



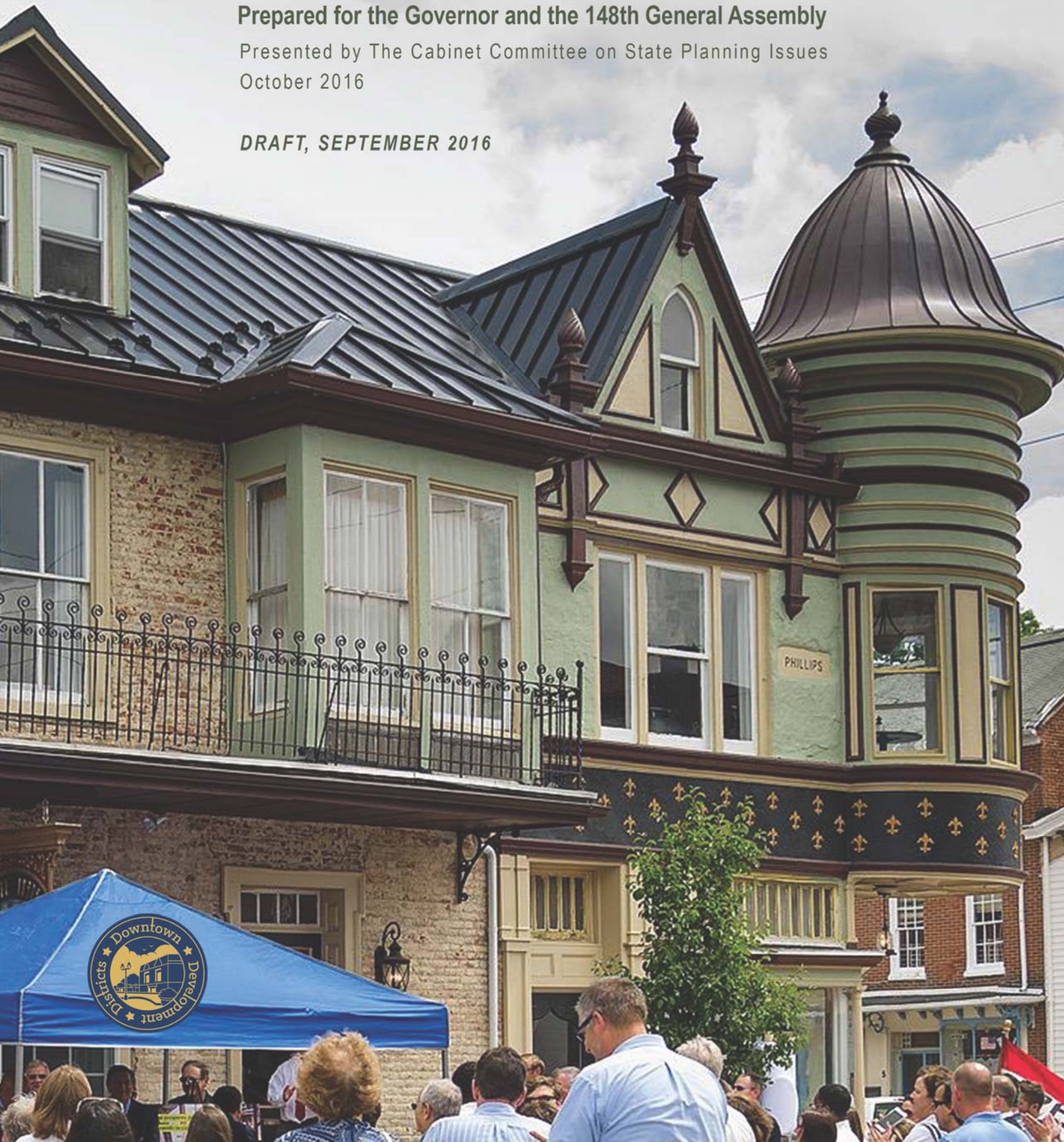
# 2016 Report on State Planning Issues

Prepared for the Governor and the 148th General Assembly

Presented by The Cabinet Committee on State Planning Issues

October 2016

*DRAFT, SEPTEMBER 2016*



# Acknowledgements

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Jack A. Markell

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This report has been prepared by the Delaware Office of State Planning Coordination (OSPC), in concert with and on behalf of the Cabinet Committee on State Planning Issues, in accordance with 29 Delaware Code Chapter 91. The Cabinet Secretaries and state agency staff provided data, ideas, expertise, and editorial comments to the OSPC staff to assist in the preparation of this report.

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STATE OF DELAWARE  
EXECUTIVE DEPARTMENT  
OFFICE OF STATE PLANNING COORDINATION

October 1, 2016

Dear Governor Markell and the Members of the 148th General Assembly,

On behalf of the **Cabinet Committee on State Planning Issues**, I am pleased to present this 2016 Report on State Planning Issues. This report details our activities over the past year and presents an agenda for the current program year.

The activities highlighted in this report demonstrate how our office and the state agencies continue to work toward implementing Governor Markell's land use agenda (outlined on page 2 of this document) to create a more efficient and effective government, which in turn fosters economic growth and enhances our quality of life.

With this report, we are excited to highlight several initiatives we feel will promote both the Governor's and the Cabinet Committee on State Planning Issues' goals and objectives for land use as noted here:

- › **Downtown Development Districts (DDD):** This past summer an expansion of the DDD program was announced. From this expansion, five new Downtown Development Districts, Smyrna, Harrington, Milford, Georgetown, and Laurel, were selected from nine applications. Investors who make qualified improvements to residential, commercial, or industrial properties in those districts now may qualify for state and local development incentives, including 20 percent state grant rebates.
- **Healthy Communities Grant:** Our office leads a project called "Plan4Health" that was made possible through a grant from the American Planning Association and the Centers for Disease Control and Prevention. The project focused on health-data research and mapping for Kent County to highlight areas of health disparities. The project team then explored how to integrate "healthy communities" through local comprehensive plans in Dover and Kent County. This project goes a long way toward addressing healthy communities, and, in the future, will benefit local governments and their citizens throughout the state.
- **Strategies for State Policies and Spending:** In accordance with Executive Order #26, the *Strategies for State Policies and Spending* document and maps were recently updated and adopted by Executive Order 59, on April 14, 2016. To complete this task, the OSPC worked closely with the state agencies and local governments to collect updated data, information, and maps. In conjunction with this project, the OSPC published a four-page summary document that clearly and succinctly explains how the Strategy Levels function.
- **Neighborhood Building Blocks Grant:** Staff members of the OSPC serve on the Neighborhood Building Blocks Board, which disperses funds for community revitalization and crime prevention. This program strengthens neighborhoods through supporting planning and other activities that improve the health and economic vitality of our communities.

As this report shows, the **Cabinet Committee on State Planning Issues** along with the OSPC and other state agencies remain dedicated to working with our local governments to achieve a vision of Delaware that keeps it a healthy and safe place to live and work while supporting an environment that grows businesses and preserves our critical natural and fiscal resources through sensible land use planning practices. Feel free to contact my office if you have any questions or comments concerning this report.

Sincerely,

Constance Holland, AICP  
Director, Office of State Planning Coordination

## Purpose of Report

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As required by 29 Delaware Code Chapter 91 § 9101 (d), the Cabinet Committee on State Planning Issues (CCSPI) is to provide a report to the Governor and General Assembly on its recent activities as well as propose legislative and/or administrative changes to improve the general pattern of land use within Delaware.

This report highlights the outcomes of the Committee's support, through their representative agencies, of implementing the *Strategies for State Policies and Spending*, including a brief analysis on development and demographic trends that support the recommendations for future action contained herein.



## The Office of State Planning Coordination

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The Office of State Planning Coordination (OSPC) prepares this report on behalf of the CCSPI. The OSPC reports to the Governor's Office and works closely with the CCSPI. The OSPC's mission is the continual improvement of the coordination and effectiveness of land use decisions made by state, county, and municipal governments while building and maintaining a high quality of life in the state of Delaware.

The OSPC meets its mission through

- › Coordinating state, county, and local planning efforts.
- › Coordinating state agency review of major land-use-change proposals prior to submission to local governments.
- › Researching, analyzing, and disseminating information concerning land use planning.
- › Meeting the information and resource needs of all state agencies and local governments.
- › Coordinating the spatial data and geographic information (GIS) needs of state agencies and local governments.

## The Governor's Land Use Agenda

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Governor Markell recognizes the important role that land use planning has in implementing his overall agenda and has focused his land use agenda—as elaborated on in the 2015 *Strategies for State Policies and Spending*—around the following principals:

- › **Develop a More Efficient and Effective Government** by coordinating local land use actions with state infrastructure and service delivery, largely through implementing the *Strategies for State Policies and Spending*.
- › **Foster Economic Growth** by enabling a predictable and transparent land use review and permitting process and leveraging state and local investments in infrastructure.
- › **Improve Educational Opportunities** for Delaware's children by working with school districts and local governments to locate new schools in cost-effective neighborhood settings in accordance with the *Strategies for State Policies and Spending* and local government comprehensive plans.
- › **Enhance the Quality of Life for All Delawareans** by creating “Complete Communities” rich in amenities and services, encouraging a range of choices for residence and businesses, and protecting natural resources and our agricultural economy.



## Land Use Planning in Delaware — A Brief Overview

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- › Land use decisions are made at the county and municipal levels.
- › The majority of infrastructure and services needed to support such decisions are provided by the state.
- › The guiding documents for land use decisions are the local comprehensive plans, which are reviewed at least every five years and updated at least every ten years.
- › Comprehensive plans are legal documents with the force of law, requiring development to be consistent with certified comprehensive plans.
- › Comprehensive plans must be implemented within 18 months of adoption by amending the official zoning map(s) to rezone all lands in accordance with the uses and intensities of uses provided for in the future land use element of the comprehensive plan.
- › The state's overall guide to land use policy is articulated in the *Strategies for State Policies and Spending*, which is updated every five years.
- › The comprehensive plans are certified by the state as to their consistency with the state land use policies as articulated in the current *Strategies for State Policies and Spending*.
- › The Preliminary Land Use Services (PLUS) review process coordinates land use with local governments, whereby major land use change proposals, e.g., large subdivisions proposals, comprehensive plan amendments, and comprehensive plan updates are reviewed by state agency representatives along with local government representatives and developers.



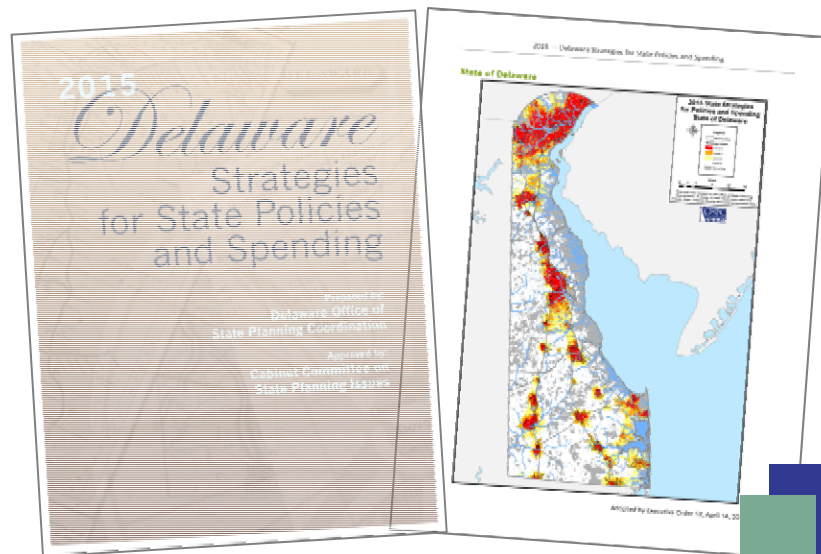
# The Policy Framework for Land Use Planning in Delaware

## Background

One of the major goals for land use planning in Delaware is to direct development to growth areas as agreed to by state and local governments as articulated in the *Strategies for State Policies and Spending* and local comprehensive plans. These are areas where state, county, and local governments are prepared for development with existing infrastructure and/or where infrastructure investment is planned.

We continue to make progress toward this goal due to the many significant actions that have occurred since the mid 1990s, which have led to a more efficient land use planning process, including the reestablishment of the Cabinet Committee on State Planning Issues, the development of the PLUS process, and the development of the *Strategies for State Policies and Spending* in 1999 (updated in 2004, 2010, and 2015). Also, the local comprehensive planning process was strengthened through legislation that included giving comprehensive plans the force of law, the creation of a comprehensive plan certification process, a requirement to implement approved comprehensive plans, and other related initiatives.

Since 2008, the state has been collecting development data from local governments to track just how well our efforts are paying off. This information is provided for in the Annual Reports in **Appendix A - Development Trends and Data Analysis**. The results are very encouraging because from 2010–2015, 82 percent of the residential building permit activity was within the Levels 1–3 areas.



The strategies document was adopted by Executive Order 59, on April 14, 2016.



## *The State Role in Land Use*

Delaware is growing and changing in population size, composition, and where people live. Though land use decisions are made by local jurisdictions (municipal and county), the impact of local government land use decisions, land development patterns, and each Delawarean's decision of where to live affects us all statewide. The effect can be felt fiscally—as taxpayers—and in the health, safety, and welfare of our state.

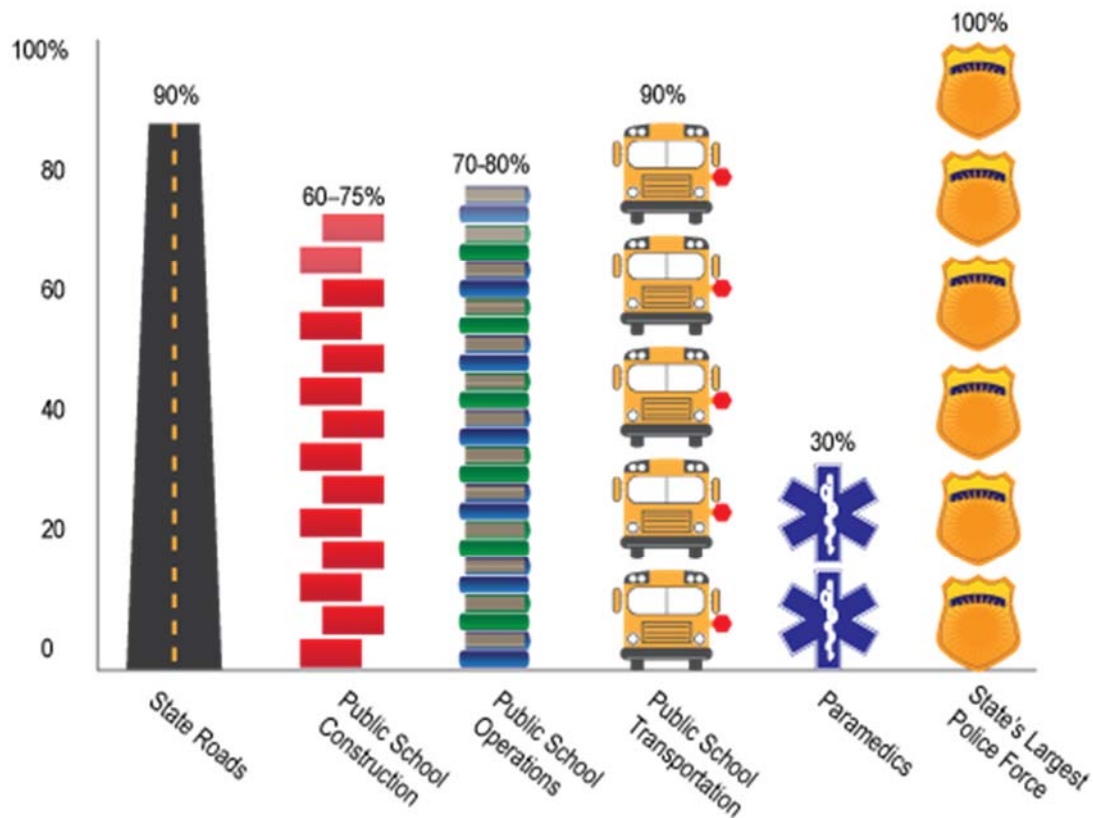
Unlike most other states, Delaware's state government provides many of the services and a great deal of infrastructure throughout the state:

- › **Roads and Other Facilities** — The State maintains approximately 90 percent of Delaware roads, as compared to a national average of 20 percent. This includes more than 13,000 lane miles, 1,600 bridges, 1,200 traffic signals, 54 Park-and-Ride facilities, and 250,000 signs.
- › **Schools** — The State provides approximately 60 percent of school operating funding and provides between 60 and 80 percent of educational-facility capital-construction funding, depending upon a local school district's relative property wealth.
- › **School Transportation** — The State provides 90 percent of school transportation costs.
- › **Police and Paramedic Services** — The State Police is Delaware's largest police force, and the State provides 30 percent of paramedic funding to local jurisdictions.

In addition to the services already mentioned, the State also provides the following:

- › **Service Centers** — The State funds 15 State Service Centers that deliver more than 160 programs and services on approximately 635,000 visits annually.
- › **Delaware Transit Corporation (DTC)** — In 2016, DTC provided more than 980 thousand paratransit trips with 295 paratransit buses at a per person cost to the State of approximately \$55, compared to more than 8.4 million fixed-route DART bus rides with 213 buses at approximately \$6 per person.

The state government has a large stake in where and how land is developed, and as such, the cost of providing these services is greatly affected by our pattern of land use. In general, the more spread out we are, the more costly it is for taxpayers. Thus, for the state to allocate resources efficiently, we need to determine a clear path to our goal of conserving our fiscal and natural resources. If state and local governments aren't working together, a great deal of waste and inefficiency can occur. The two most important documents to insure a coordinated approach are the local comprehensive plan and the *Strategies for State Policies and Spending*.



*As illustrated above, Delaware's State government provides many services and infrastructure needs throughout the state*

### *Cabinet Committee on State Planning Issues*

One of the most significant actions in regard to improving the coordination of land use activities was the re-establishment of the Cabinet Committee on State Planning Issues in 1994. The Committee's primary purpose is as an advisory body to promote the orderly growth and development of the state, including recommending desirable patterns of land use and the location of necessary major public facilities. In essence, the mission of the Cabinet Committee is to advise the Governor and General Assembly on coordinating the state's provision of infrastructure and services with the land-use decision-making process that is controlled by local governments.

### *The Strategies for State Policies and Spending*

The *Strategies for State Policies and Spending* is the key policy document that provides a framework for land use planning in Delaware. Developed by the Cabinet Committee on Planning Issues to fulfill its directives under Title 29, Chapter 91 of the Delaware Code, the *Strategies for State Policies and Spending* provide a framework for the

infrastructure and service investments by state agencies. The *Strategies for State Policies and Spending* is used in a variety of ways, including for state agency capital budgeting, PLUS reviews, school site reviews, and public facility locations. Local governments rely on this document for the preparation of comprehensive plans, especially as they relate to Titles 9 and 22 of the Delaware Code and are certified by the State as directed by Title 29, Chapter 91 of the Delaware Code.

### Strategies Purpose

*To coordinate land use decision-making with the provision of infrastructure and services.*

### Why Coordinate?

- *Land use decisions are a local responsibility.*
- *The provision of infrastructure and services is a State responsibility.*
- *If the above aren't coordinated, then waste and inefficiency can occur.*



## *The Preliminary Land Use Services (PLUS) Review Process*

Another tool developed to coordinate state- and local-government land use activities is the Preliminary Land Use Services (PLUS) Review, which looks at certain size development activities, comprehensive plan updates, and amendments. This is a monthly review process that brings state and local land use officials together with developers to review development proposals and feasibility studies in the earliest stages of the development process to note possible issues and make suggestions before a developer has invested substantial funds in a project.

## Highlights from 2015–2016

State government has worked on a variety of projects and initiatives during the 2014–2015 time period in accordance with the Governor’s agenda. The Office of State Planning Coordination (OSPC) has carried some of these initiatives out, while others are programs and functions administered by the various state agencies. This section includes a summary of the most noteworthy activities that have occurred this year.

### *Delaware Strategies for State Policies and Spending*

- › **Updating the *Strategies for State Policies and Spending* for 2015:** Staff members of the OSPC updated the 2010 document with the help of the various state agencies who staff the Cabinet Committee on State Planning Issues. Input was also received from local governments and citizens on a one-on-one basis and/or through seven public meetings held in all three counties. The strategies document was adopted by Executive Order 59, on April 14, 2016. As stated in Title 29, Chapter 91, [§ 9101](#), (c),(5), “The Strategies for State Policies and Spending shall be updated at least every 5 years, provided that the Governor may extend the deadline at his or her discretion.” A description of this document can be found on page 9.
- › **Investment Level Summary document:** This four-page brochure provides a quick-and-easy-to-understand overview of how the Delaware Strategies for State Policies and Spending Investment levels work. It was published with the assistance of the University of Delaware’s Institute for Public Administration.



### *Downtown Development Districts 2016: A Year in Review*

In April of 2014 the General Assembly passed Senate Bill 191, the Downtown Development Districts Act of 2014 (the Act), which was subsequently signed by the Governor on June 5, 2014. This Act created the Downtown Development Districts program. The program seeks to revitalize the downtown Central Business Districts<sup>1</sup> in selected city, town, and county areas through the use of economic and other incentives.

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<sup>1</sup> Central Business District: An area around the downtown portion of the city or town allowing for higher-intensity residential uses as well as commercial, office, personal services, governmental, and similar uses intended to serve the community and surrounding areas of the city or town.



The purposes of the Act are to:

- › Spur private capital investments on commercial business districts and other neighborhoods;
- › Stimulate job growth and improve the commercial vitality of districts and neighborhoods;
- › Help build a stable community of long-term residents by improving housing opportunities; and,
- › Assist municipalities in strengthening neighborhoods while harnessing the attraction that vibrant downtowns hold for talented people, innovative small businesses, and residents from all walks of life.

A variety of economic and other incentives were envisioned to achieve the purposes of the Act. The primary state-level incentive is the Downtown Development District Grant Program. These grants are to be made available to offset up to 20 percent of the hard costs associated with construction or redevelopment activities in Downtown Development Districts (DDD).

The Delaware State Housing Authority (DSHA) has been designated to administer the grant program. To date, the legislature has been very supportive of the program and funded the grant program with \$7 million in FY15, \$8.5 million in FY16, and allocated \$8.3 million for FY17. In addition to the DDD grant, local governments and other state agencies also developed incentives to further encourage redevelopment in DDDs. Seeing the potential to accelerate revitalization in these distressed areas, other partners have since stepped forward with additional incentives. For example, Kent County developed a matching grant program tied to the state DDD program.



The Act identified a process for a local government to become designated as a Downtown Development District. The OSPC is to organize and manage an application and review process to enable local governments to apply to become a DDD. The completed applications are then forwarded to the Cabinet Committee on State Planning Issues (CCSPI), which is to make a recommendation to the Governor. The Governor may then designate districts at his discretion, after considering the recommendation of the CCSPI. The Act stipulates that the first three districts must be located in each of Delaware's three counties.

In August of 2014 the OSPC released the "Application for Designation as a District" to local governments, and nine local governments submitted complete applications. These applications were reviewed by the OSPC staff and state agencies, and presented for the consideration of the CCSPI at their meeting on January 6, 2015. CCSPI

recommended that the Governor designate DDDs in Wilmington, Dover, and Seaford at the conclusion of that meeting. On January 11, the Governor designated these three as the first DDDs in Delaware.

The DSHA introduced the District Grant Program shortly after the first districts were designated. To ensure a variety of projects, DSHA established two set-asides. The program features a simplified rolling application for small projects under \$250,000 and is intended for investors who may only use the program once or are not familiar with the complexities of larger scale projects. For large projects typically over \$250,000, DSHA established a reservation process that allows the funds to be encumbered for the project, providing investors with certainty that funds will be available when their project is complete. Regardless of project size, the grant program is performance-based and funds are distributed only after the project is successfully completed.



Governor Markell announced the designation of five new Downtown Development districts, Smyrna, Harrington, Milford, Laurel, and Georgetown, on August 10, at a public event held in Smyrna, in the heart of Smyrna's new district.

