

Comprehensive Plan Comparison			
	KENT COUNTY	NEW CASTLE COUNTY	SUSSEX COUNTY
GOAL			
	Enable and encourage well-designed, diverse, attractive, affordable, and convenient housing community choices for people and families in all stages of life and all income ranges throughout the County.	Facilitate housing and community choices for people and families in all stages of life, all income ranges, and throughout the county.	Facilitate decent, safe, and sanitary housing for low and moderate income people throughout Sussex County.
OBJECTIVES			
Compact Development	Ensure sufficient land for more compact mixed-use development with an emphasis on creating communities rather than subdivisions comprised of a range of housing options such as apartments, townhouses, duplexes, and single-family detached dwellings, as well as easy access to goods and services.	Ensure the Future Land Use Plan provides sufficient land for more compact residential growth and provide for the development of hamlets, villages, and mixed use communities.	
	Foster multi-modal and transit options enabling those without easy access to automobiles to interact meaningfully within their communities.	Foster a pedestrian and public transit environment by permitting increased density adjacent to transit routes and identifying undeveloped parcels to be designated for mixed use. Direct funds for affordable housing to connected, accessible, and walkable locations in close proximity to transit, schools, daycare, jobs, shops and services.	
Transit and Livability			
Mixed Housing	Encourage an expansion of housing types, such as apartments, townhouses, duplexes, and single-family detached dwellings, to serve a diverse population.	Pursue legalizing accessory dwelling units, zoning to include affordable units in conjunction with new market rate units, and review provisions of the Unified Development Code that provide regulations for mixed income housing and mixed commercial / residential housing.	
Owner Occupied	Provide homeownership opportunities for those of low- to moderate-income as well as those at or above the median family income.	Provide homeownership opportunities for low and moderate income households through the downpayment and settlement fund programs and investigate mandates or incentives such as accessory dwelling unit legislation, zoning code revisions to reduce the cost of construction, and augmentation of federal housing funds with private sources.	Provide affordable housing options to the County's workforce earning 80% to 125% of HUD's Area Median Income. Encourage manufactured homes as an affordable housing tool. Encourage private for-profit developers to undertake affordable housing projects.
Rental	Coordinate with the State and Federal Governments to provide opportunities to increase the supply of rental housing affordable to extremely low-income county residents.	Work with the State and Federal Governments to increase the supply of rental housing affordable to extremely low income county residents. Producing rental units affordable to extremely low income people requires coordination with other funding streams, particularly state-administered <u>Low-Income Housing Tax Credits</u> .	Create a Moderately Priced Rental Unit Program to support the growing rental demand throughout Sussex County.
Reinvestment and Preservation	Maintain or improve the condition of the housing stock throughout the County without causing displacement.	Maintain or improve the condition of all housing stock throughout the county, without causing displacement. Promote reinvestment in older communities.	Decrease substandard housing and preserve the affordable housing stock in Sussex County.
STRATEGIES			
DENSITY & GROWTH	Revise the Transfer of Development Rights program to provide additional incentives for participation within the Growth Zone Overlay, utilizing enhanced performance standards to ensure projects integrate with and complement existing development and foster the creation of mixed-income communities. Focus the provision of affordable housing in areas where reasonable access to goods and services exists or is planned with an emphasis on multi-modal and transit options by identifying areas and sites where a special effort will be made through rezonings, incentives or other means to provide affordable housing.	Encourage appropriate densities by improving Transfer of Development Rights code requirements and/or other code revisions, such as upzoning and downzoning, minor density requirements, and impact fees for land preservation. Revise the Unified Development Code (UDC) regulations governing mixed-uses, villages and hamlets to promote development of mixed use centers in targeted locations. Revise the UDC regulations to provide density incentives along transit corridors, in mixed use centers, and for provision of affordable housing.	
EXISTING STOCK	Promote infill development in existing developed areas to optimize existing infrastructure investment.	Promote infill and redevelopment to optimize existing infrastructure, focusing on transit corridors with a mix of housing to relieve the pressure of greenfield development. Work with the State Fire Marshal to align Fire Code requirements with rehabilitation objectives.	Continue utilizing Federal, State, and County funding as efficiently as possible to try and satisfy the 700+ names on the waiting list for home rehabilitation. Continue to support manufactured homeownership throughout the County as an affordable housing alternative. Review County regulations to identify provisions that may unduly constrain the development of well-designed manufactured housing communities. The County will encourage local municipalities to review these codes as well.

