

Jesse Lindenberg

From: E Lee <eulmlee@gmail.com>
Sent: Monday, June 27, 2022 1:53 PM
To: Michael H. Vincent; Cynthia Green; Mark Schaeffer; Doug Hudson; John Rieley
Cc: Planning and Zoning; Todd F. Lawson
Subject: Workforce Housing Ord. - Petition to support with amendments/Comments
Attachments: Petition-WorkforceRentalOrd- to P and Z.pdf

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Good morning,

Attached is a petition to support the ordinance with amendments (conditions) signed by 59 residents. One of them agreed with most of them but not with number 7.

Some details of the points in the petition will be presented at the public hearing.

Please enter this in the public record. Thank you very much.

Eul Lee (Lewes)

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PZC Public Hearing
before
CC Public Hearing

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JUN 27 2022

SUSSEX COUNTY
PLANNING & ZONING

SUPPORT EXHIBIT

Online Petition: Support for the Workforce Housing Ordinance, contingent upon the Following Conditions

6/27/2022

We, the undersigned, would like to add our support for the Workforce Housing endeavor, contingent upon the following conditions:

1. We agree that the process to approve Workforce Housing should be expedited. However, we disagree that the developer should be awarded approval "by right," regardless of the number of units proposed. The Public should be notified and have the right to a hearing. Cutting off this opportunity for open communication will only further erode trust in County governance and start an unwanted and costly firestorm.
2. The health, safety, and welfare of everyone are of utmost importance. The DART bus stop must be .5 mile from the entrance, and sidewalks and bicycle lanes to the bus stop must be available before the permits or the C.O. is issued. The preliminary approval should not be based on a promise by DeIDOT.
3. Higher density - 12 units/acre - means higher condensed levels of air pollution, light pollution, and noise pollution. For this reason, we agree with the original proposal of a 100-foot setback and 50% open space. Also, the setback should have a 50-ft strip of the forested and/or landscaped buffer.
4. Regarding the building height limit, delete the words "whichever is greater." The building can be four stories yet should not exceed 52 feet, which allows a cap of 10 additional feet in the AR-1 zone.
5. Environmentally vulnerable areas, including but not limited to wetlands and floodplains, are to be excluded.
6. This residential subdivision should be subject to the new Drainage and Resource Buffer Ordinance.
7. The existing rental housing, including but not limited to mobile home parks or apartments, must not be displaced to build new workforce housing buildings.

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Page 1 of 8

JUN 27 2022

SUSSEX COUNTY
PLANNING & ZONING

**Online Petition: Support for the Workforce Housing Ordinance,
contingent upon the Following Conditions**

Eul Lee
6/25/2022
eulmlee@gmail.com
Lewes, DE

Jane Gruenebaum
6/25/2022
janegruenebaum@mac.com
Rehoboth Delaware 19971

Leslie Calman
6/25/2022
lesliecalman@gmail.com
Rehoboth Beach

Jens Wegscheider
6/25/2022
jensjurgen@gmail.com
Lewes DE

Susan Anderheggen
6/25/2022
susanderheggen@gmail.com
Lewes, DE 19958

David Breen
6/25/2022
nextlevel.db@gmail.com
Lewes, DE 19958

Susan Petze-Rosenblum
6/25/2022
spetzerosenblum@msn.com
Lewes, DE

Pamela Lackman
6/25/2022
pamlackman@gmail.com
Lewes DE

Regina Willoughby
6/25/2022
maybedog@aol.com
Millsboro, DE 19966

Jannette lawrence
6/25/2022
jannettelawrence@verizon.net
Millsboro

We need to build responsible. I am in agreement with the contingency

Edward Crawford
6/25/2022
ecraw917@yahoo.com
Lewes, DE 19958

Online Petition: Support for the Workforce Housing Ordinance, contingent upon the Following Conditions

Geraldine Mirando glmirand@pacbell.net
6/25/2022 Lewes

Michael Sweeney michaels99@aol.com
6/25/2022 Lewes, DE 19958

The best, least discriminatory way to increase housing affordability to those unable to afford what is being built is to integrate affordable properties in all developments of more than 1 or 2 houses or dwellings. There are ways to do this that should not adversely affect other houses in these developments. With proper architectural designs, smaller houses or condominium style dwellings can pleasantly blend in with larger homes. This requires careful zoning based on land values. Another way to encourage use of new or existing dwellings is to provide reduced property taxes for owners renting these units to qualifying individuals or families. Such an incentive could increase the number of such investment properties and add affordable housing in Sussex County.

Martin Lampner Martin@lampner.net
6/25/2022 Ocean View, DE 19970

In addition to the requirements for bus stop provision and multi-use paths there must be shoulders that provide access to shopping. Many such households may have a single vehicle and two earners and children who may need to rely on walking or biking to work. Children may need to go to a library or other service when neither parent is able to drive them and therefore again have access to a protected corridor not just at the site but that leads to needed services.

LaDean Barksdale jbarksdale2@gmail.com
6/25/2022 Lewes, DE

Judy Kane Judyk15@verizon.net
6/25/2022 Lewes

I support this as we need as many workers in this area; now they are priced out of housing

Terri Kordal tkordal.mtdd@gmail.com
6/25/2022 Lewes, DE

Diane Boc d.l.boc@comcast.net
6/25/2022 Rehoboth Beach

Online Petition: Support for the Workforce Housing Ordinance, contingent upon the Following Conditions

Shelly Cohen
6/25/2022
PhillieGyrl1968@gmail.com
Milton DE

Workforce housing is clearly needed to attract younger people who want employment in Sussex County. It is difficult to obtain an apartment or first time buyer purchase when remuneration for teachers, nurses, medical service providers, police & fire workers.

Diane Greenberg Kane
6/25/2022
dianejkane@gmail.com
Rehoboth

Richard Byrne
6/25/2022
rawbyrne@gmail.com
Rehoboth Beach

Diane Liebeskind
6/25/2022
dayenu1952@gmail.com
Millsboro, DE. 19966

Agree

Susan Cooper
6/25/2022
scsal300@gmail.com
Lewes, DE 19958

We need affordable housing!

Kathy Hughes
6/25/2022
Kathhughes925@gmail.com
Lewes

Judy Spahr
6/25/2022
judithannspahr@gmail.com
Lewes DE

Michelle Wesley-Ford
6/25/2022
meiwford@gmail.com
Millsboro, DE

Michael Weiss
6/25/2022
mikejweiss2@gmail.com
Lewes, DE 19958

Leslie Ledogar
6/25/2022
leslie.ledogar@gmail.com
Lewes 19958

Online Petition: Support for the Workforce Housing Ordinance, contingent upon the Following Conditions

Patricia Newcomb pan230oh@gmail.com
6/25/2022 Rehoboth Beach, DE 19971

Susan Nogan snoganfirst@gmail.com
6/25/2022 Lewes

Valerie Wood valerie.a.ziegler@gmail.com
6/25/2022 Millsboro DE 19966

Zita Dresner zzd100@aol.vom
6/25/2022 Lewes

I totally agree with all of the point discussed in the petition.

John Sykes Johndsykes@gmail.com
6/25/2022 Lewes, 199581

As an aging retiree, I very much need the help of a local workforce that provide the services upon which I am increasingly reliant. And, these folks deserve quality housing from rentals as well as their own homes. To ensure that these are available and not at the cost to the environment or the natural beauty that attracted our relocation in the first place, the development must have public reviews before approval. Lets keep Sussex County a paradise for all who live and work here and not turn it into a Delaware version of Ocean City.

