



STATE OF DELAWARE
CABINET COMMITTEE ON STATE PLANNING ISSUES
Data Analysis Workgroup

Building Collaborative Perspectives on Growth and Development

November 20, 2024 | New Castle County

Agenda for Fall 2024 Workshops

Objectives:

Build awareness

Share data-driven
information

Gain common
understanding
and consensus

- I. Welcome (10 min)**
- II. CCSPI Data Analysis Workgroup presentation (30 min)**
- III. Q & A (5 min)**
- IV. County presentation (15 min)**
- V. Open discussion (10 min)**
- VI. Break (10 minutes)**
- VII. Breakout groups (60 min)**
- VIII. Gallery Walk/Break (15 min)**
- IX. Large group recap (10 min)**
- X. Public comment (10 min)**
- XI. Next steps (5 min)**



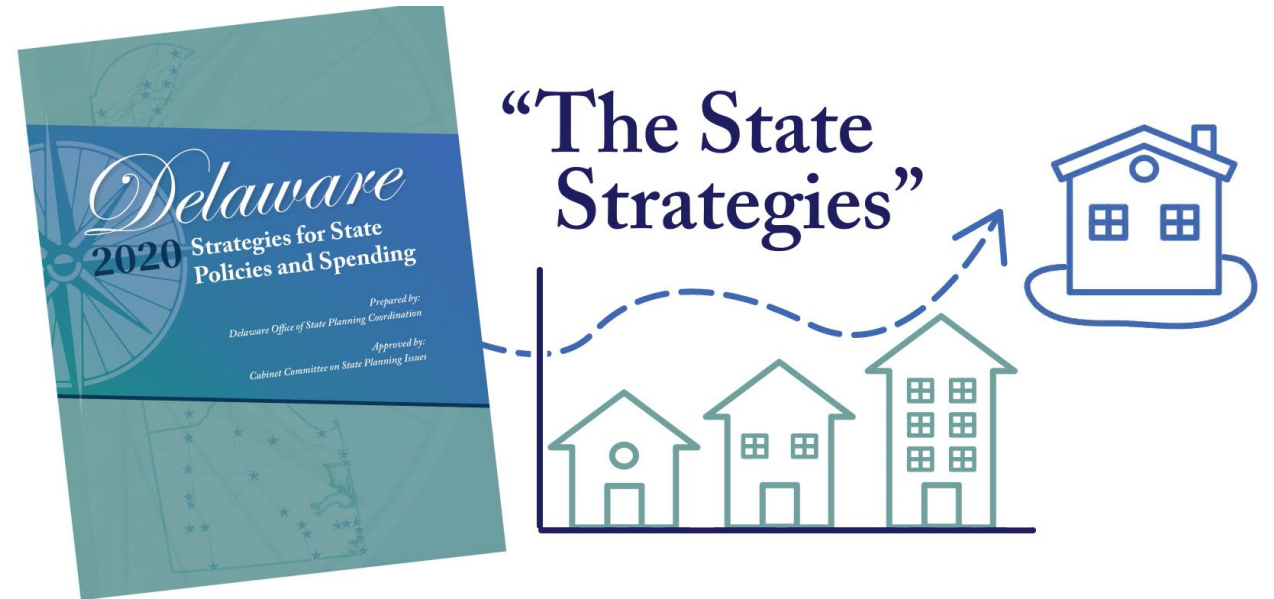
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State Perspective Presentation

I. State Planning Overview – role of State and Local Governments

II. Data-backed insights

III. Further into the data





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I. State Planning Overview

Planning policy and practices in Delaware

State Planning Role



STATE STRATEGIES FOR
POLICIES AND SPENDING
DOCUMENT AND MAP



REVIEW LOCAL
GOVERNMENT
COMPREHENSIVE PLANS

FORWARDS REPORT AND
RECOMMENDATION TO
GOVERNOR FOR
CERTIFICATION *



ORGANIZE COMMENTS FROM
STATE AGENCIES VIA THE
PRELIMINARY LAND USE
SERVICE (PLUS)



PROVIDE TECHNICAL
ASSISTANCE



Like those stationed in the lookout towers, keeping their eyes on the horizon...

Local Planning and Coordination



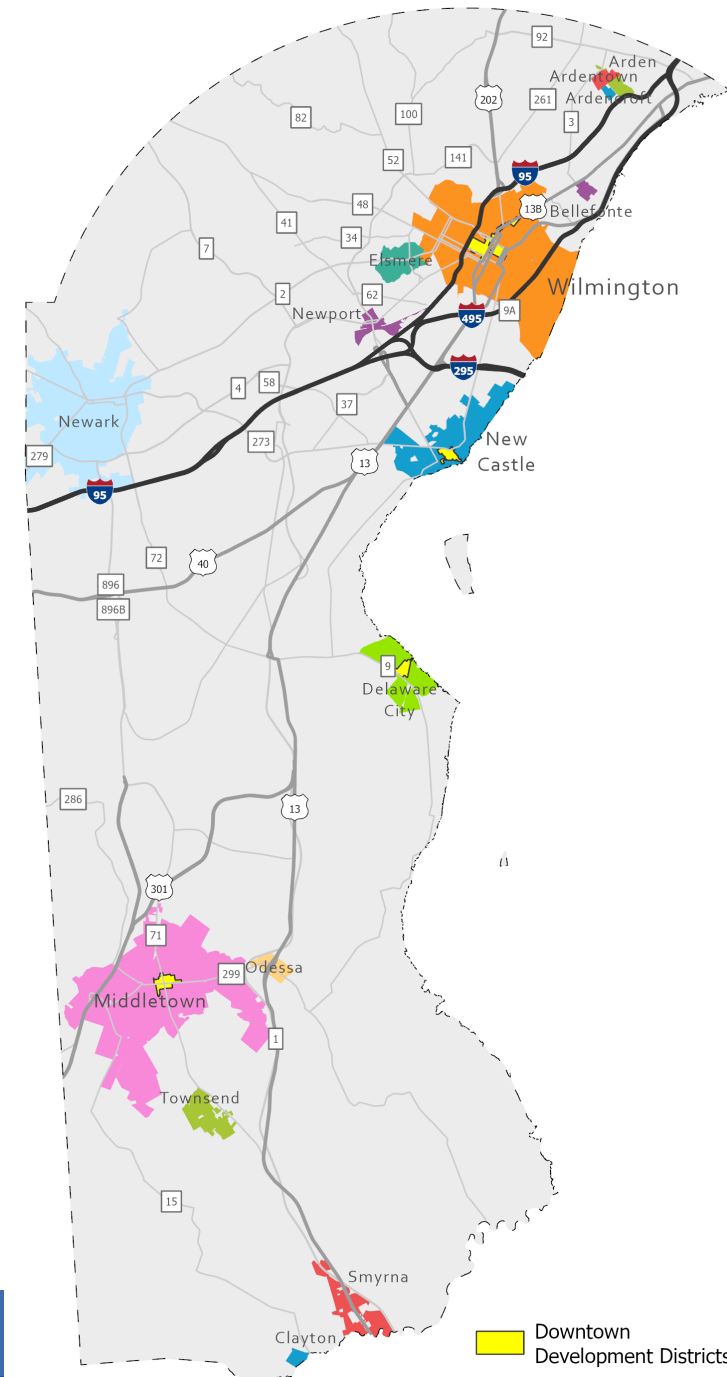
Title 22 requires all municipalities to prepare comprehensive land use plans

Text and maps have the “force of law”



Title 9 requires county governments to prepare comprehensive land use plans

Map or Map Series has “force of law.”



State Funding for Infrastructure and Services



90%

Public School
Transportation



85%

State Roads



100%

State's Largest
Police Force



60–80%

Public School
Construction



60%

Public School
Operations



30%

Paramedics

*Delaware at or near the top of state share
of all government spending:*

Table 1-4. State Share of Spending in Delaware, Neighboring States, and the United States, 2005

Jurisdiction	State Share of Spending as a Proportion of All Government Spending on Select Items (Rank Among States)			
	Highway Spending	Parks and Recreation Spending	Police Protection Spending	Total Spending
Delaware	81.0% (5)	57.6% (1)	35.3% (2)	78.0% (7)
Maryland	67.3% (19)	9.5% (37)	21.1% (15)	64.9% (29)
New Jersey	62.6% (28)	44.3% (3)	16.8% (27)	63.6% (32)
Pennsylvania	77.2% (10)	17.5% (26)	25.4% (5)	62.6% (36)
U.S. Average	61.2%	14.1%	13.4%	62.0%

Source: Governing: State & Local Sourcebook. Originally compiled from the Annual Survey of Government Finances, 2004-2005, U.S. Census Bureau. Accessed on June 3, 2008, from sourcebook.governing.com.

What is the Strategies for State Policies and Spending?

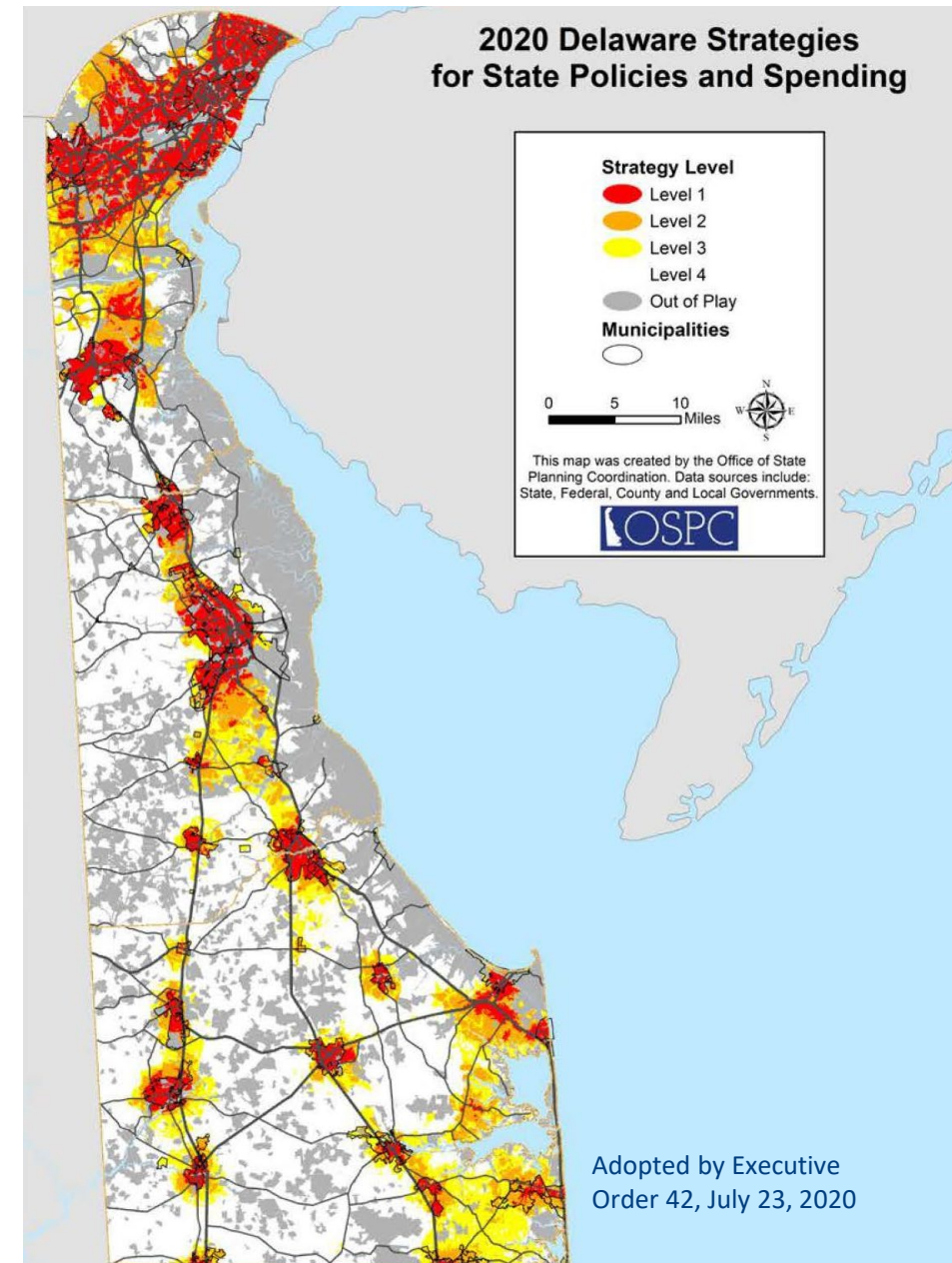
- **Required by Delaware Code*:**

... The Committee shall consider matters relating to the **orderly growth and development** of the State, including, but not limited to:

Preparing the Strategies for State Policies and Spending document and maps, which shall serve as the primary policy guide that summarizes the State's land use goals, policies and strategies and **directs State spending into investment levels that support the most efficient use of State resources...**

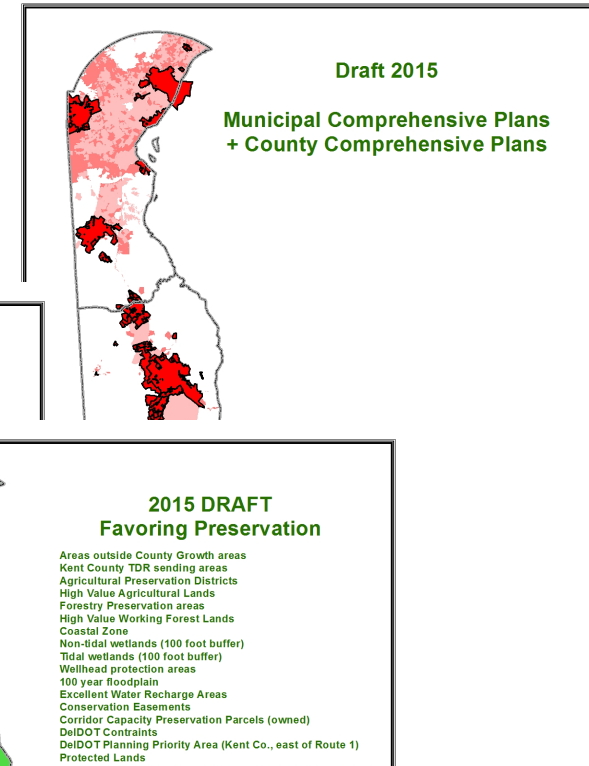
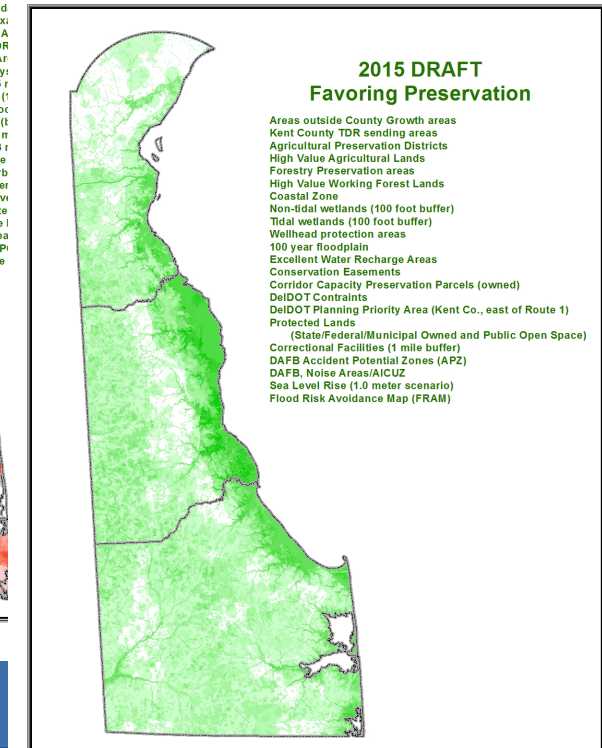
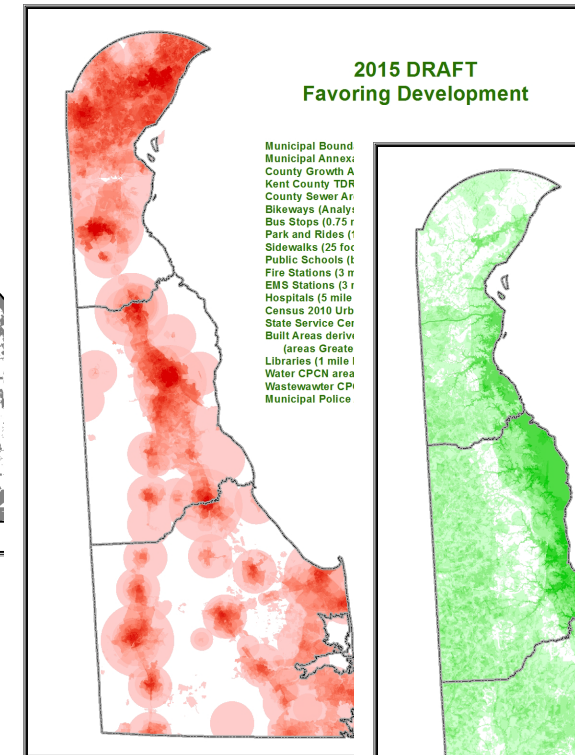
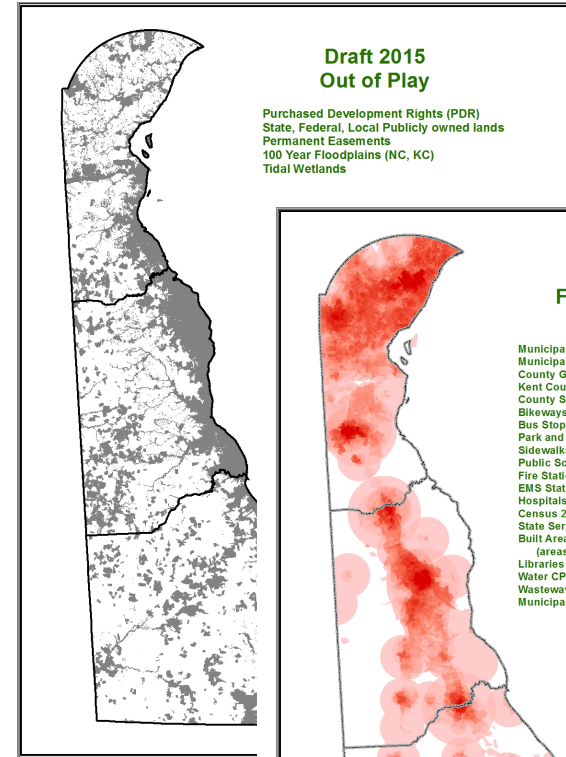
- **Policies and maps guide State investments in infrastructure and services**
- **Do not preempt local land use authority; localities make own land use decisions per Delaware law**
- **Must be considered in local comprehensive plans**
- **History: 1999 adopted; Updated in 2004, 2011, 2015 & 2020**

*Title 29, Chapter 91, Section 9101 (c) (5)

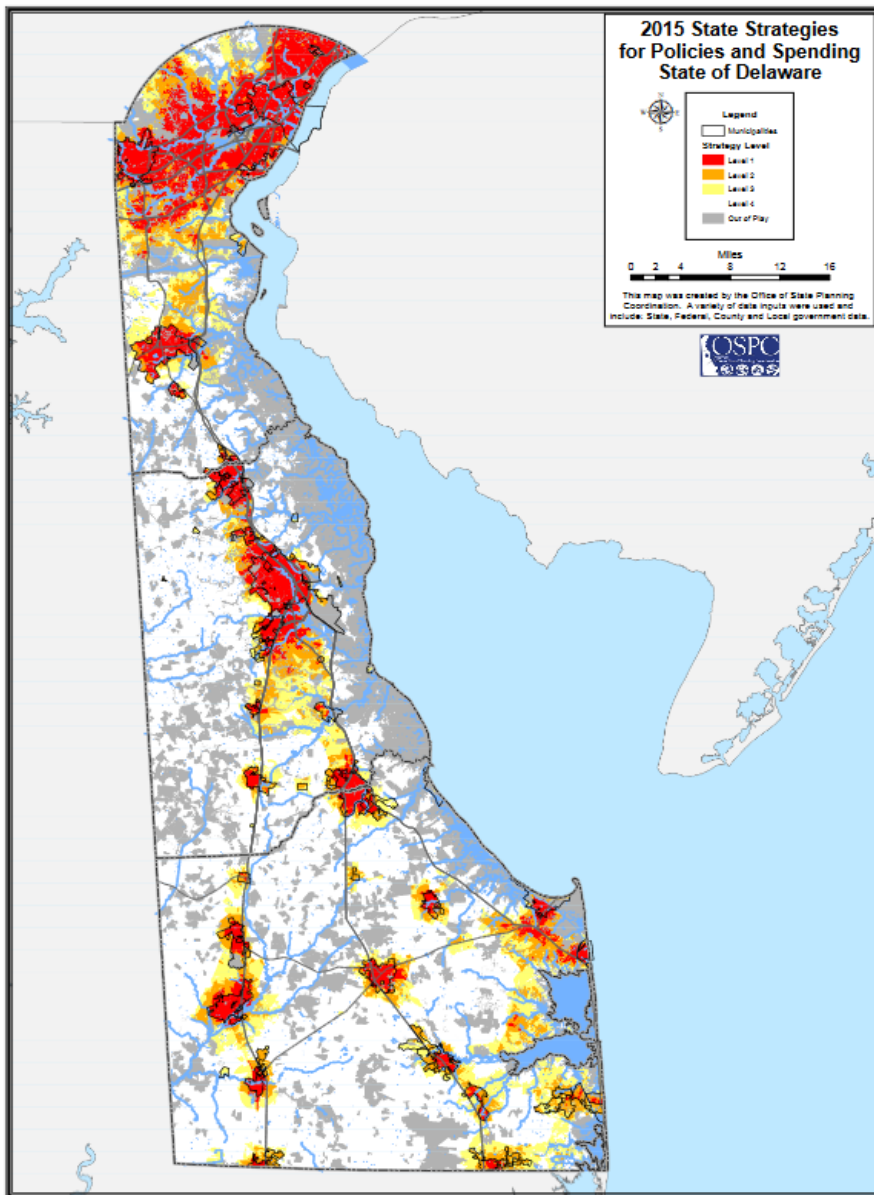


Data used to make maps include:

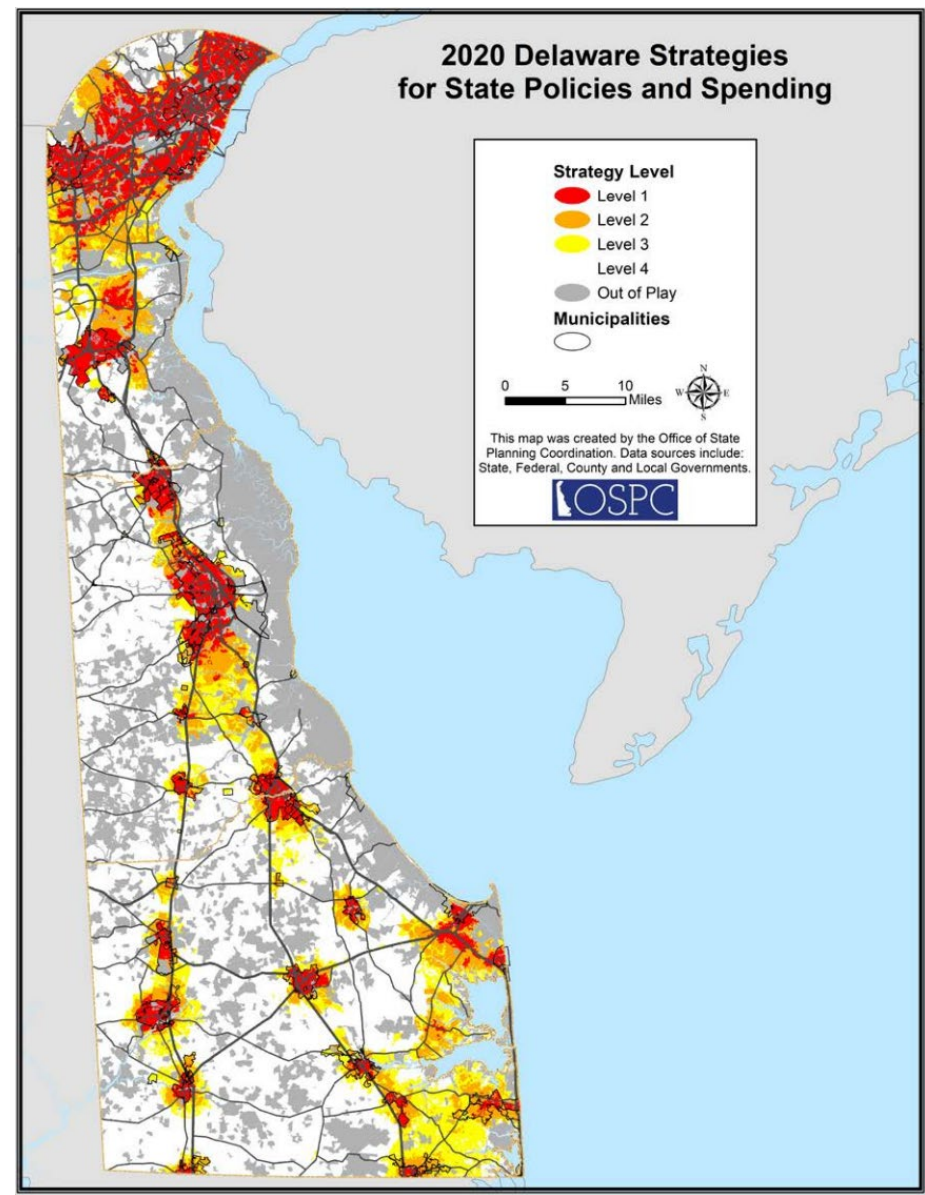
- School Sites
- Transit Routes
- Social Service Centers
- Police/Fire/EMS Facilities
- Corridor Capacity Preservation Areas
- Ag Preservation Districts
- Green Infrastructure
- Parklands
- Municipal and County certified comprehensive plans



Packets on table show the layers used to generate maps



2015 Strategies



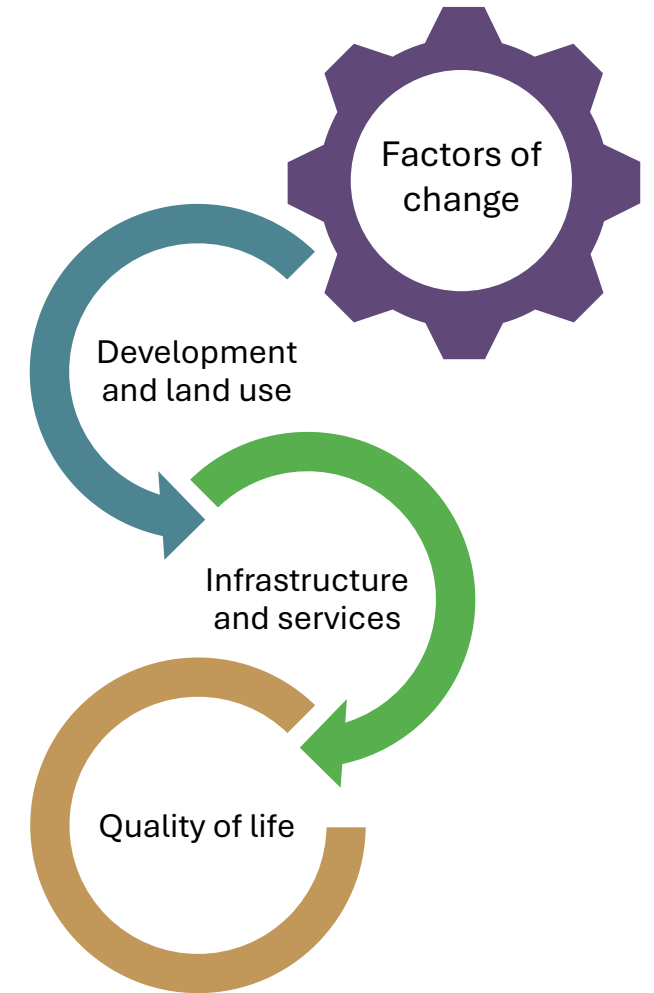
2020 Strategies



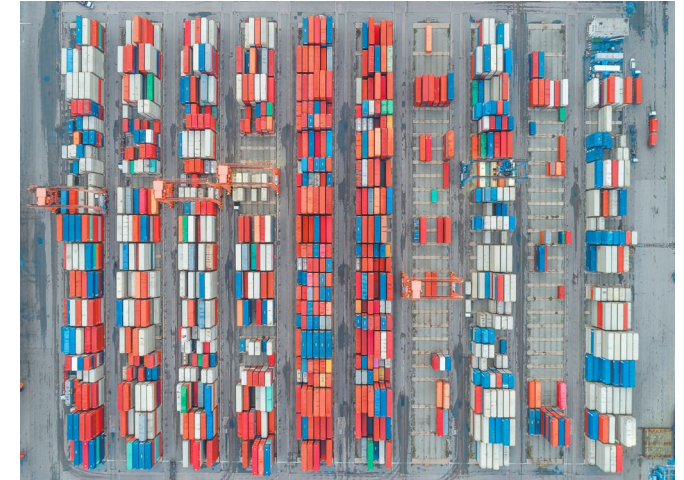
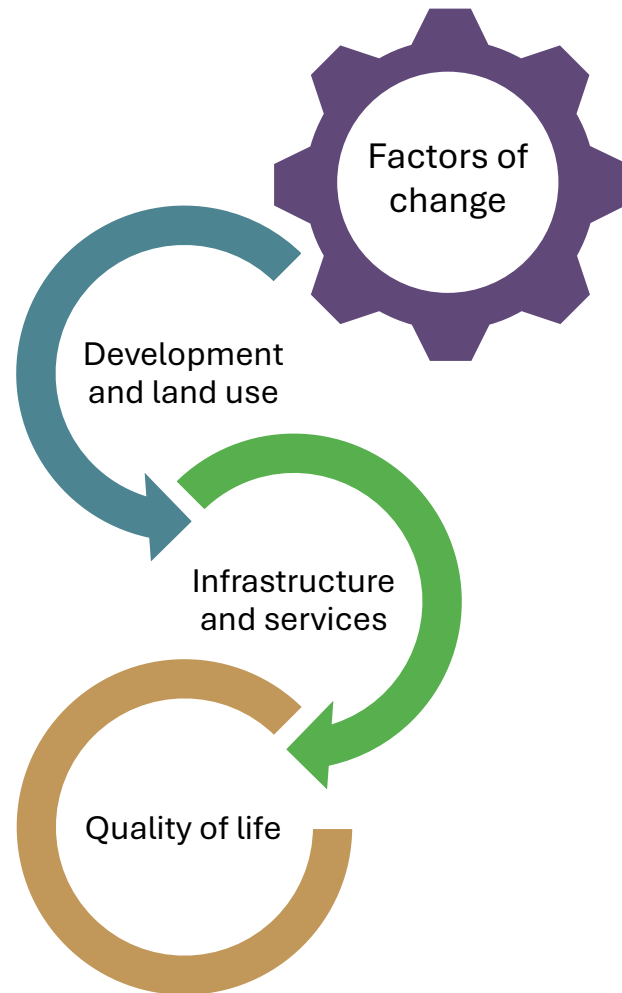
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II. Data-Backed Insights