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BARRIERS	<p>Identify regulatory barriers that inhibit the creation of affordable housing and revise as needed, such as:</p> <ul style="list-style-type: none"> a. Adoption of a rehabilitation building subcode to allow more flexibility in the rehabilitation of older buildings; and b. Removing limitations for well-designed accessory dwelling units in both new construction and existing residential neighborhoods. 	<p>Identify regulatory barriers to affordable housing and amend as needed.</p> <p>Create a streamlined development process for priority housing objectives.</p> <p>Encourage the creation of affordable housing through initiatives such as accessory dwelling units, inclusionary zoning, homeownership incentive programs and a Housing Trust Fund for development of affordable housing.</p>	
INCLUSIONARY HOUSING	<p>Establish a mandatory inclusionary zoning program containing the following provisions:</p> <ul style="list-style-type: none"> a. Incentives such as density bonuses at or over the maximum units per acre, reduction or deferment of impact fees (as permitted by state statute), traffic mitigation agreements, and/or mechanisms to expedite affordable housing b. Targeting units for low- and moderate-income households; c. Long-term affordability of the units via resale controls or rent and income restrictions to ensure an affordable housing inventory over time for the intended income group; and, d. Direct monetary and/or land donations generated through the inclusionary program to funding resources that ensure the program's housing-related uses. 		<p>Support and evaluate Sussex County's new Moderately Priced Housing Unit (MPHU) Program. Possible revisions to the program include:</p> <ul style="list-style-type: none"> a. Making the MPHU Program mandatory and modifying its rules and regulations to ensure MPHU homes are permanently priced at affordable housing levels. b. Modifying the program to include existing new developments in the program will be considered. These developments may not receive the benefit of expedited review or bonus density, but may be included in the MPHU program on a voluntary basis. <p>Continue to utilize the Housing Rehabilitation Loan Program funded by the State, to preserve and rehabilitate affordable rental housing throughout the County, and coordinate with non-profit organizations, local municipalities, and private developers to see that a Moderately Priced Rental Unit Program is developed within the next two to three years.</p>
GREEN	<p>Explore code revisions and incentives such as density bonuses to promote construction of environmentally friendly "green" buildings and the construction and renovation of buildings to incorporate Energy Star efficiencies, recognizing not only the environmental benefits but also the economic benefits to residents.</p>	<p>Explore code revisions and incentives to promote the construction of environmentally friendly "green" buildings and the construction and renovation of buildings to incorporate Energy Star efficiencies.</p>	
HOMEOWNERSHIP	<p>Establish housing programs for down payment and settlement assistance for first time homebuyers and explore participation in the Delaware State Housing Authority's "Live Near Your Work" program.</p>	<p>Encourage homeownership by continuing countywide programs for down payment and settlement assistance loans for first time homebuyers, targeting home ownership incentives to neighborhoods that are prime for rental conversion and providing expedited processing</p>	
PERMANENT AFFORDABILITY	<p>Establish a partnership with the Diamond State Community Land Trust to ensure long-term affordable homeownership opportunities and preserve investment permanently as units remain affordable from one buyer to another over time;</p>		
HOUSING TRUST FUND	<p>Establish an affordable housing trust fund potentially funded through a percentage of the "in-lieu" fees paid by developers as part of an inclusionary zoning ordinance; and</p>		
COMMUNITY ADVISORY	<p>Convene a committee consisting of housing advocates, builders, architects, and individuals with knowledge regarding underwriting housing financing and available funding sources, to advise and assist in implementing the recommendations of this chapter, as well as develop additional incentives that encourage affordable housing.</p>	<p>Strengthen partnerships with other agencies, the development community, non-profit housing providers, and incorporated municipalities to increase the supply of affordable rental units in locations with appropriate services.</p> <p>Continue the Problem Property Task Force, Rental Code, and Property Maintenance initiatives.</p>	<p>Continue to expand relationships with private developers to promote the concept of offering workforce housing price discounts in cooperation with employers.</p>

Kent County Comprehensive Plan <http://www.co.kent.de.us/Departments/Planning/Zoning/compplanupdate.htm>

New Castle County Comprehensive Plan <http://www2.nccde.org/landuse/Planning/ComprehensivePlan/default.aspx>

Sussex County Comprehensive Plan <http://www.sussexcountycle.gov/compplan/>