Boe Daley bojangles21@comcast.net
6/25/2022 Selbyville, DE 19975

These suggestions are well thought out. Please pay attention to them when voting!

Vince Daley hawk24_08033@yahoo.com
6/25/2022 Selbyville, DE

Mary Boggi miboggi@yahoo.com
6/25/2022 Lewes

Diorio tjdiorio@comcast.net
6/25/2022 Milton, De. 19968

All members of Council having a vested interest (employment /income, etc) in ANYTHING related to Development should recuse themselves from presiding over such matters.

Online Petition: Support for the Workforce Housing Ordinance, contingent upon the Following Conditions

Pam Kline
6/25/2022
pam@russkline.com
Lewes

Christine Eggert
6/25/2022
chrismeggert@gmail.com
Lewes, DE 19958

Barbara Henon
6/25/2022
bcarrigan1144@gmail.com
Millsboro Delaware 19966

I support and agree with this

Sandy Spence
6/25/2022
sandyspence325@gmail.com
Lewes

Liv Ault
6/25/2022
livfilps@yanoo.com
Lewes DE 19958

Maureen Lordon
6/25/2022
Lilmo11702@yahoo.com
Lewes

Christopher Lordon
6/25/2022
Clordon@yahoo.com
Lewes

Jerry LaRosa
6/26/2022
gerry924@aol.com
Rehoboth beach

I support the petition.

Kim Welsh
6/26/2022
welshkt@yahoo.com
Wilmington DE 19808

Cynthia Myers
6/26/2022
c.myers225@gmail.com
Rehoboth Beach, DE 19971

Jean Whiddon
6/26/2022
jeanwhiddon1@gmail.com
Lewes

Online Petition: Support for the Workforce Housing Ordinance, contingent upon the Following Conditions

Gail Gormley gail.m.gormley@gmail.com
6/26/2022 Rehoboth Beach

The environmental conditions in Sussex County are seriously in jeopardy. Every effort must be made to avoid further deterioration

Jill Hicks JHicks510@verizon.net
6/26/2022 Lewes, DE 19958

I agree with the points set forth in this petition

Angela Pierce ang.pierce55@gmail.com
6/26/2022 Selbyville

James LaBella labella24@verizon.net
6/26/2022 Lewes, DE 19958

Workforce hosting should not be allowed to destroy forest land and well as wetlands etc.

Carol Conroy c.conroy22@comcast.net
6/26/2022 Lewes DE

Workforce housing is needed, but affordable housing needs a much broader approach

Lewis Podolske lpodolske@aol.com
6/26/2022 Millsboro, DE

I support the petition

Doris P. Pierce dapierce0@gmail.com
6/26/2022 Selbyville, DE 19975

Jody Hartzell jodyhartzell@gmail.com
6/26/2022 Lewes DE

It is absolutely absurd that no public comments can be introduced to the P&Z board or the County Commissioners of where these Workforce Developments should be built. Only they can make these decisions for all Sussex Citizens, with adherence to the Comp Plan or the Buffer Ordinance. The people on these boards are already making bad decisions on development often ignoring the impact of their decisions on the citizens of Sussex County and the environmental aspect's it has on our quality of life. How can this be right? There are many Sussex residents who should have their say in what is being built and where

Online Petition: Support for the Workforce Housing Ordinance, contingent upon the Following Conditions

Richard COffman rickinsld@gmail.com
6/26/2022 Millsboro

I dont agree with number 7. But I'll roll with it at this point. There are plenty of mobile home parks that could use refreshing to put it politely.

James Sherard sherard2@verizon.net
6/26/2022 Lewes

Scott Lackman sllsr@msn.com
6/27/2022 Lewes

Total

59

Whitehouse

From: Robert Harris <RJH@gulfstreamde.net>
Sent: Sunday, June 26, 2022 1:57 PM
To: Jamie Whitehouse
Subject: Work force Housing Ordinance
Attachments: Kent Apartments Zoning Map & Rendered Site Plan.pdf

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Jamie:

Please enter this into the record for the consideration of the County Council. I will try to get to the hearing, and if I do, I may ask to have the attached exhibits available to view on the video screens in the council chambers. If so I will provide them on a flash drive for that purpose.

Thanks.

Bob Harris
Gulfstream Development LLC
Ocean View

SUPPORT EXHIBIT

Received after
PZC Public Hearing
before
CC Public Hearing

Mr. Whitehouse and the Sussex County Council:

I write in support of the Workforce Housing Ordinance to be considered on June 28.

This ordinance is needed because of prejudice among existing homeowners against rental housing. Prejudice is a loaded term, but I can think of no other word that describes my experience in attempting to build rental housing in Ocean View two years ago.

The 4-acre property in question was clearly appropriate for higher density rental housing. It was adjacent to the Town of Ocean View. It was within walking or biking distance to schools, stores, restaurants, and other services. It was the density called for in the county's comprehensive plan (12 DU/acre). It had the strong support of the State Planning Office and was recommended for approval by the Planning and Zoning commission. It was served by public water and sewer and had a minimum impact on the local roads according to DelDOT.

Nevertheless, this project was killed by the local neighbors who collected over 1,000 letters of objection to the County Council. Many of these letters were from people a good distance from the proposed apartment project. The Council caved into this pressure and reduced the proposed density by 2/3, thus making a rental project unfeasible at this much lower density. Instead we will have 16 new vacation homes on that property instead of the lower cost rental housing that we desperately need in this part of Sussex County.

You will hear many objections to rental projects in the future. Many homeowners don't like them and consider renters to be a lesser class of citizens. But these rental properties would have been the homes to thousands of residents over their lifespans, including young people just starting out in life, newlyweds, police and safety personnel, teachers and health care workers. They want and deserve a chance to live in proximity to places to work and shop.

As you consider the ordinance in question, please keep those renters in mind. And please don't make the conditions on rental housing so onerous that they can not be met without placing these projects in rural areas where large setbacks

and buffers can be provided. The negative conditions just reinforce the idea that centers must be "walled off" from adjoining properties to keep them from upsetting the neighbors. Please try to encourage close-in rental projects that may be on smaller properties but which are the most logical for higher density housing. They won't be able to accommodate a 50' or 100' buffer around the perimeter, but they shouldn't have to. Your own Comprehensive Plan was designed to accommodate these types of higher density rental housing.

Thank you.