External factors and their effects on Delaware communities



External Factors



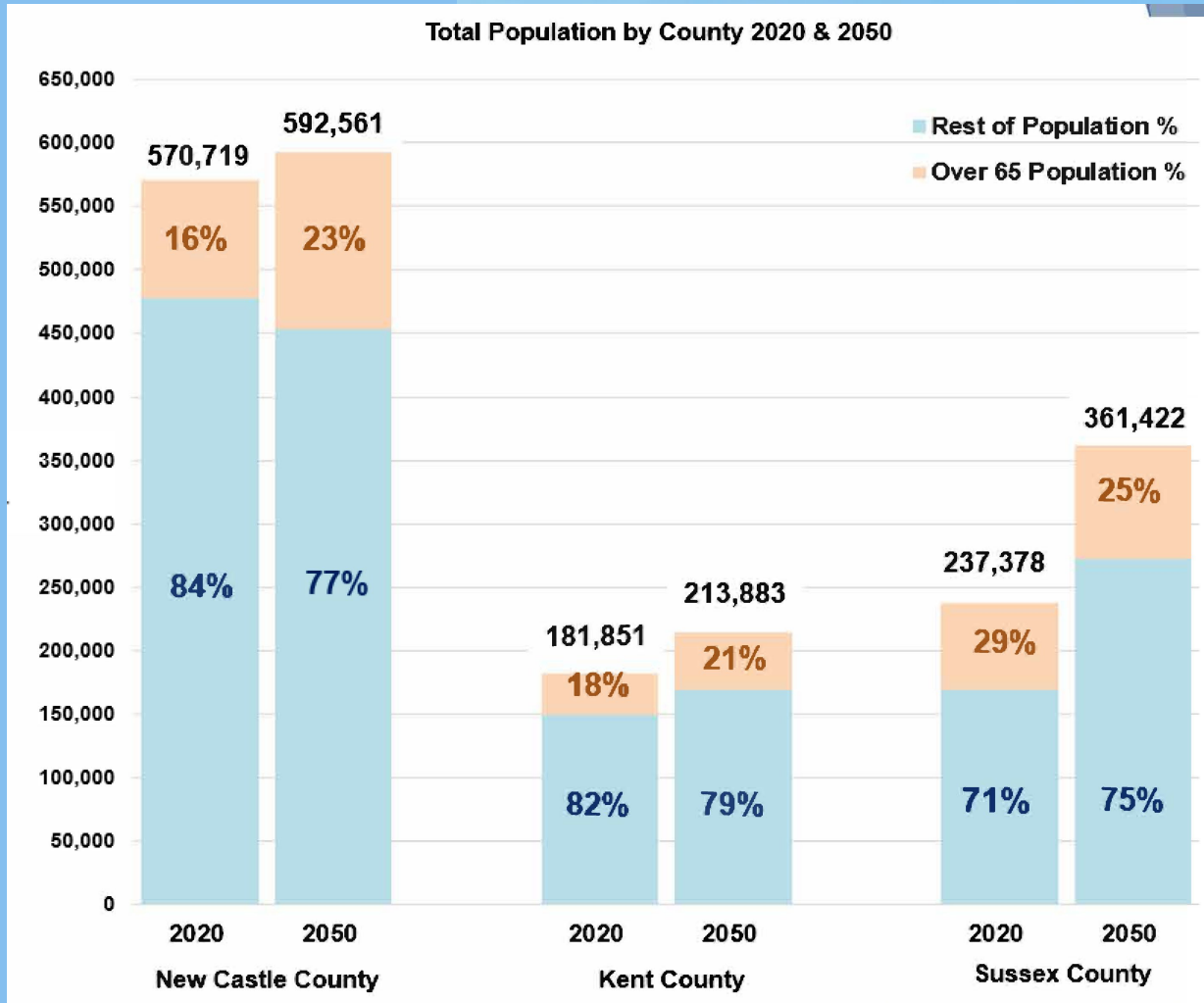
Factors Affecting Delaware



- **Real estate market demand:**
 - Lower taxes attracting influx of new residents from surrounding region
 - Especially retirees
 - Especially Sussex County
- **Technology changing work and shopping patterns:**
 - E-commerce spurring warehousing presence and logistics activity
 - Remote work changing commuting habits
- **Sea-level rise, climate change and flooding:**
 - Rising water levels on our coastal state caused by GHG emissions are causing more frequent / severe flooding, including sunny-day flooding
 - Sea levels will continue to rise and days with heavy precipitation expected to increase



What's Going on Here?



Relative to other states, locating in Delaware is appealing:

- low taxes
- access to services, amenities, etc.



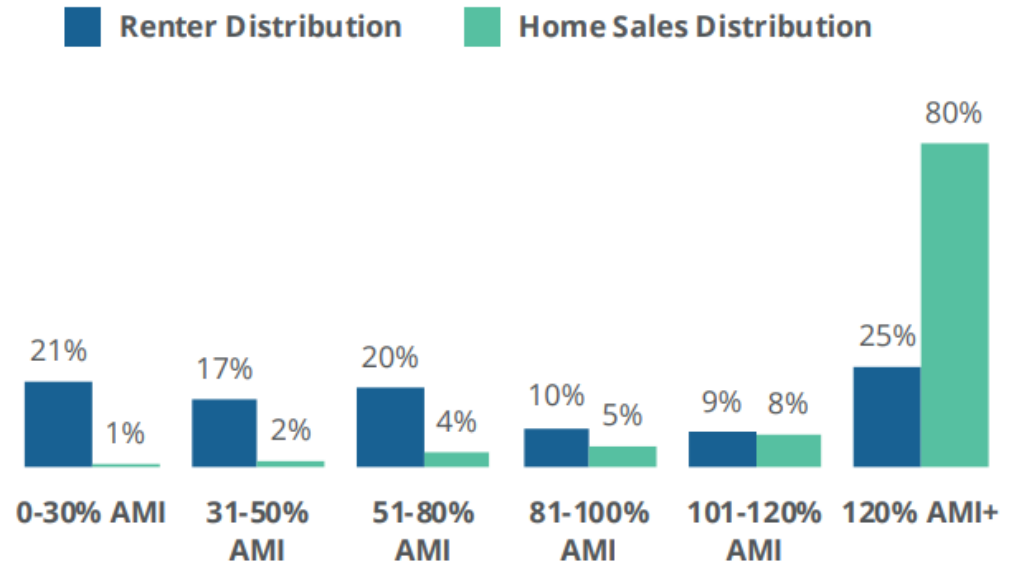
Data Insight: Demographics are Changing

- People relocating to Delaware –
 - About 27,000 net domestic migration to Delaware (2020-2022)
- Increasing share of population is older
- Demand for high-price point housing product

What are the implications?

- Mismatch in housing being provided relative to local need
- Increasingly unbalanced, feedback loop effect:
 - Housing
 - Development / land consumption
 - Essential services and infrastructure

Distribution of Home Sale Prices and Renters Who Can Afford to Buy Homes by AMI Range, 2022



Note: Assumes a 30-year mortgage at a rate of 6.5% with a 20% down payment and 25% of monthly payment is used for property taxes, utilities, and insurance.

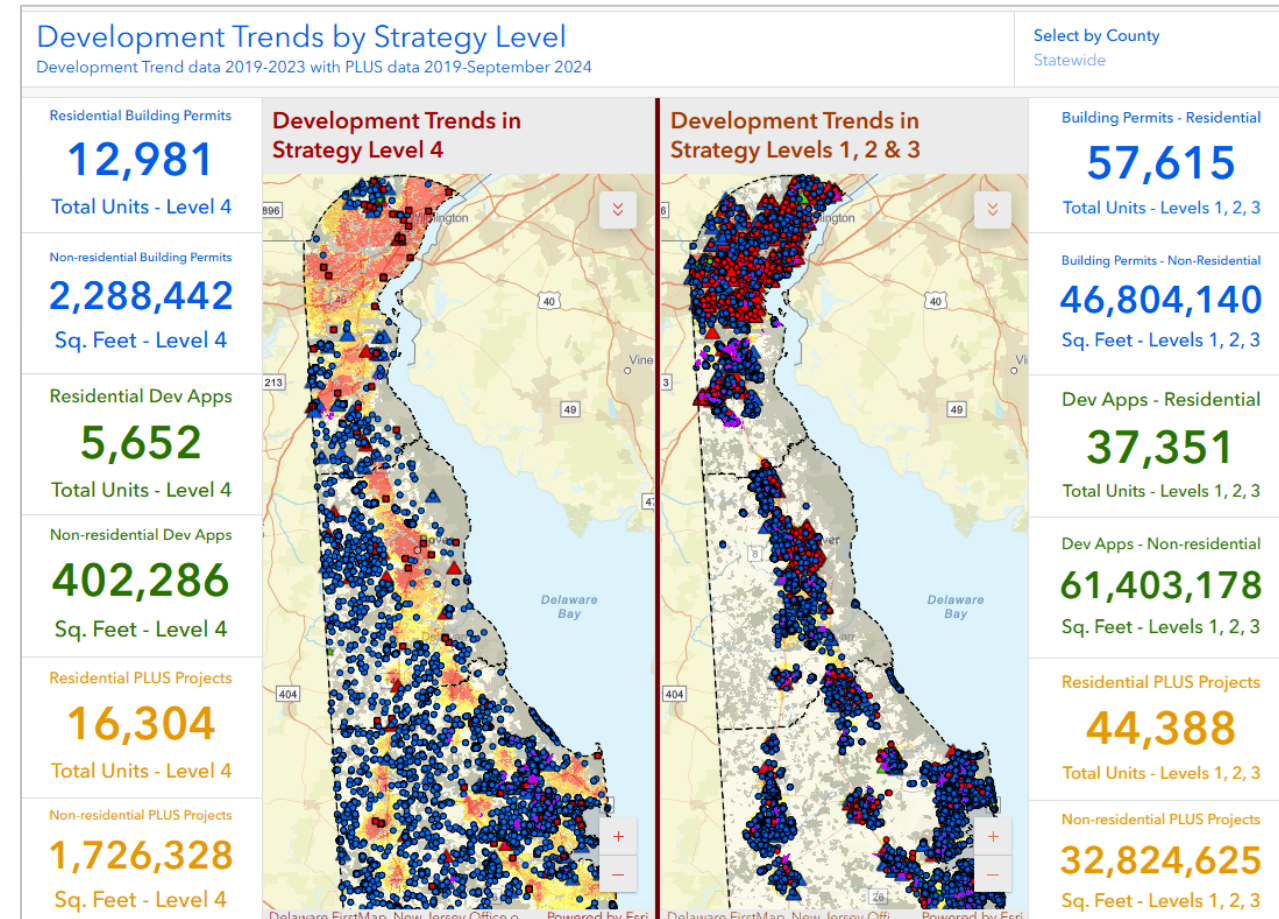
Source: Root Policy Research, 2021 ACS 5 year estimates, and HMDA.

Data Insight: Development and Land Use

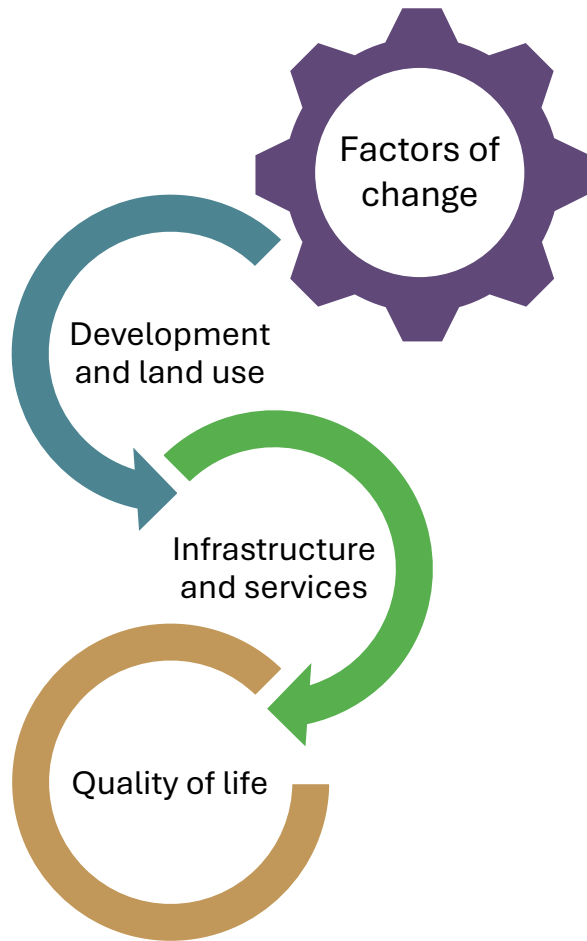
- Sprawl
- Uniform housing
- Warehousing/logistics

What are the implications?

