

# Good Neighborhood

“Good Neighborhood” is the name for the multi-year campaign which the Delaware Housing Coalition has initiated in order to address the need for affordable, accessible, inclusive communities in Delaware.

It is a direct response to the need to make progress on one of our most challenging strategic planning goals and a critical state need: to ensure that Delaware's affordable housing system focuses on creating housing opportunities for households with very low incomes (<50% of median income) and extremely low incomes (<30%).

This need cannot be addressed by focusing solely on the gap between incomes and housing cost or on the funding required to make housing affordable for poor Delawareans.

It must also address social, regulatory, and civic barriers to a more equitable distribution of affordable housing.

## THE ELEMENTS OF THE CAMPAIGN

In order to advance this project, DHC is working on a three-fold strategy of research, policy development, and advocacy for inclusion:

(1) RESEARCH: We are developing a Fair Share Measure with the goal of applying it to Delaware communities.

We have contracted with the University of Delaware to com-

Sprawl can be defined as a pattern of urban and metropolitan growth that reflects low-density, automobile-dependent, exclusionary new development on the fringe of settled areas often surrounding a deteriorating city. Among the traits of metropolitan growth frequently associated with sprawl are unlimited outward extension of development; low-density housing and commercial development; leapfrog development, “edge cities,” and more recently “edgeless cities”; fragmentation of land use planning among multiple municipalities; reliance on private automobiles for transportation; large fiscal disparities among municipalities; segregation of types of land use; race and class-based exclusionary housing and employment; congestion and environmental damage; and a declining sense of community among area residents.

~ Gregory Squires, *Urban Sprawl: Causes, Consequences, and Policy Responses*

plete the first phase of the Fair Share Measure. That work is being done by Elizabeth Kowalczyk, who discusses Fair Share Measures in this issue and whose work is being reviewed by a committee of academics and practitioners: Karen Curtis (faculty member and DHC board member), Marlena Gibson (Department of Community Planning and Development of the Delaware State Housing Authority), Rosalind Kotz (PhD student), Steve Peuquet (faculty), and Serena Williams (Widener School of Law and DHC board).

(2) POLICY DEVELOPMENT: Using the Fair Share Measure as its basis, this phase will include the drawing up of voluntary and mandatory measures and will be guided by the Good Neighborhood

Advisory Committee, a community oversight group.

The Good Neighborhood Advisory Committee is a community oversight group that is part of the overall Good Neighborhood Campaign. The group will have nine members, five of whom will be representative of the target population (<50% AMI and >50% spent on housing costs). The other four will be representatives of the wider community, including, especially, engaged citizens and the faith community. By geography, they will represent New Castle County (5), Kent (2), and Sussex (2).

(3) CAMPAIGN: The final stage will be advocacy for inclusion, building a network dedicated to inclusion (gathering allies from the faith-based, fair housing, education, anti-poverty, disability, and community development arenas) and creating a public awareness campaign and the necessary public dialog and action.

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