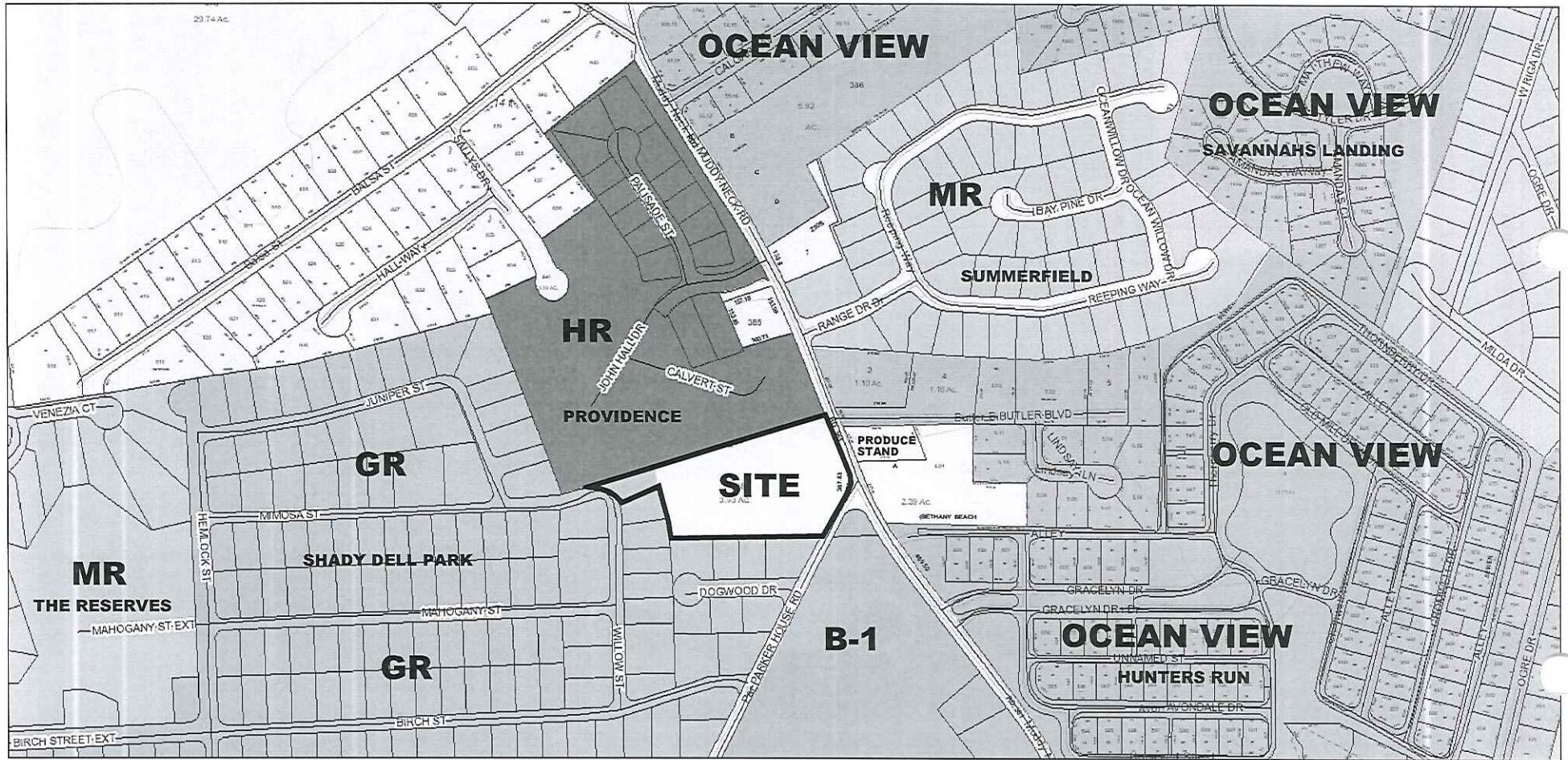
Bob Harris

--

Robert J. Harris, Manager
Gulfstream Development LLC
27 Atlantic Ave.
Ocean View, Delaware 19970
302-539-6178
302-841-3767 cell

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before
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SUPPORT EXHIBIT

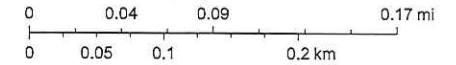
Sussex County



October 22, 2019

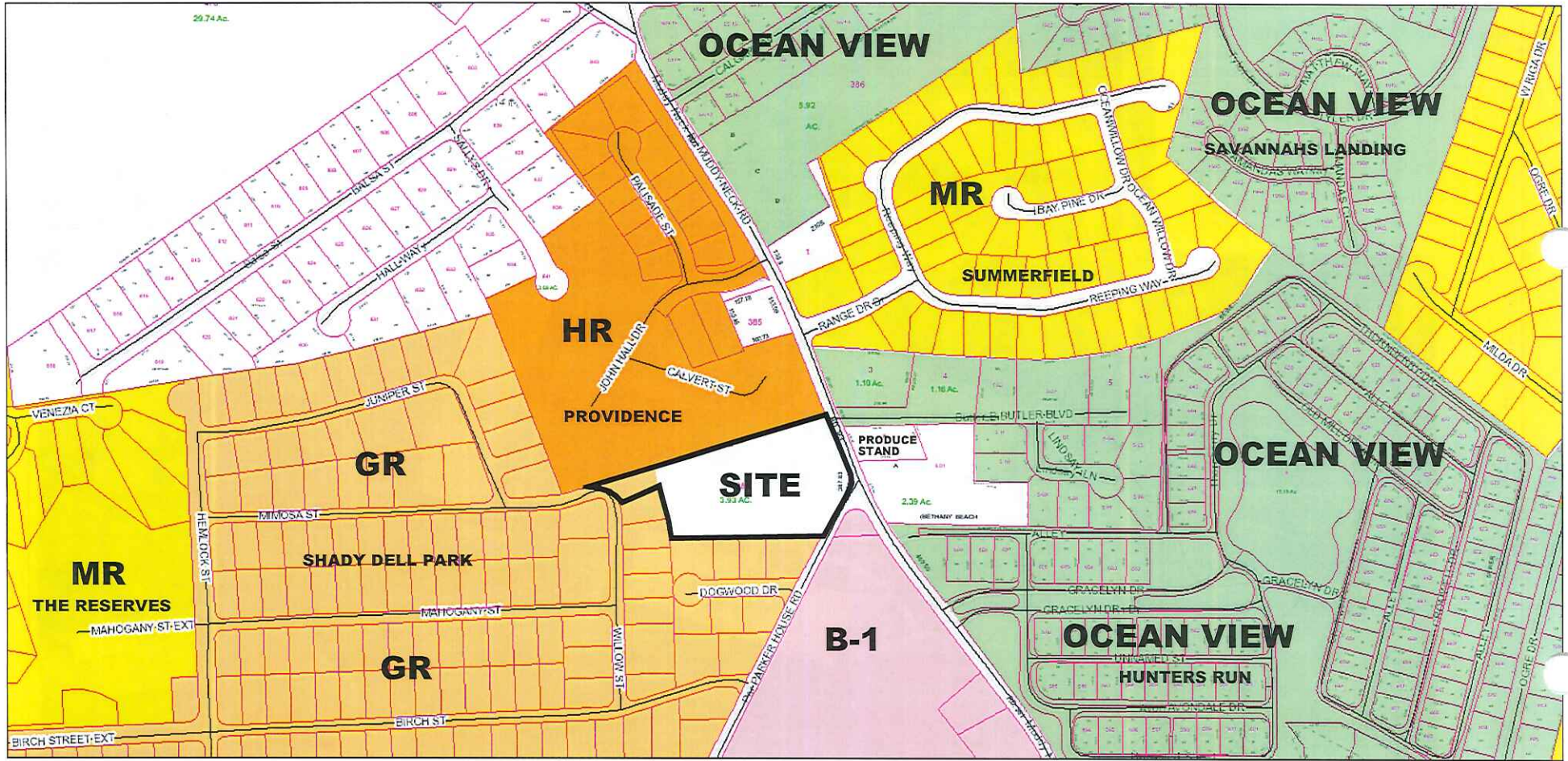
Tax Parcels	Medium Residential - MR	Neighborhood Business - B-1	General Commercial - C-4	Limited Industrial - LI-1
Streets	General Residential - GR	Neighborhood Business - B-2	General Commercial - C-5	Limited Industrial - LI-2
Zoning	High Density Residential - HR-1	General Commercial - C-1	Commercial Residential - CR-1	Heavy Industrial - HI-1
Agricultural Residential - AR-1	High Density Residential - HR-2	General Commercial - C-2	Institutional - I-1	County Boundaries
Agricultural Residential - AR-2	Vacation, Retire, Resident - VRP	General Commercial - C-3	Marine - M	

1:4,514



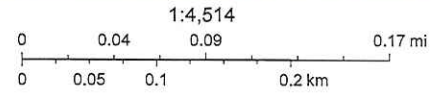
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Sussex County, Sussex County Government

Sussex County



October 22, 2019

Tax Parcels	Medium Residential - MR	Neighborhood Business - B-1	General Commercial - C-4	Limited Industrial - LI-1
Streets	General Residential - GR	Neighborhood Business - B-2	General Commercial - C-5	Limited Industrial - LI-2
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Agricultural Residential - AR-1	High Density Residential - HR-2	General Commercial - C-2	Institutional - I-1	Heavy Industrial - HI-2
Agricultural Residential - AR-2	Vacation, Retire, Resident - VRP	General Commercial - C-3	Marine - M	County Boundaries



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Sussex County, Sussex County Government

Jesse Lindenberg

From: John <jjmccraven@yahoo.com>
Sent: Friday, June 24, 2022 10:40 AM
To: Planning and Zoning
Subject: Affordable housing in Sussex County?

