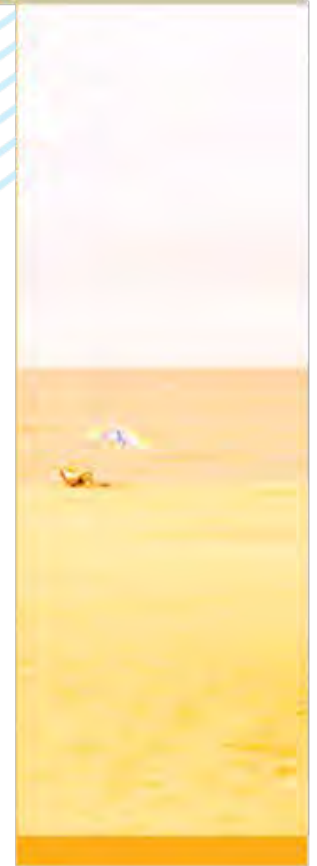




THE SUSSEX PLAN

SUSSEX COUNTY COMPREHENSIVE PLAN

COUNTY PLANNING AND ZONING COMMISSION WORKSHOP



July 28, 2017

TODAY'S WORKSHOP



- ▶ Public Comment
- ▶ Housing Element Discussion
- ▶ Utilities Element Discussion
- ▶ Public Comment

HOUSING



THE SUSSEX PLAN

HOUSING



▶ 2008 Plan Housing Element Contents

- **Housing Affordability**
 - **Manufactured Housing**
- **Housing Conditions**
- **Sussex County Housing Initiatives**
 - **Housing Rehabilitation and Related Assistance**
 - **The Moderately Priced Housing Unit Program**
 - **Cooperation with Non-Profit Entities**
- **Housing Goals, Objectives, and Strategies**

HOUSING



Summary of 2015 Sussex County Housing Statistics

	Number	Percent
Total Housing Units	127,680	--
Occupied Units	81,183	63.6%
Owner-Occupied	62,989	49.3%
Renter-Occupied	18,194	14.2%
Vacant Units	46,497	36.4%
For rent	1,524	1.2%
Rented, not occupied	113	0.1%
For sale only	2,528	2.0%
Sold, not occupied	377	0.3%
Seasonal, recreational, or occasional use	37,501	29.4%
For migrant workers	125	0.1%
Other vacant	4,329	3.4%

Source: U.S. Census Bureau, 2015 ACS; GCR Incorporated, Delaware Statewide Housing Needs Assessment 2015-2020

HOUSING



Summary of 2015 Sussex County Housing Statistics		
Housing Units by Structure		
Single-Family Detached	79,408	62%
Single-Family Attached	9,957	8%
2-4 Units	3,747	3%
5+ Units	11,331	9%
Mobile Homes	23,178	18%
Boat, RV, van, etc.	59	<1%

Source: U.S. Census Bureau, 2015 ACS; GCR Incorporated, Delaware Statewide Housing Needs Assessment 2015-2020

Over 60% of the housing units in Sussex County are SF Detached

HOUSING



Summary of 2015 Sussex County Housing Statistics

Summary of 2015 Sussex County Housing Statistics	
Age of Housing Units	
2010 or later	3,859
2000 to 2009	37,836
1990 to 1999	24,296
1980 to 1989	22,852
1970 to 1979	15,043
1960 to 1969	8,773
1950 to 1959	5,596
1940 to 1949	2,895

Source: U.S. Census Bureau, 2015 ACS; GCR Incorporated, Delaware Statewide Housing Needs Assessment 2015-2020

Almost 70% of the housing units in Sussex County were built 1980 or later

HOUSING



Summary of 2015 Sussex County Housing Statistics	
Estimated Substandard Units	4,097
Owner-occupied	3,209
Renter-occupied	888

Source: U.S. Census Bureau, 2015 ACS; GCR Incorporated, Delaware Statewide Housing Needs Assessment 2015-2020

Substandard housing is defined as homes that are vacant and abandoned; homes that are occupied but are in unlivable conditions; and homes that are occupied and in disrepair.

