



# Housing and Historic and Cultural Resources

Comprehensive Plan Update

Focus Group

May 20, 2025





**May 20th, 2025**

**Comprehensive Plan Update  
Focus Group:  
Housing & Historic and Cultural  
Resources**

**Agenda**

- Introduction by DID Staff
  - Slide Presentation
- Focus Group Table Discussions
- Share Your Map and Discuss Highlights with the Group

Thank you for your time and input.  
If you have any questions please reach out to our  
Planning Staff:

Betsy Jackson | [bjackson@salisbury.md](mailto:bjackson@salisbury.md)  
Jennifer Jean | [jjean@salisbury.md](mailto:jjean@salisbury.md)  
Zach White | [zwhite@salisbury.md](mailto:zwhite@salisbury.md)  
Jessica Crenshaw | [jcrenshaw@salisbury.md](mailto:jcrenshaw@salisbury.md)







City of  
**Salisbury**

# Roadmap to Comprehensive Plan

**November 2023**

Planning Commission  
Presentation

**January  
2024**

Community  
Open  
House

**November  
2024**

Survey Results  
Provided to  
DID

**April -  
June 2025**

Public  
Focus  
Groups

**February - April 2025**

- Public Input and Draft review
- Weekly DID Staff Works Sessions

**Summer 2025**

- Redraft Plan
- Planning Commission Public Review & Work-sessions

**Fall 2025**

- Outside Agency Reviews
- Final Edits

**Winter 2025/2026**

- Planning Commission Public Hearing
- Council Work Sessions & Council Public Hearings

**Comprehensive  
Plan Adoption**

*YOU ARE HERE*

<https://salisbury.md/2024-comprehensive-plan-update>





# Housing

“Local jurisdictions have a duty to affirmatively further fair housing through their housing and urban development programs.”

A housing element shall address the need for affordable housing within the local jurisdiction, including: (1) workforce housing; and (2) low-income housing.





# Housing - Definitions

Affirmatively further fair housing means to take meaningful actions, in addition to actions aimed at combating discrimination, to: (i) overcome patterns of segregation; and (ii) foster inclusive communities free from barriers that restrict access to housing and opportunity based on protected characteristics.

Affordable means housing costs do not exceed 30% of a household's income.





# Housing - Definitions

Area median income means the median household income for the area adjusted for household size as published and annually updated by the US Dept. of Housing and Urban Development

**Median Household Income - \$56,402 (2023 ACS 5-year Estimates)**

Low-income housing means housing that is affordable for a household with an aggregate annual income that is below 60% of the area median income.

**Less than \$33,841**





# Housing - Definitions

## Workforce housing means:

(1) Rental housing that is affordable for a household with an aggregate annual income between 50% and 100% of the area median income; or

**\$28,201-\$56,402**

(2) Homeownership housing that: (i) except as provided in item (ii) of this item, is affordable to a household with an aggregate annual income between 60% and 120% of the area median income (**\$33,341 - \$67,382**); or (ii) in target areas that are recognized by the Secretary for purposes of administering the Maryland Mortgage Program, is affordable to a household with an aggregate annual income between 60% and 150% of the area median income. (**\$33,341 - \$84,603**)





