

- I. Expand expedited state and local permitting for affordable housing projects, including:
  - Collaborate with local governments to establish maximum timelines for approvals;
  - Expand the use of expedited reviews for affordable housing projects through DelDOT;
  - Expand the use of “pay for review process” for developers of affordable housing;
    - Consider fee waivers for projects serving households at 60% AMI and below;
  - Utilize the Transportation Improvement Districts (TIDs) expedited process;
  - Allow developers of affordable housing to "pay for review" for stormwater permits; and
  - Develop criteria for what constitutes an affordable housing project for the purposes of expedited review.
  
- II. Implement a zoning reform framework that provides for both incentives ("carrots") and enforcement mechanisms ("sticks"); such framework should establish statewide minimum requirements for local governments to follow, while offering local governments a menu of options from which to choose. The minimum requirements should include: density, bulk standards, and the development of an administrative approval process for by-right projects.

Who Implements? Delaware General Assembly writes the bill; state and local governments would implement framework; state would enforce

Funding/Legislation/Administrative Change Required? State legislation
  
- III. Task the Surplus Property Commission and state agencies with reviewing their real property holdings and identifying which (if any) properties would be suitable for affordable housing development; create a process to enable the development of those properties into affordable housing.
  
- IV. Create incentives at the state and local level for the private market to redevelop parcels, including commercial and office parcels, into residential housing.
  
- V. Investigate feasibility of allowing affordable housing projects to take advantage of the Site Readiness Fund and the Transportation Infrastructure Investment Fund (TIIF), and if not feasible, create analogous programs.
  
- VI. Adopt a statewide building code and a statewide energy code so there is consistency across all jurisdictions. Additionally, establish a redevelopment code that is less onerous and costly for the developers are who renovating existing structures.

- VII. The State should create a pilot program in the Office of State Planning Coordination to assist local governments and other stakeholders in developing master plans particularly to implement the affordable housing elements of their comprehensive plans. The pilot should include sufficient funding and resources to ensure that OSPC has the capacity to provide or contract out for technical assistance to the local governments.
  
- VIII. Update the comprehensive plan requirements for housing to ensure that local plans have accurate and current housing data, and that implementation and zoning reforms are supported by data and goals in local comprehensive plans. Additionally, the plans should include sufficient land identified for housing in sufficient densities to meet the housing needs of the community.