The program has already had a profound effect on redevelopment efforts in each community. In FY15, a total of 13 large projects received a reservation of \$5.6 million leveraging \$114 million in private investment. In FY16, \$8.5 million was reserved for 22 large projects and is expected to leverage \$176 million in private investment. During FY16, 7 small projects were completed and received \$222,193 in grant funds. The FY16 projects include a variety of housing, mixed use, and commercial project, ranging from the adaptive reuse of a historic building and new construction of mixed-use buildings on vacant lots, to a 51-unit apartment building that will provide permanent housing for veterans. The full list of recipients is included in Table 1. DSHA will open another application period for large project reservation in September 2016 with the deadline for applications occurring in December.

The success of the DDD program in the first three districts inspired many other local governments to focus on downtown revitalization. There was a great demand from local governments and the business community to expand the program. In March of 2016 Governor Markell announced the opening of another application period that allowed local governments to apply to become designated as DDDs. Applications were due on June 1, 2016, and on that day, the OSPC received nine complete applications. Clayton, Dagsboro, Georgetown, Harrington, Laurel, Milford, New Castle, Newark, and Smyrna submitted applications. After a thorough review by the OSPC staff and the state agencies, the applications were reviewed by the CCSPI at their meeting on August 2, 2016. At that meeting, the CCSPI recommended the designation of five new DDDs in Smyrna, Harrington, Milford, Laurel, and Georgetown. Governor Markell announced the designation of these five new districts on August 10, at a public event held in Smyrna, in the heart of Smyrna's new district. Investors in these five new districts will have the opportunity to apply for DDD grant reservations in the upcoming round starting in September.

Table 1. DDD Large-Project Grant Reservations, FY 2016

<i>FY16 Reservation Round 2, announced February 1, 2016</i>				
<b>Investor</b>	<b>District</b>	<b>Eligible Use</b>	<b>Project Cost</b>	<b>Grant Reservation</b>
Central Delaware Habitat for Humanity	Dover	Residential	\$809,722	\$85,165
Faithwork, LLC	Dover	Mixed Use	\$1,600,235	\$182,820
Faithwork, LLC	Dover	Commercial	\$3,792,260	\$492,000
Halpern Family Property Investment LP	Dover	Mixed Use	\$7,482,043	\$614,000
MauTiste Investment Group	Dover	Residential	\$541,800	\$96,411
The Residences at River Place, LLC	Seaford	Residential	\$11,461,567	\$700,000
426 Market LLC	Wilmington	Mixed Use	\$1,449,348	\$84,236
829 Market LLC	Wilmington	Mixed Use	\$3,398,227	\$384,675
Interfaith Community Housing of DE, Inc.	Wilmington	Residential	\$2,108,396	\$311,179
M.Lorraine & James R Nelson	Wilmington	Commercial	\$8,149,479	\$557,000
Shipley Partners LLC	Wilmington	Residential	\$4,861,740	\$500,000
<b>Round 2 Total</b>		<b>11</b>	<b>\$45,654,817</b>	<b>\$4,007,486</b>
<i>FY16 Reservation Round 3, announced June 27, 2016</i>				
<b>Investor</b>	<b>District</b>	<b>Eligible Use</b>	<b>Project Cost</b>	<b>Grant Reservation</b>
Loockerman Plaza, LLC	Dover	Mixed Use	\$3,145,634	\$500,000
Nanticoke Memorial Hospital	Seaford	Commercial	\$892,561	\$146,700
1007 Market LLC	Wilmington	Mixed Use	\$92,123,960	\$1,000,000
2 East 7th LLC	Wilmington	Mixed Use	\$4,156,958	\$305,224
200 West 9th LLC	Wilmington	Mixed Use	\$5,703,904	\$488,581
216 Ninth LLC	Wilmington	Mixed Use	\$3,226,642	\$308,264
629 Market Retail LLC	Wilmington	Commercial	\$855,377	\$108,004
Christian Growth Ministries	Wilmington	Commercial	\$5,528,037	\$528,000
Delaware Center for Homeless Veterans, Inc.	Wilmington	Residential	\$10,959,589	\$557,000
Safari Lounge, LLC	Wilmington	Mixed Use	\$386,897	\$62,139
Urban Connect, LLC	Wilmington	Mixed Use	\$3,828,500	\$400,000
<b>Round 3 Total</b>		<b>11</b>	<b>\$130,808,059</b>	<b>\$4,403,912</b>
<b>FY16 GRAND TOTAL</b>		<b>22</b>	<b>\$176,462,876</b>	<b>\$8,511,398</b>



## *Neighborhood Building Blocks Program*

The Neighborhood Building Blocks Fund began with \$1 million allocated from a settlement agreement with JPMorgan Chase & Co. designed to remedy harm caused by the 2008–2009 financial crisis. The fund is administered by the Neighborhood Building Blocks Board, consisting of representatives from the Delaware Economic Development Office (DEDO), the Delaware Department of Justice (DDOJ), the Delaware State Housing Authority (DSHA), and the Office of State Planning Coordination (OSPC). The board invites neighborhood revitalization programs, neighborhood associations, community groups, law enforcement, local governments, and other stakeholders working for community development to apply for funding from the Neighborhood Building Blocks Fund.

The Neighborhood Building Blocks Fund is intended to support crime reduction, neighborhood revitalization, and economic development programs statewide, including programs in and around DDDs and communities that are part of DDOJ's Building Blocks Initiative. Building and maintaining strong neighborhoods requires thoughtful and coordinated efforts of state and local governments, neighborhood associations, nonprofit and community organizations, and other stakeholders to enhance economic development, reduce crime, and otherwise improve the quality of life of residents in our communities.

The Neighborhood Building Blocks Fund was replenished with \$3.7 million of bank settlement funds. The Board has been meeting through the summer to formulate outreach to communities to determine how grants can provide the most beneficial impact for community revitalization. Public meetings were held in all three counties in September 2016, and an application for the funds will be released this fall.

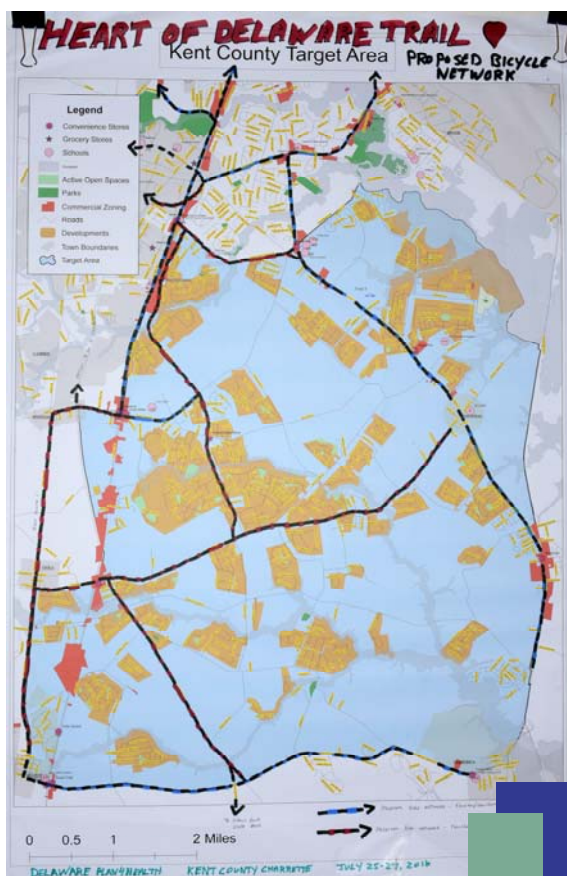
## *Delaware Coalition for Healthy Eating and Active Living (DE HEAL)*

DE HEAL supports and encourages programs, environments, and resources that promote healthy eating and active living to reduce the prevalence of obesity and related chronic diseases. DE HEAL is made up of a network of partners and members, including state agencies. State agencies actively participate in DE HEAL with the Environment and Policy subcommittee, which focuses on how the physical environment affects our health. Key programs in this regard are listed below.

- › **Plan4Health Grant:** DE HEAL, the Delaware Chapter of the American Planning Association, and the Delaware Public Health Association formed a partnership to apply for a grant from American Planning Association and the Centers for Disease Control and Prevention, which was awarded in October 2015. The grant has enabled planners and public health professionals to collaborate on ways to provide input into the comprehensive planning process, with a focus on health and equity. The project focused on Kent County and the City of Dover,

both of which have plan updates due in 2018–2019. Analysis and mapping of health data in the county allowed the planning team and consultants to focus on two representative areas that contained health disparities. Planning workshops (called charrettes) were held in each area, leading to recommendations for improving health in these neighborhoods, as well as ideas that will be provided to Kent County and Dover for consideration as they update their comprehensive plans. Some additional grant funding has been received and will allow the planning team to focus on implementation this fall.

- › **PLUS Development Checklist:** DE HEAL was instrumental in formulating a development checklist used to assess PLUS applications. The Division of Public Health uses the checklist in order to assist in developing comments on residential site plans and subdivisions through the PLUS process. The checklist focuses on three primary concepts that link land use planning and public health: 1) active transportation, 2) active recreation, and 3) access to food choice. In the coming year, the DE HEAL Environment and Policy Committee will be working on a version of the checklist that can be used for commercial developments and another for comprehensive plans.
- › **Educational Outreach:** Another DE HEAL project this past year has been educational outreach about the link between public health and land use planning. DE HEAL members have participated in a number of educational presentations to the New Castle County Planning Board focusing on topics such as transportation, recreation, comprehensive planning, and ordinances. DE HEAL is actively working with New Castle County as they update their Unified Development Code to ensure that public health concerns are embedded within the principals and regulations of that ordinance.



A conceptual bike trail network developed during the Kent County Plan4Health Charrette

## *Salisbury/Wicomico Metropolitan Planning Organization (MPO)*

As a result of the urbanized area expansion based on the 2010 U.S. Decennial Census, four Sussex County municipalities—Seaford, Laurel, Blades, and Delmar—became part of the Salisbury/Wicomico MPO. Delaware representatives, as described in the MPO bylaws, are now voting members on the MPO's Council. Several state and municipal representatives from Delaware, including the Sussex County Circuit Rider Planner, serve on the MPO's Technical Advisory Committee. MPO staff members have been working over the past year to bring the new towns on board, update them on the MPO Process, and set a budget for Delaware projects.

Regional planning organizations are required by the federal government when federal funds are used for transportation and transit projects. Proposed federal road or transit projects in an area served by an MPO must be vetted and approved by MPO committees.

MPO's are set up to assist with transportation planning projects. This is an additional resource for those towns that are now included as part of the MPO.

## *Master Planning Activities*

A master plan can be defined as a land use plan focused on one or more sites within an area. The master plan identifies access and general improvements and is intended to guide growth and development over a number of years or in phases. Master planning is a tool that can benefit Governor Markell's land use agenda to make government more efficient, promote economic development, and, in general, improve the quality of life for Delaware citizens. Such a plan can do this because of the involvement of a wide range of stakeholders, both public and private. In many cases, the process of master planning can work toward pre-approving an area to be shovel-ready. Shovel-ready permitting gives such areas a distinct advantage in attracting economic-development activities. There are several major efforts underway currently in all three counties.

- › **Milford Master Plan:** The plan was adopted in July of 2011, and the city has begun the implementation process. Significant infrastructure projects have been completed and are underway as envisioned by the master plan. The Delaware Department of Transportation (DelDOT) has completed the construction of the Route 1 and Route 30 grade-separated intersection. This improvement will enhance the safety of that intersection, as well as provide safe access to the east of Route 1. The City of Milford has completed the construction of water-system upgrades in the southern portion of the city, which will provide service to the master-plan area. The upgrades will include new water mains, a well, and a water tower to serve this area. Both of these significant infrastructure investments will further the goal of making the master plan area shovel-ready for economic development. The plan and subsequent

infrastructure improvements have already attracted a major project to develop in the master plan area. In November of 2014, the Bayhealth Medical Center announced plans to construct a \$250 million state-of-the-art health campus on lands within this area, just west of the new grade-separated intersection. The facility will be served by the new water system and other utilities planned for in the master plan. More information and updates about Bayhealth's project can be found on their website at [www.ImagineDE.com](http://www.ImagineDE.com). In the fall of 2016, the City and state agencies will be meeting to evaluate the progress of the master-plan development and refine as necessary so that it reflects current needs in the area.



Rendering from the Auburn Valley Master Plan  
of the former National Vulcanized Fiber site

- › **Auburn Valley Master Plan:** With the acquisition of 119 acres of the former National Vulcanized Fiber (NVF) site, major steps have been taken toward transforming the area into a residential, commercial, conservation, and recreation area. NVF lands have been combined with adjacent state park preserve lands encompassing more than 400 acres. The NVF site is undergoing an environmental cleanup of nearly a century of historic contamination; the creation of a series of wetland and flood mitigation sites; and a comprehensive stream restoration that will not only improve water quality and protect fish in the Red Clay Creek, but will also remove contaminant sources and reduce severe flooding that has resulted in significant economic impacts to Yorklyn. The redevelopment of the site creates an innovative model whereby the State and private sector are co-developing under a single master plan, resulting in a residential and mixed-use destination community where the State retains ownership of portions of the site for recreational uses. The partnership, one of the most complex ever undertaken in Delaware, can serve as a national model for other similar projects. To date, more than \$7 million has been spent to remediate the site, including almost \$5 million in state funding, almost \$1.6 million from the Federal Emergency Management Agency (FEMA) for property



acquisition, building demolition, and site restoration of an office building, and \$426,000 from the US Environmental Protection Agency (EPA) for asbestos removal. However, those expenditures are expected to return significant private investments 4 to 5 times that amount. With it, a tourism driver is being created unlike anything else in the region.

- › **Fort DuPont Complex Master Plan:** In 2013, the Delaware Department of Natural Resources and Environmental Control (DNREC), in collaboration with the City of Delaware City, led a master planning process to revitalize the historic 325-acre Fort DuPont Complex. The result of that process was the creation of a master plan to serve as a blueprint to transform the Fort DuPont Complex into a vibrant mixed-use community, fully integrated with the adjacent Delaware City. In 2014, the Delaware General Assembly passed and the Governor signed the Fort DuPont Redevelopment and Preservation Act, 7 *Del.C. §§ 4730 et seq.*, which authorized the creation of the Corporation with a 13-member advisory board with an executive director to manage, oversee, and implement the redevelopment and preservation of the Fort DuPont Complex. Some recent accomplishments include: annexation of the property into Delaware City; the adoption, by Delaware City, of a new zoning category meant to promote the redevelopment of the site to complement its historic character along with the environmental conditions of the site; site work including building stabilization and demolition making the property ready for plan implementation; and, the creation of a website: <http://fortdupont.org/>.



Rendering of Performing Arts Center, a new facility that would incorporate the restoration of the existing theater and PX facilities at Fort DuPont.

- › Master planning activities underway in New Castle County:
  - **Glasgow Avenue Main Street Study:** WILMAPCO, DelDOT, and New Castle County have been working on a transportation and land use study for Glasgow Avenue, between US 40 and SR 896/Porter Road (about 1.3

miles). The study is intended to create a Main-Street vision plan to guide transportation improvements and land use along Glasgow Avenue.

- **North Claymont Area Master Plan:** The North Claymont Master Plan Area is being developed by the WILMAPCO, New Castle County, Claymont Renaissance Development Corporation (CRDC), OSPC, DeIDOT, DTC, DNREC, and DEDO. Using a collaborative process with the community, the master plan is creating a comprehensive vision that encompasses land use and design, transportation, community and economic development, and the environment and open space for the area north of Claymont, including the Tri-State Mall (41 acres) and former Claymont Steel (425 acres). To date, the planning team has held two public workshops, with four scenarios presented to community stakeholders at the second workshop in June 2016. In October 2016, final recommendations will be presented at the final public workshop.



Demolition of the former Claymont Steel facility

- **SR 141 20-Year Transportation and Land Use Plan:** The New Castle County Department of Land Use, DeIDOT, and WILMAPCO continue to work on a planning study about the future of transportation and land use development in the Route 141 corridor. The outcome of this process will be a consensus-based plan, which will guide transportation and land use policy for the corridor over the next twenty years.

- **Route 9 Corridor Master Plan:** The Route 9 Corridor Master Plan will identify the best reinvestment and redevelopment strategies for the Route 9 corridor between the City of Wilmington and the City of New Castle boundaries. The study is being guided by a steering committee comprised of officials from the state and county, as well as local leaders and community organizations. Key focus areas include improving access to jobs, healthy foods, recreation, education, housing, and services; promoting mixed-use and mixed-income development; mitigating environmental and health concerns; examining land uses; and recommending roadway improvements.



Getting public input from stakeholders for the Route 9 Master Plan.

- › **The Ramble Project in Laurel:** Working with the Laurel Redevelopment Corporation and the University of Delaware, the Town of Laurel has created The Ramble project. This is a plan for the waterfront along the Broad Creek, a tributary of the Nanticoke River. The project hopes to bring new life to the riverfront with a nature-based park for children, cottage-style homes, a kayak launch, village green area, emphasis on nature tourism, and new businesses that support the vision for the project. This area is within the newly designated Laurel Downtown Development District, which will provide additional incentives for redevelopment of this area.

## *Geospatial Coordination*

The Delaware Geographic Data Committee (DGDC) is a cooperative effort among the government, academic sector, and private sector to build a Delaware GIS (Geographic Information System) Community and improve the coordination of the use of GIS tools and spatial data in Delaware. The DGDC is established in Delaware state law at [Delaware Code](#) Title 29, Chapter 91, Subchapter IV, to ensure the availability of geospatial data, promote the use and sharing of those data and of GIS software and tools, establish data standards, and support a community of geospatial data providers and geospatial data users in Delaware.

### FirstMap (Centralized Geospatial Data Consolidation)

FirstMap launched in September 2014 and is the repository into which all public geospatial data will be housed for the state. The data are accessible to all state, county, and local agencies as well as the public. The system provides the single, authoritative data source for all state agencies as well as the public.

Data available in the system are updated on a regular basis (agency and data specific) to ensure the most current data are always being used for mapping and applications throughout the state.



In addition, FirstMap has an ArcGIS Online presence to provide agencies with the ability to quickly create maps to share with their constituents. Several agencies have produced online maps to serve their constituents over this past year. Other applications, which require customized enhancements, will continue to be available to the agencies with capability to develop them.

Since last year's annual report, FirstMap has launched the following enhancements to provide GIS users in Delaware with the tools and data they need for their daily work:

- › **Open Data** — Agencies continue to provide data to be available throughout this application. In addition, the FirstMap team has reached out to the Delaware Open Data Council (established through Executive Order 57) to coordinate the integration of spatial data into the State's new Open Data portal.
- › **Standardized Base Map** — FirstMap has enhanced the standardized base maps to provide cached versions. As a result, FirstMap will load and respond to user-initiated changes faster.
- › **Data Publication** — State agencies continue to publish their data in FirstMap as feature and web services and also for download (where appropriate). The data publication continues to grow as agencies begin using FirstMap on a daily basis.



In addition to FirstMap, subcommittees of the DGDC continue to work on the following projects:

- › **Data Acquisition:** The OSPC on behalf of the DGDC issued a request for proposal to acquire new statewide aerial photography as well as updated Land Use Land Cover (LULC) data. Proposals were due in August 2016. If funding can be obtained from state agencies, a contract should be awarded in late September to allow flights for imagery to begin in the spring of 2017.
- › **Long-term Funding Plan:** The DGDC still needs to work on a long-term funding plan to provide dedicated funding for the three main geospatial datasets used by everyone: 1) Ortho Imagery—high resolution aerial images; 2) LiDAR (Light Detection and Ranging)—a GIS dataset that provides elevation data for Delaware; and 3) LULC. The DGDC remains committed to coordination and fiscal responsibility regarding data.

## *GIS Activities*

- › **GeoEducation:** In November 2015, the DGDC sponsored another successful GIS Day field trip for 250 fifth-grade students in Delaware. The annual event exposes students, through hands-on activities, to geospatial technology. This experience was taken on a road trip to another four schools in early 2016. So this committee reached over 500 students in Delaware!
- › In addition, the GeoEducation Committee was awarded a \$5,000 grant to host workshops to train K–12 teachers in Delaware how to use ArcGIS Online in their classrooms. Esri, the software company that developed ArcGIS Online, offers all schools in the US free access to their online software for use in their classrooms. OSPC, DOE, DelTech, and the Delaware Geographic Alliance (DGA) worked in conjunction with several GIS professionals to provide the workshops and content. Thirty K–12 educators attended the workshops during July and August 2016.
- › **Conference:** The Delmarva GIS Conference was held in April 2015 with 13 vendors and over 180 attendees from the tri-state area. The DGDC coordinates this conference bi-annually.
- › **LiDAR data:** In late spring 2015, new LiDAR data was delivered to the State of Delaware. In 2016, NOAA delivered the bathymetric LiDAR for the Delaware Bay and ocean coastal areas. The Delaware Geological Survey (DGS) has been processing this new LiDAR data to create 1-foot contours for the entire state. In addition, this new LiDAR data is being used to update sea-level-rise inundation maps; DGS is working with Delaware Coastal Programs to update this data.

## *State Land Inventory*

The OSPC, in collaboration with other state agencies, continues to work on an inventory of state-owned property. After much research, working with an old inventory, and collaboration with school districts and most state agencies, the inventory is almost complete. The state land inventory table is very stable and is now available on FirstMap on ArcGIS. The leasing table is also stable (except for normal changes). The OSPC is working with the Division of Accounting, as they will be required to track leasing as part of the financial reporting of the agencies.

The Insurance Coverage Office, Office of Management and Budget, and the Division of Accounting at the Department of Finance are all collaborating with the OSPC on the buildings table. These agencies have been trading information and updating records to form an inventory of state-owned buildings. Due to the large volume of data and different uses of information, there is still much work to complete.

Work is being done now to develop a process to keep these inventories updated. This work will also identify which group will be responsible for the updating process. The inventory itself will soon be sent to the state agencies involved for their review. Any necessary changes will be made before the inventory is put online.

## *Stockley Center Collaborative*

This 750-acre state-owned facility, located south of Georgetown, was once home to over 700 persons with disabilities and now houses less than 100 such residents. In 2013, a task force that included the Director of the OSPC issued a report that looked into stakeholder recommendations in four key areas: 1) medical, health and wellness; 2) housing and infrastructure; 3) learning and education; and, 4) recreation and community—including a model mixed-use development that would accommodate these four areas. At present, the Stockley campus continues to serve as a hub for medical services and health promotion and community-based activities. Such activities include providing additional information-technology equipment; reassigning staff supporting telemedicine activities for health professionals and members of the public; utilizing walking and biking trails for students, civic groups, and the public; using the Stockley's All Star Gymnasium for a youth drug-prevention summit; and, using the Stockley's Chapel for a community congregation's Sunday services.

## *Climate Resiliency/Adaptation*

### *Update on Executive Order 41*

Throughout 2015, the adaptation, mitigation, and flood avoidance workgroups, under the direction of the Cabinet Committee on Climate and Resiliency (CCoCAR), made

significant progress on developing and implementing the elements contained in Executive Order 41.

- › The adaptation workgroup developed agency specific, actionable recommendations for improving Delaware's preparedness and resilience to climate impacts.
- › The mitigation workgroup established a greenhouse-gas mitigation target and developed an implementation plan to guide Delaware toward achieving its goal.
- › The flood avoidance workgroup established flood avoidance and design guidance to incorporate measures for adapting to increased flood heights and sea level rise in the siting and design of projects for new construction and reconstruction of substantially damaged structures and infrastructure.

On March 2, 2015, Governor Markell officially announced the release of the *Climate Framework for Delaware*. On April 27, 2015, the DNREC hosted the Climate Adaptation and Resilience Stakeholder Workshop to bring together stakeholders and interested members of the public to discuss next steps for implementation of the recommendations outlined in the *Climate Framework for Delaware*.