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No! none needed. These areas are for mainly retirees , not for individuals that can't afford to live there period!

Those areas would be more in the city centers of a state. I live in MD now and soon to move to DE and

see how crime and everything else explodes when the "do good Liberals" try and make their selves feel good about

themselves by destroying everything else, like the affordable housing issue. But never are these housing developments around them! How about we

maybe some next to where you live?

john

Received after
PZC Public Hearing
before
CC Public Hearing
Opposition
Exhibit

Jamie Whitehouse

From: Morris, Dorothy (OMB) <Dorothy.Morris@delaware.gov>
Sent: Wednesday, June 22, 2022 2:29 PM
To: Jamie Whitehouse
Subject: Meeting regarding Comprehensive plan amendment for Hudson Fields

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Good afternoon Jamie

This is a follow up to our discussion yesterday about the PLUS review of the comprehensive plan amendment for Hudson airfield.

As discussed, the application request was received by the county but many questions remain unanswered about the application. We agree that it would be best to have a public hearing through Planning and Zoning before it is submitted to PLUS for review. This will give the County the opportunity to get all questions answered regarding the changes they wish to make. If, after the public hearing with P&Z it appears this is something the county wants to move forward with, we would be more than happy to review through PLUS prior to the council meetings.

Please let me know if you have any questions.

Thanks



Dorothy L Morris, AICP
Principal Planner
Office of State Planning Coordination

: (302) 672-5136 **Email:** Dorothy.morris@delaware.gov

stateplanning.delaware.gov 122 Martin Luther King Jr. Blvd. South, Dover, DE 19901

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June 7, 2022

Councilman Michael Vincent
Sussex County Council
2The Circle
Georgetown, DE 19947

Received after
PZC Public Hearing
before
CC Public Hearing

Dear Councilman Vincent:

We have reviewed the proposed Sussex County Rental Program (SCRIP) amendments, and we recognize that your intent is to add additional affordable rental housing for Sussex County residents. This goal is worthy and commendable. We have carefully reviewed the proposed amendments to the SCRIP, and it is not clear whether the proposed amendments are likely to be more effective than the existing SCRIP at incentivizing the production of affordable housing.

We are concerned that the proposed SCRIP amendments include changes that are likely to discourage SCRIP development such as increasing the affordable unit requirement from 12.5% to at least 30% of all dwelling units. This is more than double the percentage of units that must be designated as affordable and may discourage developers as it reduces profit margins making projects financially infeasible. We are concerned that some of these changes diminish the effectiveness of those proposed changes that appear likely to encourage more SCRIP development such as changing zoning to classify SCRIP as a permitted use. Have you performed a formal analysis on whether the proposed SCRIP amendments overall are more likely to result in more SCRIP development?

Several regulatory provisions in the proposed SCRIP amendments will increase the cost of building the SCRIP projects. These include incorporating a forested and/or landscaped buffer strip and sidewalk and interconnectivity requirements. These regulatory changes could have the unintended consequence of discouraging development to the extent that the requirements decrease profit margins. The added development costs could result in higher rents for the market-rate SCRIP units to the extent that the developer passes along the increased development costs to future tenants.

The proposed primary view requirement is not well defined. Could you clarify what "primary view" from a unit is and what a developer would have to do to satisfy the requirement? The proposed "primary view" requirement could make SCRIP development challenging from a design standpoint which could dissuade developers from considering some lots altogether.

The proposed requirement that an SCRCP development site be located within a half mile of an existing or proposed DART route should be revised to clarify the standards for measuring the distance from the site to the DART route. Would the distance be measured in a straight line or in terms of driving or walking distance? Additionally, it is unclear as to whether it is measured from the nearest property line of the SCRCP site to the nearest point of the DART route right-of-way line or from the nearest primary entrance of an SCRCP building to the nearest DART stop or in some other manner.

There is an inconsistency between the requirement that SCRCP developments be "located within a Town Center, a Developing Area, or Coastal Area as described within the Land Use Element and as shown on the Future Land Use Plan" and including the Urban Residential (UR) District as a district in which SCRCP development is permitted when the UR District is not applicable to those future land use designations. Will you be amending the Future Land Use Plan to make the Town Center, Developing Area, and/or Coastal Area designations consistent with the UR District?

Several of us plan to attend the hearing on June 28th, but we wanted to provide our concerns in writing in advance of the hearing. Sussex County Association of REALTORS® has nearly 1,800 members who are involved in all aspects of real estate. We are committed to promoting and protecting equal housing opportunities. We believe that while your intentions are admirable, the proposed amendments to the SCRCP should be carefully reviewed and given consideration where the changes could dissuade developers from participating in the SCRCP. We are happy to discuss any of these concerns further.

Sincerely,

DocuSigned by:
George Thomasson
61B638A60BFB49E...

George Thomasson, President
Sussex County Association of REALTORS®



**BAIRD
MANDALAS
BROCKSTEDT LLC**

SUPPORT EXHIBIT

RECEIVED

MAY 17 2022

John W. Paradee
302-677-0061
www.bmbde.com
john@bmbde.com

SUSSEX COUNTY
PLANNING & ZONING

VIA ELECTRONIC MAIL & REGULAR MAIL

May 16, 2022

Received after
PZC Public Hearing
before
CC Public Hearing

Mr. Jamie Whitehouse
Sussex County Department of Planning
2 The Circle
P.O. Box 417
Georgetown, DE 19947

RE: Affordably Priced Rental Units

Dear Mr. Whitehouse:

I write to follow up on my May 9, 2022 letter regarding the above-referenced matter, reiterating my strong support for the draft Ordinance regarding "Affordably Priced Rental Units" which Sussex County is presently considering for enactment. I would also strongly suggest that new subpart A.(17)(a) which is proposed to be added to Section 115-20 of the Code, regarding "Permitted Uses" (see lines 801-804 of the draft Ordinance), be revised to include "a Commercial Area" as a permissible location for a SCRP development. The Commercial Area is not a low density area, and I believe there would be a great deal of interest and support for workforce housing in Commercial Areas, just the same as for a Town Center, a Developing Area, and/or the Coastal Area. Again, as I stated in my letter of last week, I have a number of clients who would pursue projects for affordably priced housing units if such an Ordinance were to be adopted, particularly so if such housing were permitted in Commercial Areas as well as a Town Center, a Developing Area, and/or the Coastal Area.

Thank you for your time and consideration.