- Inefficiencies and rising costs to provide the infrastructure
- Associated impacts:
 - Increasing motor vehicle traffic and vehicle miles traveled
 - Affordable housing (living) challenges
 - Environmental degradation (forest, ecosystem, water, etc.)
 - Risk (in light of climate change)
 - “Crowding out” of industry, farming



Adapting to Factors of Change



State can't control the external factors, but:

- Collaborates with local authorities on development and land use
 - Monitoring change (eyes on horizon)
 - Planning support (comprehensive plans)
 - PLUS process (provide support and insights on project basis)
- Monitors, plans, budgets/programs, provides infrastructure and services

...and inasmuch works to support communities across the state toward high quality of life





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III. Further Into the Data

A closer look at trends, implications, and finding ways to adapt...

Transportation

Environment

Economy

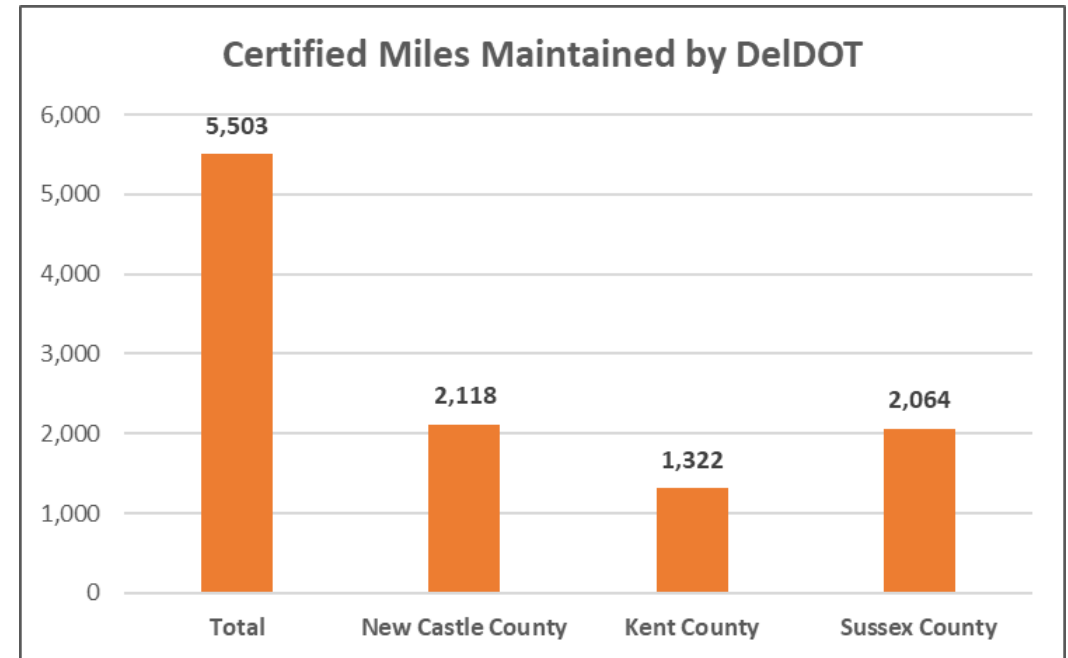
Housing

Transportation

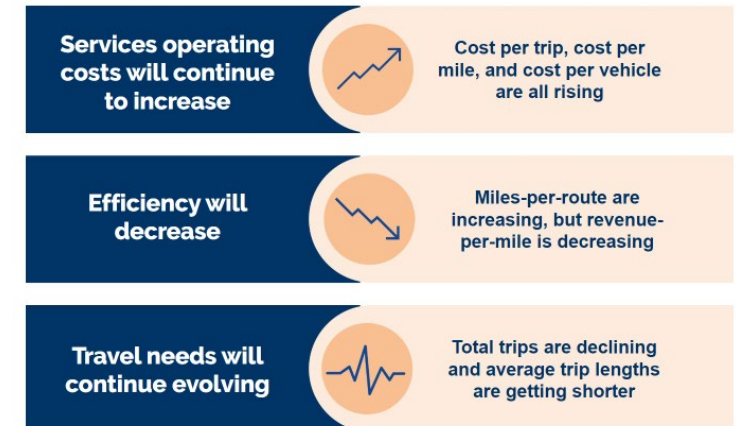
Delaware DOT manages 89%
(national average of state-maintained roads: 20%)

Trends:

- Costs for infrastructure rising
- Funding forecasts trending down
- Frequently flooded roadways - 250 road segments were prioritized based on flood risk and several other factors (AADT, evacuation routes, essential facilities, etc.)
- Transit is evolving



*HPMS certified miles, or Certified Public Mileage (CPM), are the total length of a state's public roads as certified by the state's governor.



Market reviews (2010-2030)

Transportation

Transportation Improvement Districts (TID) – a proactive, collaborative approach to planning / funding transportation infrastructure.

14 TIDs statewide

Forecasted development in TIDs:

- 74k residential units
(over two times Wilmington or 100 times Cheswold)
- 40 million non-residential square feet
(nearly 40 Christiana Malls or 100 warehouses)

Over \$1 Billion in projects identified

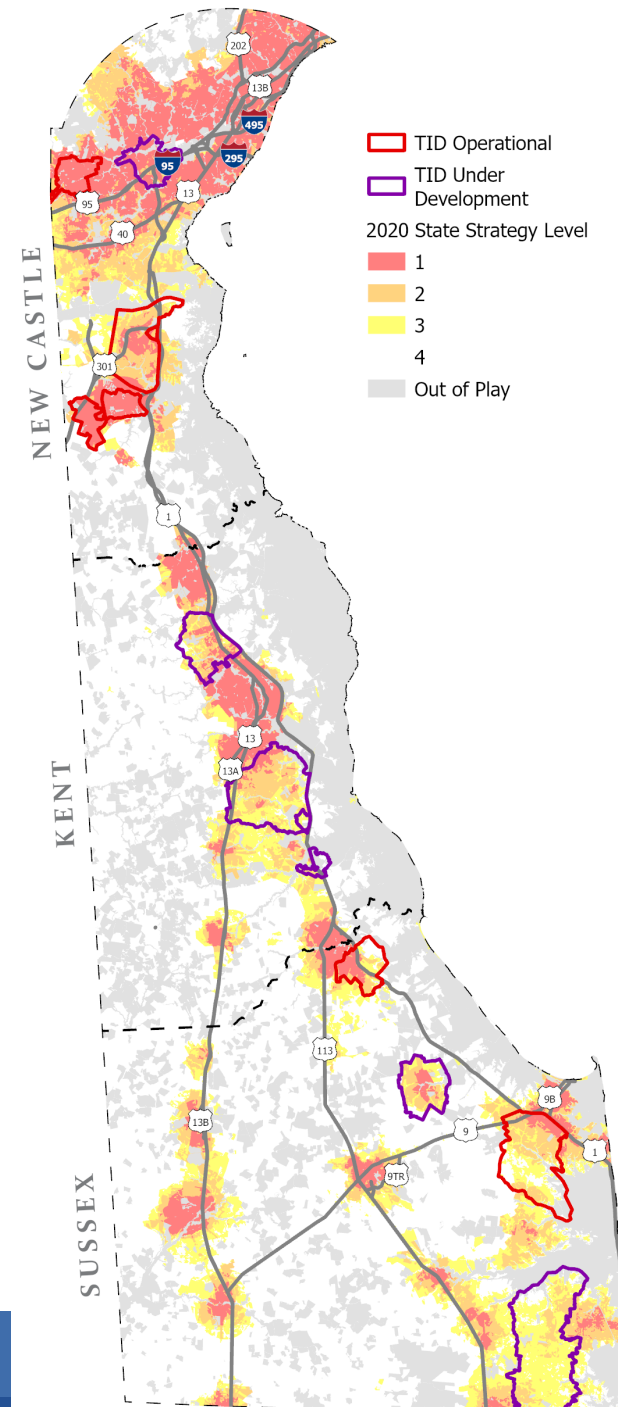
(includes 2 of 7 TIDs currently under development)

TID Operational

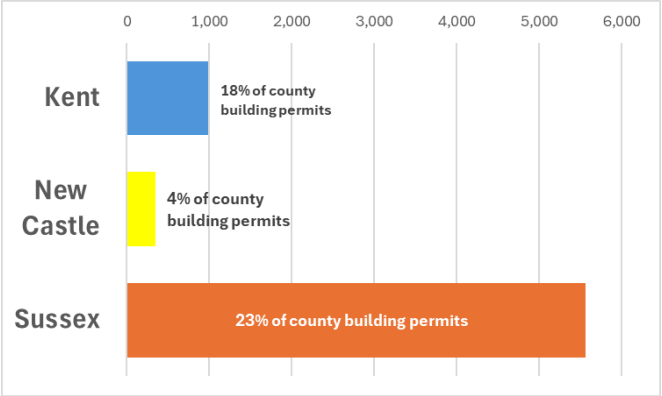
- Newark
- Southern New Castle County
- Hyetts Corner
- Westtown
- Easttown
- SE Milford
- Henlopen

TID Under Development

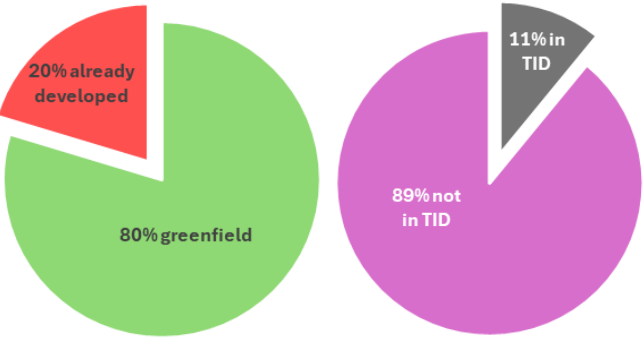
- Little Heaven
- South Frederica
- Cheswold Area
- Magnolia
- Milton
- Roxana Area
- Churchman's Crossing