In May of 2016, the Division of Energy & Climate announced the Strategic Opportunity Fund for Adaptation (SOFA) grants. These grants provided funding for state agencies to implement their adaptation strategies contained in the *Climate Framework for Delaware*. Ten adaptation projects were funded in six state agencies. The project ranged from establishing environmental indicators and GIS mapping projects of cultural resources, to preparing Delaware emergency responders for climatic changes.



## *Delaware Bayshore Initiative*

DNREC's Delaware Bayshore Initiative has developed a branding design for the Delaware Bayshore and Delaware Bayshore Byway in coordination with DelDOT's Byway Program, DEDO's Downtown Delaware Program, Delaware Greenways, Muldrow and Associates, all of the Bayshore communities (including all of those listed below plus New Castle, Frederica, Milford, Milton, and Lewes), Delaware Division of Historical and Cultural Affairs, U.S. Fish and Wildlife Service, National Park Service, and conservation partners. A style guide has been developed and is being shared with the communities and partners participating in the Delaware Bayshore Byway partnership committee. Communities and partners can begin using the branding design according to guidance provided in the style guide. A wayfinding and trailblazing sign plan is currently under development in coordination with DelDOT to help visitors and tourists navigate to points of interest.

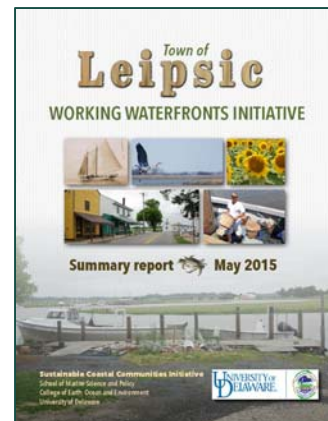
Presently, the Bayshore Byway follows Route 9 from the City of New Castle south to its junction with State Route 1 east of Dover. A proposed extension of the byway will connect communities south toward Lewes and include the river towns of Frederica, Milford, and Milton, and spur roads to each of the Bayshore communities including Bowers, South Bowers, Slaughter Beach, Prime Hook Beach, Broadkill Beach, and Lewes. Several public meetings have already been held with formal support garnered from Bowers Beach, Slaughter Beach, and Broadkill Beach. Meetings with the other communities are scheduled or in the process of being scheduled. Students from the University of Delaware's Center for Historic Architecture and Design are drafting an amendment to the Bayshore Byway Corridor Management Plan in anticipation of full support of byway extension.

- › **Delaware City** is working with the Delaware Bayshore Initiative to accomplish goals related to ecotourism, including collaboration on a grant from the Federal Highway Administration's National Scenic Byway Program to design a pedestrian and bike trail



connecting Delaware City to Fort DuPont State Park. DNREC completed construction of a new wildlife viewing trail and observation platform at the Ashton Tract of Augustine Wildlife Area on the south side of Thousand Acre Marsh.

- › Leipsic is working with the Delaware Bayshore Initiative to design public parking and accessible entrance to a proposed "Farmers and Watermen Museum" in the town hall. In coordination with the Delaware Sea Grant Program's Working Waterfront Initiative, Leipsic is developing sustainability strategies for preserving and maintaining the town's traditional maritime community. The Working Waterfront Initiative process and final report will assist the town with revision of their comprehensive land use plan.



- › Little Creek is working with the Delaware Bayshore Initiative to develop a small boat launch on the Little River along Route 9. Little Creek is developing sustainability strategies for preserving and maintaining the town's traditional maritime community, in coordination with the Delaware Sea Grant Program's Working Waterfront Initiative. The Working Waterfront Initiative process and final report will assist the town with revision of their comprehensive land use plan.
- › Bowers Beach is working with the Delaware Bayshore Initiative to improve climate and sea level adaptation for the paved parking area in the center of the

town. A portion of the paved area will be converted to community open space and parking for a recently zoned commercial district and public beach access. DNREC's SOFA grant is providing funding to support this project in addition to other grant funds. The town is also working with the Delaware Sea Grant Program's Working Waterfront Initiative to develop sustainability strategies for preserving and maintaining the town's traditional maritime community.

- › Slaughter Beach is working with the Delaware Bayshore Initiative to accomplish goals related to ecotourism and conservation outreach, including design and installation of an interpretive sign to educate residents and visitors about fish, wildlife, and habitat found in and around the community. Named the third town in the state and eighty-third community in the nation to receive certification as a Community Wildlife Habitat by the National Wildlife Federation in partnership with the Delaware Nature Society. Slaughter Beach is also partnering with Delaware Nature Society, DuPont Nature Center, the Bayshore Initiative, and DNREC's Land and Water Conservation Trust Fund to improve nature education amenities for visiting school groups and the public including design of a boardwalk trail and observation platform for salt marsh education programs.

### *Contract with University of Delaware's Institute for Public Administration*

The OSPC continues to have a strategic partnership with the University of Delaware's Institute for Public Administration (IPA). IPA worked on several key projects this year:

#### **PLUS Project Review Tracking and Analysis**

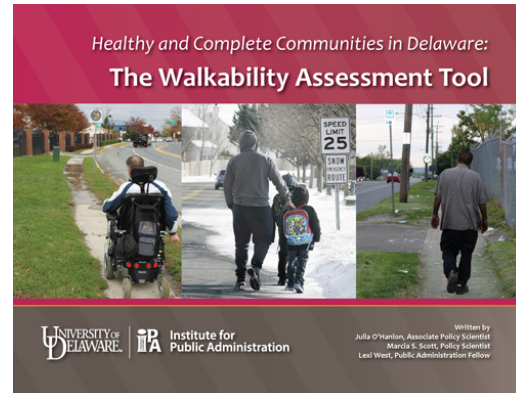
IPA has completed Phase 2 of a comprehensive research study using our PLUS project data and GIS-based development trends data to track the outcomes of all PLUS projects since the program's inception in 2004. The completed phase one of this project developed the GIS methodology to track projects from the PLUS application through local government development approvals and, eventually, building permits, and then spatially analyze the locations of these active projects as they relate to the *State Strategies*. The second phase of this project involves tracking the effectiveness of the PLUS comments in a selected sample of active and completed projects, as well as process changes to our PLUS procedures in order to integrate data collection with the new FirstMap system discussed on page 22. Phase 3 of this project, expected to begin in FY16, will develop a business case to support the transition of the PLUS application and review process to an electronic format that can be directly integrated into FirstMap and our PLUS database.

#### **Complete Communities Project**

A complete community promotes healthy lifestyles, economic growth, and sustainability through an integrated approach to transportation, land use, and community design. IPA



substantially expanded content on its **Delaware Complete Communities Planning Toolbox** ([www.completecommunitiesde.org](http://www.completecommunitiesde.org)), which provides information on complete-communities planning approaches, community design tools, and public-engagement strategies. New topics include the Americans with Disabilities Act, transit improvement districts, walkable communities, infill and redevelopment, mixed-use development, planning for aging-friendly communities, parks and recreation master planning, placemaking, economic development, downtown development districts, GIS story maps, green building practices, and rural land management.



## Development Trends

IPA continues to assist the OSPC to refine the system for analyzing and tracking the development trends data using GIS. See Appendix A for a complete reporting of this year's data.

### *Development Trends Reporting (See Appendix A for details)*

The OSPC has been collecting building-permit and development-approval data from all 60 local jurisdictions since the start of 2008. The purpose of this reporting is to inform state, county, and municipal efforts to promote development activity around existing infrastructure and in compliance with comprehensive plans and the *Strategies for State Policies and Spending*. These data are unique in that they are collected and reported in a consistent way based on information gathered directly from all statewide jurisdictions that issue building permits and development approvals. It should be noted that “Development Approvals” are seen as more speculative in nature compared to “Building Permit” data because pulling a permit is done when construction is expected to start.

Appendix A includes data and analysis on development activity in calendar years 2010 through 2015. Key findings include:

## Development Approvals 2010 through 2015

- › During this period, local governments in Delaware approved a total of 23,825 residential units for future development. New Castle County jurisdictions approved the most units—12,669, or 53 percent of the total. Development approvals were the highest in 2010 when 6,087 units were approved. This number has declined steadily between 2010 and 2014, with a slight uptick from 2,627 units approved statewide in 2014 to 3,823 in 2015.
- › During this period, local governments approved 19,984 residential units in growth areas, defined as Investment Levels 1, 2, and 3 in the *Strategies for*

*State Policies and Spending.* Overall, this represents 84 percent of all units approved in the state. A large majority of residential units approved in New Castle County (92%) and Kent County (94%) were in Levels 1 through 3. In Sussex County only 64 percent of residential units were located in Levels 1 through 3.

- › From 2010 through 2015, local governments approved **12,442,465** square feet of non-residential development. The majority of this development was approved in New Castle County (63%). The remainder was split between Kent and Sussex Counties, 12 percent and 25 percent, respectively.
- › In looking at the non-residential development application activity from 2014 and 2015 a different picture emerges. New Castle County saw a significant decrease in activity of approximately 33 percent, while Kent and Sussex Counties saw significant increases in such activity of 101 percent and 180 percent respectively.
- › Statewide, between 2010 and 2015, most of the non-residential development approved by local governments in Delaware (94 %) was located in Investment Levels 1, 2, or 3.

### Building Permits 2010 through 2015

- › During this period, local governments in Delaware issued building permits for 25,515 residential units. The majority of these permits were issued in Sussex County, where local governments issued permits for 12,876 residential units (50% of all units permitted in the state). New Castle and Sussex County experienced increased residential permitting activity in 2015 compared to the previous year, while Kent County experienced a slight decrease. A total of 5,814 residential building permits were issued statewide in 2015, which is over a 100 percent increase when compared to the 2,877 residential permits issued statewide in 2010.
- › Statewide, 82 percent of residential units permitted by local governments were located in Investment Levels 1, 2, or 3 as defined by the *Strategies for State Policies and Spending*. New Castle County jurisdictions issued permits for 95 percent of their residential units in Levels 1 through 3, followed by Kent with 80 percent and Sussex with 74 percent.
- › From 2010 through 2015, local governments issued permits for 17,612,768 square feet of non-residential development. As with residential development approvals, most of the activity (nearly 63%) was focused in New Castle County. Sussex County jurisdictions permitted 25 percent of the total, while Kent jurisdictions permitted the remaining 12 percent of non-residential development activity. In 2015 there were a total of 3,349,378 square feet of non-residential

space permitted statewide. This represents a little more than a one percent decrease over 2014.

- › Looking at non-residential permit activity, Sussex County saw a significant increase from 2014 to 2015 of 66 percent while New Castle County saw a decrease of 19 percent.
- › Statewide, 91 percent of all non-residential square-footage was permitted in Levels 1 through 3.

### *Key State Investments for FY2016 (See Appendix B for details)*

- › First State Trails and Pathways initiative has been funded with \$21.2 million from DNREC and \$10 million from DelDOT during FY12–FY17.
- › Public school enrollment continues to rise, topping 135,500 students in 2015–2016. To meet this continued demand, the State expended over \$1.3 billion in operating costs for public education, which is roughly one-third of Delaware’s operating budget.
- › One new elementary school is scheduled to open in the fall of 2017, and another is in the planning stages. In FY16 the State spent over \$7.8 million on new construction and land acquisition for public schools.
- › In FY16, the State expended over \$414 million of state and federal monies on capital transportation projects to address the maintenance and expansion of our transportation system. This is the highest expenditure level for capital transportation projects of the last five fiscal years. This total does not include funds expended on the Route 301 project, which is funded as a toll road and not from the Transportation Trust Fund.
- › For FY16, the State has provided approximately \$24.9 million of state and federal funds to local governments for water and sewer infrastructure through the Water Pollution Control Revolving Fund.
- › The State has expended \$111.5 million to operate the State Police in FY16, which provides support to all local police agencies and serves as the primary police service for unincorporated portions of Kent and Sussex Counties.
- › The State constructed a new police facility for Troop 3 in Camden. There are plans for a new Troop 7 in Lewes. Both projects address overcrowding and maintenance needs at the existing facilities. The total cost of both facilities combined will be nearly \$30 million.
- › In FY16, the Delaware Agricultural Lands Preservation Foundation preserved 17 farms comprising 2,245 acres at a cost of \$1,288 per acre.



- › Delaware State Housing Authority (DSHA) has provided foreclosure prevention assistance, including loans, grants, and counseling, to 733 homeowners in FY16.
- › In FY16, the DSHA provided more than \$238 million in mortgage assistance in the form of below-market rate mortgages, down-payment, and settlement assistance.

### *Census Liaison*

The OSPC serves as the Governor's liaison between the State of Delaware and the US Census Bureau. A staff member of the OSPC serves as State Data Center lead contact to the Census Bureau. This representative ensures state compliance with federal memorandum of agreement establishing a joint project between the US Census Bureau and the State of Delaware. The representative disseminates daily Census Bureau communications to the State Data Center network and affiliates and represents the State at Census Bureau meetings and functions. In addition, this staffer responds to public inquiries regarding the Census.

### *Municipal Comprehensive Planning (See **Appendixes D and E** for details)*

The Governor certifies comprehensive plans once it is determined that they are consistent with Delaware Code and state land use policies as articulated in the *Strategies for State Policies and Spending*. This year, the Governor certified three comprehensive plans, Farmington, Frederica, and Hartly. In addition, the OSPC worked with the City of Rehoboth to complete its 5-year review and determined that the City intends to use its certified plan until the 10-year update is due.

The OSPC has worked with local jurisdictions on a variety of comprehensive plan amendments and other activities as follows:

- › **Bellefonte:** Pre-update review of the town's certified comprehensive plan. Update is due by August 1, 2017.
- › **Dover:** Comprehensive plan amendment to change the land use classification on two parcels and a comprehensive plan amendment associated with the proposed annexation of several parcels near Dover Downs.
- › **Fenwick Island:** Pre-update review of the town's certified comprehensive plan. Update is due by October 2017.
- › **Harrington:** Comprehensive plan amendment to change the future land use map after several property owners asked that their properties not be rezoned as part of the comprehensive rezoning related to the certification of their comprehensive plan.

- › **Kenton:** Review of proposed comprehensive plan. State agency comments were issued and this office is coordinating with the town before adoption. Once adopted the plan will be forwarded to the Governor for certification.
- › **Laurel:** Pre-update review of the town's certified comprehensive plan. Update is due by June 2021; however, the town is updating their plan to include information on the Ramble project and the Downtown Development District.
- › **Leipsic:** Review of comprehensive plan update. Awaiting comments from PLUS to coordinate with the town.
- › **Lewes:** Review of comprehensive plan update. The PLUS comments have been received and the OSPC is awaiting the changes to the plan so that it can be sent for certification.
- › **Little Creek:** PLUS review of their comprehensive plan. Awaiting comments from PLUS to coordinate with the town.
- › **Milford:** Comprehensive plan amendment to change future land use of parcels east of State Route 1 and pre-update review of the certified comprehensive plan. An update is due by 2019.
- › **Newark:** Review of comprehensive plan for certification. Waiting adoption by town to forward to Governor.
- › **New Castle County:** The County has submitted several Unified Development Code (UDC) amendments for PLUS review that if adopted should expand the range of quality housing options available for the County's residents in a strategic manner that is responsive to a broad range of housing needs, and also provides countywide benefits related to economic competitiveness, health, and community well-being.
- › **City of New Castle:** Amendment to change the future land use map on several vacant properties.
- › **Selbyville:** Pre-update review of the certified comprehensive plan. Full update is due by November 2017.
- › **Townsend:** Amendment to the future land use to change the zoning designation of one property and an amendment to add parcels to the future land use and annexation area.
- › **Wyoming:** Reviewed a proposed amendment to the comprehensive plan to correct a mapping error.

### *Municipal Boundaries*

The OSPC continues to coordinate with Kent and Sussex County regarding annexations to enhance data sharing and tracking of annexations.



## *School Site Selection*

The OSPC works closely with the Delaware Department of Education (DDOE), the Delaware Office of Management and Budget (OMB), and the local school districts to identify viable sites for new school construction. The process involves GIS analysis and a review of the *Strategies for State Policies and Spending*, utility availability, local government comprehensive plans, school district needs, transportation, and other factors. All potential school sites are reviewed through the PLUS process, and the Secretary of Education and the directors of OMB and the OSPC must approve the site. Last year OSPC, DDOE, and OMB worked with Cape Henlopen School District on a new site for the Sussex Consortium School.

## *Preliminary Land Use Services (PLUS) Reviews*

The Preliminary Land Use Service (PLUS) process is a monthly review process that brings state and local land-use officials together with developers to review development proposals in the earliest stages of the development to note possible issues and make suggestions before a developer has made substantial investment in a project. The process is also used to review comprehensive plans for updates and amendments. Since last year's report, the state has reviewed 76 PLUS applications, which is about the same as the 75 reviews in 2015. These applications included comprehensive plan reviews, updates and amendments, rezonings, site plans, and subdivision plans.

## *Delaware Population Consortium*

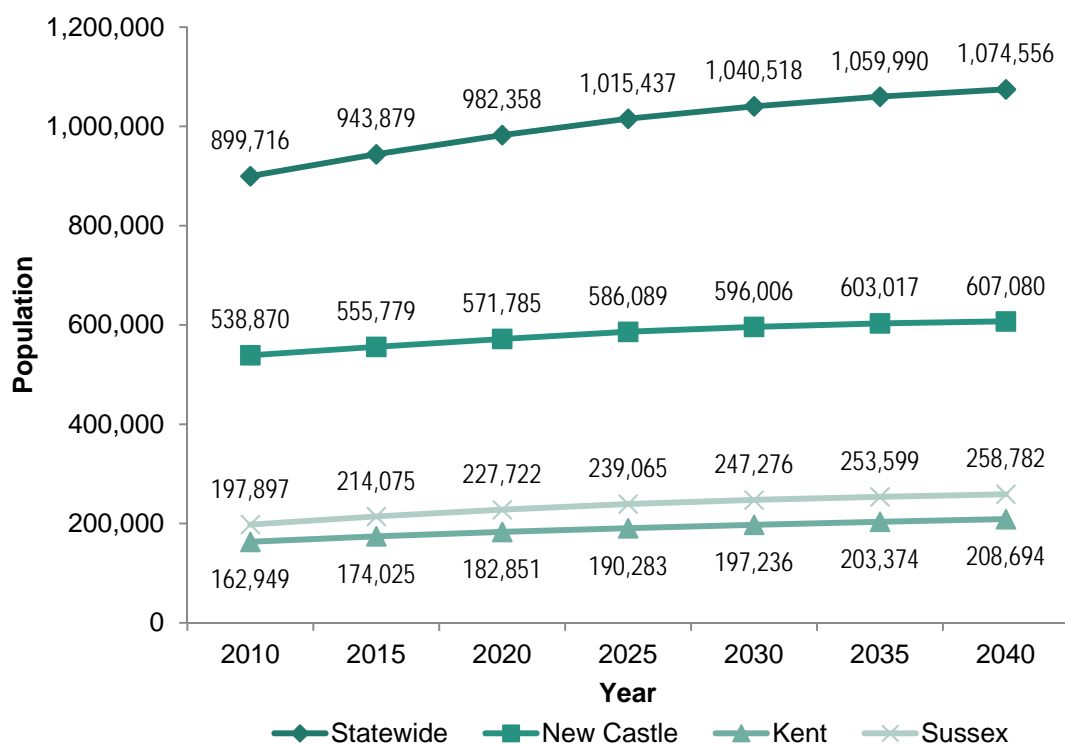
The Delaware Population Consortium (DPC) was formed in 1975, with the goal of "providing a continuing forum for debate and discussion of matters relating to state and local population growth." The DPC is an informal organization with representation from state agencies, local jurisdictions, counties, and metropolitan planning organizations.

Today the DPC is at a crossroads. Although the projections produced by the DPC are indispensable to so many planning and forecasting processes throughout the state, it has never been formalized or adopted by the state as the authority.

In addition to not being codified by the state, the DPC has long relied upon the services of a single employee of the University of Delaware's Center for Applied Demography and Survey Research (CADSR). This employee has, for decades, provided the technical expertise and time to preparing projections each year. However, this employee has announced plans for retirement. With this retirement will go the vast knowledge and skills necessary to continue the reproduction of population and economic projections for the State of Delaware.

Furthermore, a new business model is in place at the University of Delaware (UD), which requires all UD Departments including CADSR to charge for services rendered

outside of the Department. Since 2014, the DPC garnered funding through the metropolitan planning organizations (WILMAPCO, and the Dover/Kent County MPO) to fund the population projections from CADSR. This is a transition period as the employee moves into retirement and he can pass along his knowledge and methodology to the other CADSR staff. A long-term funding strategy is being developed.



*Delaware County and State Population Projections (2010-2040)*

Source: Delaware Population Consortium, October 2015

## Land-Use Agenda Work Plan for 2016–2017

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In order to continue to implement Governor Markell's land use goals for Delaware, the following work plan is proposed.

### *Downtown Development Districts*

In the coming year, the OSPC will work with the CCSPI to monitor and administer the designated Downtown Development Districts (DDD) as specified in the legislation. This will include processing requests for changes to the DDD boundaries and monitoring implementation of local incentives as proposed in each district plan. Should the Governor decide to open another round of district designations, the OSPC will administer the application process and review completed applications with the CCSPI.

The DSHA will continue to administer the DDD grant program to provide reimbursements to both large and small projects within each designated district. The DSHA continues to refine the grant guidelines based on feedback from qualified real property investors and local governments. A new round of large project reservations is expected in the fall of 2016.

### *Complete Communities*

The University of Delaware Institute for Public Administration (IPA) has formally launched, actively markets, and continues to develop content within the Delaware Complete Communities Planning Toolbox. IPA will also begin working on a multi-phase program on mobility in Delaware. An initial phase will focus on identifying and mapping community facilities that drive demand for specialized, public transportation in Delaware. IPA will also assess current initiatives to coordinate specialized transportation services in Delaware.

### *Master Planning*

The OSPC will continue to promote the development and implementation of the master plan concept (see Highlights Section for a description of master planning), including the following current projects.

- › **Milford Master Plan** — The City of Milford continues to implement their Southeast Neighborhood Master Plan. The first major project, the \$250 million Bayhealth medical campus, is in the planning stages. The project is scheduled for completion to be open to the public by 2019. This fall the OSPC and the City will be reconvening state agencies to evaluate the progress on the master plan and refine it to address future needs.

- › **Fort DuPont Master Plan** — Implementation of the finalized plan is being spearheaded by the Fort DuPont Redevelopment Corporation, with the appointed board of trustees and advisory council along with the executive director. The OSPC is represented on the redevelopment corporation board of trustees.
- › **New Castle County Plans** — The OSPC will continue to be involved with the master plans described on page 20: Glasgow Avenue Main Street Study; North Claymont Area Study; Route 141 20-Year Transportation and Land Use Study; and the Route 9 Corridor Study.

### *Delaware Population Consortium*

In order to ensure that the Delaware Population Consortium continues to provide the projections that are so critical (and in some cases, required by Delaware Code) to our government and private sector entities, it is recommended that the following work items be explored again this year.

- › Develop executive order or legislation to formalize the role of the Delaware Population Consortium as the authority, which produces the official population projections for Delaware.
- › Develop executive order or legislation to require that all state agencies use the DPC projections. This is currently the practice, but it is not required.
- › Develop a plan to ensure the continuance of staff to produce the population projections each year.
- › Develop the funding plan and mechanism to ensure future projections.

### *Geospatial Coordination*

The Delaware Geographic Data Committee (DGDC) will continue working on the following initiatives.

- › **FirstMap** — OSPC will continue to work with the Department of Technology and Information (DTI) to ensure the enterprise geospatial system is maintained and enhanced. A Technical Advisory Committee (TAC) has been formed, which will provide guidance for future enhancements and applications and will provide guidance to the DTI staff for the long-term vision of the system and provide insight into industry standards and new technologies that should be considered.
- › **Geospatial Governance** — It has become increasingly evident that Delaware is in need of a geospatial coordinator to provide the vision and full coordination of GIS data collection and guidance for agencies. Successful coordination will require full-time attention to the geospatial needs of all state agencies. A strategic plan and business plan were developed in 2010 and updated in 2012

detailing the needs of the state agencies and a proposed path forward. These documents should be reviewed again and implemented as appropriate.