Very truly yours,



John W. Paradee

JWP/lwr

cc: Mackenzie Peet, Esquire
J. Michael Riemann, P.E.
Louis J. Capano, III
Christian Hudson

Chase Phillips

MAY 12 2022

From: Kauffman, Jared D (DelDOT) <Jared.Kauffman@delaware.gov>
Sent: Thursday, May 12, 2022 8:14 AM
To: Planning and Zoning
Cc: Sisson, John (DelDOT); Theyerl, Julie (DelDOT); Smith, Catherine C (DelDOT); Cherry-Wall, Tremica (DelDOT); Williamson, William (DelDOT); Jamie Whitehouse
Subject: Comments for Sussex Ordinance Ord 22-01: Affordable Housing

SUSSEX COUNTY
PLANNING & ZONING

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Dear Planning & Zoning Commission,

Thank you for recognizing the transportation needs of lower-income residents in Sussex County and moving forward with an ordinance that encourages the development of housing that can meet their needs. While Ordinance 22-01 recognizes the key relationship between household and distance to a transit route, we believe clarifications are needed to ensure that housing is placed in locations that are built in a way that encourages residents to choose transit.

Starting on line 806, and placed in the proceeding sections, the public transit criteria state that the site, in order to qualify, shall be located within 2,640 feet (a half a mile) of an existing or proposed DART route. Within the transportation industry and literature, it is widely recognized that 1,320 feet (a quarter mile) is considered the maximum walkable range for most people choosing transit, and a half mile for those who realistically have no other option than to take transit. Additionally, clarification is needed on the measurements for the true walking distance of residents. While a site's boundary line may be within range for qualification, it is possible for a site to place housing within the development in such a way as to create significant additional walking distance beyond the agreed limit. We want to ensure that housing isn't placed a significant distance away from the property line and that non-direct pedestrian pathways are discouraged. Concurrent to what is being measured, how the measurement is being calculated also needs to be defined because the current language does not clarify whether distance is being measured by the actual pedestrian pathway or a direct line between the housing unit and bus stop.

Since distance to a bus stop from someone's home, including how direct the pathway is, has a significant impact on encouraging or discouraging someone to take transit, DTC suggests clarifying the distance in relation to the workforce housing units. Specifically, DTC suggests clarifying that the closest workforce housing unit should be no greater than a quarter mile from the bus stop, and the furthest workforce housing unit no greater than a half mile. Additionally, to mitigate the potential for creating a significant additional walking distance due to serpentine paths or pedestrian barriers, DTC suggests clarifying that the measurement follow the actual pedestrian pathway within the site, instead of a direct line to the bus stop.

Finally, because of the significant distances between some existing bus stops, DTC suggests amending the language so that a bus stop itself is the thing to which the housing units are being measured, instead of the bus route. The Route 215 is a good example of how the current language could allow a development to qualify while also being located more than two miles away from the nearest bus stop.

Again, thank you for recognizing this issue and how transit is an important aspect of finding a solution.

Jared Kauffman
DART First State
Fixed-Route Planner
119 Lower Beech St #100
Wilmington, DE 19805

Jared.kauffman@delaware.gov

Office: 302-576-6062

Jamie Whitehouse

From: Preston Schell <preston@oacompanies.com>
Sent: Tuesday, May 10, 2022 2:32 PM
To: Jamie Whitehouse
Cc: robert.wheatley@sussexcountyde.gov
Subject: Affordably Priced Rental Units - revised ordinances
Attachments: Restricted Unit Rents - Sussex County - 50% AMI.xlsx; Restricted Unit Rents - Sussex County - 80% AMI.xlsx

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MAY 10 2022
SUSSEX COUNTY
PLANNING & ZONING

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Jamie,

Please submit the below comments into the record for the Planning and Zoning Commission hearing held on April 28, 2022 on proposed amendments to the Sussex County Rental Program.

In general, the changes are excellent and the program is far more viable and more likely to be utilized by developers to expand upon the amount of affordable workforce housing in eastern Sussex County.

I have the following comments to the proposed updated SCRP code provisions:

§72-24 A.(1) – I thought this was going to be updated to 25% of 80% of AMI? This still says 50% of AMI? If that doesn't get changed, the program won't work. I couldn't get this ordinance to work when it only mandated 12.5% of the rental units be priced at 25% of 50% of AMI. If I now have to do 30% of the units priced at 25% of 50% of AMI, it doesn't work times 2.5x now. Also, now you are mixing low income housing (30%-60% of AMI) with market rate housing. It will work better if you are mixing workforce housing (80%-120% of AMI) with market rate housing. This is probably an oversight but, if not, this will kill the program and no developer will be able to afford to use it. See the last two attachments. At 80%, the discount to market rents in the 113 corridor area is about 20-25%. At 50% of AMI, the discount is over 50% - this is low income housing at this point, not workforce housing. If this doesn't change, all the County's other efforts on this front are mute -- the program is dead on arrival.

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Thanks,

Preston

Preston Schell
Ocean Atlantic Companies
18949 Coastal Hwy, Suite 301
Rehoboth Beach, DE 19971
ph: 302-227-6115
preston@oacompanies.com

Project Name

Project Location

Proposed Workforce Housing Units - Monthly Rent Calc

Inputs/Choosers:

Percent of Units restricted	30.0%
% of Gross Household Inc. Used toward Housing Cost	25.0%
% of Area Median Income (AMI) Used	50.0%

Unit Size	Efficiency	1 BR	1 BR + Den	2 BR	2 BR + Den	3 BR
HH Size	1	1.5	2	3	3.5	4.5+
Fixed Rental Rate = 25% of Gross Household Income of 50% AMI Adjusted for Household Size & # of Bedrooms	\$550	\$585	\$630	\$705	\$745	\$815

Market Rents	\$1,195	\$1,450	\$1,695
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Discount to Market Rents	\$610	\$745	\$880
% Discount to Market Rent	51.0%	51.4%	51.9%

Sussex County 2021 AMI - affordable rents by number of people within apartment

%AMI	1 person	1.5 people	2 people	3 people	3.5 people	4 people	4.5 people	5 people	6 people	7 people	8 people
30%	\$15,800	\$22,330	\$18,050	\$21,960	\$24,230	\$26,500	\$28,770	\$31,040	\$35,580	\$40,120	\$44,660
50%	\$26,300	\$27,910	\$30,050	\$33,800	\$35,670	\$37,550	\$39,070	\$40,600	\$43,600	\$46,600	\$49,600
60%	\$31,570	\$34,170	\$36,070	\$40,570	\$42,820	\$45,060	\$46,890	\$48,700	\$52,450	\$55,900	\$59,500
70%	\$36,830	\$39,870	\$42,080	\$47,330	\$49,950	\$52,570	\$54,700	\$56,820	\$61,200	\$65,220	\$69,420
80%	\$42,100	\$45,570	\$48,100	\$54,100	\$57,100	\$60,100	\$62,525	\$64,950	\$69,950	\$74,550	\$79,350
100%	\$52,620	\$56,960	\$60,120	\$67,620	\$71,370	\$75,100	\$78,150	\$81,180	\$87,430	\$93,180	\$99,180

AMI numbers as of 4/01/21 from http://www.destatehousing.com/Renters/rentersmedia/hud_incomelimits.pdf

Project Name

Project Location

Proposed Workforce Housing Units - Monthly Rent Calc

Inputs/Choosers:

Percent of Units restricted	30.0%
% of Gross Household Inc. Used toward Housing Cost	25.0%
% of Area Median Income (AMI) Used	80.0%