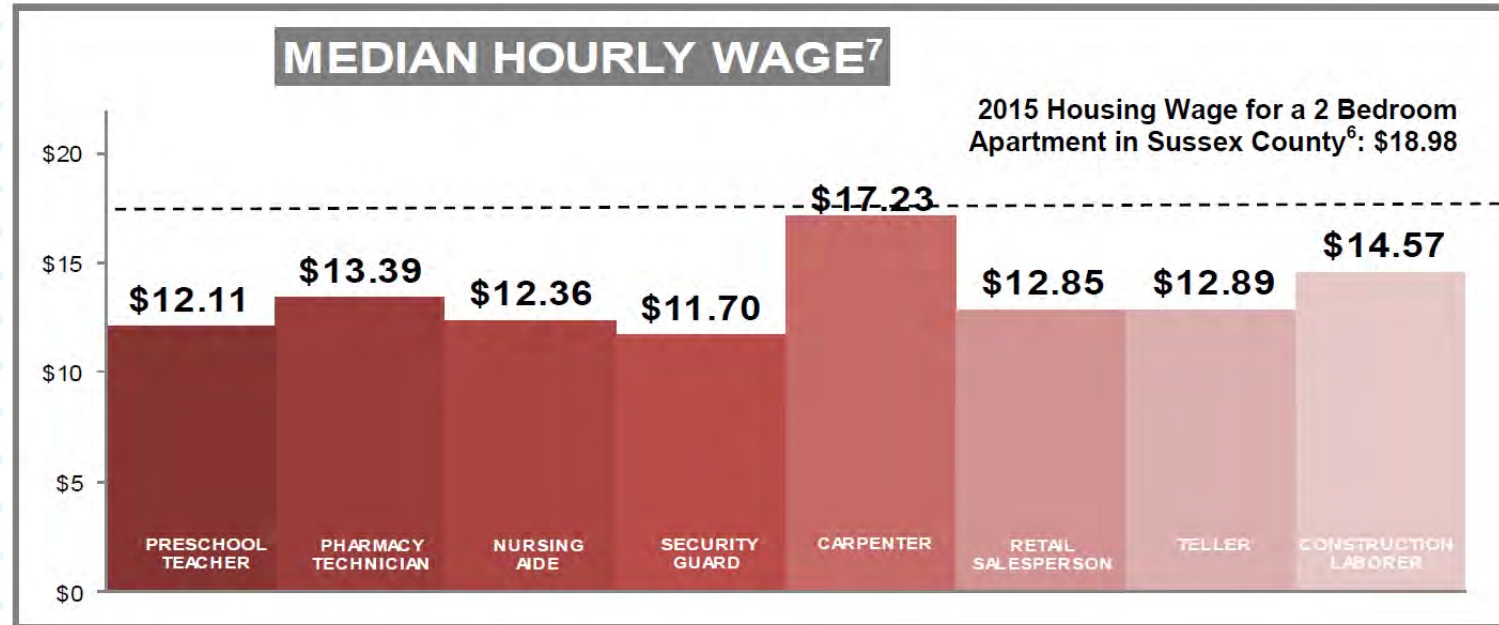
HOUSING



- ▶ **Median Home Price in Sussex (1st Q 2017): \$295,618**
 - For comparison, median home price in Kent was \$198,750 and in New Castle was \$208,000
- ▶ **Median Family Income in Sussex: \$65,900**
- ▶ **The amount affordable to a worker who makes 50% of area median income (AMI) is \$110,969**
 - **Affordability Gap: -\$184,649**
 - **Source: DSHA Quarterly Affordability Gap Report, HUD FY 2017 Median Family Income Documentation System**



HOUSING



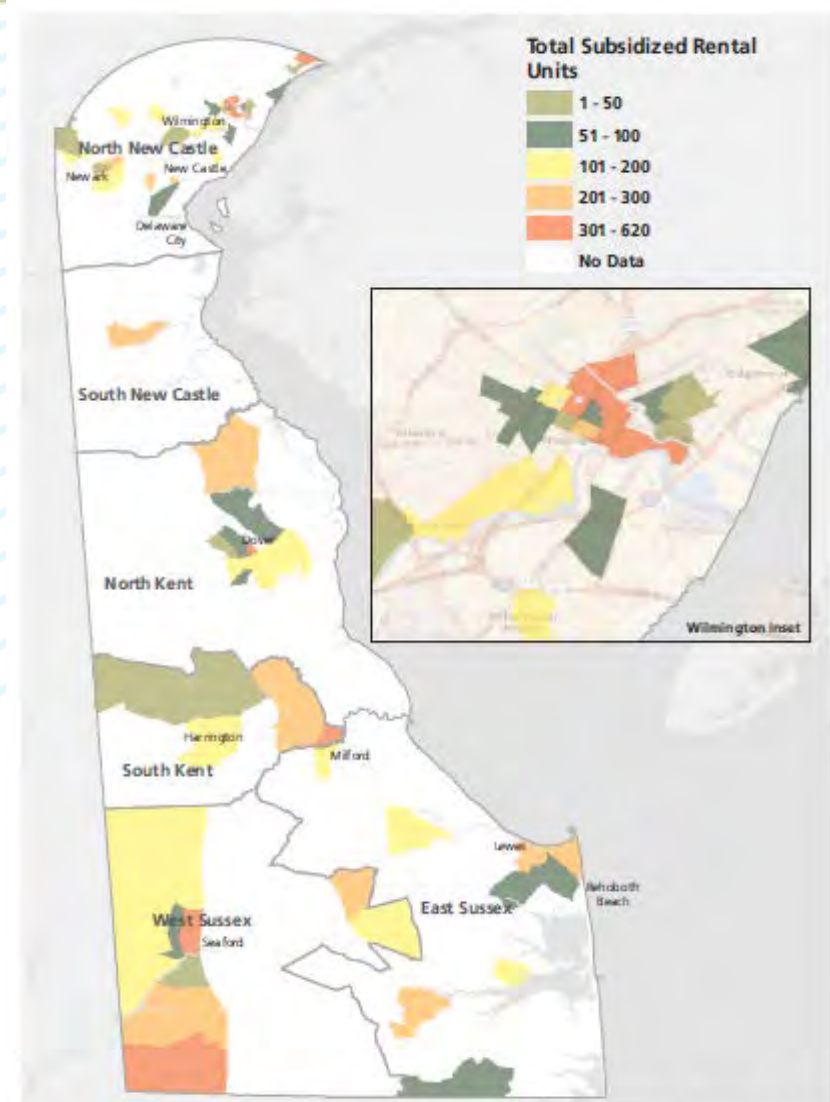
- Source: DSHA Sussex County Housing Fact Sheet

HOUSING



- **Subsidized Rental Housing**
 - There are over 3,100 subsidized rental units in Sussex
 - There are 14 developments and 555 units of subsidized rental housing over 25 years old without substantial rehab

○ Source: DSHA Housing Needs Assessment



Map 8 Subsidized Housing Units in Delaware by Census Tract, 2013

HOUSING



► Rental and Homeownership Demand by Income (2015–2020)

		<30% AMI	30% to 50% AMI	50% to 80% AMI	80% + AMI	TOTAL
Rental Demand	East Sussex	165	215	200	550	1,130
	West Sussex	220	140	170	290	820
Home-ownership Demand	East Sussex	510	560	1,265	1,295	3,630
	West Sussex	200	240	485	490	1,415