- › **Long-term Funding Plan** — A dedicated funding stream for data of statewide importance will be sought to improve government efficiency. Without such dedicated funding for data, the state spends more time negotiating contracts and coordinating funding through a variety of agencies.
- › **Federal Coordination** — The OSPC and the DGDC will continue to work with our federal partners to seek opportunities to leverage our local data at a national level to improve the quality of their datasets. We will also continue to seek partnerships to reduce the funding obligation at the state level where available.

### *School Site Planning*

The OSPC, DDOE, and OMB will continue to work on assisting the school districts with identification and approval of future school sites as needed. Currently OSPC, DOE, and OMB are working with the Caesar Rodney School District on a site for a new elementary school.

### *Healthy Communities*

- › The OSPC and other state agencies will continue to work with the Delaware Coalition for Healthy Eating and Active Living (DE HEAL), which supports and encourages programs, environments, and resources that promote healthy eating and active living. In particular, state agencies actively participate in DE HEAL with the Environment and Policy subcommittee, which focuses on how the physical environment affects our health. In the upcoming year the DE HEAL Board will be focusing on increasing the awareness about the role of healthy communities and promoting a healthy lifestyle. The OSPC will continue to participate in the Environment and Policy subcommittee to promote comprehensive planning and design strategies for healthy communities.
- › As the Plan4Health grant period comes to a close, there will be a number of publications developed to serve as guides to local communities about how to integrate health in their planning activities. There may be additional implementation projects that will be supported by DE HEAL members and others.

### *State Land Inventory*

The OSPC will continue to work on the updates to the land inventory and the lease inventory of state-owned property. This work will also identify the group that will be



responsible for the updating process. Work continues on the building inventory and constant changes. Several changes are in the works as the result of the FY 2017 Bond Bill, with buildings and land being transferred to other parties. Work is also continuing with the agencies to make changes to the reporting of assets and how these data will be used.

### *Contract with University of Delaware's Institute for Public Administration*

The OSPC will continue its strategic partnership with the University of Delaware Institute for Public Administration (IPA) this fiscal year. IPA will assist with GIS analysis of development trends data and completion of the PLUS research project Phase II. A new project this year is the OSPC Data Integration and Mapping Project, which will help the office institutionalize the standard operating procedures for data collection, storage, and organization. This will allow for more efficient operations and better integration of data for mapping and public access. In addition to these projects, UD IPA staff members also will assist OSPC staff with "on-call" planning assistance, which often includes research, data analysis, and mapping to support OSPC operations and small town planning activities.

### *Stockley Center Collaborative*

This initiative, as described in the Highlights section above, will focus on overseeing the planning and implementation of the task force's report recommendations. Planning for the implementation of a model mixed-use development is of particular interest.

### *County Comprehensive Planning*

OSPC and CCSPI will have an important role in coordinating agency input into the county planning process. The CCSPI will review county plans before they are sent to the Governor for consideration.

Over the next 18 months the OSPC will be coordinating with Sussex County on the update and approval of their comprehensive land use plan. Sussex County was certified in June 2008 and must be recertified by June 2018. The County is working on focus groups for economic development, housing, and environmental issues. Between September and November of 2016 the County planning office will go out for public meetings to gain comments from the citizens on changes to the plan. In addition, the Sussex County League of Women Voters has been conducting countywide forums to educate the public on important land use issues and encourage public participation in the drafting of Sussex County's 2018 Comprehensive Plan.

Kent County has kicked off their plan update process by releasing a survey online for county residents and those who work in Kent County to complete. County planning staff will be compiling the results and scheduling community meetings at a later date.

### *Regularly Occurring Activities as Required in Delaware Code*

The OSPC staff will continue to perform their regular duties as they relate to the PLUS process, development data collection and analysis, municipal annexation reviews, comprehensive plan reviews, local government assistance, demographic data collection and analysis, and other related activities.



## Appendices

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The following sections represent the detailed information supporting the information and analysis presented in this report.

Appendix A: Development-trends Data and Analysis

Appendix B: State Financial Investments Supporting Recent Trends

Appendix C: Demographic Data

Appendix D: Comprehensive-planning Progress

Appendix E: Highlights from Local Jurisdiction Annual Reports

# Appendix A: Development-Trends Data and Analysis

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## *Introduction*

To assist in the tracking of development trends in the state, the Office of State Planning Coordination (OSPC) has been collecting building permit and development approval data from all 60 local jurisdictions since the start of 2008.

Each year, OSPC has been collating and structuring these data into a consistent data set in Geographic Information Systems (GIS)–compatible formats. The data include the date of the development application or building permit approval, the number of units proposed (for residential applications) or square-footage (for non-residential applications), the county, jurisdiction, acreage, and physical location, among other attributes.

Two types of development activity information are considered in this analysis: development application approvals and building permits. Development application approvals indicate where a developer has gained approval from local jurisdictions to build; building permits are issued by the local jurisdiction when construction is ready to commence. For this reason, building permits are a more direct indication of actual building activity, while development applications are an indication of potential future development. There is not a one-to-one correspondence between the two application types, but together they form a picture of the degree and location of building occurring, or soon to occur, in the state.

Policies at the state level seek to help guide development appropriately. The 2015 *Strategies for State Policies and Spending* (the *State Strategies*), is a document that seeks to achieve this goal by specifying where in the state development is most appropriate and desirable. The *State Strategies* defines four investment levels, or zones, which specify the intensity of development encouraged in each by state agencies. Investment levels one and two constitute areas where growth is most encouraged, level three is considered a secondary growth zone, and level four defines the zone where intensive growth is not encouraged by the state. By comparing where applications for development and building permits have been approved to the *State Strategies* investment levels, it is possible to assess the effectiveness of the state's growth policies. The *State Strategies* is updated approximately every five years; this analysis reflects the growth zones defined in the latest version.

This study analyzes data since 2008 to determine current status and trajectory of development in Delaware. Though individual projects are not tracked from initial conception through the construction phase, by inventorying the amount of permitted

development at two points in the development cycle, the current situation and future projections and trends can be brought into focus.

## *Development Trends Summary*

### *Residential Trends*

Residential development activity is assessed by looking at housing starts<sup>2</sup> as measured by the number of individual dwelling units in approved applications (preliminary development applications or building permits).

### *Development Application Approvals*

Development application data represent approved preliminary development plans for residential and non-residential building. These project applications include site plans that indicate the scope and scale of building and thus provide an indication of potential future development.

In the six years from 2010 through 2015, a total of 23,825 residential units were approved for development by local governments in Delaware. This represents a slight decline relative to the previous six-year period, during which time over 24,345 units were approved. The declining trend in development applications is most marked in New Castle County, with the other two counties experiencing a marked increase in applications in 2015 (the latest year of analysis).

Table A.1 presents the distribution of residential development application activity by county.

**Table A.1 Residential Units Approved in Development Applications, by County**

<b>County</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>Total</b>
<b>New Castle</b>	3,989	2,433	3,207	905	1,135	1,000	12,669
<b>Kent</b>	563	196	481	728	650	1,550	4,168
<b>Sussex</b>	1,535	1,900	355	1,083	842	1,273	6,988
<b>Total</b>	6,087	4,529	4,043	2,716	2,627	3,823	23,825

<sup>2</sup> Housing start refers to start of one housing unit, and is a typical measure of housing/building activity.



Table A.2 shows the number of units approved each year by local jurisdiction.

Table A.2 Residential Units Approved in Development Applications, by Local Jurisdiction

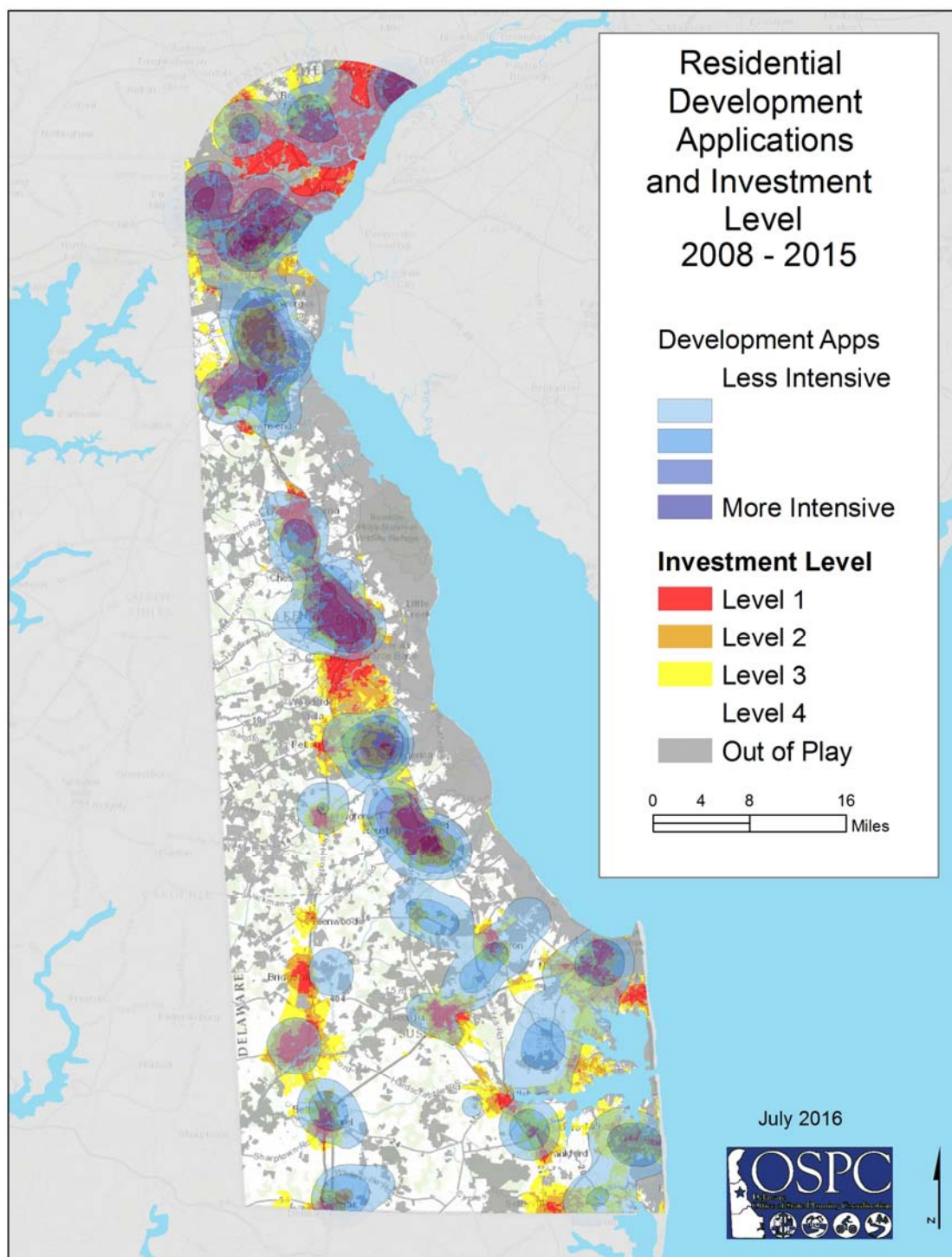
Jurisdiction	2010	2011	2012	2013	2014	2015	2010-2015
<b>New Castle County*</b>	3,310	2,387	3,093	488	780	820	10,878
<b>Middletown</b>	472	-	-	-	-	-	472
<b>New Castle</b>	-	-	-	-	120	66	186
<b>Newark</b>	144	32	39	412	117	89	833
<b>Wilmington</b>	63	14	75	5	118	25	300
<b>New Castle Total</b>	3,989	2,433	3,207	905	1,135	1,000	12,669
<b>Kent County*</b>	444	-	36	646	208	-	1,334
<b>Cheswold</b>	-	-	-	-	-	272	272
<b>Clayton</b>	-	-	200	-	-	-	200
<b>Dover</b>	119	188	245	82	41	986	1,661
<b>Harrington</b>	-	6	-	-	-	-	6
<b>Houston</b>	-	-	-	-	-	4	4
<b>Milford</b>	-	2	-	-	401	-	403
<b>Smyrna</b>	-	-	-	-	-	288	288
<b>Kent Total</b>	563	196	481	728	650	1,550	4,168
<b>Sussex County*</b>	588	1,541	355	352	714	48	3,598
<b>Dagsboro</b>	741	17	-	-	-	-	758
<b>Lewes</b>	102	17	-	-	-	-	119
<b>Milford</b>	-	306	-	-	-	1,194	1,500
<b>Millsboro</b>	-	-	-	55	-	-	55
<b>Millville</b>	-	-	-	-	128	-	128
<b>Ocean View</b>	-	-	-	300	-	31	331
<b>Rehoboth Beach</b>	-	15	-	-	-	-	15
<b>Seaford</b>	104	4	-	72	-	-	180
<b>Selbyville</b>	-	-	-	304	-	-	304
<b>Sussex Total</b>	1,535	1,900	355	1,083	842	1,273	6,988
<b>State Total</b>	6,087	4,529	4,043	2,716	2,627	3,823	23,825

\*Represents development applications in unincorporated areas of the county

The following map (Figure A.1) shows the location of residential development applications in Delaware from 2008 to 2015 (all maps in this report reflect the entire analysis period, not only the last six years of data). The size of the dots indicates the relative number of proposed housing units associated with that application. This map indicates that areas in southern New Castle County, as well as in the areas surrounding

many smaller towns in Kent and Sussex Counties, are seeing considerable development pressure.

Figure A.1 Residential Development Applications and Investment Level 2008–2015



The map in Figure A.2 illustrates intensity of residential unit approvals relative to investment level as defined in the 2015 *Strategies for State Policies and Spending* (Levels 1, 2 and 3 are designated growth areas. Levels 1 and 2 are where growth is most highly encouraged, while growth in Level 4 is discouraged). This “heat map” indicates hot-spots of activity, with darker blues indicating more intensity. The map suggests that, in general, residential development has been occurring in areas where the state has encouraged development, with the exception of some activity in Sussex County west of the Inland Bays and along the Route 1 corridor.

Table A.3 summarizes residential development applications based on investment level.

Table A.3 Residential Units in Development Applications by County and Investment Level, 2010-2015

	2010	2011	2012	2013	2014	2015	2010-2015
<b>New Castle</b>	Units	Units	Units	Units	Units	Units	Total Units
<b>Level 1 &amp; 2</b>	2,842	1,238	2,197	853	503	875	8,508
<b>Level 3</b>	1,099	802	565	8	505	117	3,096
<b>Level 4</b>	48	393	445	44	127	8	1,065
<b>New Castle Total</b>	3,989	2,433	3,207	905	1,135	1,000	12,669
<b>Kent</b>							
<b>Level 1 &amp; 2</b>	118	190	480	681	442	1,546	3,457
<b>Level 3</b>	445	6	-	-	-	4	455
<b>Level 4</b>	-	-	1	47	208	-	256
<b>Kent Total</b>	563	196	481	728	650	1,550	4,168
<b>Sussex</b>							
<b>Level 1 &amp; 2</b>	650	359	192	354	380	1,238	3,173
<b>Level 3</b>	408	93	139	517	120	18	1,295
<b>Level 4</b>	477	1,448	24	212	342	17	2,520
<b>Sussex Total</b>	1,535	1,900	355	1,083	842	1,273	6,988
<b>Delaware</b>							
<b>Level 1 &amp; 2</b>	3,610	1,787	2,869	1,888	1,325	3,659	15,138
<b>Level 3</b>	1,952	901	704	525	625	139	4,846
<b>Level 4</b>	525	1,841	470	303	677	25	3,841
<b>State Total</b>	6,087	4,529	4,043	2,716	2,627	3,823	23,825

## Building Permits

Building permits are issued by the county or local jurisdiction, and represent a stage in the development process at the point where construction is ready to take place.

Building permits are required before actual construction can occur, and are therefore a good measure of actual or impending development activity.

Table A.4 summarizes the occurrence of residential building permits by county from 2010 through 2015, based on number of dwelling units permitted.

**Table A.4 Residential Housing Units Approved in Building Permits**

County	2010	2011	2012	2013	2014	2015	Total
<b>New Castle</b>	779	639	787	1,569	1,889	2,136	7,799
<b>Kent</b>	574	685	778	914	986	903	4,840
<b>Sussex</b>	1,524	1,684	1,881	2,410	2,602	2,775	12,876
<b>Total</b>	2,877	3,008	3,446	4,893	5,477	5,814	25,515

Table A.5 shows the distribution of residential building permit activity by local jurisdiction.

**Table A.5 Residential Housing Units Approved in Building Permits, by Jurisdiction**

Jurisdiction	2010	2011	2012	2013	2014	2015	2010-2015
<b>New Castle County*</b>	582	497	630	1,166	1,111	1,170	5,156
<b>Ardentown</b>	-	-	-	-	1	-	1
<b>Bellefonte</b>	-	-	-	16	-	-	16
<b>Delaware City</b>	3	1	-	-	2	1	7
<b>Elsmere</b>	1	-	-	-	3	2	6
<b>Middletown</b>	105	47	72	113	182	224	743
<b>New Castle</b>	4	-	4	-	6	5	19
<b>Newark</b>	33	31	45	21	300	20	450
<b>Newport</b>	-	-	-	-	-	-	-
<b>Odessa</b>	-	2	-	-	-	-	2
<b>Smyrna</b>	-	-	-	-	-	1	1
<b>Townsend</b>	12	14	15	18	26	48	133
<b>Wilmington</b>	39	47	21	235	258	665	1,265
<b>New Castle Total</b>	779	639	787	1,569	1,889	2,136	7,799
<b>Kent County*</b>	317	451	561	652	665	550	3,196
<b>Bowers Beach</b>	-	-	-	-	2	-	2
<b>Camden</b>	-	-	-	4	3	15	22
<b>Cheswold</b>	-	-	1	-	1	13	15



Jurisdiction	2010	2011	2012	2013	2014	2015	2010-2015
Clayton	4	22	9	28	26	19	108
Dover	129	98	38	99	143	165	672
Farmington	-	-	-	2	2	-	4
Felton	2	3	5	2	4	2	18
Frederica	4	6	-	17	22	17	66
Harrington	27	3	1	1	4	8	44
Hartly	-	-	-	-	-	-	-
Houston	1	-	-	-	-	-	1
Kenton	1	-	-	-	2	-	3
Leipsic	-	-	-	-	-	-	-
Little Creek	-	-	-	-	1	-	1
Magnolia	-	-	-	-	-	-	-
Milford	3	6	88	3	5	11	116
Smyrna	80	80	65	89	106	84	504
Viola	-	-	-	-	-	-	-
Woodside	-	1	-	-	-	-	1
Wyoming	6	15	10	17	-	19	67
<b>Kent Total</b>	<b>574</b>	<b>685</b>	<b>778</b>	<b>914</b>	<b>986</b>	<b>903</b>	<b>4,840</b>
<b>Sussex County*</b>	<b>1,227</b>	<b>1,158</b>	<b>1,517</b>	<b>1,886</b>	<b>1,902</b>	<b>1,946</b>	<b>9,636</b>
Bethany Beach	22	8	5	12	18	22	87
Bethel	1	1	-	-	-	4	6
Blades	1	1	2	-	-	3	7
Bridgeville	20	28	31	49	48	54	230
Dagsboro	6	3	3	8	9	7	36
Delmar	3	7	7	2	2	4	25
Dewey Beach	1	4	-	1	13	24	43
Ellendale	-	-	-	-	3	9	12
Farmington	-	-	-	-	-	-	-
Fenwick Island	4	4	6	5	10	5	34
Frankford	-	1	-	1	4	1	7
Georgetown	2	8	53	6	54	7	130
Greenwood	4	4	1	7	1	-	17
Henlopen Acres	3	3	-	-	2	-	8
Laurel	6	15	-	-	2	1	24
Lewes	22	26	47	59	71	26	251
Milford	39	25	21	16	31	61	193
Millsboro	35	123	46	89	139	178	610
Millville	35	83	79	115	133	178	623
Milton	19	19	17	33	45	54	187
Ocean View	38	30	14	-	47	58	187
Rehoboth Beach	10	16	20	31	28	37	142

<b>Jurisdiction</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2010-2015</b>
<b>Seaford</b>	8	100	3	67	14	50	242
<b>Selbyville</b>	7	3	-	9	15	27	61
<b>Slaughter Beach</b>	3	3	3	-	1	4	14
<b>South Bethany</b>	8	11	6	14	10	15	64
<b>Sussex Total</b>	1,524	1,684	1,881	2,410	2,602	2,775	12,876
<b>State Total</b>	2,877	3,008	3,446	4,893	5,477	5,814	25,515

\*Represents building permits in unincorporated areas of the county

The map in Figure A.2 presents the distribution and intensity of residential building permits across the state. The map indicates that permits are primarily focused in areas appropriate for development.

Figure A.2 Residential Building Permits and Investment Level 2008-2015

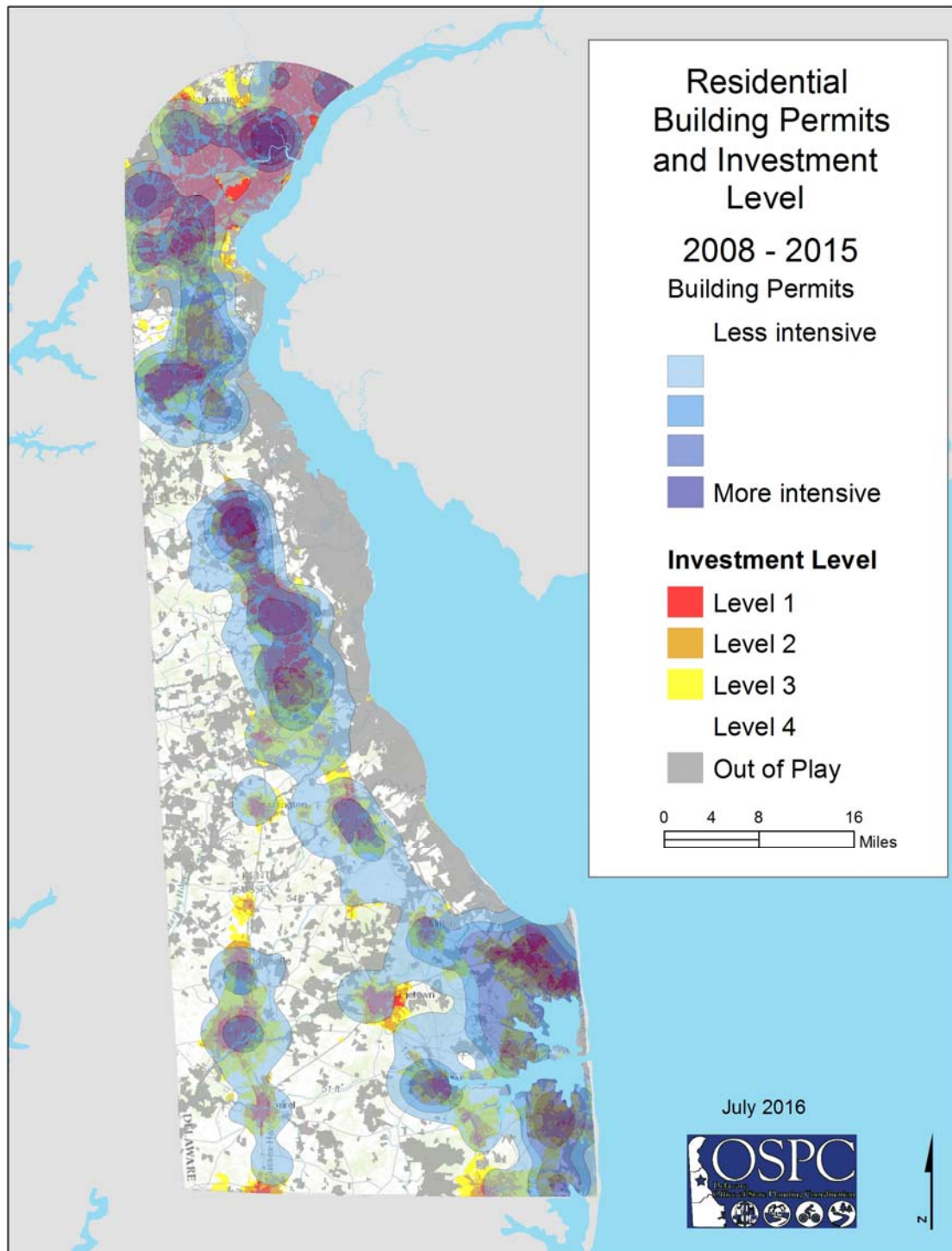


Table A.6 shows the distribution of residential building permits by county, for each investment level.