Unit Size	Efficiency	1 BR	1 BR + Den	2 BR	2 BR + Den	3 BR
HH Size	1	1.5	2	3	3.5	4.5+
Fixed Rental Rate = 25% of Gross Household Income of 80% AMI Adjusted for Household Size & # of Bedrooms	\$880	\$950	\$1,005	\$1,130	\$1,190	\$1,305

Market Rents		\$1,195		\$1,450		\$1,695
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Discount to Market Rents		\$245		\$320		\$390
% Discount to Market Rent		20.5%		22.1%		23.0%

Sussex County 2021 AMI - affordable rents by number of people within apartment

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70%	\$36,830	\$39,870	\$42,080	\$47,330	\$49,950	\$52,570	\$54,700	\$56,820	\$61,200	\$65,220	\$69,420
80%	\$42,100	\$45,570	\$48,100	\$54,100	\$57,100	\$60,100	\$62,525	\$64,950	\$69,950	\$74,550	\$79,350
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MANDALAS
BROCKSTEDT

John W. Paradee
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john@bmbde.com

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SUSSEX COUNTY
PLANNING & ZONING

VIA ELECTRONIC MAIL & REGULAR MAIL

May 9, 2022

SUPPORT EXHIBIT

Mr. Jamie Whitehouse
Sussex County Department of Planning
2 The Circle
P.O. Box 417
Georgetown, DE 19947

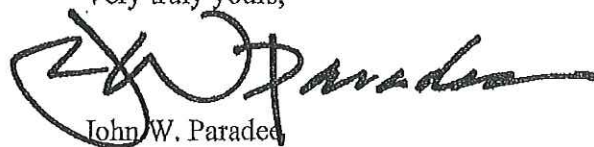
RE: Affordably Priced Rental Units

Dear Mr. Whitehouse:

I write to express my strong support for the draft Ordinance regarding "Affordably Priced Rental Units" which Sussex County is presently considering for enactment. I wanted to make sure that both the Planning & Zoning Commission and the County Council are aware that there is very serious interest on the part of the real estate development community in the passage of a "workforce housing" Ordinance – indeed, I have a number of clients who would pursue projects for affordably priced housing units if such an Ordinance were to be adopted. For this reason, I wholeheartedly encourage the Planning & Zoning Commission and the County Council to proceed promptly with enactment of the proposed Ordinance regarding "Affordably Priced Rental Units".

Thank you for your time and consideration.

Very truly yours,



John W. Paradee

JWP/lwr

cc: Mackenzie Peet, Esquire
J. Michael Riemann, P.E.
Louis J. Capano, III
Christian Hudson

6 South State Street | Dover, DE 19901 | 302-677-0061 | 302-677-0065 (Fax)

www.bmbde.com

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Lauren DeVore

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Thursday, April 28, 2022 3:39 PM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, April 28, 2022 - 3:38pm

SUPPORT EXHIBIT

Name: Mindy Lyle

Email address: mindylyle@comcast.net

Phone number: 571-212-4735

Subject: Affordable Housing Ordinance

Message: I am writing in support of the Affordable Housing Ordinance. This Ordinance is essential to make the county more attractive to those seeking full-time employment and to businesses who have a consistent need for staff. I would also encourage you to consider including workforce ownership opportunities as you move forward.



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Middleton, WI 53562
www.commonwealthco.net

SUPPORT EXHIBIT

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May 4, 2022

MAY 04 2022

Sussex County Planning and Zoning Commission
2 The Circle
Georgetown, DE 19947

SUSSEX COUNTY
PLANNING & ZONING

RE: Comments on Ordinance to Amend the Code of Sussex County Regarding Affordably Priced Rental Units and the Sussex County Rental Unit (SCRUP) Program

Dear Sussex County Commissioners,

My name is Matt Padron and I represent Commonwealth Development Corporation, a national developer of high-quality rental housing designed to be affordable to working families and seniors. I am writing to express our very strong support for the proposed affordable housing Ordinance and to respectfully urge its rapid passage and enactment. Commonwealth is new to Delaware, but I myself have worked on affordable housing projects in the state for years with another organization and upon joining Commonwealth, was excited to explore the potential to bring our company's resources to develop new affordable housing to support the local workforce in Sussex County.

I regret that I was unable to attend the Planning and Zoning Commission Meeting on April 28 due to an unavoidable scheduling conflict, but I have reviewed the proposed Ordinance and listened to the full discussion of that meeting and I can confirm now as a developer that should this Ordinance pass, my organization will absolutely jump on it and make immediate use of the provisions of the Ordinance to pursue the new affordable housing development opportunities that would be made possible through its passage. Indeed, we have an exciting new affordable housing project in pre-development and under consideration for funding now just outside of Lewes and Rehoboth for which passage of this Ordinance would help clear the way for rapid development.

We have long been aware of the tremendous need for new affordable homes in the County, but a combination of high costs, limited availability, and restrictive zoning of suitable land has been an obstacle that has been difficult to overcome until now. The proposed Ordinance allowing affordable multifamily housing development by right on a large number of parcels is a potential game changer that will do much to remove these obstacles and make significant new affordable housing creation possible. One of the most challenging parts of real estate development—and in particular, affordable housing development—is the unpredictable and lengthy nature of the entitlements process and the financial, legal, and political ramifications that can arise from any need for zoning relief. This Ordinance eliminates much of this unpredictability, allowing for a



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straightforward and clear path to obtaining necessary approvals on a wide variety of potential sites in the County. In addition to reducing development costs and helping to ensure financial feasibility of projects, this Ordinance will make it easier to enter into agreements with sellers of applicable parcels, as many of the uncertainties of timing around entitlements and potential zoning relief would be eliminated. Furthermore, the development of affordable housing frequently relies upon a complex set of financing sources with funding agencies, lenders, and investors giving considerable weight to having permissive zoning in place. This Ordinance would enact that for many potential sites, streamlining the overall funding process and making these sites more attractive when applying for competitive funding sources.

Commonwealth Development sincerely appreciates the Commission's and County's desire for developer input into this Ordinance and is grateful for your concern that the Ordinance be truly beneficial to new affordable housing development. We would certainly value reducing the setback requirements and open space requirements as suggested during the April 28 meeting, but even exactly as written in its current form, this Ordinance is truly a significant advancement to efforts to promptly create new affordable housing in Sussex County and our greatest concern would be any undue delay in its passage and enactment. Should the ordinance be passed in the near future, it will be of instant benefit in expediting our proposed development near Lewes and will allow us to immediately begin working to confidently secure additional sites for new affordable housing development in Sussex County. This Ordinance tackles a challenging problem head on and as a developer of affordable housing, Commonwealth Development Corporation wholeheartedly supports and respectfully urges its rapid passage.

Thank you, again, for the opportunity to participate in this discussion and please do not hesitate to reach out at any time if you have any questions.

Sincerely,

Matthew F. Padron
Vice President of Development
1400 Harrisburg Pike #7806
Lancaster, PA 17604
202.556.9882
m.padron@commonwealthco.net



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MAY 02 2022

SUSSEX COUNTY
PLANNING & ZONING

The Honorable Mike Vincent
President, Sussex County Council
2 The Circle
PO Box 589
Georgetown, DE 19947

Mr. Robert Wheatly
Chairman, Sussex County Planning
And Zoning Commission

Dear Council President Vincent and P&Z Chairman Wheatly:

The Sussex Economic Development Action Committee is pleased to unanimously endorse the recently introduced ordinance to amend the Code of Sussex County dealing with Affordable Rental Units and the Sussex County Rental Unit Program (SCRUP). The Council is to be commended for taking this giant step forward to address the housing problem in Sussex County that is reaching catastrophic levels.

