



**STATE OF DELAWARE  
EXECUTIVE DEPARTMENT  
OFFICE OF STATE PLANNING COORDINATION**

July 14, 2010

Mr. David Culver  
New Castle County  
Department of Land Use  
87 Reads Way  
New Castle, DE 19720

RE: PLUS review –2010-06-05; New Castle County Ordinance 10-059

Dear Mr. Culver:

Thank you for meeting with State agency planners on June 23, 2010 to discuss the proposed Text amendment to Chapter 40 of the UDC. According to the information received, this text amendment will eliminate workforce housing regulations.

Please note that changes to the amendment, other than those suggested in this letter, could result in additional comments from the State. Additionally, these comments reflect only issues that are the responsibility of the agencies represented at the meeting.

**Code Requirements/Agency Permitting Requirements**

- There are no regulatory issues associated with this amendment

**Recommendations/Additional Information**

This section includes a list of site specific suggestions that are intended to enhance the ordinance. These suggestions have been generated by the State Agencies based on their expertise and subject area knowledge. **These suggestions do not represent State code requirements.** They are offered here in order to provide proactive ideas to help the applicant enhance the site design, and it is hoped (**but in no way required**) that the applicant will open a dialogue with the relevant agencies to discuss how these suggestions can benefit the ordinance.

Office of State Planning Coordination – Contact Herb Inden 739-3090

- The State still supports the idea of Work Force Housing, especially as it is recommendation that helped implement the County's most recently adopted comprehensive plan. This may not be a perfect ordinance in its current form, but rather than eliminating it in its entirety, it would seem more appropriate to look at the specific issues and form some sort of task force to review and revise the ordinance to better meet the needs of New Castle County's workforce. Our office along with other state agencies would be available to work on such a task force.

Department of Transportation – Contact Bill Brockenbrough 760-2109

- If the County ever revisits the idea of providing density bonuses and an exemption from concurrency requirements to encourage more affordable housing, we would recommend that the bonuses be targeted toward areas with transit service and a mix of land uses. From a transportation perspective, the ordinance now proposed for rescission served to increase, rather than decrease vehicle miles travelled, congestion and air pollution.

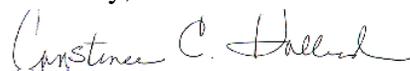
Delaware State Housing Authority – Contact Karen Horton 739-4263

- New Castle County showed tremendous initiative to research, develop and adopt workforce housing provisions for the Unified Development Code. These provisions are the implementation of a strategy included in the County's most recently certified comprehensive plan to advance affordable housing in the county. Ordinance No. 10-059 would remove these provisions. Several developments have been approved through this provision however the current economic climate has prevented these units from being built. DSHA encourages the County to allow the economy more time to recover in order to assess the effectiveness of the program and determine then whether to make modifications.

**Following receipt of this letter and upon filing of an application with the local jurisdiction, the applicant shall provide to the local jurisdiction and the Office of State Planning Coordination a written response to comments received as a result of the pre-application process, noting whether comments were incorporated into the project design or not and the reason therefore.**

Thank you for the opportunity to review this project. If you have any questions, please contact me at 302-739-3090.

Sincerely,



Constance C. Holland, AICP

Office of State Planning Coordination Director