Table A.6 Residential units in building permits by county and investment level, 2010–2015

	2010	2011	2012	2013	2014	2015	2010-2015
<b>New Castle</b>	Units	Units	Units	Units	Units	Units	Total Units
<b>Level 1 &amp; 2</b>	591	507	592	1,315	1,472	1,642	6,119
<b>Level 3</b>	147	103	163	178	345	353	1,289
<b>Level 4</b>	41	29	32	76	72	141	391
<b>New Castle Total</b>	779	639	787	1,569	1,889	2,136	7,799
<b>Kent</b>							
<b>Level 1 &amp; 2</b>	429	483	550	677	703	642	3,484
<b>Level 3</b>	34	55	88	74	72	77	400
<b>Level 4</b>	111	147	140	163	211	184	956
<b>Kent Total</b>	574	685	778	914	986	903	4,840
<b>Sussex</b>							
<b>Level 1 &amp; 2</b>	774	971	918	1,197	1,392	1,319	6,571
<b>Level 3</b>	342	344	461	595	511	714	2,967
<b>Level 4</b>	408	369	502	618	699	742	3,338
<b>Sussex Total</b>	1,524	1,684	1,881	2,410	2,602	2,775	12,876
<b>Delaware</b>							
<b>Level 1 &amp; 2</b>	1,794	1,961	2,060	3,189	3,567	3,603	16,174
<b>Level 3</b>	523	502	712	847	928	1,144	4,656
<b>Level 4</b>	560	545	674	857	982	1,067	4,685
<b>State Total</b>	2,877	3,008	3,446	4,893	5,477	5,814	25,515

## Non-residential Trends

Non-residential development includes commercial, office, industrial, and institutional uses. The unit of measure for this analysis is the total square-footage of approved and permitted non-residential development.

## Development Application Approvals

While the amount of square-footage approved in development applications in Kent and Sussex County saw a significant increase in the latest year (2015), New Castle County has experienced a substantial drop in recent years, although total square-footage in New Castle County remains the highest in the state.

Table A.7 summarizes the square-footage approved in development applications from 2010 through 2015, by county. Table A.6 summarizes this activity at the local jurisdiction level.

Table A.7 Non-residential Square-footage Approved in Development Applications, by County

County	2010	2011	2012	2013	2014	2015	Total
<b>New Castle</b>	1,207,256	3,928,832	3,115,308	2,090,496	1,254,744	845,829	12,442,465
<b>Kent</b>	783,004	269,520	344,307	292,839	344,333	693,592	2,727,595
<b>Sussex</b>	37,119	62,858	100,000	60,580	88,485	247,392	596,434
<b>Total</b>	2,027,379	4,261,210	3,559,615	2,443,915	1,687,562	1,786,813	15,766,498

Table A.8 Non-residential Square-footage Approved in Development Applications, by Local Jurisdiction

Jurisdiction	2010	2011	2012	2013	2014	2015	2010-2015
<b>New Castle County*</b>	1,038,406	2,349,202	2,785,874	1,911,279	1,168,594	151,534	9,404,889
<b>Middletown</b>	-	1,168,631	2,950	148,416	56,234	676,196	2,052,427
<b>New Castle</b>	-	191,466	191,466	-	-	-	382,932
<b>Newark</b>	168,850	8,671	107,260	-	12,379	8,882	306,042
<b>Townsend</b>	-	-	-	-	9,217	9,217	18,434
<b>Wilmington</b>	-	210,862	27,758	30,801	8,320	-	277,741
<b>New Castle Total</b>	1,207,256	3,928,832	3,115,308	2,090,496	1,254,744	845,829	12,442,465
<b>Kent County*</b>	-	89,628	100,316	171,879	85,461	176,452	623,736
<b>Camden</b>	63,339	-	-	-	-	-	63,339
<b>Cheswold</b>	-	-	-	-	-	22,000	22,000
<b>Dover</b>	702,415	120,592	200,363	120,960	203,276	422,603	1,770,209
<b>Harrington</b>	10,250	25,706	-	-	-	-	35,956
<b>Milford</b>	7,000	24,986	38,628	-	2,436	-	73,050
<b>Smyrna</b>	-	8,608	5,000	-	53,160	72,537	139,305
<b>Kent Total</b>	783,004	269,520	344,307	292,839	344,333	693,592	2,727,595
<b>Sussex County*</b>	-	-	-	38,280	-	-	38,280
<b>Bridgeville</b>	-	18,800	-	-	-	9,100	27,900
<b>Dagsboro</b>	-	33,933	-	-	-	-	33,933
<b>Delmar</b>	15,400	-	-	-	-	-	15,400
<b>Georgetown</b>	5,719	-	-	-	38,727	102,635	147,081
<b>Laurel</b>	-	5,125	-	-	1,560	119,500	126,185
<b>Milford</b>	-	-	-	-	-	16,157	16,157
<b>Millsboro</b>	-	-	-	16,000	-	-	16,000



<b>Jurisdiction</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2010-2015</b>
<b>Milton</b>	-	-	100,000	-	-	-	100,000
<b>Ocean View</b>	-	-	-	1,500	-	-	1,500
<b>Seaford</b>	16,000	5,000	-	4,800	48,198	-	73,998
<b>Sussex Total</b>	37,119	62,858	100,000	60,580	88,485	247,392	596,434
<b>State Total</b>	2,027,379	4,261,210	3,559,615	2,443,915	1,687,562	1,786,813	15,766,494

The map in Figure A.3 represents development intensity overlaid on investment level zones as defined in the 2015 *Strategies for State Policies and Spending*.

Figure A.3 Non-residential Development Applications and Investment Level 2008–2015

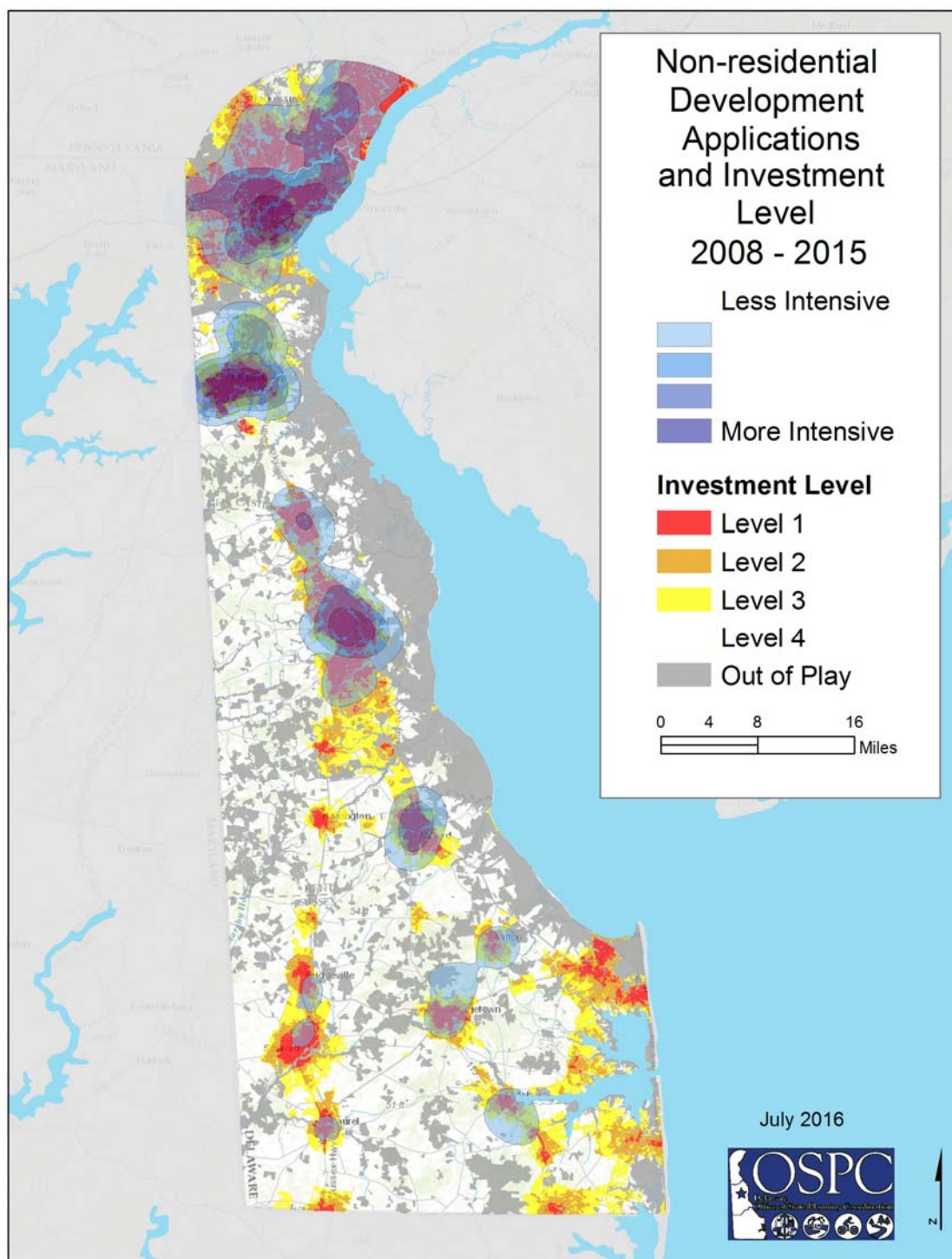


Table A.9 shows the amount of square-footage in non-residential development applications, by county and investment level, for the years 2010 to 2015.

**Table A.9 Non-Residential Square-footage in Development Applications by County and Investment Level, 2010–2015**

	2010	2011	2012	2013	2014	2015	2010-2015
<b>New Castle</b>	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Total Sq. Ft.
<b>Level 1 &amp; 2</b>	897,123	3,692,692	2,907,026	2,081,351	1,149,147	574,364	11,301,703
<b>Level 3</b>	215,240	72,553	42,171	-	92,892	15,742	438,598
<b>Level 4</b>	94,893	163,587	166,111	9,145	12,705	255,723	702,164
<b>New Castle Total</b>	1,207,256	3,928,832	3,115,308	2,090,496	1,254,744	845,829	12,442,465
<b>Kent</b>							
<b>Level 1 &amp; 2</b>	783,004	219,498	300,792	120,533	267,196	649,650	2,340,673
<b>Level 3</b>	-	44,610	-	60,193	-	25,130	129,933
<b>Level 4</b>	-	5,412	43,515	112,113	77,137	18,812	256,989
<b>Kent Total</b>	783,004	269,520	344,307	292,839	344,333	693,592	2,727,595
<b>Sussex</b>							
<b>Level 1 &amp; 2</b>	37,119	62,858	100,000	32,800	86,925	247,392	567,094
<b>Level 3</b>	-	-	-	25,980	-	-	25,980
<b>Level 4</b>	-	-	-	1,800	1,560	-	3,360
<b>Sussex Total</b>	37,119	62,858	100,000	60,580	88,485	247,392	596,434
<b>Delaware</b>							
<b>Level 1 &amp; 2</b>	1,717,246	3,975,048	3,307,818	2,234,684	1,503,268	1,471,406	14,209,470
<b>Level 3</b>	215,240	117,163	42,171	86,173	92,892	40,872	594,511
<b>Level 4</b>	94,893	168,999	209,626	123,058	91,402	274,535	962,513
<b>State Total</b>	2,027,379	4,261,210	3,559,615	2,443,915	1,687,562	1,786,813	15,766,494

## Building Permits

Table A.10 summarizes non-residential square-footage permitted, by county and for the whole state, from 2010 through 2015.

Table A.10 Non-residential Square-footage Approved by Building Permit

County	2010	2011	2012	2013	2014	2015	Total
<b>New Castle</b>	1,320,617	1,274,651	2,842,924	1,545,518	2,324,904	1,877,562	11,186,176
<b>Kent</b>	414,963	321,718	252,944	355,212	382,310	342,037	2,069,184
<b>Sussex</b>	283,456	461,592	1,427,509	372,588	682,484	1,129,779	4,357,408
<b>Total</b>	2,019,036	2,057,961	4,523,377	2,273,318	3,389,698	3,349,378	17,612,768

Table A.11 presents the level of non-residential building permit activity within each local jurisdiction.

Table A.11 Non-residential Building Permit Activity

Jurisdiction	2010	2011	2012	2013	2014	2015	2010-2015
<b>New Castle County*</b>	858,277	589,629	1,241,297	1,403,488	2,118,840	1,177,856	7,389,387
<b>Elsmere</b>	-	-	-	-	-	745	745
<b>Middletown</b>	10,460	429,691	1,322,377	117,750	52,503	193,320	2,126,101
<b>New Castle</b>	1,200	-	1,200	-	58,310	-	60,710
<b>Newark</b>	414,710	10,500	-	-	73,144	97,367	595,721
<b>Wilmington</b>	35,970	244,831	278,050	24,280	22,107	408,274	1,013,512
<b>New Castle Total</b>	1,320,617	1,274,651	2,842,924	1,545,518	2,324,904	1,877,562	11,186,176
<b>Kent County*</b>	229,182	-	23,145	153,498	63,991	226,906	696,722
<b>Camden</b>	-	-	62,556	33,420	-	-	95,976
<b>Cheswold</b>	-	-	-	-	8,320	4,025	12,345
<b>Clayton</b>	90,075	-	-	-	-	-	90,075
<b>Dover</b>	67,281	310,807	93,739	142,041	246,086	101,506	961,460
<b>Farmington</b>	-	-	-	-	8,500	-	8,500
<b>Felton</b>	5,125	-	9,100	-	-	-	14,225
<b>Frederica</b>	-	-	-	-	8,320	-	8,320
<b>Harrington</b>	16,300	5,125	-	-	-	-	21,425
<b>Magnolia</b>	-	-	-	-	-	-	-
<b>Milford</b>	7,000	5,786	21,984	25,425	37,493	-	97,688

Jurisdiction	2010	2011	2012	2013	2014	2015	2010-2015
<b>Smyrna</b>	-	-	42,420	828	9,600	9,600	62,448
<b>Kent Total</b>	414,963	321,718	252,944	355,212	382,310	342,037	2,069,184
<b>Sussex County*</b>	215,473	313,156	815,006	233,058	303,227	386,892	2,266,812
<b>Bethany Beach</b>	-	-	-	-	132,845	-	132,845
<b>Blades</b>	-	-	-	-	-	3,700	3,700
<b>Bridgeville</b>	-	-	-	-	23,975	-	23,975
<b>Dagsboro</b>	-	5,000	32,601	-	-	-	37,601
<b>Delmar</b>	15,400	-	-	8,282	15,178	-	38,860
<b>Dewey Beach</b>	-	-	-	-	28,800	-	28,800
<b>Fenwick Island</b>	-	2,952	-	-	-	-	2,952
<b>Frankford</b>	-	-	-	-	-	-	-
<b>Georgetown</b>	5,719	48,218	18,850	46,600	55,797	120,635	295,819
<b>Greenwood</b>	-	-	25,000	-	-	-	25,000
<b>Laurel</b>	-	-	-	-	1,560	9,180	10,740
<b>Lewes</b>	-	6,817	-	6,000	51,040	-	63,857
<b>Milford</b>	27,588	49,223	4,800	-	-	602,065	683,676
<b>Millsboro</b>	9,500	11,722	55,863	-	15,154	2,307	94,546
<b>Millville</b>	-	-	9,700	36,184	-	-	45,884
<b>Milton</b>	-	-	101,000	-	4,050	-	105,050
<b>Ocean View</b>	-	-	13,000	-	-	-	13,000
<b>Rehoboth Beach</b>	-	-	-	2,080	-	-	2,080
<b>Seaford</b>	7,276	24,504	351,689	5,880	43,044	5,000	437,393
<b>Selbyville</b>	2,500	-	-	34,504	7,814	-	44,818
<b>Sussex Total</b>	283,456	461,592	1,427,509	372,588	682,484	1,129,779	4,357,408
<b>State Total</b>	2,019,036	2,057,961	4,523,377	2,273,318	3,389,698	3,349,378	17,612,768

\*Represents building permits in unincorporated areas of the county

Figure A.4 shows development intensity based on square-footage permitted between 2008 and 2015, overlaid on the State Strategies investment levels.



Figure A.4 Non-residential Building Permits and Investment Level 2008-2015

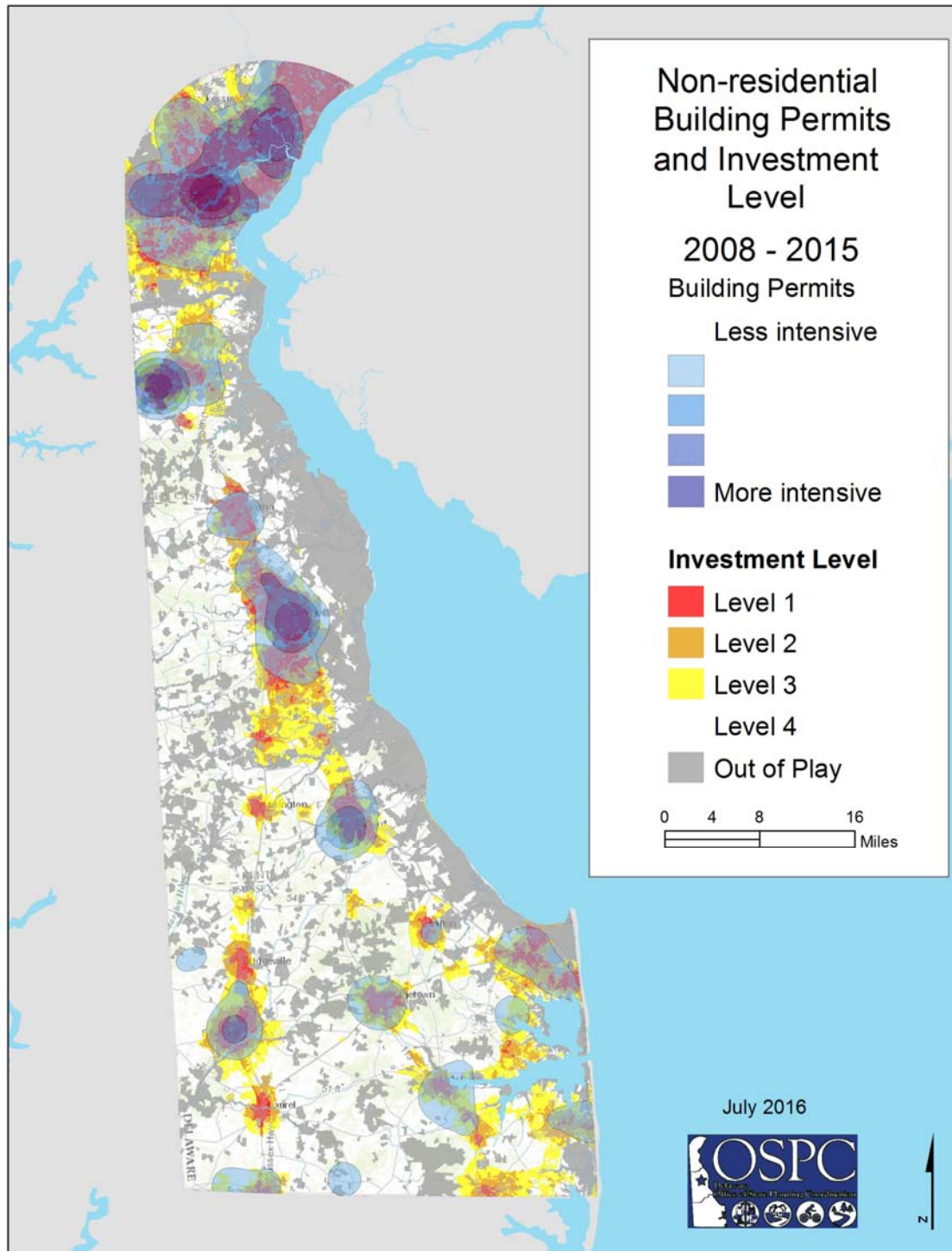


Table A.12 shows the non-residential square-footage permitted by county and investment level.

Table A.12 Non-Residential Square-footage in Building Permits by County and Investment Level, 2010–2015

	2010	2011	2012	2013	2014	2015	2010-2015
<b>New Castle</b>	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Total Sq. Ft.
<b>Level 1 &amp; 2</b>	1,272,482	1,204,440	2,800,790	1,516,512	2,311,477	1,833,443	10,939,144
<b>Level 3</b>	48,135	21,313	18,575	-	4,600	36,563	129,186
<b>Level 4</b>	-	48,898	23,559	29,006	8,827	7,556	117,846
<b>New Castle Total</b>	1,320,617	1,274,651	2,842,924	1,545,518	2,324,904	1,877,562	11,186,176
<b>Kent</b>							
<b>Level 1 &amp; 2</b>	378,294	321,718	226,089	320,537	322,344	171,963	1,740,945
<b>Level 3</b>	23,809	-	-	7,815	8,500	360	40,484
<b>Level 4</b>	12,860	-	26,855	26,860	51,466	169,714	287,755
<b>Kent Total</b>	414,963	321,718	252,944	355,212	382,310	342,037	2,069,184
<b>Sussex</b>							
<b>Level 1 &amp; 2</b>	91,828	162,201	679,215	315,688	465,022	906,061	2,620,015
<b>Level 3</b>	1,200	134,010	244,300	34,626	112,972	20,298	547,406
<b>Level 4</b>	190,428	165,381	503,994	22,274	104,490	203,420	1,189,987
<b>Sussex Total</b>	283,456	461,592	1,427,509	372,588	682,484	1,129,779	4,357,408
<b>Delaware</b>							
<b>Level 1 &amp; 2</b>	1,742,604	1,688,359	3,706,094	2,152,737	3,098,843	2,911,467	15,300,104
<b>Level 3</b>	73,144	155,323	262,875	42,441	126,072	57,221	717,076
<b>Level 4</b>	203,288	214,279	554,408	78,140	164,783	380,690	1,595,588
<b>State Total</b>	2,019,036	2,057,961	4,523,377	2,273,318	3,389,698	3,349,378	17,612,768

## Development Trends Discussion

### Residential Development

Between 2008 and 2015 the State of Delaware saw a marked decline in approved residential development applications following the economic downturn in 2008. Since then the number of residential development applications has trended downward, with a slight increase in 2015. Based on building permits, however, the state has seen a more gradual dip following the downturn in 2008–2009 and a recovery starting in 2012 and accelerating thereafter. The difference may be attributed to the more speculative nature of development applications relative to building permits, with the latter being more reflective of the actual status of the housing market statewide.

New Castle County has seen considerable fluctuations in development application activity, with a strong dip in 2009, and an increase in the following three years, perhaps due to increased speculation as the overall economy experienced a recovery. The number of building permits issued, however, saw a gradual decline until 2011, with a strong recovery especially starting in 2013. A relatively lower number of residential development applications in the last three years may indicate that the number of permits will also see a decline, or a leveling off, in the near future.

