community.

In a press release, Mayor Stephen Rideout said he and the commissioners are saddened by Carroll’s decision to leave, and his expertise will be missed.

In an interview, Rideout called Carroll leaving a significant loss for the city. He said the city has been making progress like he hasn’t seen since it established its current form of government in 2015.

City Council President Lajan Cephas called Carroll a gift to Cambridge, adding that he has made a lasting impact on the city.

“Although he’s leaving, he’s still going to be with us, with the changes that he’s made,” she said.

Both Rideout and Cephas said they still have concerns about Cambridge Harbor. Cephas said her concerns lie with the direction CWDI’s leadership is going in.

Rideout said this search for the next city manager will begin soon. The mayor and commissioners are responsible for hiring for the position. Carroll said he has offered to assist with the first steps in recruiting the next city manager.

In the interview Tuesday, Carroll said he expected to serve the rest of his career in Cambridge.

“I love Cambridge and think it has so much potential,” he said. “I think this community will benefit by getting very serious about structural racism that we have in this community. And CWDI, the Cambridge Harbor project is something that makes me feel like their approach to this project demonstrates that Cambridge isn’t serious about that important conversation.”

SALISBURY CITY CODE

Title 17 Zoning

Chapter 17.196 - OFF-STREET PARKING AND LOADING STANDARDS

Mixed-use building	1 space per 350 gross square feet of building area plus any additional parking as may be required for any restaurant
Shopping centers:	
Up to 30,000 square feet	1 space per 250 gross square feet of building area
30,000 to 600,000 square feet	1 per 300 square feet of gross floor area
Over 600,000 square feet	1 per 350 square feet of gross floor area
Recreational or entertainment:	
Arena; auditorium; stadium; theater	1 per each 4 seats of maximum seating capacity
Bowling alleys	5 per bowling lane
Private clubs, lodges and fraternal organizations	1 per 300 square feet
Restaurant; tavern; nightclub; dance hall	1 per 250 square feet of gross floor area
Skating rink	1 per each 3 persons' capacity
Swimming pool	1 per each 3 persons' capacity
Tennis, racquetball and handball establishment	1 per 400 square feet of gross floor area
Billiard parlor; automatic amusement device establishment	1 per 2 amusement devices
Institutional:	
Church or other place of worship	1 per 4 seats of maximum seating capacity
Fire station	1 for each Fire Marshal and Fire Chief, plus 1 per each member of the largest shift of regularly employed fire fighters, plus 1 for each regular employee
Police station	1 for police chief, plus 1 for captain, plus 1 for each member of the largest shift of regularly employed policemen, plus 1 for each regular employee and 2 for members of the public
Hospital	1½ per each bed and 1 for each 2 employees on the largest shift, including staff doctors
Libraries, museums, art galleries	1 space per each 200 square feet of gross floor area
Care home	1 per 5 patient beds and 1 off-street loading and unloading area
Medical and dental clinic and office	1 per 250 square feet of gross floor area
Group domiciliary care facility and group home	1 per each employee, plus 1 per each 2 residents
Schools (public, parochial or private):	
Day-care facilities for children, elderly and/or handicapped; nursery school	1 per each employee, plus 1 per each 5 occupants
Elementary, middle and senior high school	1 per each 5 seats of classrooms
Colleges and universities	1 for each 4 students
School of special instruction	1 for each 2 students
Industrial:	

SALISBURY CITY CODE

Title 17 Zoning

Chapter 17.196 - OFF-STREET PARKING AND LOADING STANDARDS

17.196.030 Parking space requirements.

Parking space requirements shall be as follows:

Type of Use	Parking Spaces Required
Residential:	
All residential uses except those specified below	2 for each dwelling unit
Apartment development	1½ for each dwelling unit
Bed and breakfast inn	Two spaces for the principle use, plus one additional space for each guest room and each employee. Required spaces to be provided on site or proximate to the site as allowed by special exception. In residential zones, the minimum parking setback shall be five feet and, when more than four guest or employee spaces are required, the parking area shall be screened from direct view of any nearby residential use by a suitable visual barrier. Parking shall not be located in the front yard area of the residence.
Boardinghouse/rooming house, fraternity, sorority and dormitory	1 per sleeping room between front building line and rear lot line
Cloister housing	1 for each dwelling unit
Housing for the elderly and handicapped	A minimum of 1½ spaces for each dwelling unit, subject to additional requirements of a Comprehensive Development Plan approval
Commercial:	
Animal hospital	1½ for each exam room
Auction	1 per each 2 persons' maximum capacity
Filling station, service station, automotive repair, full service garage	1 per pump, plus 1 per service bay, plus 1 per staff
Automobile sales, Rental, Services	1 per 350 square feet of gross floor space
Banks and financial institutions	1 per 300 square feet of gross floor space
Bus terminal	1 per 100 square feet of gross floor area, plus 1 for each bus regularly scheduled or stored on the premises
Car wash	2 per stall
Funeral home	1 per each 4 seats
Hairdresser's shop	2 per chair
Home improvement store	1 per 350 square feet of gross floor area, or as approved by the planning commission on a comprehensive development plan based on the institute of traffic engineers parking standards
Home occupation/Home office	1 in addition to spaces required for the dwelling
Hotel; motel	1 per guest room, plus required parking for accessory uses contained on the premises
Laundromat	1 per 3 washers or dryers, in any combination
Office	1 per 400 square feet of gross floor area
Retail sales and service establishment	1 space per 500 square feet of gross floor area
Studio	1 per 200 square feet of gross floor area

SALISBURY CITY CODE

Title 17 Zoning

Chapter 17.196 - OFF-STREET PARKING AND LOADING STANDARDS

All industrial and manufacturing uses, except those specified below	1 per each 2 employees on the largest shift for which the building is designed plus 1 for each motor vehicle used in the business
Auto wrecking; junk and scrap establishments storage area	1 per employee, plus 1 per 10,000 square feet
Freight and trucking terminals; moving and storage; parcel delivery and express transfer stations; wholesale distribution and warehouses	1 per employee, plus 1 per vehicle maintained on the premises
In the CBD and RRMU district No. 1 and RRMU district No. 2	Parking for proposed developments within these districts will be evaluated on a project by project basis with a recommendation from the Planning and Zoning Commission to the Mayor and City Council

(Ord. 2008, 2006; Ord. 2009 (part), 2006; Ord. 1936 (part), 2005; Ord. 1864, 2002; Ord. 1786 § 14, 2000; Ord. 1599 § 5 (part), 1995; prior code § 150-189)

(Ord. No. 2310, 1-26-2015; Ord. No. 2506, 11-13-2018)