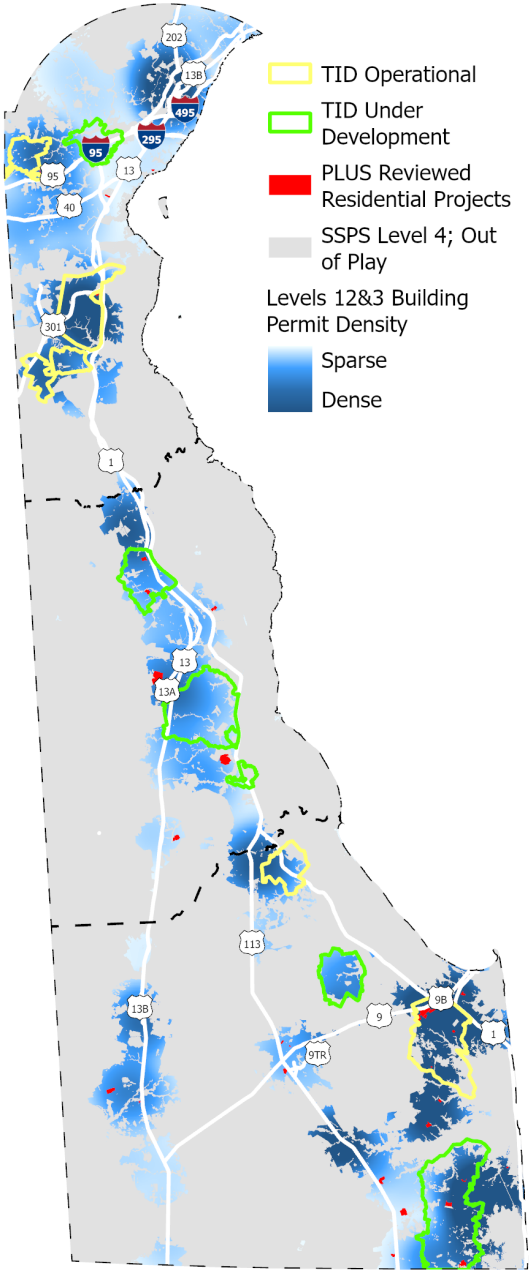
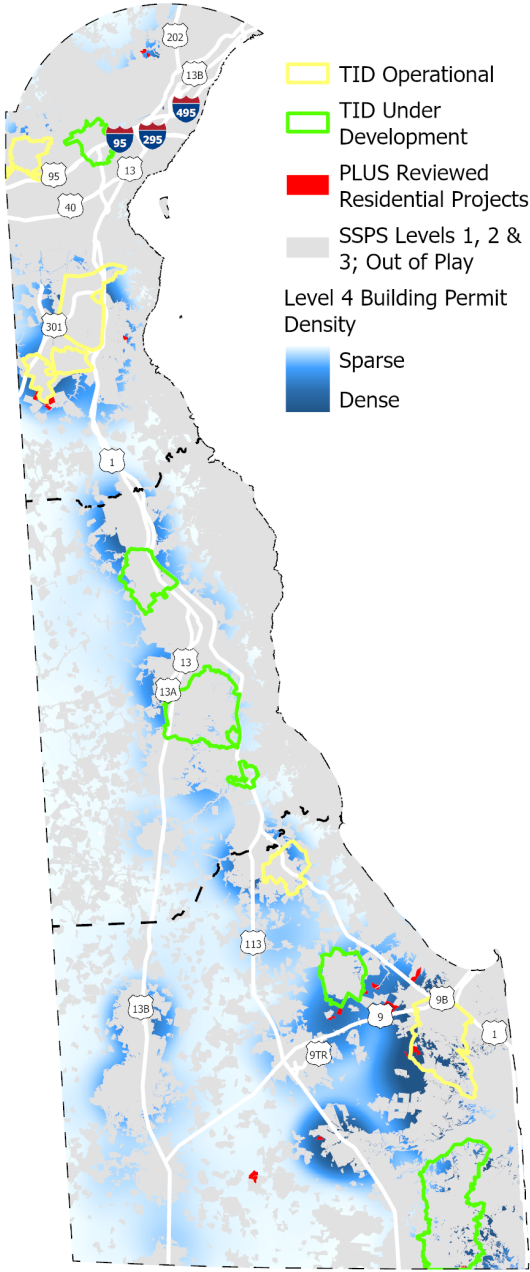
Development Trends in
Strategy Level 4



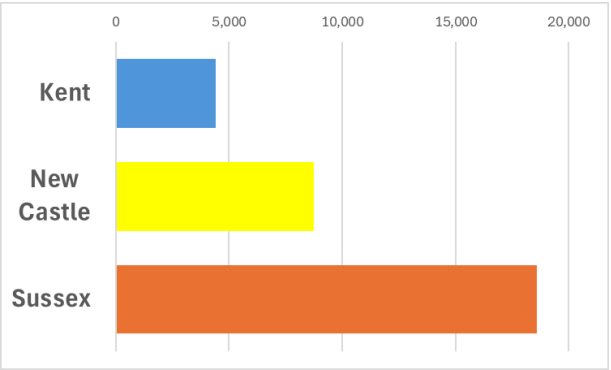
Building Permits Level 4:
6,886 residential units (18%)
765,659 non-residential sqft (3%)



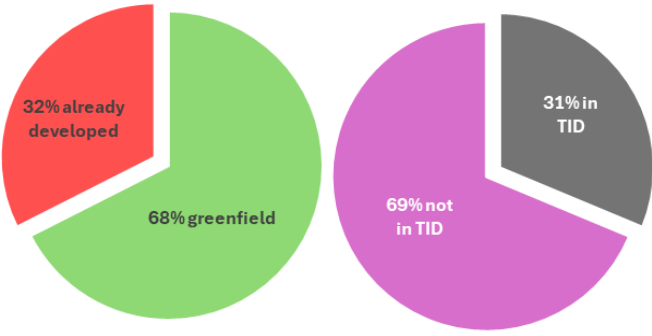
Reviewed PLUS Dev't Level 4:
8,685 residential units (46%)
814,100 non-residential sqft (13%)



Development Trends in
Strategy Levels 1, 2 and 3



Building Permits Level 1, 2 & 3:
31,751 residential units (82%)
25.5M non-residential sqft (97%)

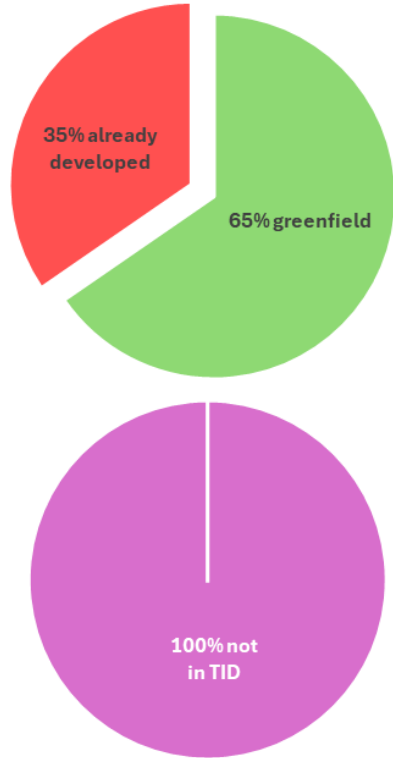


Reviewed PLUS Dev't Level 1, 2 & 3:
10,353 residential units (54%)
5.4M non-residential sqft (87%)

*includes building permits 2019-2023 and reviewed residential PLUS developments 2023-June 2024

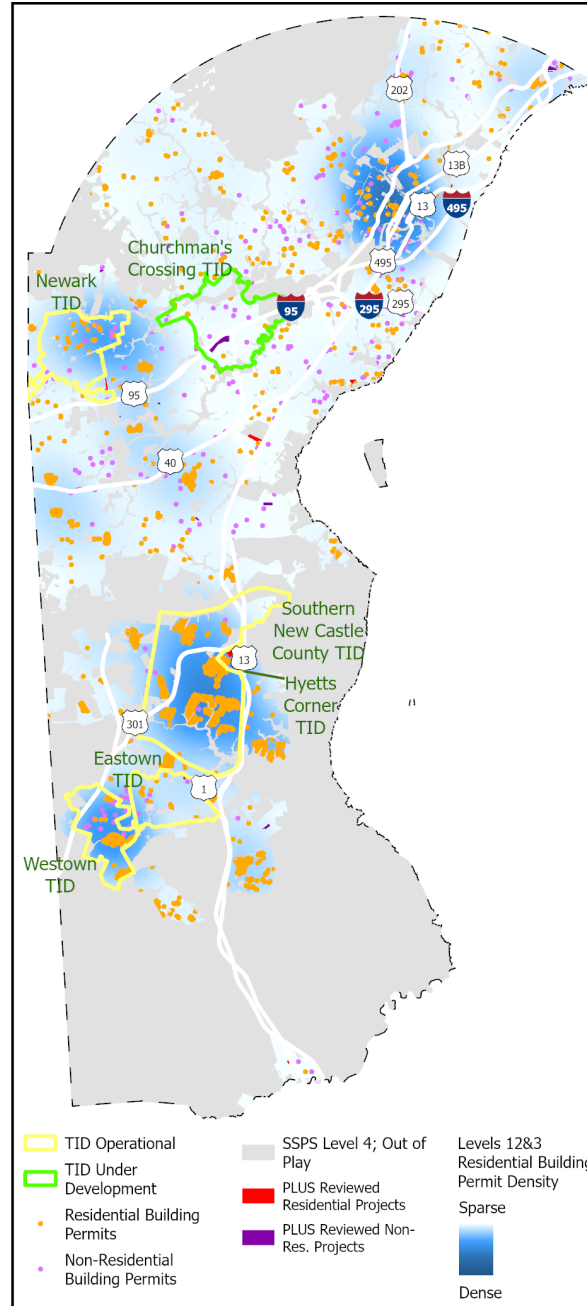
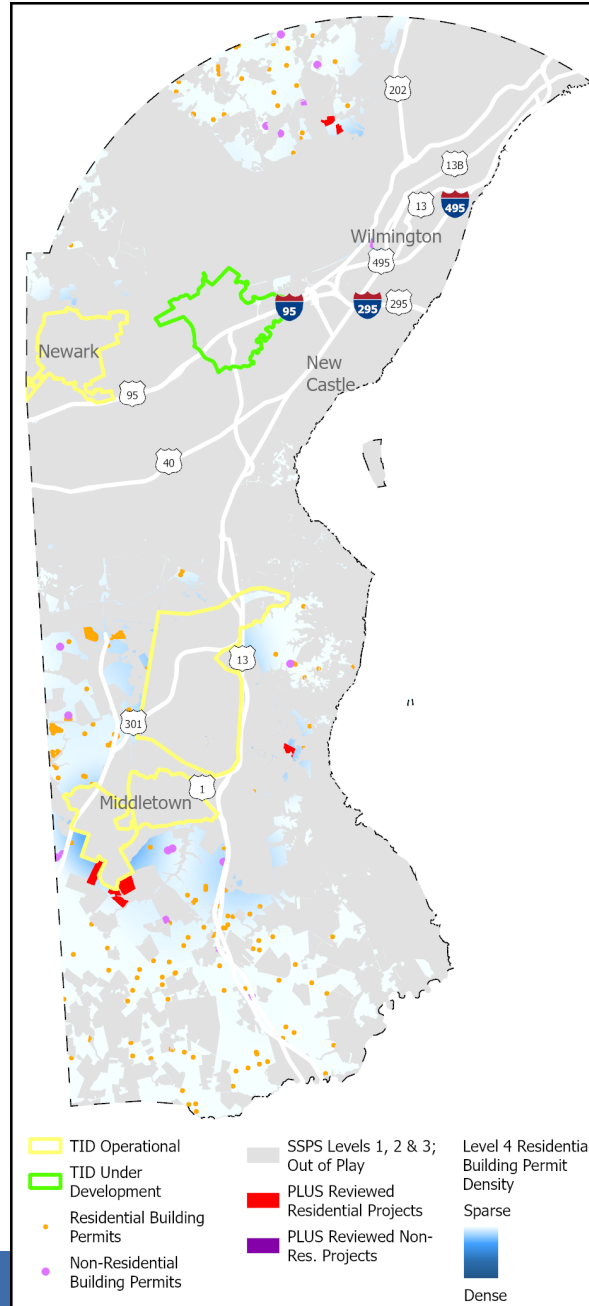
Development Trends in Strategy Level 4