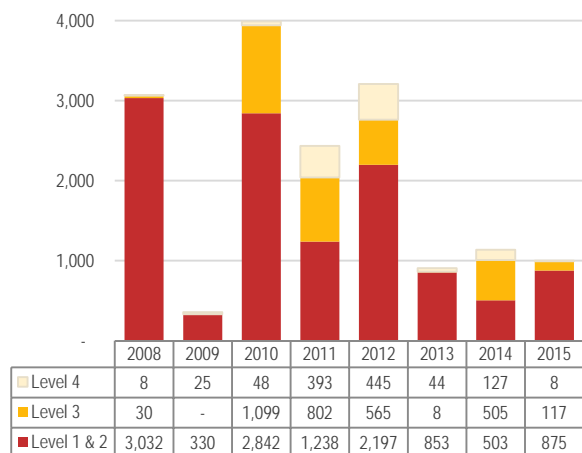
Kent County has had a lower overall rate of development application activity throughout the period. Following the economic downturn in 2008 there was a steep decline in development applications, but a much more gradual decline in building permits (which reflect actual housing activity more directly). From a low in 2010, the number of approved building permits has recovered slowly, with a possible leveling out or slight decline in 2015.

Sussex County saw a similar steep decline in development applications in the three years beginning in 2008, to a low of under 500 units in 2012. During the same period, however, the number of building permits in the county saw only a slight decline in the years following 2008, with a strong recovery starting in 2012. This trend reflects the trend statewide, in which the number of development applications varies considerably, but the actual number of new housing units has recovered steadily following a decline that commenced in the economic downturn.

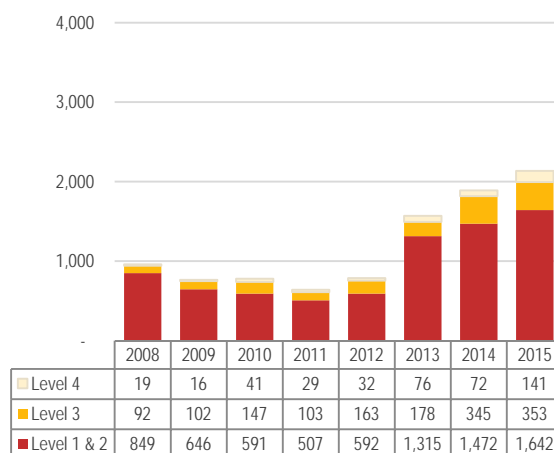
The graphs in Figure A.5 present the total number of residential housing units in approved development applications and building permits (by *State Strategies* investment level) within each county and the state, throughout the analysis period (2008-2015).

Figure A.5 Residential Units Based on Development Applications, New Castle County, Kent County, Sussex County, and State of Delaware.

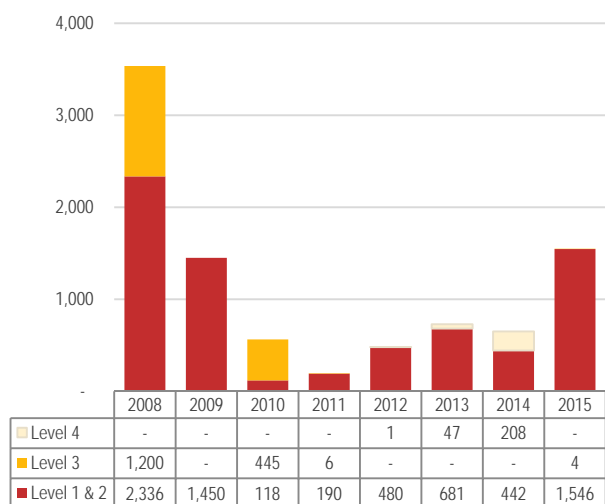
#### Development Applications, New Castle County



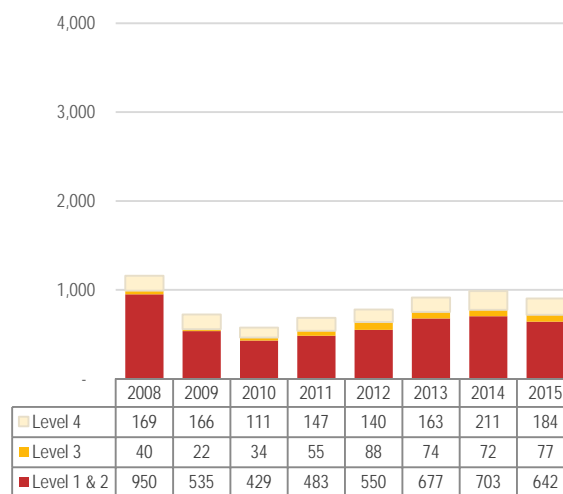
#### Building Permits, New Castle County



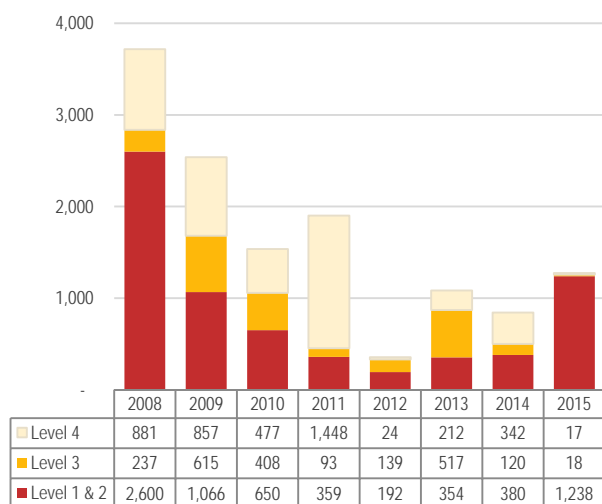
#### Development Applications, Kent County



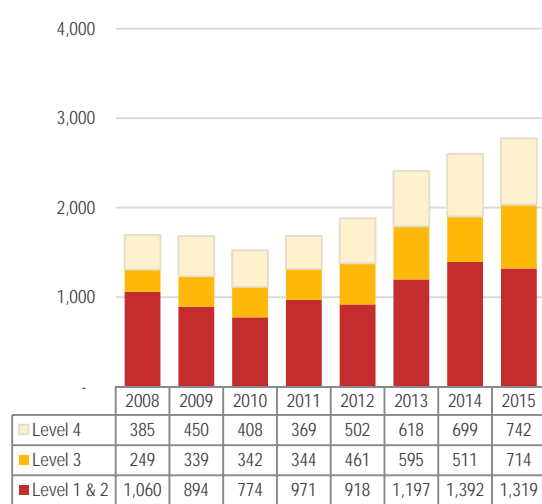
#### Building Permits, Kent County



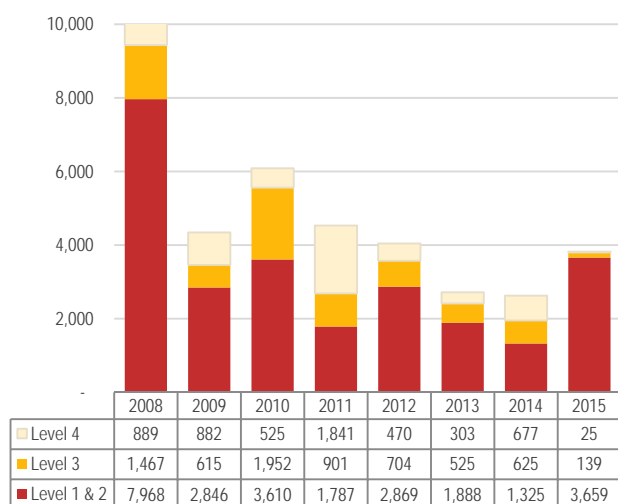
## Development Applications, Sussex County



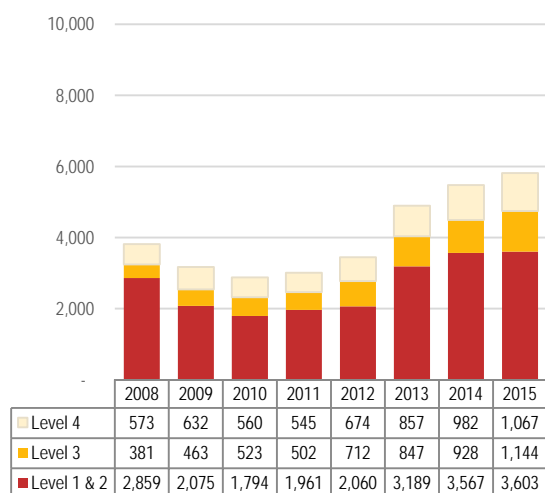
## Building Permits, Sussex County



## Development Applications, State of Delaware



## Building Permits, State of Delaware



The overall decrease and less pronounced recovery in development applications may indicate a decrease in speculative residential development activity, since development applications represent an early stage in the development process. The trend within building permits has been steadier and gradual, reflective of overall economic trends. It is also likely that the building permit cycle reflects a lag of one or more years following the development application phase.

## Non-residential Development

Non-residential development activity, as reflected in development applications in the State of Delaware has shown considerable variability. From a high in 2008 the total square footage dropped significantly the following year, recovered somewhat by 2011, and thereafter dropped again to levels seen during the economic downturn. The amount of permitted square footage in the state based on building permit data saw a similar decline following a high in 2008, but experienced a gradual recovery (including a single-year spike in 2012) since then.

As to this variability, it is interesting to note that from 2014 to 2015, New Castle County saw a significant decrease in activity of approximately 33 percent, while Kent and Sussex Counties saw significant increases in such activity of 101 percent and 180 percent respectively. Additionally, looking at non-residential permit activity, Sussex County again saw a significant increase from 2014 to 2015 of 66 percent while New Castle County saw a decrease of 19 percent.

Non-residential development activity is focused largely in New Castle County, so trends in the state reflect trends there. Overall, there tends to be more year-to-year variability in the amount of square-footage permitted in non-residential uses than in the number of housing units. Since the economic downturn, there has been a recovery in the amount of non-residential development space as reflected in building permits, but a concomitant steady decline in square-footage approved in development applications since 2011. Since development applications precede building permits, this trend could signal a pending decline in the demand for non-residential floor space in the coming years.

In Kent County, there is a relatively lower level of non-residential development as represented by total square footage permitted, both in development applications and building permits. A post-downturn decline and moderate recovery is evident in the data.

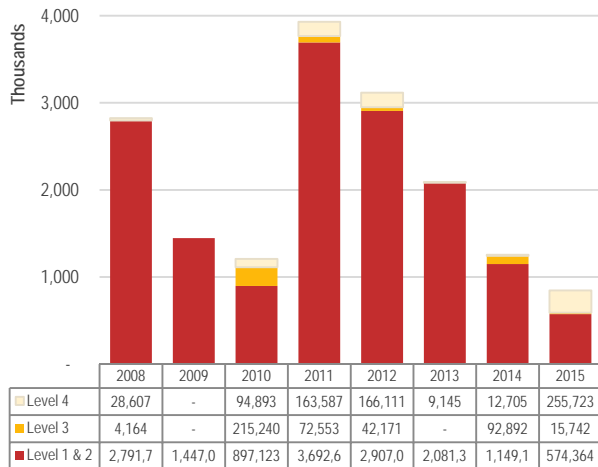
Sussex County has seen a relatively low level of development activity based on total square footage permitted. For both development applications and building permits, there was a decline in the years following the economic downturn, with a gradual recovery in the amount of square-footage being permitted in the subsequent years.

Figure A.6 shows the amount of square footage permitted in each county and the state, by investment level, for both development applications and building permits.

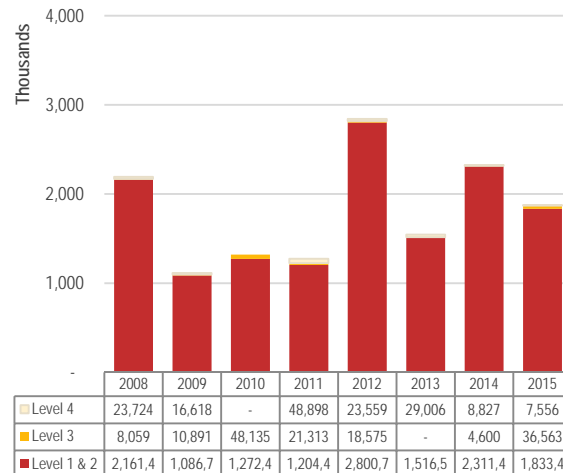


Figure A.6 Non-residential Square-footage Based on Development Applications and Building Permits, New Castle County, Kent County, Sussex County, and State of Delaware.

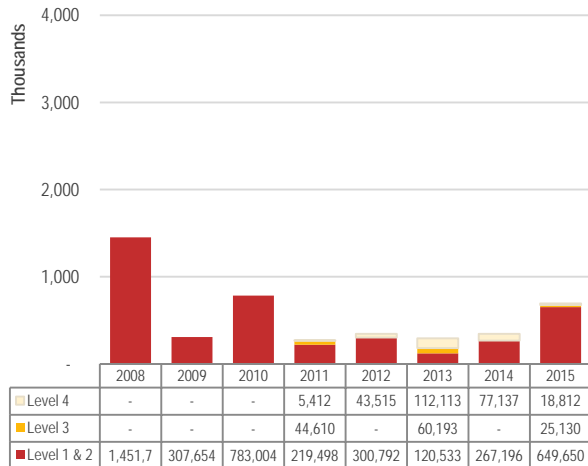
#### Development Applications, New Castle County



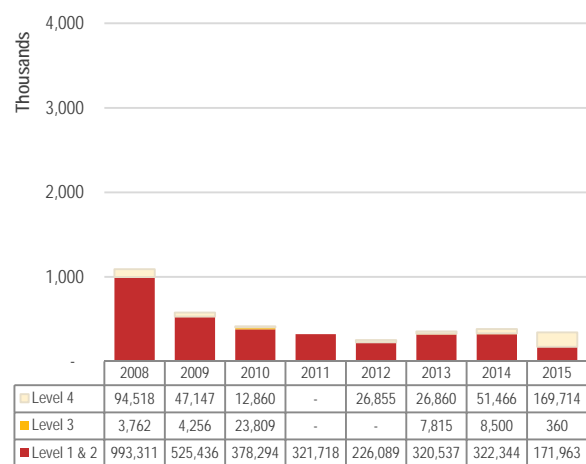
#### Building Permits, New Castle County



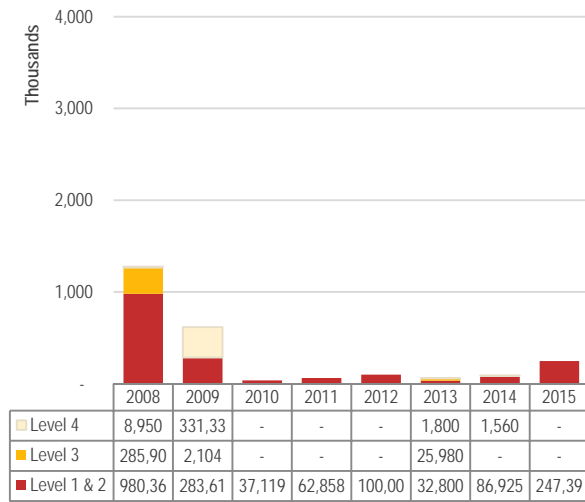
#### Development Applications, Kent County



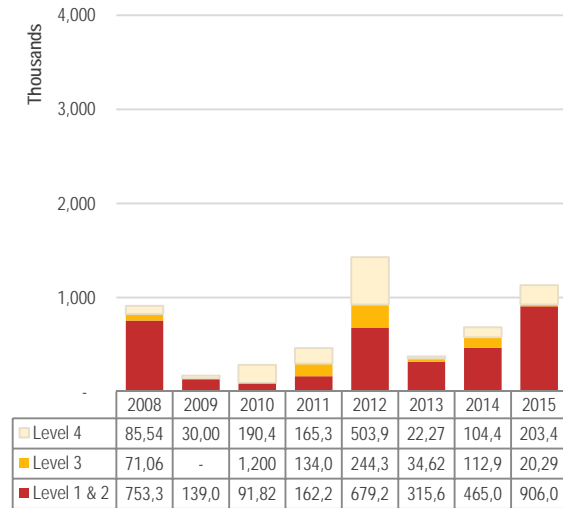
#### Building Permits, Kent County



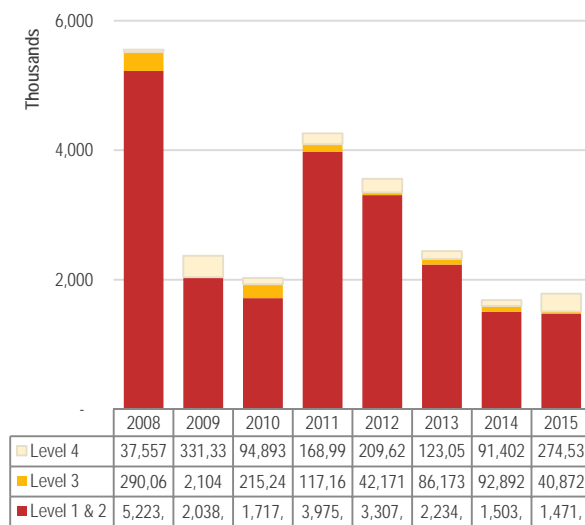
## Development Applications, Sussex County



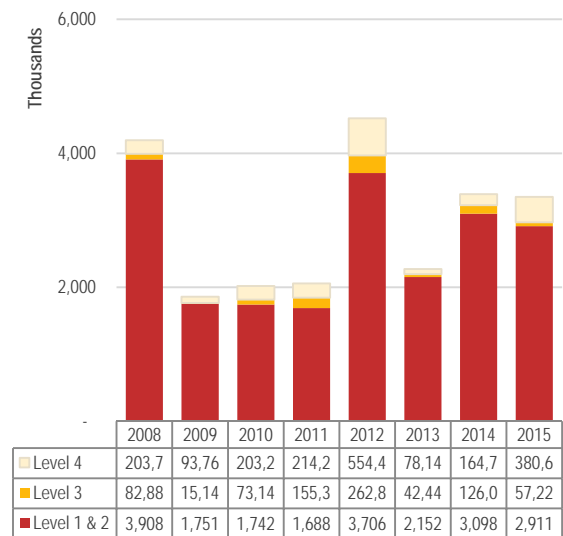
## Building Permits, Sussex County



## Development Applications, State of Delaware



## Building Permits, State of Delaware



## Concurrence with Growth Policies

The location of new development depends on many factors, including state infrastructure investments, county and municipal land-use plans, local development regulations, real estate market demands, lending practices, individual land developers, and consumer preferences. The 2015 *Strategies for State Policies and Spending*, published by the OSPC, sets forth priorities for growth as defined by state agencies.

By indicating where the state is most liable to invest in infrastructure and other services, the *State Strategies* aims to guide growth to where it is most suited. The locations of development applications and building permits are a metric that allows the effectiveness of those policies to be assessed.

When development, as measured by development applications and building permits, occurs in areas where the state seeks to foster growth, and conversely, does not occur in those areas where it is felt development should not occur, it may be inferred that the policies are succeeding.

The following figures illustrate the proportions over the last six-year period (2010-2015) of development applications and building permits for residential development, expressed in number of housing units (Figure A.7) and for non-residential development, expressed as the amount of square footage (Figure A.8). The greater the proportion of development proposed in primary and secondary growth zones (Levels 1 & 2 and Level 3, respectively), the more closely the development is in agreement with the goals set out in the *State Strategies*. Conversely, relatively higher amounts of development proposed in Level 4 areas indicate that the *State Strategies* are not being followed as closely.

Figure A.7 Residential Units Based on Development Applications and Building Permits, percentage by Investment Level, 2010 – 2015, New Castle County, Kent County, Sussex County, and State of Delaware

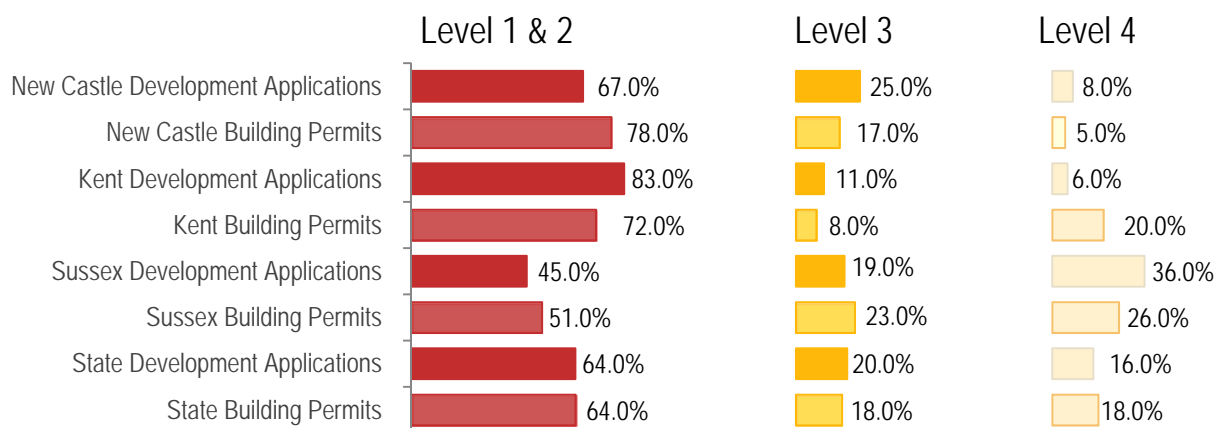
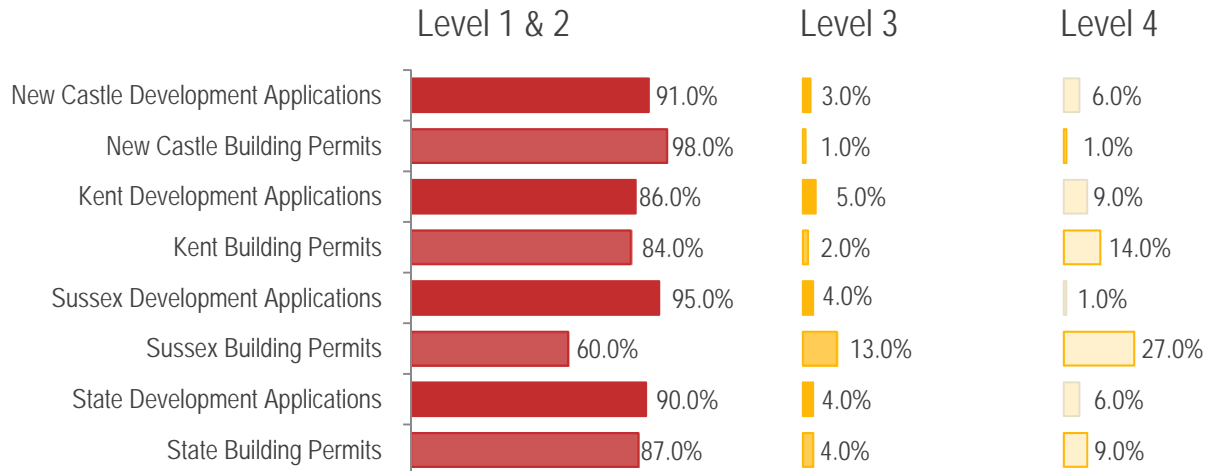


Figure A.8 Non-residential Square Footage Based on Development Applications and Building Permits, percentage by Investment Level, 2010 – 2015, New Castle County, Kent County, Sussex County, and State of Delaware



As might be expected, the degree to which development applications and building permits agree with the *State Strategies* tends to be higher in non-residential development, which typically clusters more closely around existing development and infrastructure. The relatively large portion of non-residential development, based on percentage, occurring in non-growth areas of Kent and Sussex Counties is also skewed somewhat by the much lower overall degree of non-residential development there.

Table A.13 summarizes the number of residential units and non-residential square-footage represented in all development applications for the six-year period from 2010 to 2015.

Table A.13 Summary of Development Application Activity by County and Investment Level, 2010–2015

County	Levels 1 & 2	Level 3	Level 4	% in Levels 1-3	% outside growth zones
<b>Residential Units</b>					
<b>New Castle County</b>	8,508	3,096	1,065	92%	8%
<b>Kent County</b>	3,457	455	256	94%	6%
<b>Sussex County</b>	3,173	1,295	2,520	64%	36%
<b>Non-Residential Square Footage</b>					
<b>New Castle County</b>	11,301,703	438,598	702,164	94%	6%
<b>Kent County</b>	2,340,673	129,933	256,989	91%	9%
<b>Sussex County</b>	567,094	25,980	3,360	99%	1%

Based on development applications, residential growth in New Castle County focused largely in areas where it is encouraged (Levels 1 & 2, Level 3), with 92 percent of units targeted there. Kent County had a similarly high percentage (94%) of residential units in growth zones, while Sussex County had the lowest rate of units in growth zones, at 64 percent.