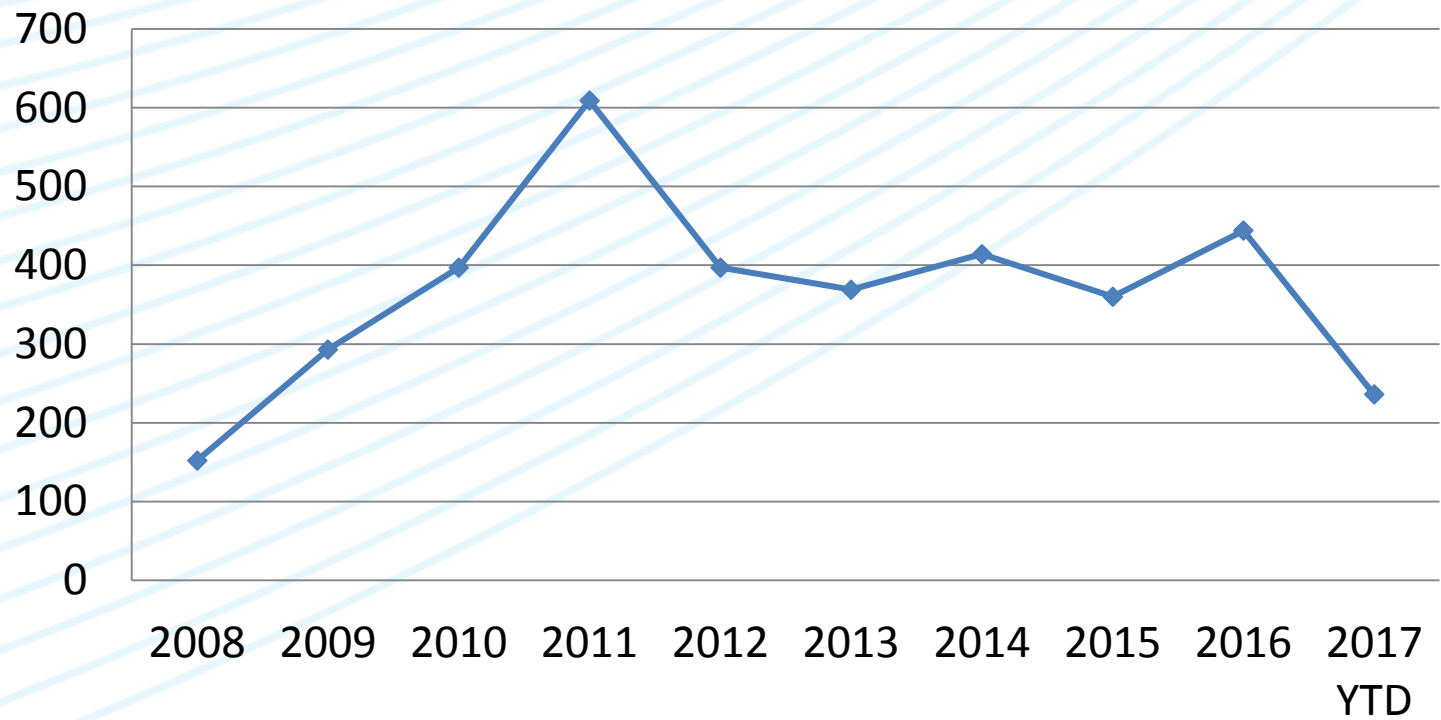
◦ Source: DSHA Quarterly Affordability Gap Report, GCR Inc.

HOUSING



► Foreclosures in Sussex County

Sheriff Sales 2008-2017 YTD



◦ Source: DSHA

HOUSING



▶ Homelessness in Sussex County

- 126 people were homeless in Sussex County sleeping in temporary shelters or on the streets (2017 point in time data)
- Estimate that 400 people will experience homelessness in the County at some point in 2017
- There are 58 emergency shelter beds in the County; expands to 75 beds when Code Purple
- Approximately 13% of people experiencing homelessness in DE are in Sussex
- Source: Housing Alliance Delaware



HOUSING



▶ Homelessness in Sussex County

◦ Veterans

- Sussex County signed on to the National Mayors Challenge to End Veteran Homelessness (five towns also signed)
- From January 2015–January 2017, the State of Delaware identified 556 homeless veterans and housed 453 of them
 - 100 were permanently housed in Sussex County

◦ Source: Housing Alliance Delaware

HOUSING



▶ Sussex County Community Development & Housing Department

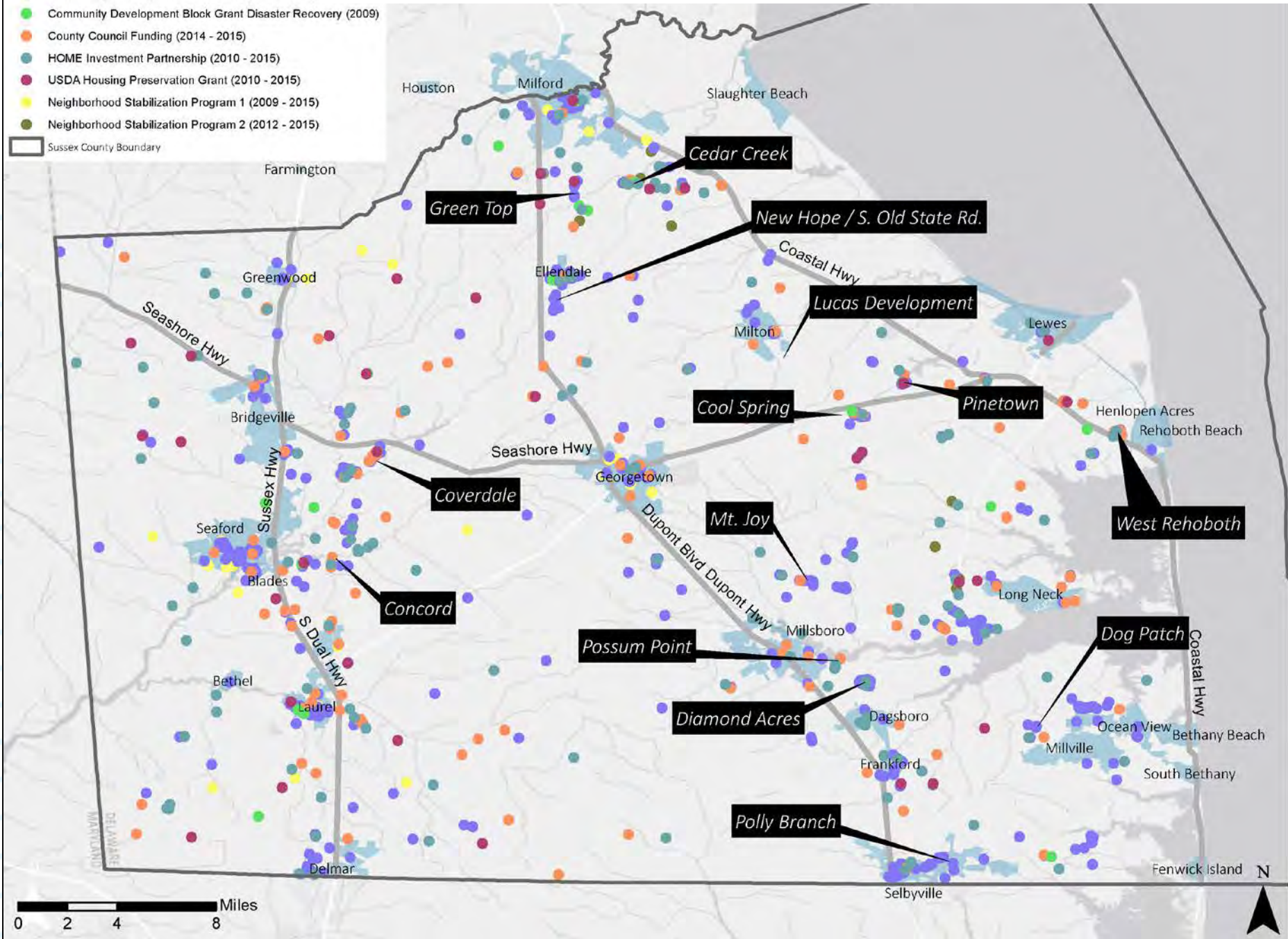
◦ Administers a variety of housing programs:

- HUD–funded:
 - Community Development Block Grant (CDBG)
 - HOME Investment Partnerships Program (HOME)
 - Neighborhood Stabilization Program I & II (NSP 1 & 2)
- USDA Rural Development–funded
 - Housing Preservation Grant (HPG)
- Sussex County Council–sponsored
 - Sussex County Emergency Repair Program
 - Sussex County Rental Program (SCRP)
 - Moderately Priced Housing Unit (MPHU) Program



Locations of Sussex County CD&H Investments 2009–2015

- Program Investments
- Community Development Block Grant (2010 - 2015)
 - Community Development Block Grant Disaster Recovery (2009)
 - County Council Funding (2014 - 2015)
 - HOME Investment Partnership (2010 - 2015)
 - USDA Housing Preservation Grant (2010 - 2015)
 - Neighborhood Stabilization Program 1 (2009 - 2015)
 - Neighborhood Stabilization Program 2 (2012 - 2015)
 - Sussex County Boundary



HOUSING



- ▶ Currently 1,000+ homes on the waiting list to receive rehab assistance from the County
- ▶ Due to funding constraints, County can only rehab about 150 homes per year



Selbyville before and after



HOUSING



- ▶ **Community Development Block Grant**
 - Funded by (HUD)
- ▶ **Sussex County is currently not an Entitlement Community**
 - Previously did not meet population requirement (200,000)
 - Not eligible for direct funding from HUD
 - Funneled through Delaware State Housing Authority (DSHA)
- ▶ **DSHA determines State CDBG Program Guidelines**
 - Updated annually
- ▶ **County now meets the population requirement for an Entitlement Community and could consider pursuing status through HUD**



Building Better Neighborhoods

HOUSING



- ▶ **FY16 – Sussex County received \$1,564,799 in CDBG & HOME Program funding**
 - **Assisted 132 Low-to-Moderate Income households through a variety of housing programs:**
 - (78%) had incomes below 50% AMI & (41%) had incomes below 30% AMI
 - (62%) were occupied by residents over 62 years old
 - (62%) had disabled residents
 - (69%) were female-headed households
 - (59%) of those assisted were minorities
- ▶ **Assisted another 64 homes with \$150,000 of County Council Emergency Housing Repair Funding**

HOUSING



- ▶ **Coverdale Before and After**



HOUSING



- ▶ **Pinetown Before and After**



HOUSING



- ▶ **Georgetown
Before and After**



HOUSING



► Fair Housing:

- **Sussex County Fair Housing Policy**

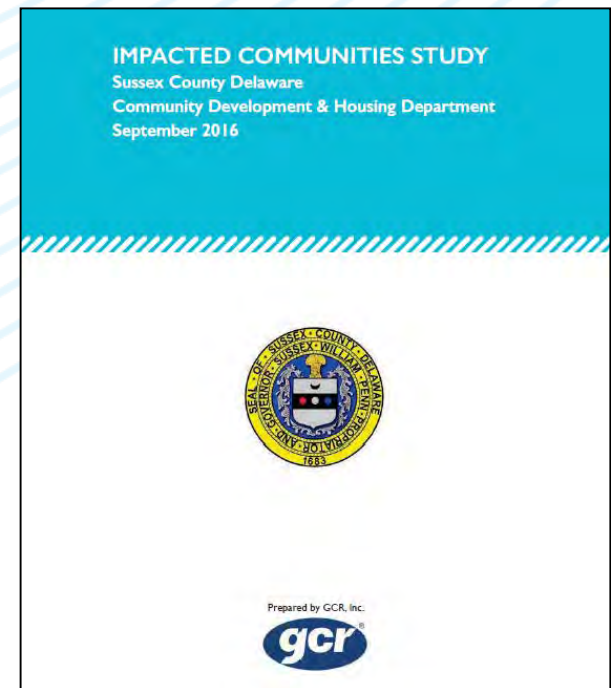
- Comply with the Fair Housing Act and the Delaware Fair Housing Act, by ensuring that its zoning and land use decisions do not discriminate against persons based on race, color, religion, national origin, disability, familial status, sex, creed, marital status, age, or sexual orientation.

HOUSING



► Fair Housing:

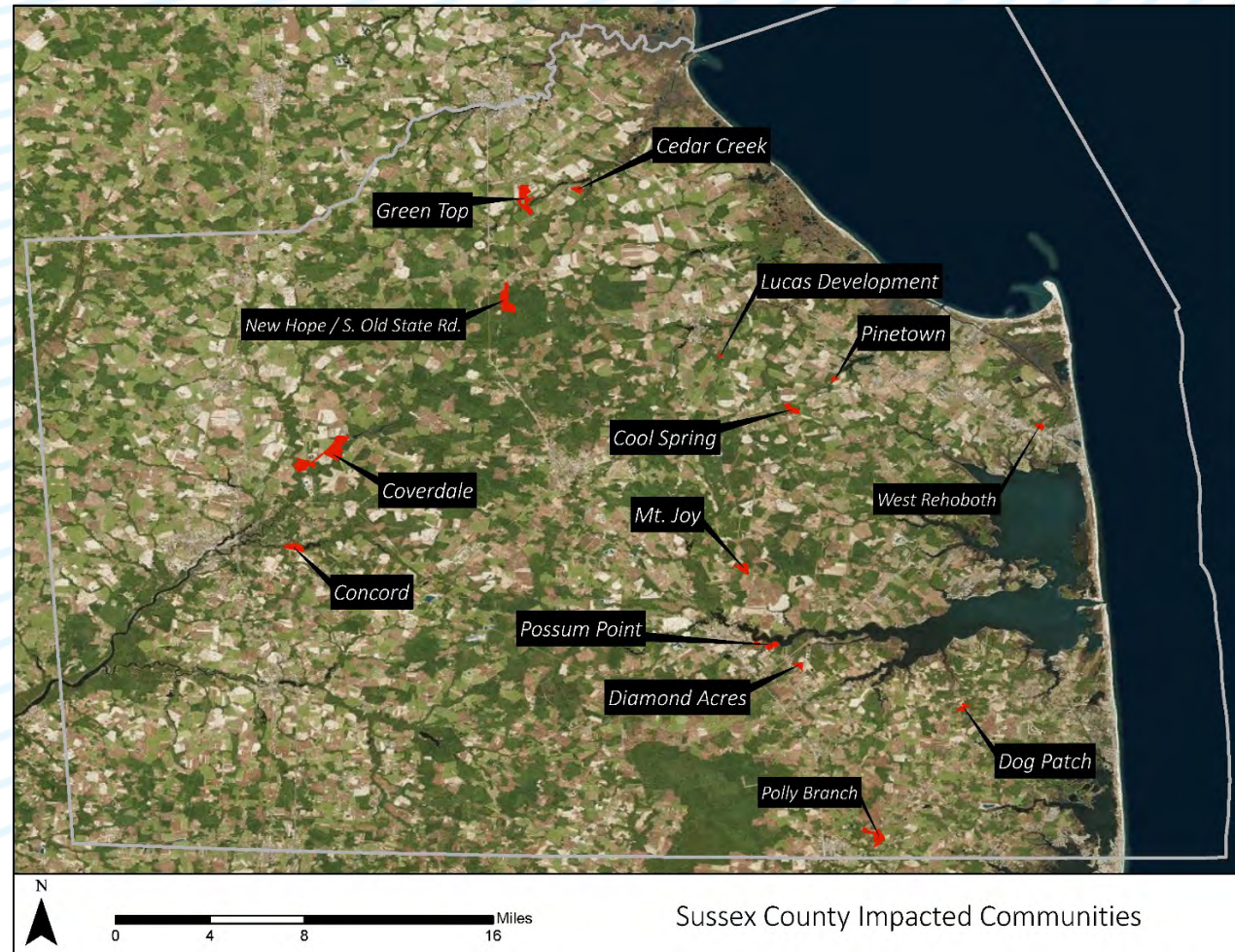
- **Sussex County Impacted Communities Study**
 - New Horizons lawsuit led to Voluntary Compliance Agreement (VCA)
 - VCA required an internal evaluation of impacted communities
 - VCA identified 10 communities to evaluate and County voluntarily added 4 more



HOUSING



- ▶ **Sussex County Impacted Communities Study**
 - VCA identified 10 communities to evaluate and County voluntarily added 4 more



HOUSING



▶ Sussex County Impacted Communities Study

- Analysis of residents' responses to questions about the prioritization of their individual and community needs
- Geographic assessment of each Impacted Community
- Household demographics
- Low and moderate income (LMI) determinations
- Evaluation of the County's past participation of providing funding for:
 - owner-occupied housing rehabilitation
 - trash disposal
 - roadway crusher run installation
 - well and septic installation and repair
 - public water and sewer system hookup
 - afterschool and community programs
 - street lighting
 - construction for accessibility

HOUSING



Investments within the boundaries of the Impacted Communities from FY2009-FY2016

Program	Total Investments	Total Invested	Years	Type of Investments
Community Development Block Grant (CDBG)	158	\$1,260,032	2010 - 2015	Home Repair, Heating Systems, Wells, Accessibility, Demolition, Plumbing Repair
Community Development Block Grant Disaster Recovery (CDBG-R)	4	\$50,872	2009	Home Rehabilitation
Constable Office Investments	8	\$22,471	2009 - 2016	Clean-Ups, Trash Collection & Disposal, Demolition
County Council Emergency Repair Funds	26	\$50,650	2014 - 2015	Home Repair, Wells, Heating Systems
HOME Investment Partnership	14	\$ 175,927	2010 - 2015	Home Rehabilitation
Housing Preservation Grant (HPG)	4	\$ 11,053	2012 - 2015	Home Rehabilitation, Accessibility
Human Service Grants	37	\$ 27,800	2010 - 2016	After School Programs, Tutoring, Community Services
Non-Profit Grant Program	57	\$72,463	2010-2016	After School Programs, Trash Collection, Street Lights, Community Programs
Total Invested in Impacted Communities	308	\$1,671,268		

HOUSING



▶ Sussex County's Inclusionary Zoning Programs

- **Sussex County's Moderately Priced Housing Unit (MPHU) Ordinance passed in 2006**
 - **MPHU – Six (6) initial applicants in Milton, Dagsboro, Georgetown x2, Ellendale x2**
 - **In April 2013, County Council adopted an amendment to the MPHU Ordinance expanding the household income qualifications of the program. The program is now available to those households earning 50% to 125% of the Area Median Income for Sussex County.**

HOUSING



- ▶ **Moderately Priced Housing Unit (MPHU) Program – Homeownership Model**
 - **Development Thresholds:**
 - Minimum of 35 units
 - Owner-occupied
 - Located in a growth areas as defined by Comprehensive Plan; or land designated in a town’s comprehensive plan as lying within the town’s growth and future annexation area.
 - Public water and sewer
 - 15% of units must be affordable to households 50–125% of HUD’s AMI
 - **Developer Incentives**
 - Bonus Density of 20–30% – based on income tier targeted
 - Full utilization of zoning designated
 - Expedited Review through the County’s Planning & Zoning process

HOUSING



▶ MPHU Program Parameters

- **Homebuyer Eligibility**
 - Live and work in Sussex County for at least one year
 - Earn between 50–125% of HUD's AMI
 - Must be primary occupant
 - Must be primary residence
- **Affordability Controls**
 - 20-year affordability restriction that runs with the land

HOUSING



Sussex County Area Median Income (AMI) By Household Size

<u>Household Size</u>	<u>100% AMI</u>	<u>80% AMI</u>	<u>50% AMI</u>
1	\$46,200	\$36,900	\$23,100
2	\$52,800	\$42,200	\$26,400
3	\$59,400	\$47,450	\$29,700
4	\$65,900	\$52,700	\$32,950
5	\$71,200	\$56,950	\$35,600
6	\$76,500	\$61,150	\$38,250

*Based on HUD Income Limits for Sussex County

Sussex County Area Median Income (AMI) Housing Affordability

<u>Household Size</u>	<u>100% AMI</u>	<u>80% AMI</u>	<u>50% AMI</u>
1	\$195,700	\$ 151,000	\$ 86,000
2	\$227,000	\$ 176,700	\$ 101,600
3	\$258,300	\$ 201,600	\$ 117,300
4	\$289,200	\$ 226,500	\$ 132,700
5	\$314,400	\$ 246,700	\$ 145,300
6	\$339,500	\$ 266,600	\$ 157,900