The proposal does make giant strides in beginning the process of making rental units more available and affordable and, through these changes it makes in our present code and program, will make it easier for the private sector to develop more of these projects while making them far more affordable to large numbers of Sussex Countians facing housing shortages and housing costs out of their reach. Moreover, the changes proposed will go a long way in assisting the residents of our County to live where they work.

We support this legislation as proposed but we do have some suggestions that may improve what you are trying to accomplish. These suggestions are from our membership:

- 1) Employed for one year and live here a year. Bridgeville adopted an Affordable Housing Ordinance modeled after the County's Ordinance. They addressed the residency issue by allowing only current residents of Bridgeville to apply to rent or buy the first three months that a unit is available. After three months, any resident of Sussex County could rent or buy it. Every time a unit became available the unit was only available to a current Bridgeville resident for that three-month period and then to the open market.
- 2) One hundred (100) feet set back from neighboring properties. The one hundred feet seems a little too much unless it is tied to the height of the rental unit.
- 3) 50% of the land must be in open space. With the price of land that either has sewer and water already available or available nearby, this could affect the number of units built thus opening the development of adjacent land to similar development, a sprawl-type effect, if you will.
- 4) All units must have a primary view of open space or recreational amenities. We understand the reason for this requirement and make no comment; and

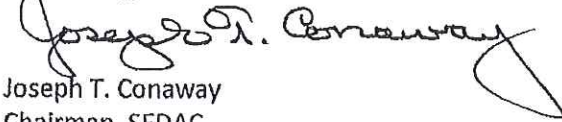
- 5) Eligibility of an individual is left to the landlord with the County having oversight. This is a good requirement and should speed up the rental of these units. With the County having final say, we are confident that problems will be at a minimum. You may want to look at some third-party appeal process if the County rejects an applicant.

As we have said, this is a giant first step and honors a commitment made by the Council but now it's time to begin to discuss how we make projects that can be purchased available as affordable housing.

We urge the Planning and Zoning Commission to recommend this Ordinance to the County Council for approval and we further urge the Sussex County Council to approve it.

Thank you. And, as always, SEDAC stands ready to assist you in your efforts to bring housing and jobs to Sussex County.

Yours truly,



Joseph T. Conaway
Chairman, SEDAC

CC: Sussex County Council
Sussex County Planning and Zoning Commission
Todd Lawson, Sussex County Administrator
Jamie Whitehouse, Director Sussex County P&Z



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MANDALAS
BROCKSTEDT LLC

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VIA ELECTRONIC MAIL & REGULAR MAIL

May 9, 2022

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SUPPORT EXHIBIT

RE: Affordably Priced Rental Units

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JWP/lwr

cc: Mackenzie Peet, Esquire
J. Michael Riemann, P.E.
Louis J. Capano, III
Christian Hudson

Jamie Whitehouse

From: Preston Schell <preston@oacompanies.com>
Sent: Tuesday, May 10, 2022 2:32 PM
To: Jamie Whitehouse
Cc: robert.wheatley@sussexcountyde.gov
Subject: Affordably Priced Rental Units - revised ordinances
Attachments: Restricted Unit Rents - Sussex County - 50% AMI.xlsx; Restricted Unit Rents - Sussex County - 80% AMI.xlsx

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 MAY 10 2022
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SUPPORT EXHIBIT

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SUSSEX COUNTY
PLANNING & ZONING

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Sincerely,

Matthew F. Padron
Vice President of Development
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SUSSEX COUNTY
PLANNING & ZONING

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The Honorable Mike Vincent
President, Sussex County Council
2 The Circle
PO Box 589
Georgetown, DE 19947

Mr. Robert Wheatly
Chairman, Sussex County Planning
And Zoning Commission

Dear Council President Vincent and P&Z Chairman Wheatly:

The Sussex Economic Development Action Committee is pleased to unanimously endorse the recently introduced ordinance to amend the Code of Sussex County dealing with Affordable Rental Units and the Sussex County Rental Unit Program (SCRIP). The Council is to be commended for taking this giant step forward to address the housing problem in Sussex County that is reaching catastrophic levels.

The proposal does make giant strides in beginning the process of making rental units more available and affordable and, through these changes it makes in our present code and program, will make it easier for the private sector to develop more of these projects while making them far more affordable to large numbers of Sussex Countians facing housing shortages and housing costs out of their reach. Moreover, the changes proposed will go a long way in assisting the residents of our County to live where they work.

We support this legislation as proposed but we do have some suggestions that may improve what you are trying to accomplish. These suggestions are from our membership:

- 1) Employed for one year and live here a year. Bridgeville adopted an Affordable Housing Ordinance modeled after the County's Ordinance. They addressed the residency issue by allowing only current residents of Bridgeville to apply to rent or buy the first three months that a unit is available. After three months, any resident of Sussex County could rent or buy it. Every time a unit became available the unit was only available to a current Bridgeville resident for that three-month period and then to the open market.
- 2) One hundred (100) feet set back from neighboring properties. The one hundred feet seems a little too much unless it is tied to the height of the rental unit.
- 3) 50% of the land must be in open space. With the price of land that either has sewer and water already available or available nearby, this could affect the number of units built thus opening the development of adjacent land to similar development, a sprawl-type effect, if you will.
- 4) All units must have a primary view of open space or recreational amenities. We understand the reason for this requirement and make no comment; and

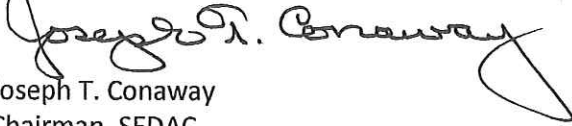
- 5) Eligibility of an individual is left to the landlord with the County having oversight. This is a good requirement and should speed up the rental of these units. With the County having final say, we are confident that problems will be at a minimum. You may want to look at some third-party appeal process if the County rejects an applicant.

As we have said, this is a giant first step and honors a commitment made by the Council but now it's time to begin to discuss how we make projects that can be purchased available as affordable housing.

We urge the Planning and Zoning Commission to recommend this Ordinance to the County Council for approval and we further urge the Sussex County Council to approve it.

Thank you. And, as always, SEDAC stands ready to assist you in your efforts to bring housing and jobs to Sussex County.

Yours truly,

A handwritten signature in black ink that reads "Joseph T. Conaway". The signature is fluid and cursive, with a large, sweeping flourish at the end.

Joseph T. Conaway
Chairman, SEDAC

CC: Sussex County Council
Sussex County Planning and Zoning Commission
Todd Lawson, Sussex County Administrator
Jamie Whitehouse, Director Sussex County P&Z

Lauren DeVore

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Thursday, April 28, 2022 3:39 PM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, April 28, 2022 - 3:38pm

SUPPORT EXHIBIT

Name: Mindy Lyle
Email address: mindylyle@comcast.net
Phone number: 571-212-4735
Subject: Affordable Housing Ordinance

Message: I am writing in support of the Affordable Housing Ordinance. This Ordinance is essential to make the county more attractive to those seeking full-time employment and to businesses who have a consistent need for staff. I would also encourage you to consider including workforce ownership opportunities as you move forward.