With regard to non-residential development, there is a similar high degree of agreement with the *State Strategies*, with 94 percent, 91 percent, and 99 percent of total square footage in development applications occurring in growth zones in New Castle, Kent, and Sussex Counties, respectively.

Table A.14 summarizes the number of residential units and non-residential square footage represented in all building permits for the six year period from 2010 to 2015.

Table A.14 Summary of Building Permit Activity by County and Investment Level, 2010–2015

County	Levels 1 & 2	Level 3	Level 4	% Levels 1-3	% outside growth zones
<b>Residential Units</b>					
<b>New Castle County</b>	6,119	1,289	391	95%	5%
<b>Kent County</b>	3,484	400	956	80%	20%
<b>Sussex County</b>	6,571	2,967	3,338	74%	26%
<b>Non-Residential Square Footage</b>					
<b>New Castle County</b>	10,939,144	129,186	117,846	99%	1%
<b>Kent County</b>	1,740,945	40,484	287,755	86%	14%
<b>Sussex County</b>	2,620,015	547,406	1,189,987	73%	27%

Based on residential building permits, New Castle County again had the highest percentage of growth (95%) focused in designated growth zones. Kent and Sussex Counties had somewhat lower proportions of residential units in growth zones, at 80 percent and 74 percent, respectively.

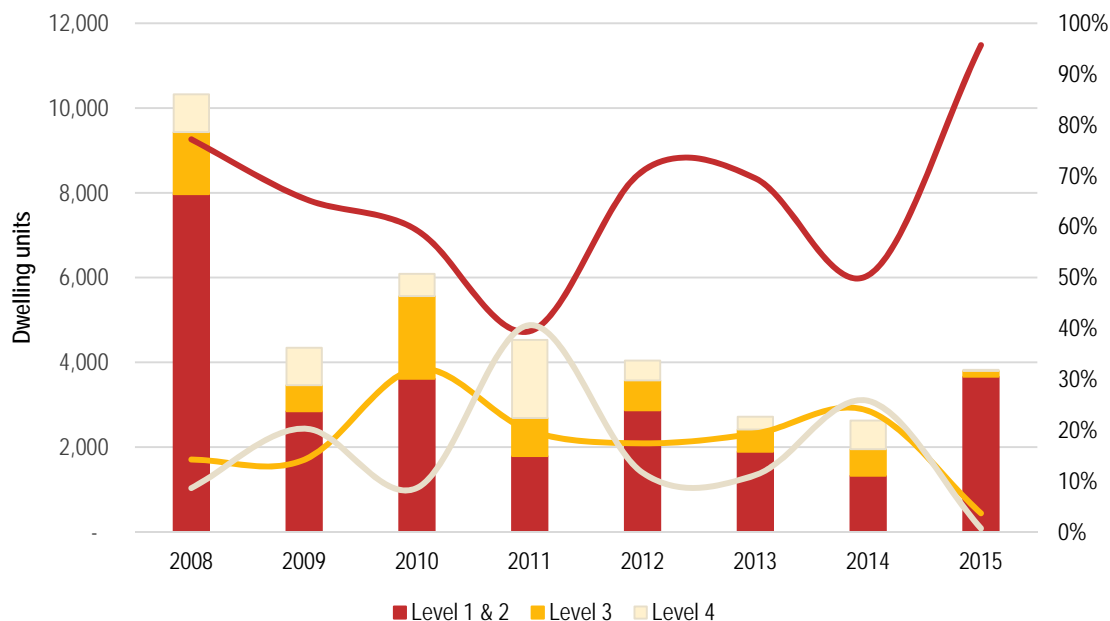
Nearly all non-residential square-footage in New Castle County (99%) was targeted in growth zones based on building permit activity. In Kent County, a somewhat lower proportion of non-residential growth (86%) was directed at growth areas, while in Sussex County, the proportion was 73 percent.

The following two figures show the statewide amount and percentage, by investment level, of both residential (Figure A.9) and non-residential (Figure A.10) development, as represented in development applications and building permits. The percentages are represented by the lines on the graphs, plotted against the vertical axis on the right side of each graph.



Figure A.9 Residential Housing Units (Number and Percentage) Permitted, by *State Strategies* Investment Zones, in the State of Delaware

#### Requested in Development Applications



#### Requested in Building Permits

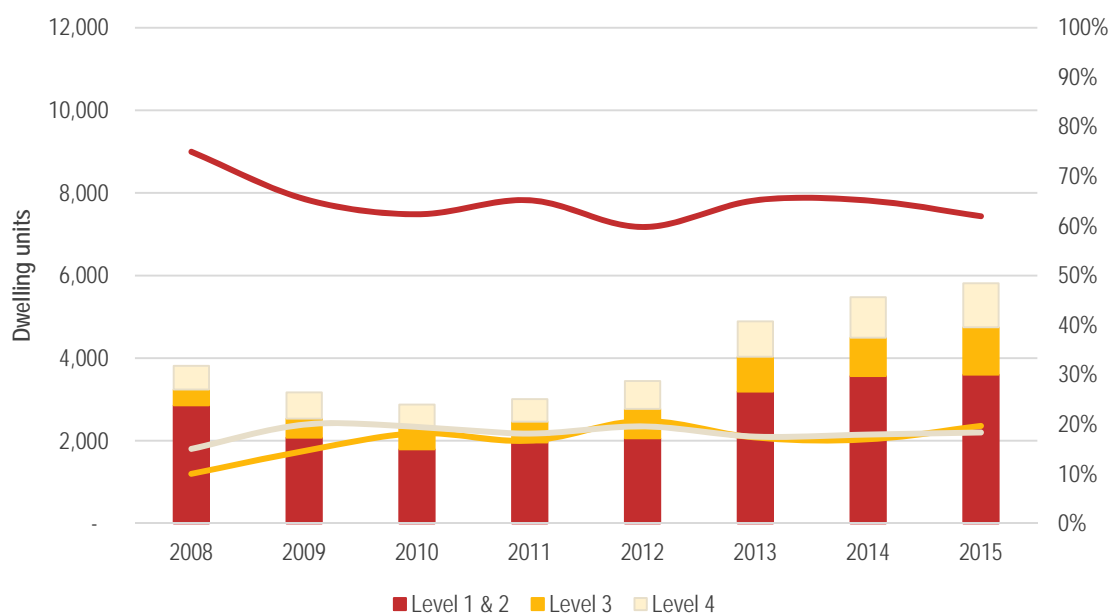
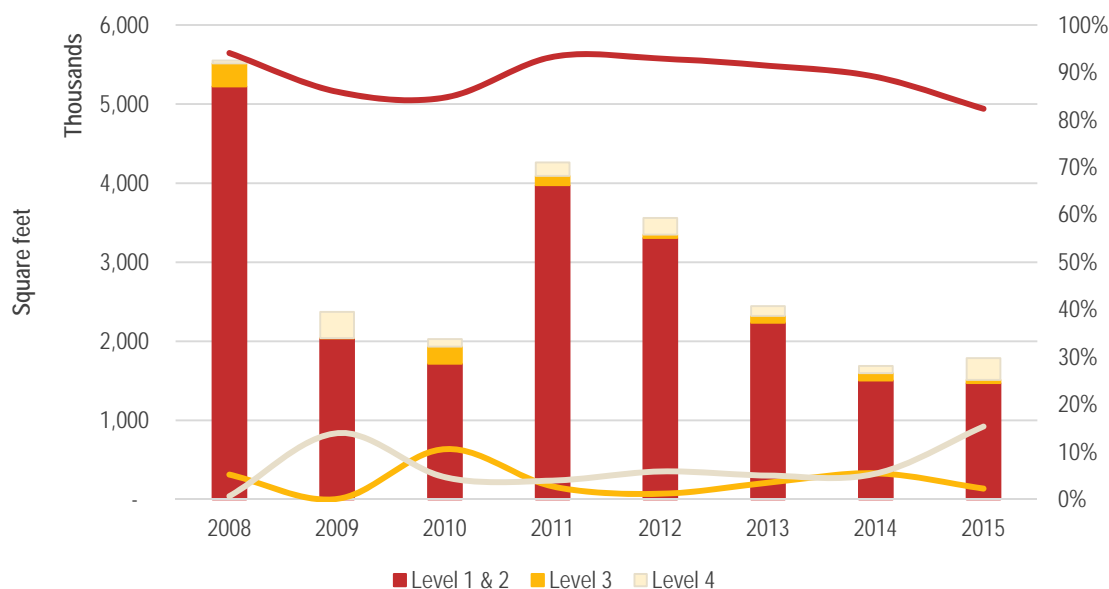
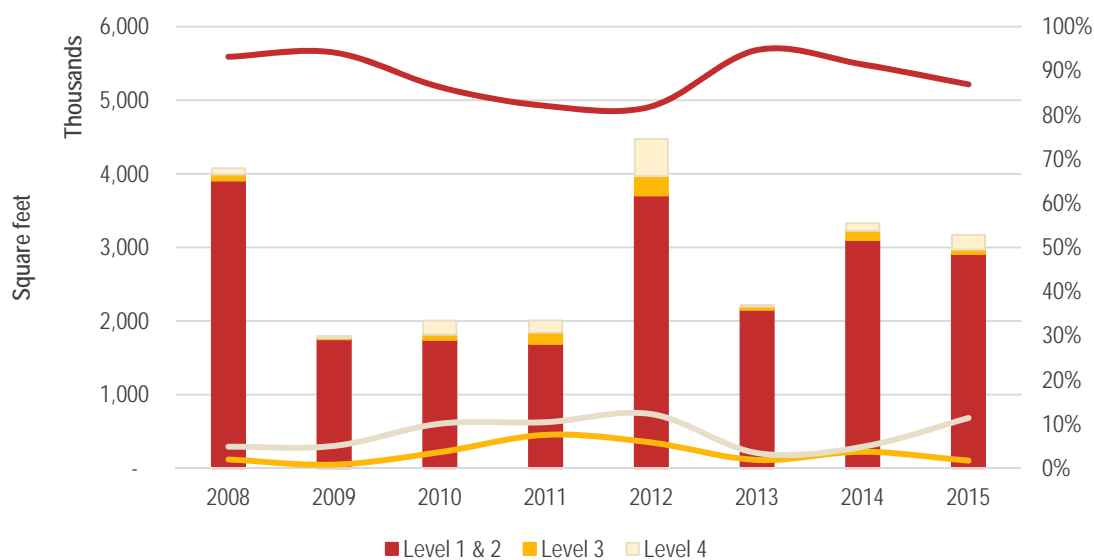


Figure A.10 Non-residential Square Footage (Number and Percentage) Permitted, by *State Strategies* Investment Zones, in the State of Delaware

#### Requested in Development Applications



#### Requested in Building Permits



Except for residential development in development applications, which experienced high variability over the period in terms of the proportion of housing units permitted in growth zones, there has been an overall decline in the proportions of new development applications in designated growth zones, and a concurrent increase in the proportion of

development (as expressed in number of housing units and non-residential square-footage) in areas where growth is discouraged.

## *Overview of Methodology*

The OSPC and IPA conducted a spatial analysis in order to examine the location and extent of recently approved development across Delaware. Spatial analysis was performed using the ArcMap GIS software package produced by Esri. The best available spatial datasets were identified and used in order to perform the analysis and compare development activity relative to the 2015 *Strategies for State Policies and Spending* investment levels.

The OSPC obtain development application and building permit data from Delaware's municipalities and counties for each year from 2008 onward. These data form the basis for the spatial analysis. For each building permit or development application, the data included parcel identification, the number of residential units, and/or amount of non-residential square-footage associated with the permit or application. In some cases street address or other locational information (e.g., subdivision name, crossroads) pertaining to the particular permit or application was included. All development data were structured and compiled into a single, consistent data set in Esri Geodatabase format.

The results of this analysis should be used to gauge general trends in development activity across the state. The magnitude and direction of trends can be determined in this way, but precise levels of development should not be inferred from the analysis.

## Appendix B: State Financial Investments

### Supporting Recent Trends

In support of a growing population and changing demographics, the state government provides a variety of infrastructure and services. In accordance with the *Strategies for State Policies and Spending* and the Governor's land use agenda, Delaware has strategically invested state taxpayer dollars in important infrastructure and services. These funds help pay for public education, transportation, water and wastewater, public safety, agricultural and forest preservation, and housing. The following are some highlights showing fiscal trends and indicators from the past five fiscal years.

### Education

In fiscal year (FY) 2016, the Department of Education's capital expenditures for public education equaled \$102.5 million, which included \$17.3 million for new construction and land acquisition (combined state and local funds). The remaining funds were used for maintenance and upgrades to existing school facilities. The operating budget for public education was \$1.31 billion in FY16, which represented approximately one third of Delaware's general fund budget.

Table B.1 Public Education Trends and Indicators FY12–FY16

	FY12	FY13	FY14	FY15	FY16
Total Enrollment*	130,102	131,029	132,841	134,442	135,517
Charter School Enrollment	10,322	10,438	11,078	12,521	14,112
State Portion, Public Education Operating Budget (in thousands)	\$1,109,671.9	\$1,168,662.8	\$1,217,757.5	\$1,267,581.1	\$1,305,084.2
State Portion, Education Bond Bill	\$125,547,000	\$119,800,000	\$103,621,200	\$90,601,237	\$71,269,200
State Portion, New Construction and Land Acquisition**	\$67,932,000	\$71,194,800	\$55,542,500	\$19,983,900	\$7,835,100
New Schools Opened<<	3	3	0	1	0

Source: Delaware Office of Management and Budget; Delaware Department of Education

\* Total enrollment includes charter school enrollment.

\*\* New Construction and Land Acquisition is a subset of the Education Bond Bill. The remaining portion of the Education Bond Bill funded other capital projects at school facilities.

^ FY11 Education Bond Bill includes extraordinary site costs for two school projects that were necessary to complete before construction could begin.

<< New schools are public schools that involve the construction of a new building utilizing state capital funds. Building additions and charter schools are not included.

Enrollment in public schools continues to rise, having increased from 130,102 during the 2011–2012 school year to 135,517 in the 2015–2016 school year. These figures include students in charter schools, which receive operating funds but not capital funds from the state.

In order to address increasing enrollment and the need for modern, updated facilities, one new elementary school is scheduled to open in the fall of 2017 in the Cape Henlopen School District. In addition, construction is to begin on a new elementary school in the Caesar Rodney School District (currently in the planning phase) and one new elementary school in Laurel School District is scheduled to open in the fall of 2018. In order to maximize the benefits to the communities and leverage state and local school-district investments, all of these facilities are located in Levels 1, 2, or 3 of the *Strategies for State Policies and Spending*.

## *Infrastructure*

### *Trails and Pathways*

In 2011, Governor Jack Markell requested the Delaware Department of Transportation (DelDOT) and the Delaware Department of Natural Resources and Environmental Control (DNREC) to research and develop a comprehensive statewide trails and pathways plan to establish a premiere interconnected network of shared-use pathways and trails that will support non-motorized travel and recreational trails opportunities within the State of Delaware for Delawareans and visitors alike.

This initiative recognizes the benefits of an integrated non-motorized pathway and recreational trail network to provide opportunities for pedestrians and bicyclists to travel safely and efficiently and to expand outdoor recreation opportunities while enjoying the natural, cultural, and historic assets of Delaware. It also recognizes the benefits of an integrated multi-modal transportation infrastructure in improving the economic and environmental sustainability of communities, thereby improving the quality of life for all citizens.

Furthermore, the initiative will support the creation of jobs resulting in investments for bicycling and walking. It will also support construction and trail maintenance jobs. Investing in trails and pathways will create tourism opportunities, support tourism-related jobs, and support recreationally related goods and services.

Since the initiative's inception in July 2011, it has been funded in FY12 through FY17 as indicated in the table below.

**Table B.2 First State Trails and Pathways Funding FY12–FY16**

<b>Agency</b>	<b>FY12</b>	<b>FY13</b>	<b>FY14</b>	<b>FY15</b>	<b>FY16</b>	<b>FY17</b>	<b>Total</b>
<b>DNREC</b>	\$7,000,000	\$3,000,000	\$3,000,000	\$2,700,000	\$3,000,000	2,500,000	\$21,200,000
<b>DeIDOT</b>	\$0	\$10,000,000	\$0	\$0	\$0	0	\$10,000,000
<b>Total</b>	\$7,000,000	\$13,000,000	\$3,000,000	\$2,700,000	\$3,000,000	2,500,000	\$31,200,000

This program has enabled the construction of trails in all three of Delaware's counties. The program is a collaboration between DNREC and DeIDOT. DNREC continues to work on a wide variety of trail projects in all counties including Lums Pond, Brandywine Creek State Park, and White Clay State park in New Castle County; McClements Preserve in Kent County; and Gordons Pond Trail (completed), Assawoman Canal Trail, and Park Road Pathway (completed) in Sussex County.

The following table details the projects that are currently under construction by DeIDOT or DNREC. Numerous other projects are in the design and concept planning stages.

**Table B.3 Trail Project Summary and Status**

<b>Name</b>	<b>Summary and Status</b>
<b>New Castle County</b>	
C&D Canal Mainline Pathway	Total of 9.5 miles of pathway and 2 trail heads. Completed.
C&D Branch Canal Section	Section of trail that connects the C&D canal trail (east end) to Delaware City. Completed.
C&D Canal, Mainline to MD Border	Section of trail connecting west end of C&D Canal trail to MD state line. South Lums Pond trailhead and Tier 2 access roads. Final trail segment and trailhead under construction. Completion due at the end of 2016.
Hopkins Bridge Road Pedestrian Improvements	Trail improvements along Hopkins Bridge Road near White Clay Creek State Park. Connecting 2 trail systems. Completed.
Northern Delaware Greenway, Tally Road Trail	Greenway path constructed along Tally Road between Weldin Ridge Road and Miller Road. Completed.
Route 273 Multi-Use Pathway	Multi-use trail from Farmers Market to 10th Street. Completed.



Name	Summary and Status
New Castle Industrial Track, Phase III	Bridge crossing of the Christiana River and elevated boardwalk through the marsh to connect to DuPont Environmental Center and Wilmington River Walk. Construction bids opened July 30, 2016. Construction anticipated in fall of 2016.
<b>Kent County</b>	
Capital City Trail Phase I	Multi-use trail from Public Safety Blvd. along US13 north to MLK Blvd. and terminating near Legislative Hall. Completed.
Capital City Trail Phase II	Multi-use trail from Archives building to Loockerman Street. Completed
Capital City Trail Phase III	Extends multi-use trail. Completed.
Route 10 Bridge Crossing to Gateway Shopping Center	Multi-use pathway on south side of Route 10 from Generals Green to the Gateway South shopping center. Jersey barrier setting began August 24, 2016
Delaware State University	Working with DSU to install pedestrian safety improvements along Route 13 adjacent to campus. Completed.
<b>Sussex County</b>	
Garfield Parkway Pedestrian and Bicycle Improvements	Pedestrian and bicycle improvements along Garfield Parkway from SR1 to Atlantic Avenue. Completed.
Junction and Breakwater Trail, Showfield Extension	Extends existing trail at Gills Neck Road along an acquired permanent easement to Kings Highway and ending at a point along Gills Neck Road. Completed.
Georgetown to Lewes Rail with Trail, Phase I	Trail to be located along abandoned railroad corridor from Gills Neck Road to Savannah Road within the City of Lewes. Construction scheduled to begin in April 2016 and be completed by November 2016. Construction underway.

## Roads and Bridges

DelDOT is responsible for maintaining approximately 90 percent of all roads in Delaware compared with other states, which maintain about 20 percent of their roads. The state also is responsible for transit services. Responding to the demands of Delawareans for a safe, efficient transportation system is a challenge, especially in light of recent growth and development trends. In FY16, DelDOT made capital expenditures of over \$196.6 million in state funds to address Delaware's transportation needs. Total capital spending in FY16 was more than \$414.3 million, including federal funds.

Table B.4 demonstrates a number of trends that are relevant to transportation planning. After several years of decline, the number of registered motor vehicles and the vehicle miles travelled (VMT) in Delaware are both on the rise again, and have been since FY12. Ridership of the Septa R2 rail line has decreased during the last fiscal year, and the Dart fixed-route service ridership decreased for the fourth fiscal year in a row. Paratransit ridership also decreased this past fiscal year from last year's 998 thousand trips to 981 thousand trips.

Table B.4 Transportation Trends and Indicators FY12–FY16

	FY12	FY13	FY14	FY15	FY16
<b>Licensed Drivers</b>	657,243	666,515	672,744	681,165	750,601
<b>Registered Motor Vehicles*</b>	828,708	837,214	855,051	879,138	901,256
<b>Vehicle Miles Traveled*</b> (billions)	9.0	9.1	9.3	9.5	9.9
<b>DART R2 Rail Ridership</b>	1,207,921	1,066,698	1,225,507	1,273,590	1,240,830
<b>DART Fixed Route Ridership</b> (millions)	10.6	10.2	9.9	9.3	8.4
<b>Paratransit Ridership</b>	993,011	1,232,098	1,018,249	998,920	981,677
<b>Transportation Trust Fund Revenues</b> (thousands)	\$496,514	\$506,955	\$533,600	\$507,724	\$548,721 (Unaudited)
<b>State Capital Expenditures</b> (thousands)	\$191,304	\$188,030	\$170,970	\$135, 597	\$196,685**
<b>Federal Capital Expenditures</b> (thousands)	\$213,176	\$214,535	\$201,257	\$236,919	\$217,650
<b>Total Capital Expenditures</b> (thousands)	\$404,480	\$402,565	\$372,227	\$372,516	\$414,335**

Source: Delaware Office of Management and Budget; Delaware Department of Transportation

\* Data for calendar year

\*\*Without US 301 (State Capital Expenditures with US 301 equal \$232,435, for a total of \$450,085)

## Water and Wastewater

While the operation of drinking water and wastewater systems has traditionally been the domain of Delaware's local governments, the state Department of Health and Social Services (DHSS) and DNREC do provide significant funding to allow for the improvement and expansion of these systems. Table B.5 lists recent state and federal expenditures on water and wastewater projects through the Water Pollution Control

Funds, which are programs that are administered by DNREC to provide support for community water and wastewater service projects. The state has also provided assistance for wastewater projects through a 21st Century Fund Wastewater Management Account.

Table B.5 Water and Wastewater Funding to Local Governments FY11-FY15

	FY12	FY13	FY14	FY15	FY16
<b>Projects Funded</b>	3	6	2	2, +1 increase	9
<b>Water Pollution Control Funds (State)</b>	\$525,000	\$7,683,817	\$137,500	\$1,283,892	\$4,156,183
<b>Water Pollution Control Funds (Federal)</b>	\$2,625,000	\$38,419,090	\$687,500	\$6,419,458	\$20,780,914
<b>Water Pollution Control Funds (Total)</b>	\$3,150,000	\$46,102,907	\$825,000	\$7,703,350	\$24,937,097
<b>21st Century Wastewater Fund*</b>	\$150,000	\$0	\$0	\$1,468,000	\$1,583,560

Source: DNREC Financial Assistance Branch

\* State Funds

## Public Safety

### Paramedic Program

The state currently provides 30 percent of the funding that the counties use to provide their jurisdictions with paramedic service. In the first three quarters of FY16, the state provided \$7,428,150 in funding to the counties to support the paramedic program. The fourth quarter spending for this program was not available at the time of publication, so the actual total will be higher in FY16.