Building Permits Level 4:
344 residential units (1%)
83,028 non-residential sqft (<1%)



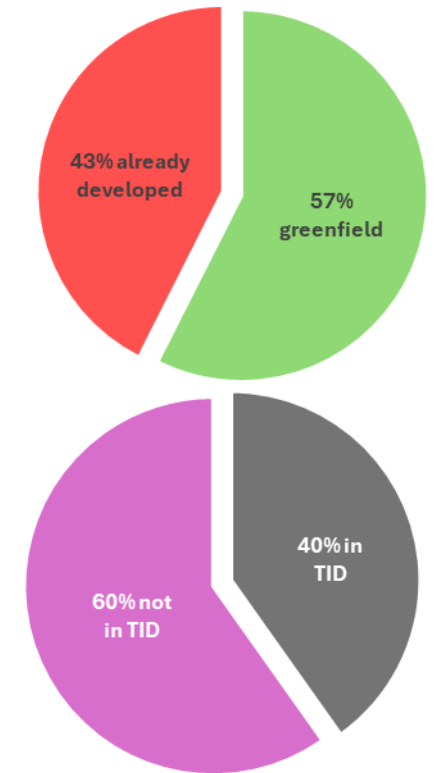
Reviewed PLUS Dev't Level 4:
1,735 residential units (65%)
0 non-residential sqft (0%)

NEW CASTLE COUNTY



Development Trends in Strategy Levels 1, 2 and 3

Building Permits Level 1,2&3:
8,756 residential units (96%)
18.3M non-residential sqft (100%)



Reviewed PLUS Dev't Level 1, 2 & 3:
940 residential units (35%)
57,740 non-residential sqft (100%)

*includes building permits 2019-2023 and reviewed residential PLUS developments 2023-June 2024

Transportation

Transportation Improvement District (TID)		Forecast Year	Dwelling Units	
			SUPPLY	DEMAND
NEW CASTLE	Southern New Castle County	2040	8,607	20,697
	Easttown	2040	2,069	
	Westtown	2040	2,496	
	Newark	2045	1,959	
	Churchman's Crossing	2045	5,566	
KENT		2045	16,206	14,851
SUSSEX		2045	39,633	33,678
TOTAL			76,536	54,196

Total Land Area

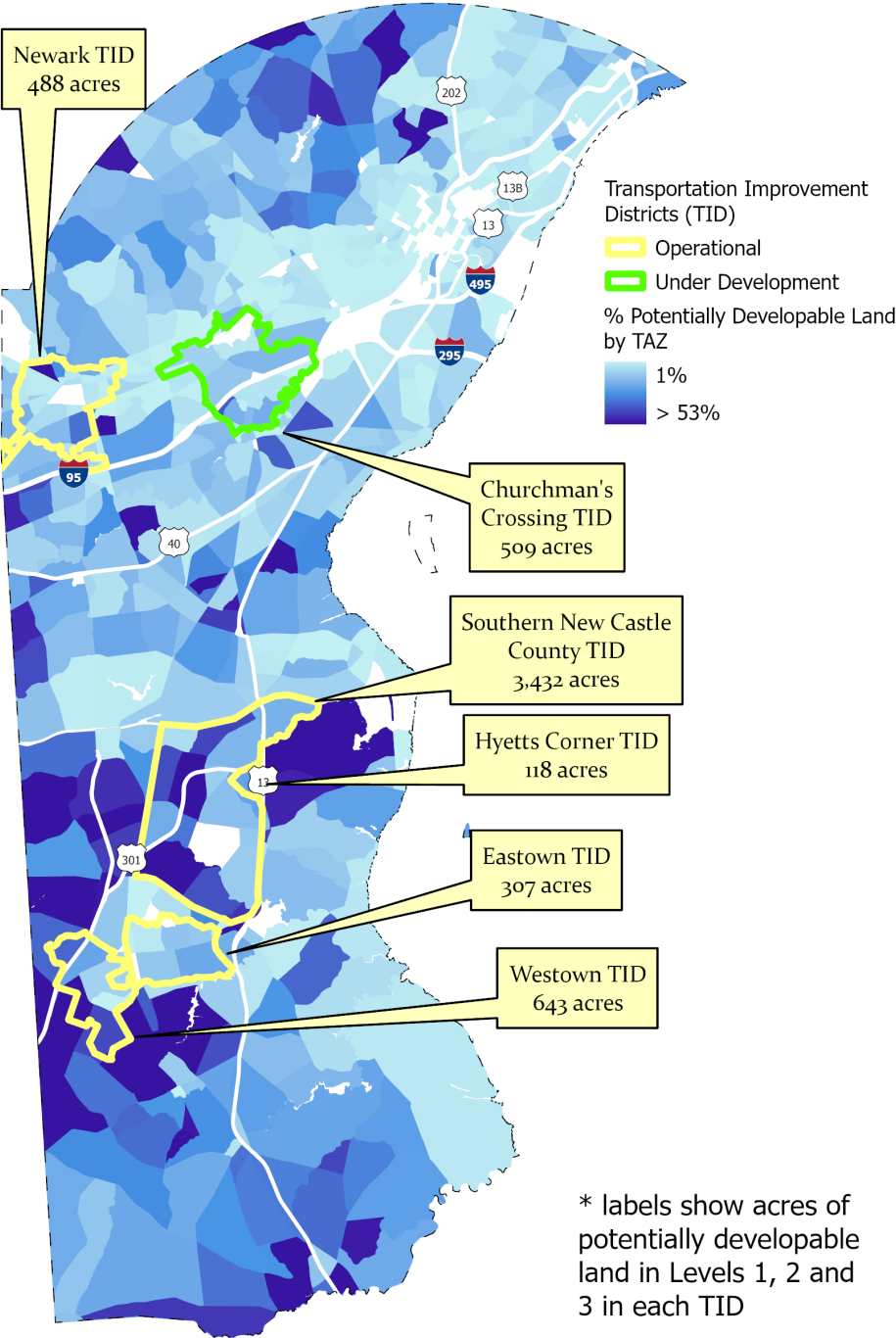
—

SSPS “out of play”
2022 LULC residential / commercial / industrial / institutional
Wetlands
Impervious surface (NCC)
Manual QA/QC (i.e., remove subdivided but not yet built lots)

=

Developable Land Area

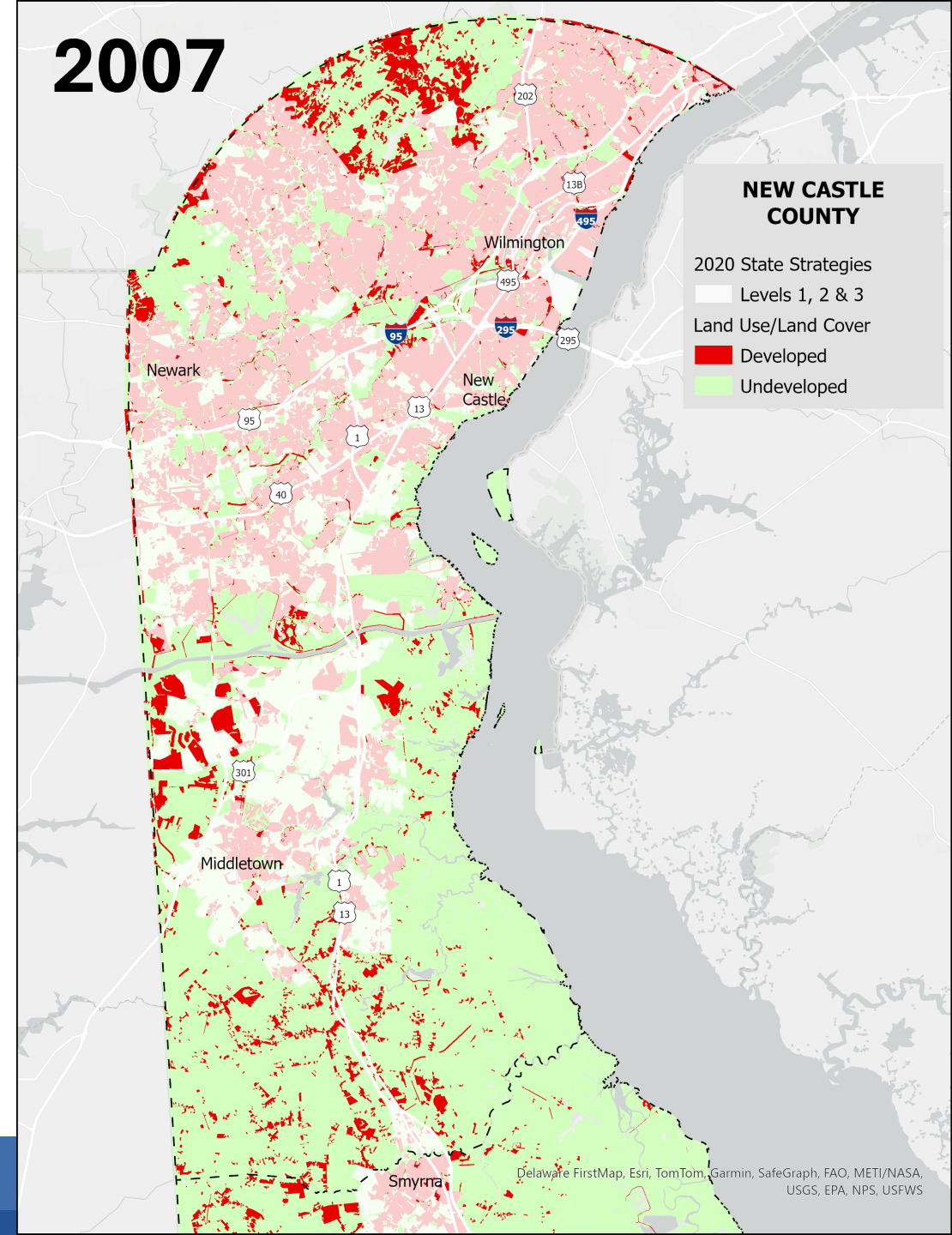
Percent of land developable (estimated by TAZ)



* labels show acres of potentially developable land in Levels 1, 2 and 3 in each TID