Cc: Andrew Sharp; Bill Pfaff; Bob Wheatley; Bobbi Barends; Bobby Horsey; Brian McGlinchey; Brian Shannon; bruce o'connor; Caroline Antony; Casey Kenton; Catherine Bassett; Charlie Timmons; Chris Baker; Christ Moody; Chris Weeks; Dave Speicher; david.l.wilson@delaware.gov; David Baker; David Root; Derrick Southard; dona troyer; Doug Liberman; Ed Lewandowski; Ernie Felici; Fred Dean; Gavin Short; George Beckerman; geraldhocker@gmail.com; Gus Mergenthaler; Helen Hoart; hfortunato@melvinjoseph.com; Jack Riddle; Jamie; Jacob Owens; Jared Shelton; Heun, Jean (US - Delaware); JDenney; Jerry Esposit; J Martin; Jim Provo; Joe Conaway; John Jones; jlrieley@hotmail.com; John Rieley; Jordan Schulties; Josh Mastrangelo; Karen Swain; Katie Tabeling; kelly Jansen; kelly.jansen@impactgraphix302.com; Kevin Yingling; Lauren Swain /Sussex SB; Lauren Weaver; Laurence Corrigan; Lillian Harrison; Lorri Grayson; Mark H. Davidson; Mary Dupont; Matt Robinson; Mike Vanderslice; Mike Vincent; Pat Ryan; Pete Keenan; Preston Schell; Ray Sander; Rob Eps; robert.m.nicholson@gmail.com; Robert Tunnell III; Bob Ruggio; Ruth Briggs King; Sara Pletcher; sarah gilmour; sgilmour@pathways-2-success.org; scott thomas; Sheldon Hudson; Stephanie Moody; Tom Thunstrom; tom.weaver@yourdelawarepi.com; Tom Weaver; Trish Newcomer; Walt Bryan; walt@foto-bug.com; Zach Evans
Subject: Re: from Chairman Joe

I just finished reading the proposed Ordinance and take issue with a few items, in particular, line 347, requiring any tenant to be previously employed for one full year in the County (that's an unnecessary disqualifier), and line 353, no felony record. (DUI's are a felony). This is another onerous requirement.

All in all, most of the language is based on finding the Qualifying Land, which would first and foremost need central water & sewer. We all know that the opportunities to build on land nearest Town centers are prohibitively expensive, or do not have central utilities (i.e Seaford area). I think it also puts too much of a burden on the prospective LandLord, and would actually inhibit what it is trying to create.

My opinion only.

Respectfully,

Sandra Ware / REALTOR since Jan '97 / Senior Advisor
Berkshire Hathaway HS Gallo Realty Commercial Division
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From: Gerard L. Esposito <espoenterprisesllc@gmail.com>

Sent: Thursday, April 21, 2022 8:19 AM

To: Sandra Ware <sandra@commercialde.com>; Linda Price <director@georgetowncoc.com>

Cc: Andrew Sharp <asharp@delawareindependent.com>; William Pfaff <william.pfaff@sussexcountyde.gov>; Bob Wheatley <bob@rcwheatley.com>; Bobbi Barends <bobbi.barends@dtcc.edu>; Bobby Horsey <bobbydgh@aol.com>; Brian McGlinchey <brianmcglinchey@me.com>; Brian Shannon <bgshannon@msn.com>; bruce o'connor <aboconnor@middlesexwater.com>; Caroline Antony <caroline@sussexpainrelief.com>; Casey Kenton <ckenton@i-realty.com>; Catherine Bassett <cbassett@mountaire.com>; Charlie Timmons <ctimmons@abcdelaware.com>; Chris Baker <cbaker@geolyn.com>; Christ Moody <Cmoody@dtcc.edu>; Chris Weeks <cweeks@beckermorgan.com>; Dave Speicher <davespeicherjr@gmail.com>; david.l.wilson@delaware.gov; David Baker <bakerudel@comcast.net>; David Root <dgroot@udel.edu>; Derrick Southard <dsouthard@ncall.org>; dona troyer <dona.troyer@sussexvt.k12.de.us>; Doug Liberman <dliberman@larsonengineering.net>; Ed Lewandowski <edlew@udel.edu>; Ernie Felici <ernie@herringpoint.com>; Fred Dean <fred@deanteamsells.com>; Gavin Short <gshortm@icloud.com>; George Beckerman <george@hoartbeckerman.com>; geraldhocker@gmail.com; Gus Mergenthaler <gus.mergenthaler@tetrattech.com>; Helen Hoart <helen@hoartbeckerman.com>; hfortunato@melvinjoseph.com; Jack Riddle <jack.riddle@communitybankdelaware.com>; Jamie <jamieb@millsboro.org>; Jacob Owens <jowens@delawarebusinesstimes.com>; Jared Shelton <jshelton@chpk.com>; Heun, Jean (US - Delaware) <jean.heun@fiserv.com>; JDenney <jdenney@corradoconstruction.com>; J Martin <jmartin@chpk.com>; Jim Provo <james.provo@sba.gov>; Joe Conaway <jconaway@hotmail.com>; John Jones <johnbjones@yahoo.com>; jlrieley@hotmail.com; John Rieley <jlrieley@sussexcountyde.gov>; Jordan Schulties <jordan.schulties@delaware.gov>; Josh Mastrangelo <jmastrangelo@cmfa.com>; Karen Swain <karen.swain@dtcc.edu>; Katie Tabeling <ktabeling@delawarebusinesstimes.com>; kelly Jansen <kelly.jansen@yourdelawarepi.com>; kelly.jansen@impactgraphix302.com; Kevin Yingling <kevin@decoop.com>; Lauren Swain /Sussex SB <lauren.swain@delaware.gov>; Lauren Weaver <Lauren@thequietresorts.com>; Laurence Corrigan <laurence.corrigan@cj.state.de.us>; Lillian Harrison <harrison.ltd@gmail.com>; Lorri Grayson <lgrayson@ggabuilds.com>; Mark H. Davidson <mdavidson@pennoni.com>; Mary Dupont <marykdupont@gmail.com>; Matt Robinson <mjrobin@udel.edu>; Mike Vanderslice <mvanderslice@envalliance.com>; Michael H. Vincent <mvincent@sussexcountyde.gov>; Pat Ryan <pryan@solutionsipem.com>; Pete Keenan <obkeen@verizon.net>; Preston Schell <preston@oacompanies.com>; Ray Sander <raymondjsander@gmail.com>; Rob Eps <rob@jadel.org>; robert.m.nicholson@gmail.com; Robert Tunnell III <rtunnell@potnets.com>; Bob Ruggio <ruggio.del@gmail.com>; Ruth Briggs King <ruth.briggsking@state.de.us>; Sara Pletcher <spletcher@milford-de.gov>; sarah gilmour <sarahgilmour@verizon.net>; sgilmour@pathways-2-success.org; scott thomas <scottT@visitsoutherndelaware.com>; Sheldon Hudson <sheldon@millsboro.org>; Stephanie Moody <smoody@scaor.com>; Tom Thunstrom <tom.thunstrom@gmail.com>; tom.weaver@yourdelawarepi.com; Tom Weaver <tom.weaver@impactgraphix302.com>; Trisha Newcomer <tbooth@seafordde.com>; Walt Bryan <walt@waltbryan.com>; walt@foto-bug.com; Zach Evans <zevans@mountaire.com>

Subject: RE: from Chairman Joe

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I agree with Sandra's observations, and would add a supporting comment about central water and sewer. Most non-municipal or non-County central water and sewer "districts" don't put infrastructure in the ground until they have an actual customer. Unlike government utilities, who can build capacity using public funds with or without paying customers, private utilities usually can't build for future growth—whether for workforce housing or not. Requiring that utility availability for the "Qualifying Land" could be prohibitive.

Jerry E.

Sent from [Mail](#) for Windows

From: [Sandra Ware](#)

Sent: Wednesday, April 20, 2022 10:25 AM

To: [Linda Price](#)