Table B.6 State Paramedic Program Funding FY12-FY16

	FY12	FY13	FY14	FY15	FY16*
<b>State Portion</b>	30%	30%	30%	30%	30%
<b>New Castle</b>	\$4,183,346	\$4,258,254	\$5,227,658	\$4,795,792	\$3,534,143
<b>Kent</b>	\$1,354,470	\$1,416,538	\$1,432,155	\$1,465,162	\$1,094,841
<b>Sussex</b>	\$3,568,988	\$3,895,153	\$4,193,621	\$4,174,649	\$2,799,166
<b>Total</b>	\$9,106,804	\$9,569,945	\$10,853,434	\$19,435,603	\$7,428,150

Source: Delaware Office of Management and Budget

\* FY16 reflects three quarters only. Final expenditures were not available at time of publication.

\*\* The totals for FY12–FY15 have been revised by OMB and DHSS to ensure consistency in the data reported.

### State Police

From FY12 through FY16, the funding necessary to support the State Police has steadily increased from \$97,309,800 in FY12 to \$111,505,100 in FY16. In addition, the number of personnel employed to meet Delaware's public safety needs has increased

from 947 in FY12 to 960 in FY16 (total employees include both troopers and related support staff).

In FY12 through FY14, funds were appropriated for the purpose of replacing the Delaware State Police Troop 7 facility in Lewes, as the facility is overcrowded and has significant maintenance and renovation needs. Funding to support a study, land acquisition and design have been appropriated. Land acquisition for the new Troop 7 facility was completed in May of 2015, design is anticipated to be completed in FY17 and construction is anticipated to begin in FY18.

Table B.7 State Police Personnel and Budget FY11–FY15

	FY12	FY13	FY14	FY15	FY16
<b>Total Employees*</b>	947	954	960	961	960
<b>Budget (thousands)</b>	\$97,309.8	\$102,277.6	\$110,557.6	\$112,289.6	\$111,505.1

Source: Delaware Office of Management and Budget

\* Includes both troopers and civilian staff

\*\* State Police budget reported is General Fund only and excludes the Closed State Police Pension Plan. All fiscal years have been adjusted downward to exclude the Closed State Police Pension Plan.

## Agriculture

### Farmland Preservation

Delaware has one of the best-regarded and most productive farmland preservation programs in the nation. Administered by the Department of Agriculture, farmers and other landowners sell easements to their land to the state, which essentially extinguishes their right to develop the land, but continues to allow a wide range of agricultural uses. In the past five fiscal years, the program has preserved 188 farms, totaling just over 18,800 acres. This has been accomplished using a combination of federal, state, and local funds.

In FY16 the program preserved 17 farms comprising 2,245 acres. The cost per acre of farmland easement has decreased significantly, from a peak of \$6,634 per acre in FY07 to \$1,288 per acre in FY16. The easement value is partially based on the assessed market value of the land for “highest and best use,” which is usually housing development. This decrease can be attributed to the state of the economy in general, and, more specifically, to the reduced demand for new housing and land-development projects in rural areas. The result of this situation is that more acres of land can be preserved for each tax dollar in the current market.

Table B.8 Farmland Preservation by Easement FY12-FY16

	FY12	FY13	FY14	FY15	FY16***
<b>Farms Preserved</b>	51	63	44	13	17
<b>Acres Preserved</b>	5,375	5,768	4,360	1,071	2,245
<b>State Funds</b>	\$5,068,732	\$5,883,300	\$4,177,000	\$1,323,245	\$2,775,000
<b>Federal Funds</b>	\$4,079,931	\$4,370,600	\$4,169,000	\$0	\$0
<b>Local Funds</b>	\$595,714	\$597,147	\$95,526	\$146,432	\$116,125
<b>Legal and Survey*</b>	\$190,158	\$230,000	\$175,000	\$41,264	\$67,000
<b>Total Funds</b>	\$9,935,016	\$11,081,047	\$8,616,526	\$1,510,941	\$2,958,325
<b>Cost per Acre**</b>	\$1,813	\$1,881	\$1,936	\$1,372	\$1,288

Source: Delaware Department of Agriculture

\* State Funds

\*\* Cost per acre paid to land owner excludes legal and survey costs.

\*\*\* FY16 totals are estimates because no settlements have occurred as of publication

## Young Farmers Loan Program

The Young Farmers Loan Program was established in FY12 by the Department of Agriculture to help individuals acquire farmland. Applicants who meet the criteria for the program (age 18 to 40, net worth not exceeding \$300,000, and at least 3 years of farming experience) can apply for a loan to help purchase a farm (the property must have at least 15 acres of cropland). If approved, an applicant can receive a 30-year, no interest loan for up to 70 percent (not to exceed \$500,000) of the appraised value of the property's development rights. The applicant has to secure the funding for the remainder of the purchase price through a private lender (bank, Farm Credit, etc.). The loan with the private lender is their primary loan and is paid first. Once their primary loan is paid, then the applicant pays the Young Farmer loan up to a maximum of 30 years. For example, if their private loan is 20 years, then they have 10 years to pay the Young Farmer loan. The property is placed into a permanent conservation easement at settlement, and the applicant must actively farm the property for the life of the Young Farmer loan.

In the program's inaugural year in FY12, a total of 10 farms comprising 889 acres were preserved. The program's scope increased in FY13 to 12 farms totaling 1,153 acres. In FY14 there were 3 additional farms preserved representing 171 acres. The program was not funded in FY15. Funding was restored in FY16, and 3 farms totaling 147 acres were preserved.



Table B.9 Young Farmer's Program FY12–FY16

	FY12	FY13	FY14	FY15	FY16
<b>Farms Preserved</b>	10	12	3	Not Funded	3
<b>Acres Preserved</b>	889	1,153	171	0	147
<b>State Funds</b>	\$2,572,293	\$3,012,534	\$448,584	0	\$471,882
<b>Legal and Survey*</b>	\$52,425	\$66,769	\$18,532	0	\$18,568
<b>Total Funds</b>	\$2,624,718	\$3,079,303	\$467,116	0	\$490,450
<b>Cost per Acre**</b>	\$2,893	\$2,635	\$2,623	0	\$3,210

Source: Delaware Department of Agriculture

\* State Funds

\*\* Cost per acre paid to landowner excludes legal and survey costs

## Forestland Preservation

The Forest Preservation Program was initiated in FY10 by the Department of Agriculture. In that year there were nine forest tracts preserved totaling 872 acres. The funding for these easements included state funding combined with funding from The Nature Conservancy, a private conservation organization. Although the program is still in place, it has been inactive since FY10.

Table B.10 Forest Preservation by Easement FY10

<b>Forest Tracts Preserved</b>	9
<b>Acres Preserved</b>	872
<b>State Funds</b>	\$1,038,400
<b>Federal Funds</b>	N/A
<b>Local Funds</b>	N/A
<b>Private Conservation Funds</b>	\$412,403
<b>Legal &amp; Survey*</b>	\$49,428
<b>Total Funds</b>	\$1,500,231

Source: Delaware Department of Agriculture

\* State Funds

## Environment

### Community Water Quality Improvement Funds

The purpose of the Community Water Quality Improvement Fund Program is to provide a source of financing to enhance water quality in an environmentally sound and cost-effective manner. These funds allow homeowner associations, municipalities, government agencies, nonprofit organizations, and estuary programs to obtain

financing for the implementation of Nonpoint Source (NPS) initiatives to improve water resources throughout the state.

Table B.11 Community Water Quality Improvement Funds FY12–FY16

State Funds	FY12	FY13	FY14	FY15	FY16
<b>DNREC</b>	\$500,000	\$350,000	\$500,000	\$500,000	\$350,000

Source: DNREC Division of Watershed Stewardship, based on the annual allocation of funds for multi-year projects

## Nonpoint Source Program

Nonpoint source (NPS) pollution, unlike pollution from industrial and sewage treatment plants, comes from many diffuse sources. NPS pollution is caused by rainfall or snowmelt moving over and through the ground. As the runoff moves, it picks up and carries away natural and human-made pollutants, finally depositing them into lakes, rivers, wetlands, coastal waters, and even our underground sources of drinking water.

Table B.12 NPS Grant Funding for FY12–FY16

	FY12	FY13	FY14	FY15	FY16
<b>State</b>	\$814,063	\$730,000	\$775,823	\$746,138	\$773,138
<b>Federal</b>	\$1,123,000	\$1,085,000	\$1,158,523	\$1,144,706	\$1,154,706
<b>Total</b>	\$1,931,063	\$1,815,000	\$1,934,346	\$1,907,844	\$1,927,844

Source: DNREC Division of Watershed Stewardship, based on the annual allocation of funds for multi-year projects

The Delaware NPS Program addresses NPS pollution through educational programs, publications, and partnerships with other Delaware organizations. The Delaware NPS Program also administers a competitive grant made possible through Section 319 of the Clean Water Act, providing funding for projects designed to reduce NPS pollution.

## Housing

DSHA provides numerous services and resources to make housing affordable to low- and moderate-income families in Delaware. This is accomplished by operating and funding both homeownership and affordable rental housing programs, as well as through partnerships with other government, private and nonprofit entities. In meeting the agency's strategic goal of advancing and sustaining homeownership, DSHA helped 975 homebuyers with more than \$238 million in financing of first, second, and acquisition/rehabilitation loans in FY16. DSHA also continued to preserve homeownership through the rehabilitation of 402 homes to ensure they are safe and habitable.

While homeownership continued to improve in FY16, DSHA continues to provide the state with resources to help reduce the impact of mortgage delinquencies. “Delaware Homeowner Relief,” an umbrella program created by DSHA and the Department of Justice, supports housing counseling, education and outreach, foreclosure mediation, mortgage fraud investigation and prosecution, emergency mortgage assistance, manufactured housing lot rent assistance, and servicer events. Through this effort, DSHA provided foreclosure prevention and mitigation assistance to 733 families last year.

As rental demand continues to strengthen, Delaware renters increasingly stretch their budgets as they strive to pay rent and utilities. DSHA works diligently to ensure that those most in need have access to safe, affordable, and accessible housing. This is accomplished through DSHA’s Public Housing units and Housing Choice Vouchers, and through new rental units created through the Low Income Housing Tax Credit Program and the Housing Development Fund. In FY16, 1,412 low-income households were provided with Public Housing Units or Housing Choice Vouchers. Additionally, 535 rental units were created new or preserved from conversion or demolition.

In order to address the special needs of people who have been at risk of institutionalization, DSHA created the State Rental Assistance Program (SRAP) in 2011. In partnership with the Department of Health and Social Services and the Department of Services for Children, Youth and their Families, the number of SRAP clients assisted annually has continued to grow. In FY16, 707 households were issued SRAP vouchers so that they can live independently in the community with supportive services. Combined with federal funding from programs such as HOPWA, the Family Unification Program (FUP), and 811 Project Rental Assistance (PRA), DSHA was able to assist 785 households through supportive rental assistance.

Much of DSHA’s work is in the revitalization of distressed neighborhoods. The Downtown Development District (DDD) Grant program provides a catalytic opportunity to leverage significant amounts of private capital in designated downtown areas targeted for revitalization. The DDD Grant funds are also offset by additional incentives provided by local jurisdictions and other state agencies. In FY16, \$8.5 million of state funds were reserved for 22 projects in the Dover, Seaford and Wilmington DDDs. These funds will leverage \$176 million in private funds revitalize commercial and residential properties.

Demand for the program has been strong since its launch in January 2015. In August 2016, Governor Markell announced the addition of five more DDDs in Georgetown, Harrington, Laurel, Milford, and Smyrna. Investors in these new districts will now have access to a menu of available funding and incentives to improve neighborhoods, enhance economic development, and otherwise strengthen quality of life.

Table B.13 DSHA Trends and Indicators FY12-FY16

	FY12	FY13	FY14	FY15	FY16
<b>Homebuyers Assisted</b>	968	751	653	617	975
<b>Mortgage Assistance* (millions)</b>	\$126	\$118	\$86	\$124	\$238
<b>Homeownership Rehabilitation</b>	458	337	393	731	402
<b>Rental Units Produced or Preserved</b>	344	326	60**	386	535
<b>DSHA Public Housing &amp; Housing Choice Vouchers Managed</b>	1,413	1,413	1,413	1,413	1,412
<b>Rental Assistance for Special Populations</b>	275	355	477	731	785
<b>Foreclosure Assistance: Loans, Grants, Counseling</b>	1,666	1,108	1,242	825	733
<b>Housing Development Fund &gt; (millions)</b>	\$18	\$8	\$10	\$10	\$10
<b>Downtown Development District Grant Program (millions)</b>	Reserved	-	-	\$5.6	\$8.5
	Leveraged			\$114	\$176

Source: Delaware State Housing Authority

\* Below-market rate mortgages, down payment, and settlement assistance.

\*\* DSHA's method for tracking funding for rental housing projects changed in FY14. Actual activity did not decrease but is being counted differently. Reported units rebounded in FY15.

> HDF base allocation and Affordable Rental Housing Program (ARHP). Does not include HDF allocated for specific programs.

## Appendix C: Demographic Data

The U.S. Census Bureau's latest population estimates indicate that Delaware had 945,934 residents in 2015, an increase of 46,218 or 5.1 percent since the 2010 Census. Among the counties, Kent and Sussex County grew by 6.5 and 9 percent respectively. The estimates show New Castle County growing by only 3.3 percent, or a bit more than 17,000 new residents.

Table C.1 U.S. Census Population Change, 2010-2015, State of Delaware and Counties

	Population Estimates		Change 2010-2015	
	2010	2015	Number	Percent
<b>Delaware</b>	899,716	945,934	46,218	5.1%
<b>Kent</b>	162,949	173,533	10,584	6.5%
<b>New Castle</b>	538,870	556,779	17,909	3.3%
<b>Sussex</b>	197,897	215,622	17,725	9.0%

Source: US Census Bureau, 2010 Census; US Census Bureau, Population Division, Annual Estimates of the Resident Population: April 1, 2010 to July 1, 2015.

Table C.2 Delaware Population Projections: 2010-2040

	Population Projections		Projected Change 2010-2040	
	2010	2040	Number	Percent
<b>Delaware</b>	899,716	1,074,556	174,840	19.4%
<b>Kent County</b>	162,949	208,694	45,745	28.1%
<b>New Castle County</b>	538,870	607,080	68,210	12.7%
<b>Sussex County</b>	197,897	258,782	60,885	30.8%

Source: Delaware Population Consortium, Release Date: November 2015.

According to the Delaware Population Consortium, Delaware's population is projected to grow by more than 174,000 between 2010 and 2040, an increase of 19.4 percent, reaching a projected population of just under 1.1 million. Sussex County is expected to see the largest percent increase in population by 30 percent. Kent County's population is projected to reach 208,694 by 2040, an increase of 28.1 percent. New Castle County is expected to grow by 12.7 percent over the same period, adding 68,210 to reach a 2040 population of 607,080.

## Appendix D: Comprehensive-planning Progress

Since September 2015, the Governor has certified three comprehensive plans. These were the Town of Farmington, the Town of Frederica, and the Town of Hartly. In addition, this office is currently working with 4 towns who have plans nearing the end of their update that are either being reviewed for certification or will begin their certification review in the next several months. The Town of Woodside is currently working on their first comprehensive plan.

The OSPC worked with 1 town to complete their 5-year reviews during this planning period. An additional 16 towns have updates underway and this office will be working with approximately 10 towns within the next year as they begin their comprehensive plan reviews and/or updates.

The following table shows the current status of all municipal comprehensive plans. Municipalities that are currently known to be updating or amending their comprehensive plans are noted to be “in progress.” There are three municipalities in New Castle County that do not have plans because they have ceded control of planning and zoning to the county. In addition, there are three very small municipalities in Kent County that do not have plans due to the lack of capacity and resources to develop them.

Table D.1 Municipal and County Comprehensive Plan Activity

Municipality	County	Latest Planning Activity	Certified
Bowers Beach	Kent	No activity	05/15/2009
Camden	Kent	No activity	05/05/2008
Cheswold	Kent	No activity	12/18/2010
Clayton	Kent	Update in Progress	12/08/2008
Dover	Kent	Amended 2016	02/09/2009
Farmington	Kent	Plan Certified	1/19/2016
Felton	Kent	No activity	11/10/2008
Frederica	Kent	Plan Certified	9/2/2016
Harrington	Kent	Comprehensive rezoning 2016, Downtown Development District (DDD) Plan	12/16/2013
Hartly	Kent	New Comp Plan certified	8/10/2016
Houston	Kent	Update in Progress	07/12/2007
Kenton	Kent	Comp Plan in Progress	
Leipsic	Kent	Update in Progress	11/06/2006
Little Creek	Kent	Update in Progress	08/07/2006
Magnolia	Kent	No activity	03/16/2009



<b>Municipality</b>	<b>County</b>	<b>Latest Planning Activity</b>	<b>Certified</b>
Viola	Kent	Update in Progress	03/17/2004
Woodside	Kent	Update in Progress	
Wyoming	Kent	Update in Progress	05/02/2011
Milford	Kent/Sussex	Amended 2016, Update in Progress	01/26/2009
Smyrna	Kent/New Castle	DDD Plan	2/04/2013
Arden	New Castle	Under County Control	n/a
Ardencroft	New Castle	Under County Control	n/a
Ardentown	New Castle	Under County Control	n/a
Bellefonte	New Castle	Update in Progress	08/13/2007
Delaware City	New Castle	Amended 2015, master plan in progress	11/24/2008
Elsmere	New Castle	No activity	08/12/2010
Middletown	New Castle	Amended 2015	09/10/2012
Newark	New Castle	Plan update in progress, DDD Plan	10/27/2008
New Castle	New Castle	DDD Plan	07/21/2009
Newport	New Castle		12/18/2014
Odessa	New Castle	No activity	10/01/2012
Townsend	New Castle	Amended 2016	07/07/2010
Wilmington	New Castle	Plan update in progress	09/28/2010
Bethany Beach	Sussex	No activity	2/17/2012
Bethel	Sussex	No activity	07/08/2008
Blades	Sussex	No activity	04/17/2008
Bridgeville	Sussex	No activity	09/11/2006
Dagsboro	Sussex	DDD Plan	04/27/2009
Delmar	Sussex	Update in progress	10/25/2010
Dewey Beach	Sussex	No activity	07/29/2007
Ellendale	Sussex	No activity	10/06/2009
Fenwick Island	Sussex	Update in progress	10/16/2007
Frankford	Sussex	No activity	09/08/2008
Georgetown	Sussex	DDD Plan, update in progress	01/13/2010
Greenwood	Sussex	No activity	01/08/2008
Henlopen Acres	Sussex	Updated, not certified	07/09/2004
Laurel	Sussex	DDD Plan, update in progress	6/20/2011
Lewes	Sussex	Update in progress	10/19/2005
Millsboro	Sussex	No activity	06/01/2009
Millville	Sussex	No activity	02/10/2009
Milton	Sussex	Update in progress	05/03/2010
Ocean View	Sussex	Amendment, update in progress	07/13/2010

<b>Municipality</b>	<b>County</b>	<b>Latest Planning Activity</b>	<b>Certified</b>
Rehoboth	Sussex	Reviewed 2015	07/23/2010
Seaford	Sussex	No Activity	01/12/2010
Selbyville	Sussex	No activity	08/06/2007
Slaughter Beach	Sussex	No activity	01/14/2008
South Bethany	Sussex	Update in progress	07/14/2006

## Appendix E: Highlights from Local Jurisdiction Annual Reports

This section highlights accomplishments and issues with local government as noted in their comprehensive plan annual reports. We feel this will help the state to maintain and strengthen the partnership approach to land-use planning we have been nurturing over the years.

As of September 1, 2016, 37 municipalities and all 3 counties have submitted an annual report. After reviewing the reports, it is noted that most of the municipalities and all of the counties are working to implement the goals and objectives set forth in their comprehensive plans. Of those jurisdictions reporting, 9 have noted that amendments to their plan will be needed within the next year, 18 are working or have recently updated their ordinances or zoning code, one town is considering bike and/or pedestrian walkway plans or trails, and 4 are working to create a master plan or continue to move forward with a recently adopted master plan.

In addition, 13 local jurisdictions have identified issues that they feel will require technical assistance from the OSPC.

### *New Castle County*

Delaware City	Delaware City annexed the Fort DuPont Redevelopment complex and updated their zoning code to accommodate the proposed redevelopment and preservation of this property as noted in the master plan for this property.
Elsmere	The town annexed 5 properties over the past year and continues to work on their comprehensive plan goals.
New Castle County	Most of their 2012 objectives are ongoing.
Newark	The city is updating their plan. It should be adopted in the next few months and forwarded to the Governor for certification. Updating plan, most of existing recommendations completed.
Odessa	The town is working on updates to the zoning ordinance, which is being reviewed. They continue to work with Artesian Water Company on public water for the town.
Wilmington	The city continues to work on the Downtown Development Districts, Creative District, City Parks, Transportation Planning, and Annexation issues.

## *Kent County*

Kent County	The county is working with subdivisions to get them to join the Stormwater maintenance districts, which have been approved. They are also updating their zoning ordinance.
Bowers Beach	Secured funding for engineered drainage flood mitigation projects.
Camden	The town worked to ensure that the zoning was consistent with the land uses set forth in the plan amendment. They noted that growth continues within the town.
Cheswold	Contracting with building inspector, annexation of Nobles Pond, Resolving issues with M-1 zoning code.
Clayton	The town has begun their comprehensive plan update. In the past year they have completed a sign ordinance.
Dover	Dover was designated as a Downtown Development District and worked throughout 2015 to market that area. In addition, the Capital Gateway Plan study was completed.
Farmington	The town of Farmington is currently raising money to upgrade their existing park.
Felton	The town worked on interconnectivity by creating a pedestrian system, which consisted of sidewalks and walking paths.
Harrington	The city has been working to revitalize the downtown area and in August was designated as a Downtown Development District.
Houston	The town will begin to rewrite the comprehensive plan this year.
Leipsic	The town is working to implement their new floodplain ordinance. In addition, an engineering study of bulk heading on the working waterfront has begun.
Magnolia	The town reviewed and approved new ordinances in 2016. They are also working on replacing sidewalks.
Milford	Milford's source water protection ordinance was completed and the floodplain management ordinance was updated. They continue to work on their master plan. In August 2016, they were designated as a Downtown Development District.
Smyrna	In August the town was awarded with a Downtown Development District. The extension of infrastructure into the New Castle County portion of town has begun and the town, through their revitalization efforts, has brought approximately 100 new jobs to the town.
Wyoming	Amendment to comprehensive plan has been completed.

## Sussex County

Sussex County	The county is currently working on update of the plan.
Blades	Working on 5 annexations along Concord road to provide water to these properties.
Bridgeville	The town is working with DEDO to adopt a vision plan for the downtown area.
Dagsboro	The town is working on improvements to the water distribution. In addition, they have created a plan for the redevelopment of their downtown area.
Delmar	Delmar upgraded utilities and parks and continues the restoration of the downtown.
Ellendale	Town continues to grow and Ingram Village is beginning to sell again.
Georgetown	Georgetown clarified annexation procedures in town code, updated code to remove conceptual plan requirement from site plan process. In addition, they were designated as a Downtown Development District.
Greenwood	Continuing to work to implement their existing comprehensive plan.
Henlopen Acres	The town continues to work on implementation items including providing education on endangered species, instituting tree canopy codes, and continuing code review to ensure the vacant lots remain residential.
Laurel	Laurel has been working to update their comprehensive plan. In addition, they have been working on the Ramble Project, which is a redevelopment of the riverfront area. In August they were awarded a Downtown Development District Designation.
Milton	Over the past year, their source water protection ordinance was completed and floodplain management ordinance was updated. They are working to update their current comprehensive plan.
Ocean View	The town has completed upgrades to ADA ramps and has completed two drainage projects in town. In addition, the town is working with DelDOT on a pedestrian plan through the older part of town.
Rehoboth	Rehoboth reviewed their plan this year because it had reached its 5-year mark. In addition, they took an extensive look at and made many modifications to the zoning codes.
Seaford	The city was designated as a Downtown Development District and continues to work to revitalize the downtown area.
Selbyville	Selbyville has completed construction of two aeration towers that are considered an upgrade to the water treatment plant. In addition, the town installed a code red, which is an emergency communications system.
Slaughter Beach	The town has been awarded the Community Resiliency Partnership with DNREC's coastal programs.

## Acknowledgements

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