

RESOLUTION R 021 25

TO SUPPORT AND APPROVE AN APPLICATION BEING SUBMITTED TO DELAWARE STATE HOUSING AUTHORITY TO PROVIDE A TECHNICAL ASSISTANCE PROVIDER TO FACILITATE AT LEAST ONE ZONING/LAND USE REFORM THAT EXPANDS AFFORDABLE HOUSING OPTIONS

WHEREAS, the Senate and the House of Representatives of the 153rd General Assembly of the State of Delaware, with the approval of the Governor, directed the Delaware State Housing Authority to create a pilot program to provide technical assistance to local governments to implement zoning and land-use reforms; and

WHEREAS, the intent of the program is to support local zoning reforms to expand housing options by allowing higher-density residential development, promoting a variety of housing types, and increasing housing access and choice for current and future residents; and

WHEREAS, according to Delaware State Housing Authority's ("DSHA") 2023 Statewide Housing Needs Assessment (2023 HNA), Delaware has a shortage of over 19,000 units affordable to renters with incomes of 50% or less of the Area Median Income, or AMI; and

WHEREAS, the 2023 HNA also indicated that Delaware needs to add 24,400 housing units by 2030 to keep up with population growth; and

WHEREAS, the Affordable Housing Production Task Force Final Report from April 2025 identified local zoning reform as a key objective, stating that the task force members had "unanimous consensus that changes are needed at the local level to enable more diverse housing types," and that local zoning ordinances can be barriers to affordable housing development; and

WHEREAS, Sussex County Council supports increasing affordable and workforce housing opportunities; and

WHEREAS, the Sussex County Council have reviewed the funding opportunity and believe it to be in the public interest and of public benefit to file an application for technical assistance, and to authorize other action in connection therewith; and

WHEREAS, Sussex County Council understands the conditional of receiving technical assistance is committed to implement at least one strategy to permit more diverse housing types.

NOW, THEREFORE, BE IT RESOLVED THAT the Sussex County Council of Sussex County, Delaware hereby acknowledges its commitment to engaging and working with providers of technical assistance, and in the best interest of Sussex County, to successfully implement zoning and land use reforms that expand housing options. Said work will include assigning a staff member as point of contact for the technical assistance providers and DSHA; meeting and sharing information with the technical assistance provider as needed to facilitate their data collection, analysis, and recommendation processes; coordinating with the technical assistance provider on public outreach; and introducing recommended ordinances for consideration.

If the ordinances are not adopted, Sussex County must share documentation of the public engagement and the reasons why adoption did not occur.

Per stipulation of the grant, one of the following options shall be explored and developed into an ordinance:

- Allow Accessory Dwelling Units and/or "missing middle" housing types as a permitted use in residential zones

- Allow manufactured and/or modular homes placed on permanent foundations as a permitted use where single-family detached homes are permitted
- Create pre-reviewed design plans for “missing middle” housing types
- Increase buildable density for housing by reducing minimum lots sizes and bulk standards
- Increase building heights for multifamily housing and/or mixed-use developments
- Establish an inclusionary zoning program to address affordable and workforce housing needs
- Allow higher density, mixed-use with residential in commercial zones or employment centers
- Reduce parking requirements in areas zoned for residential and mixed-use to promote walkable communities in addition to providing more affordable development opportunities

I DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF RESOLUTION NO. R 021 25 ADOPTED BY THE SUSSEX COUNTY COUNCIL ON THE 21st DAY OF OCTOBER 2025. That certified copies of this Resolution be included as part of the Application submitted to the Delaware State Housing Authority.



Tracy N. Torbert
Clerk of the Council