*Values determined using formula from Sussex County's Moderately Priced Housing Unit (MPHU) Ordinance

HOUSING



▶ Sussex County's Inclusionary Zoning Programs

- **Sussex County Rental Program (SCRIP) Ordinance passed in 2008**
 - SCRIP – One (1) initial applicant in Lewes
- **Market Collapse – 2008/2009**
- **Current Market Conditions**
 - No new active applicants or projects
 - Need has shifted from homeownership to rental
 - Developers responding accordingly
- **Changes were needed to SCRIP to reflect real world application**

HOUSING



- ▶ **Sussex County Rental Program (SCRIP) – Recently amended 11/1/16**
 - Reduced required affordable unit set-aside from 15%/40% to a flat rate of 12.5% of total units
 - Set fixed rental rates by bedroom-size based on 50% AMI
 - Eliminated the 25 unit minimum project size for entry into the SCRIP
 - Developer/Property Manager is responsible for qualifying applicants instead of the County
 - Floating unit concept to handle increases in tenant income
 - Instead of eviction, the unit becomes a market-rate unit, thereby freeing up another unit for an SCRIP-qualified household
 - Promoting relationships between non-profit affordable housing providers and for-profit developers

HOUSING



► Sussex County Rental Program (SCRCP)

Proposed Sussex County Rental Rates through the
Sussex County Rental Program

Unit Size	Efficiency	1 Bedroom	1 Bedroom + Den	2 Bedroom	2 Bedroom + Den	3 Bedroom
HH Size	1	1.5	2	3	3.5	4.5+
FIXED Rental Rate = 25% of Household Income of 50% AMI Adjusted for Household Size & # of Bedrooms	\$485	\$520	\$550	\$620	\$655	\$715

*2017 Income Limits - Effective 4/14/17

HOUSING



▶ Constable's Office

- Responsible for enforcement of the County Code, and is charged with investigating public complaints related to property maintenance and zoning issues.
- **Chapter 71 Housing Standards:** Intended to protect the public safety, health and welfare.

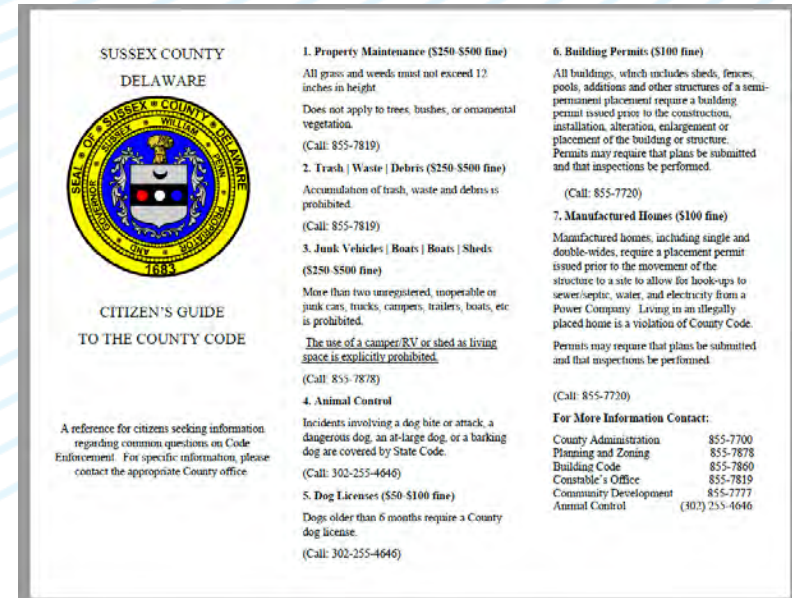


HOUSING



▶ County Coordination

- Citizen's Guide to the County Code Pamphlet (2015)
- Easy-to-read breakdown of common County Code questions/violations
- Property Maintenance (grass height), Building Permit Requirements, Manufactured Homes (placement permits) etc.



HOUSING



▶ County Coordination

- Sussex County (CD&H, Constable, Administrator) participated in a Task Force with Delaware State Police, Animal Control, First State Community Action Agency, DNREC (2015)
 - An initiative designed to educate residents on County Code requirements, pet resources, and reduce crime.
 - Very successful effort and clean-up, with significant community response and assistance (Cool Spring – Lewes/Harbeson area)

HOUSING



▶ County Coordination

- In the Fall of 2015, Sussex County Constable responded to resident complaints of substandard rental housing conditions.
 - Two housing units were ultimately condemned and placed on Corrective Action Plans– the County Constable worked closely with the owner/landlord to ensure that repairs were made
 - The process to receive and respond to complaints regarding housing standards is now in place and active
- County Departments continue to partner with local non-profits, Strong Communities, and State agencies.

HOUSING



▶ County Grants

- **Non-Profit Grant Program**
 - Grants considered throughout year during County Council meetings
- **Human Service Grant Program**
 - Grants made available once per year to countywide non-profit agencies for enhancing health and human services.



HOUSING



- ▶ **DRAFT Housing Vision Statement Ideas:**

- ▶ **Community Development & Housing Department mission:**
 - *“To effectively and successfully administer programs that focus on keeping households safe and stable, and to promote affordable and fair housing, all of which improve the communities and the quality of life for the residents of Sussex County”*

- ▶ **Community Development & Housing Department welcome statement:**
 - *“...committed to providing decent, safe, and affordable housing opportunities to people of low and moderate incomes in Sussex County. We work closely with federal and state agencies, as well as local municipalities to meet our goals of preserving Sussex County’s housing stock and promoting fair and affordable housing.”*

HOUSING



- ▶ DRAFT 2018 Goals and Objectives

- ▶ **Goal 9.1 Ensure the provision of safe and decent housing for County residents**
 - Objective 9.1.1 Improve housing quality and condition, without causing displacement

 - Objective 9.1.2 Encourage reinvestment in existing housing stock through rehabilitation and renovation and support removal of substandard dwelling units



HOUSING



- ▶ DRAFT 2018 Goals and Objectives

- ▶ **Goal 9.2 Ensure that a diversity of housing opportunities are available to meet the needs of residents of different ages, income levels, abilities, national origins and household configurations**
 - Objective 9.2.1 Increase affordable and fair housing opportunities in the County