# Historic and Cultural Resources

- Not a required element
- It's included in the existing 2011 Comprehensive Plan

## Examples:

Historic structures

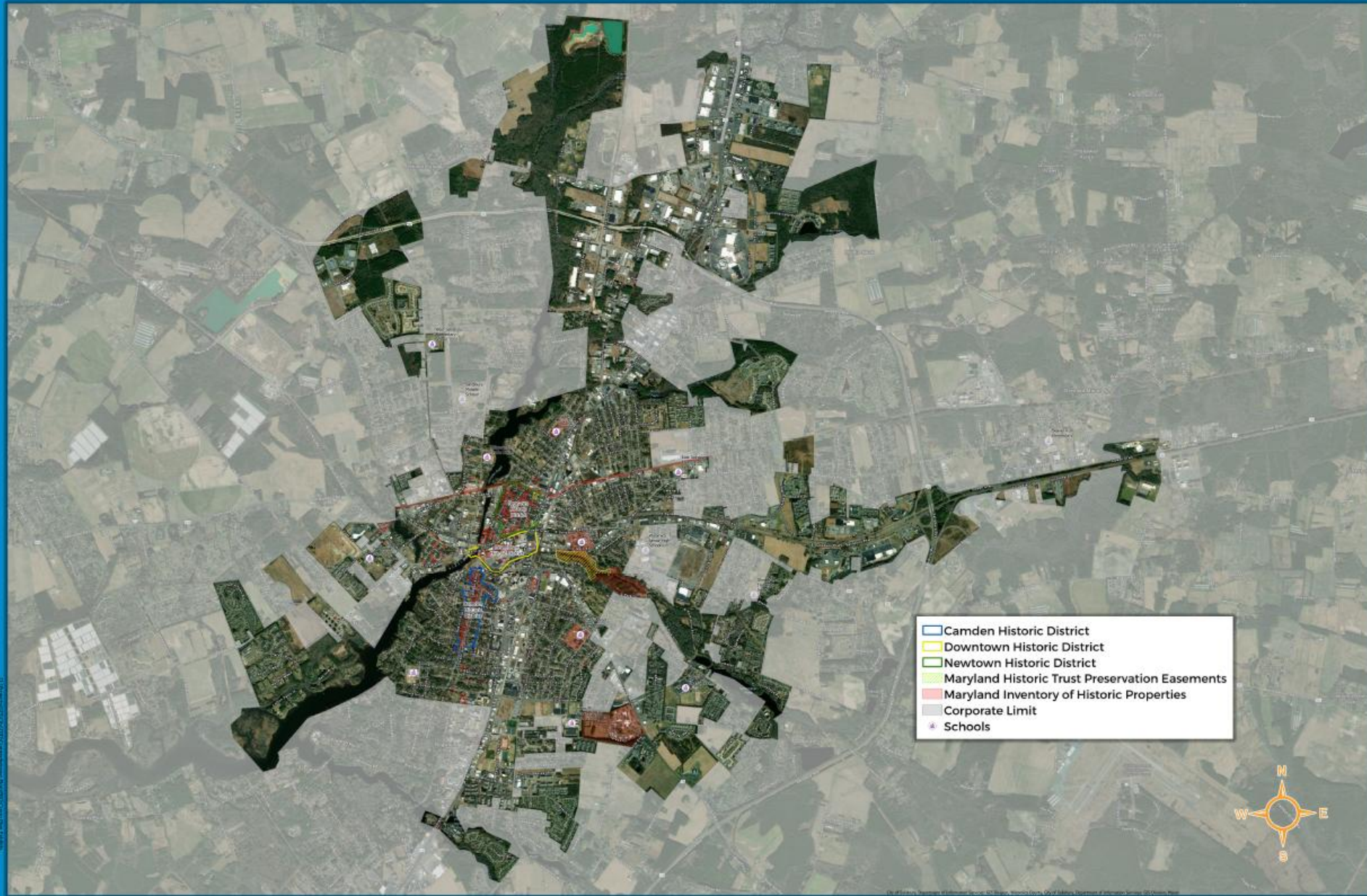
Markers of historic places or events

Districts





# Housing, Historic & Cultural Resources



## Historic and Cultural Resources Salisbury, MD

Scale: 1:15,000  
Date: 5/20/2025  
PCS: MD83M





# Discussion Questions

- I. Do you think the City does a good job of honoring Salisbury's historic and cultural resources? What historic and cultural resources should be honored differently or needs more attention or activation? What, if anything, should the City do to address this? Refer to the map for existing historic properties.
- II. As a City, we are tasked with "affirmatively furthering fair housing". How can we increase housing opportunities for low-income, moderate-income, and fixed-income people?
- III. As a City, we are tasked with "affirmatively furthering fair housing". How can we increase housing opportunities for aging in place and for people with disabilities?
- IV. What can the city do to assist individuals experiencing homelessness?
- V. How can the city promote neighborhood stabilization and reinvestment in the areas at risk for economic, physical, and social decline?
- VI. How can the City encourage the maintenance and modernization of the existing housing stock?





# Thank you for Participating!

## Next Focus Group Dates and Topics:

- Thursday, June 12, 2025 – Water Resources, Environmental Resources and Sustainability

