



## **DELAWARE STATE HOUSING AUTHORITY NEWS RELEASE**

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### **Bell Point Wins Smart Growth Recognition**

Bell Point, a proposed mixed-use community near Lewes, has been recognized by the Delaware Valley Smart Growth Alliance (DVSGA) for fostering regional growth and redevelopment in a manner that achieves important economic, environmental and quality of life objectives. By highlighting the potential of smart growth projects to add value to the region, the DVSGA hopes to encourage developers, business organizations, citizen groups and elected officials to strive for smart growth solutions. The DVSGA is a new initiative of various government, private sector and non-profit organizations in the Greater Philadelphia tri-state region encompassing Southeastern Pennsylvania, Southern New Jersey, and Delaware. The Delaware Office of State Planning Coordination is an active member.

Although the Lewes Investment Company is still working with the County and plans are not finalized, the DVSGA jury granted a preliminary conceptual recognition, *indicating that it was one of the strongest applications received to date, with a great mix of uses in an excellent location, a genuine effort to mix income levels, increase densities, meet environmental*

*concerns, and provide community recreation.* The site has been identified in Delaware’s *Strategies for State Policies and Spending* as an appropriate location for a major mixed-use center. Bell Point will be within walking distance of the Villages of Five Points and only 3 miles from the historic town of Lewes. It would be one of the few new developments in Sussex County with bus service through the Route 9 bus line, connecting the project to major employment centers and all towns in Southern Delaware.

“This project is a perfect example of what we can accomplish when we are all working together -- state, county, and private sector,” said State Planning Coordinator Constance Holland. “We’ll still have to review the final site plan, but the concept is just right; providing a mix of housing opportunities right where they are needed, and where we are ready and able to provide a full range of public services.”

The Lewes Investment Company is headed by Rick Stout, of Stout & Teague, and based in McLean, VA. The Bell Point application was also recently submitted to Sussex County under its newly created Moderately Priced Housing Unit (MPHU) program. The plan, which includes 526 units on 108 acres, incorporates 105 affordably priced units that will be indistinguishable from the market-rate units.

“This recognition is excellent on several levels. Delaware State Housing Authority worked closely with Stout & Teague in identifying a proposal that will bring greatly needed affordable housing to Eastern Sussex County, where the housing prices are soaring,” said Delaware State Housing Authority Director Sandy Johnson. “It also reflects a successful collaboration with Sussex County on the MPHU Ordinance to provide wonderfully designed homes for Sussex residents close to work locations and other economic activities. DSHA is committed to finding new and creative ways to keep the costs of purchasing a home within the reach of most Delawareans. Rick and his team are well deserving of this recognition.”

For more information on Bell Point, please contact Rick Stout at (703) 245-9950, ext. 304.

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