 - Objective 9.2.2 Work with private and public agencies to increase affordable rental and homeownership opportunities

 - Objective 9.2.3 Facilitate and promote land use policies that enable an increase in the supply of affordable housing in areas with adequate infrastructure

HOUSING



- ▶ DRAFT 2018 Goals and Objectives

- ▶ **Goal 9.2 Ensure that a diversity of housing opportunities are available to meet the needs of residents of different ages, income levels, abilities, national origins and household configurations**
 - Objective 9.2.4 Expand housing opportunities for persons with disabilities and the aging

 - Objective 9.2.5 Expand housing opportunities for populations where English is a second language (ESL)

 - Objective 9.2.6 Create more opportunities for new types of housing when compatible with surrounding land use and development

HOUSING



- ▶ DRAFT 2018 Goals and Objectives

- ▶ **Goal 9.3 Affirmatively further fair housing choice in the County**
 - Objective 9.3.1 Ensure that the County's zoning and land use decisions do not discriminate against persons based on race, color, religion, national origin, disability, familial status, sex, creed, marital status, age, or sexual orientation

HOUSING



- ▶ 2018 Draft Strategies (For Discussion Only)
- ▶ *Goal 9.1 Ensure the provision of safe and decent housing for County residents*
 - **Strategy 9.1.1.1 Consider development of a plan for active code enforcement, licensing, and inspection of rental units to reduce the number of substandard units in the County**
 - **Strategy 9.1.1.2 Evaluate current process for how group homes are approved through County Code to determine if revisions are necessary**



HOUSING



- ▶ 2018 Draft Strategies (For Discussion Only)
- ▶ *Goal 9.1 Ensure the provision of safe and decent housing for County residents*
 - **Strategy 9.1.1.3 Consider an ordinance with rules and regulations governing campgrounds**
 - **Strategy 9.1.1.4 Support non-profits and other stakeholders working to reduce homelessness in Sussex County**
 - **Strategy 9.1.1.5 Engineering Department to investigate possible extensions of County sanitary sewer and/or water service to impacted communities as needs arise on a case by case basis within the confines of the Delaware Code**

HOUSING



- ▶ 2018 Draft Strategies (For Discussion Only)
- ▶ *Goal 9.1 Ensure the provision of safe and decent housing for County residents*
 - **Strategy 9.1.2.1 Expand Sussex County Department of Community Development and Housing's Housing Rehabilitation and related assistance programs**
 - **Strategy 9.1.2.2 Continue to utilize CDBG and HOME funds to rehabilitate and renovate housing units**

HOUSING



- ▶ 2018 Draft Strategies (For Discussion Only)

- ▶ *Goal 9.1 Ensure the provision of safe and decent housing for County residents*
 - **Strategy 9.1.2.3 Consider development of a method to track dilapidated and abandoned structures in the County**

 - **Strategy 9.1.2.4 Consider pursuing HUD Entitlement Community status for the County**



HOUSING



- ▶ 2018 Draft Strategies (For Discussion Only)
- ▶ *Goal 9.2 Ensure that a diversity of housing opportunities are available to meet the needs of residents of different ages, income levels, abilities, national origins, and household configurations*
 - **Strategy 9.2.1.1 Expand the County’s SCRP and the MPHU Programs to provide incentives to properly reflect the housing market and incentivize developers to participate in the provision of affordable housing**
 - **Strategy 9.2.1.2 Consider development of a Community Development Fund or similar funding mechanism to provide affordable housing assistance, creation, and preservation**
 - **Strategy 9.2.1.3 Explore ways to incentivize private developers to provide more multi-family and affordable housing opportunities such as, for example, creation of a loan fund to provide low interest financing for affordable housing providers and developers to assist with creation of affordable housing projects/ventures**

HOUSING



- ▶ 2018 Draft Strategies (For Discussion Only)
- ▶ *Goal 9.2 Ensure that a diversity of housing opportunities are available to meet the needs of residents of different ages, income levels, abilities, national origins, and household configurations*
 - **Strategy 9.2.1.4 Consider development of a Down Payment and Closing Cost Assistance Program to provide assistance to income-qualified homebuyers**
 - **Strategy 9.2.1.5 Continue to increase education and awareness of the County's housing assistance programs**

HOUSING



- ▶ 2018 Draft Strategies (For Discussion Only)

- ▶ *Goal 9.2 Ensure that a diversity of housing opportunities are available to meet the needs of residents of different ages, income levels, abilities, national origins, and household configurations*
 - **Strategy 9.2.2.1 Explore opportunities to partner with non-profit housing advocates to provide more affordable housing options**

 - **Strategy 9.2.2.2 Provide grants and technical assistance to non-profit agencies to assist with affordable housing programs**

HOUSING



- ▶ 2018 Draft Strategies (For Discussion Only)
- ▶ *Goal 9.2 Ensure that a diversity of housing opportunities are available to meet the needs of residents of different ages, income levels, abilities, national origins, and household configurations*
 - **Strategy 9.2.3.1 Explore ways to increase affordable housing options, including the supply of rental units, near job centers**
 - **Strategy 9.2.3.2 Review County code to determine if there are regulatory barriers to development of affordable housing and manufactured housing**
 - **Strategy 9.2.3.3 Further promote existing opportunities for affordable housing such as the Accessory Dwelling Unit ordinance**

HOUSING



- ▶ [2018 Draft Strategies \(For Discussion Only\)](#)
- ▶ *Goal 9.2 Ensure that a diversity of housing opportunities are available to meet the needs of residents of different ages, income levels, abilities, national origins, and household configurations*
 - **Strategy 9.2.4.1 Encourage universal design principles in new home construction and rehabilitation**
 - **Strategy 9.2.4.2 Continue coordination with the Sussex County's Advisory Committee on Aging and Adults with Physical Disabilities to determine barriers and opportunities for the expansion of housing opportunities for persons with disabilities and the aging**



HOUSING



- ▶ 2018 Draft Strategies (For Discussion Only)
- ▶ *Goal 9.2 Ensure that a diversity of housing opportunities are available to meet the needs of residents of different ages, income levels, abilities, national origins, and household configurations*
 - **Strategy 9.2.5.1 Consider development of financial literacy scholarships so that qualifying low and moderate income individuals that receive County funding can attend HUD-approved housing counseling**
 - **Strategy 9.2.5.2 Partner with advocacy groups such as La Esperanza to determine barriers and opportunities for the expansion of housing opportunities for ESL populations**
 - **Strategy 9.2.5.3 Continue to implement the County's Language Plan**
 - **Strategy 9.2.6.1 Review zoning code to determine if modifications are needed to permit new styles of housing such as tiny house construction to be developed in the code as they appear (Community Design Strategy 13.2.5.1)**

HOUSING



- ▶ 2018 Draft Strategies (For Discussion Only)

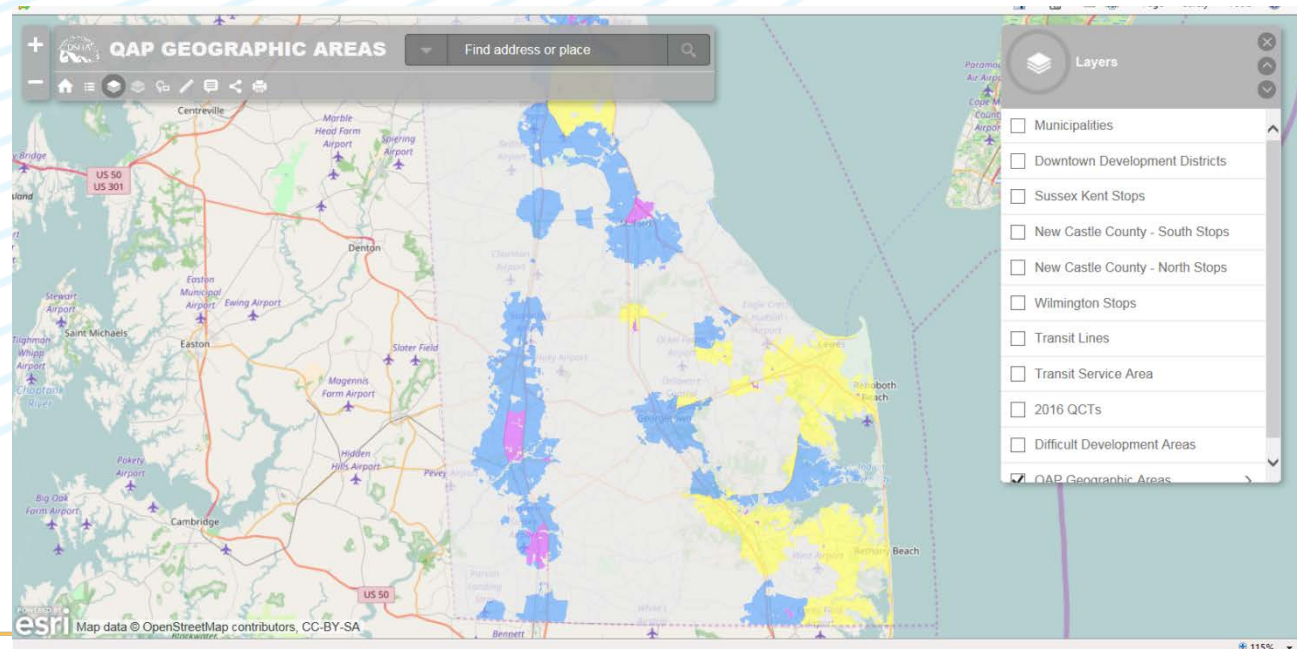
- ▶ *Goal 9.3 Affirmatively further fair housing choice in the County*
 - **Strategy 9.3.1.1 Evaluate current County code to determine if any regulatory barriers exist that impede the development of multi-family and affordable housing**

 - **Strategy 9.3.1.2 Continue to collaborate with developers through the County Planning Office's pre-submission meetings to support the expansion of affordable housing**

HOUSING



- ▶ 2018 Draft Strategies (For Discussion Only)
- ▶ *Goal 9.3 Affirmatively further fair housing choice in the County*
 - **Strategy 9.3.1.3 Promote the use of the DSHA's Areas of Opportunity maps when making land use decisions and identifying housing strategies for different areas of the County**



HOUSING



- ▶ 2018 Draft Strategies (For Discussion Only)

- ▶ *Goal 9.3 Affirmatively further fair housing choice in the County*
 - **Strategy 9.3.1.4 Encourage members of appointed boards and commissions, elected officials, and new and existing County staff to attend annual fair housing training provided by the State**

 - **Strategy 9.3.1.5 Partner with stakeholders to provide training and technical assistance to municipal leaders and others about fair and affordable housing**

 - **Strategy 9.3.1.6 Market available programs such as assessment fee deferrals for non-profits for development projects**

HOUSING



► 2008 Strategies

- **2008 Objective 1: Provide affordable housing options to the County's workforce earning 80% to 125% of HUD's Area Median Income.**
 - **Support and evaluate Sussex County's new Moderately Priced Housing Unit (MPHU) Program.**
- **2008 Objective 2: Encourage manufactured homes as an affordable housing tool.**
 - **By comprehensively reviewing Sussex County's Zoning Ordinance, Subdivision Code and other relevant County regulations, provisions could be revised that may unduly constrain the development of well-designed manufactured housing communities.**

HOUSING



▶ 2008 Strategies

- **2008 Objective 3: Encourage private for-profit developers to undertake affordable housing projects.**
 - **Sussex County Council will continue to expand relationships with private developers to promote the concept.**
- **2008 Objective 4: Decrease substandard housing and preserve the affordable housing stock in Sussex County.**
 - **Utilize Federal, State, and County funding as efficiently as possible to try and satisfy names on the waiting list for rehab and demolition.**

HOUSING



► 2008 Strategies

- **2008 Objective 5: Create a Moderately Priced Rental Unit Program to support the growing rental demand throughout Sussex County.**
- **The County will work closely 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.**



UTILITIES



UTILITIES



▶ 2008 Water and Wastewater Element Outline

- **Water Supply**
 - Water Supply Providers
 - Water Supply Protection
 - Fire Protection
 - Water Supply Strategies

- **Wastewater Treatment**
 - County Wastewater Treatment
 - Municipal Sewer Service
 - Private Sewer Providers
 - On-lot Septic Systems
 - Private Sewer Treatment Service in Public Sewer Districts
 - Wastewater Strategies

UTILITIES



- ▶ **Considerations for 2018 Utilities Element**
 - **Water Supply**
 - **Wastewater Treatment**
 - **Energy (Electricity and Natural Gas)**
 - **Telecommunications**
 - **Stormwater**
 - **Waste Reduction/Management**