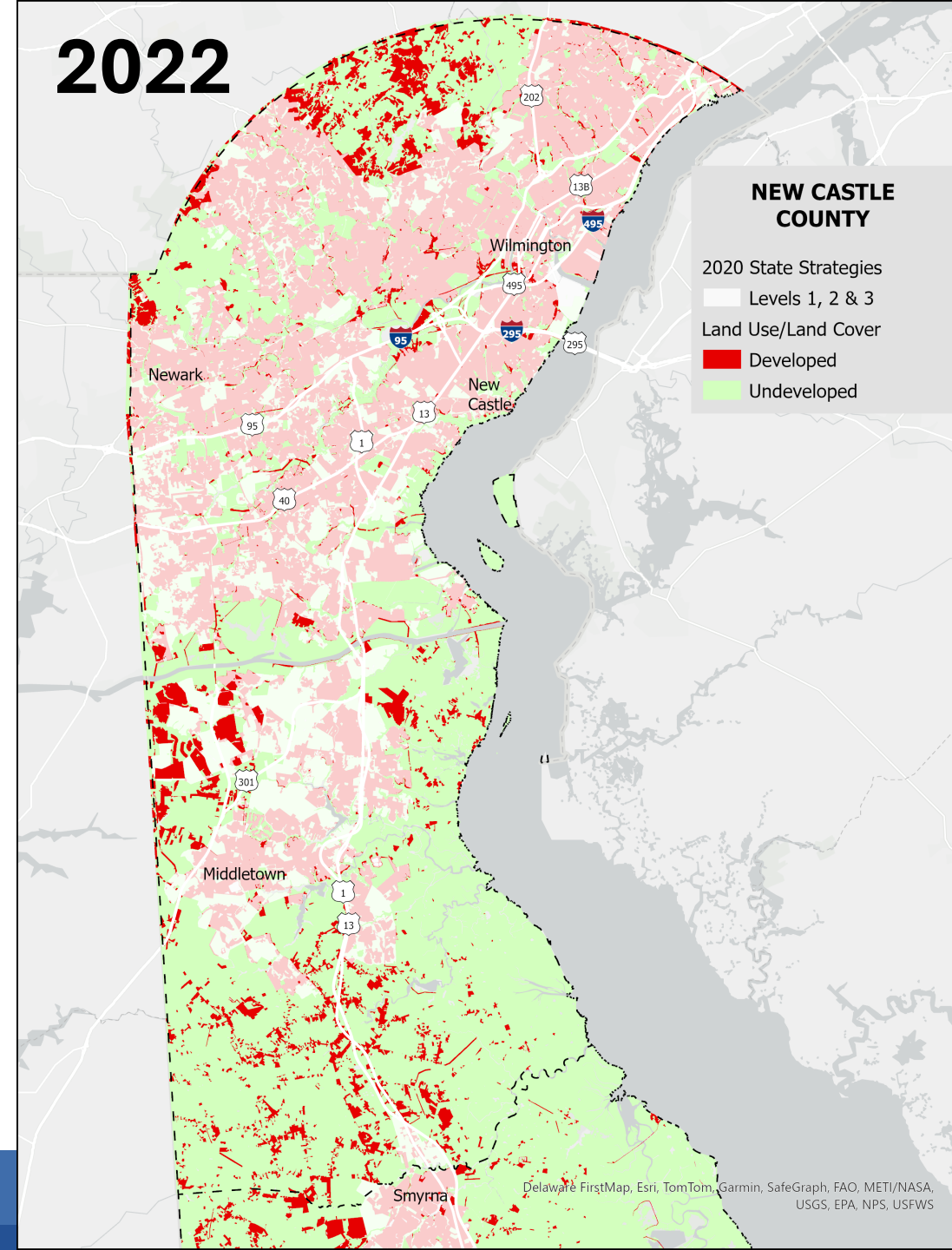
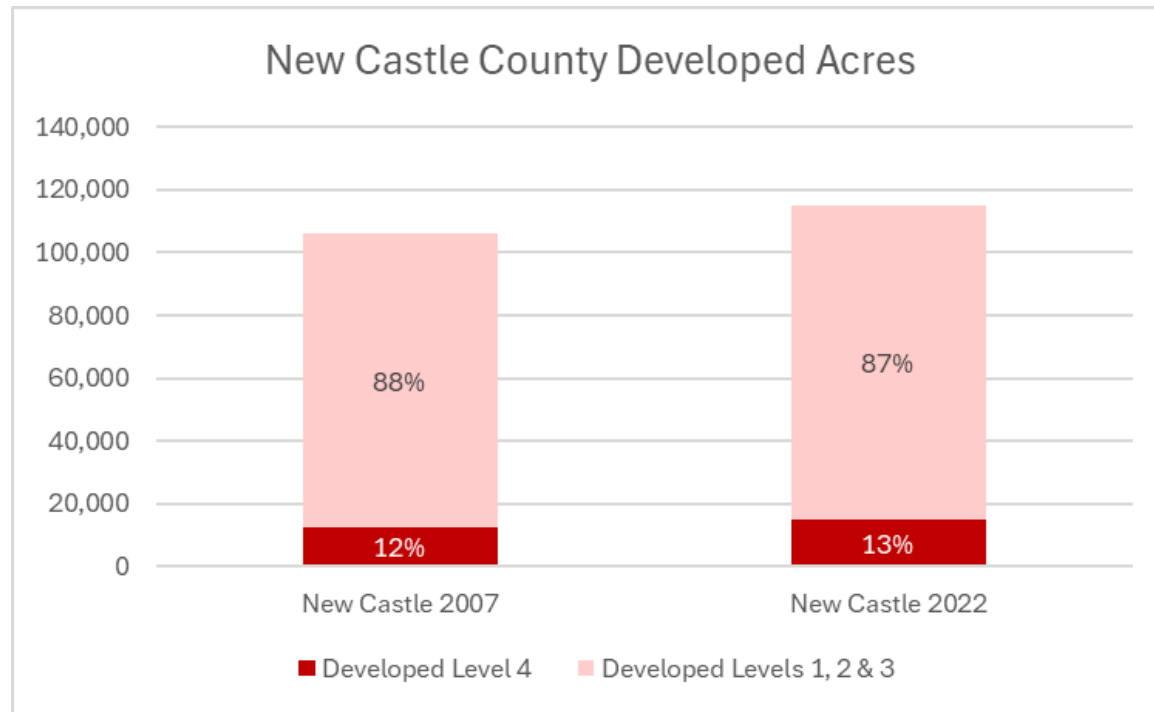
Developed Land

2007



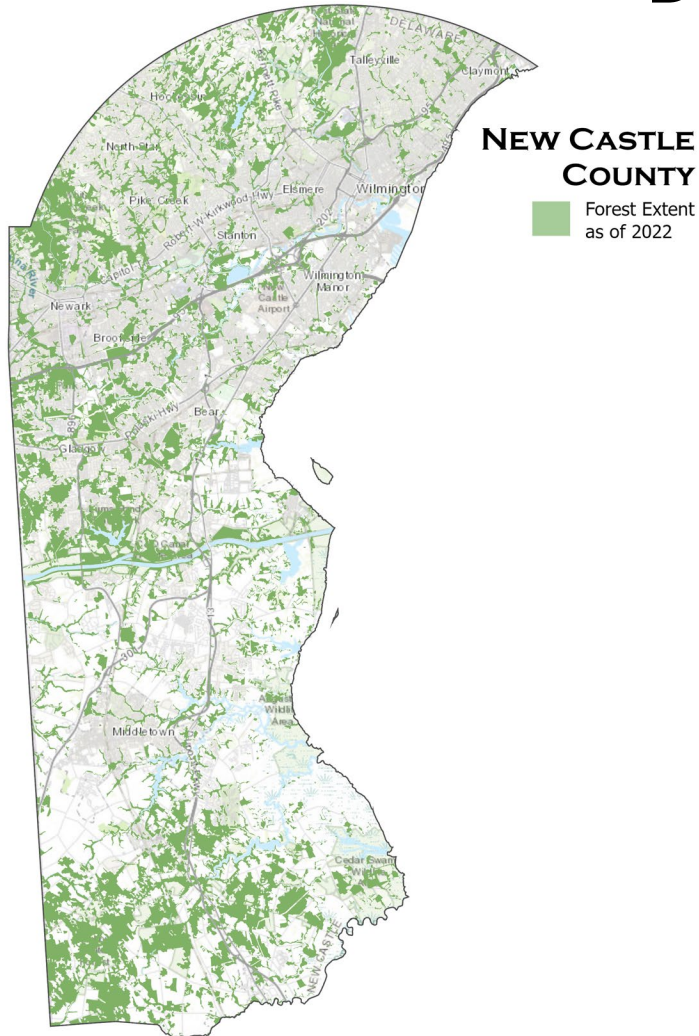
Developed Land

- Between 2007 and 2022, about 11,300 acres were developed in New Castle County
- About 2,700 acres of that occurred in Level 4 areas



Environment – Land / Resources at Risk

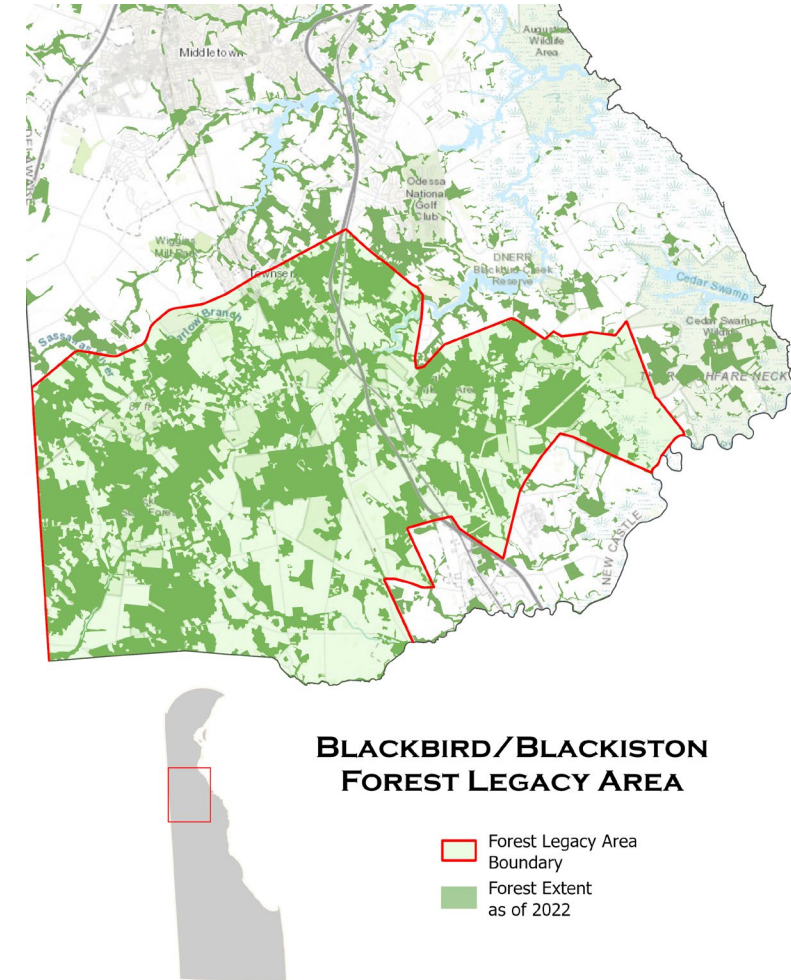
Delaware Statewide Forest Strategy



First done in **2010** and updated in **2020**, this strategy combines the work of non-profits along with local, county, state, and federal governments to address forestland issues and threats in both rural and urban areas. Forest Legacy Areas are of high priority for preservation / conservation.

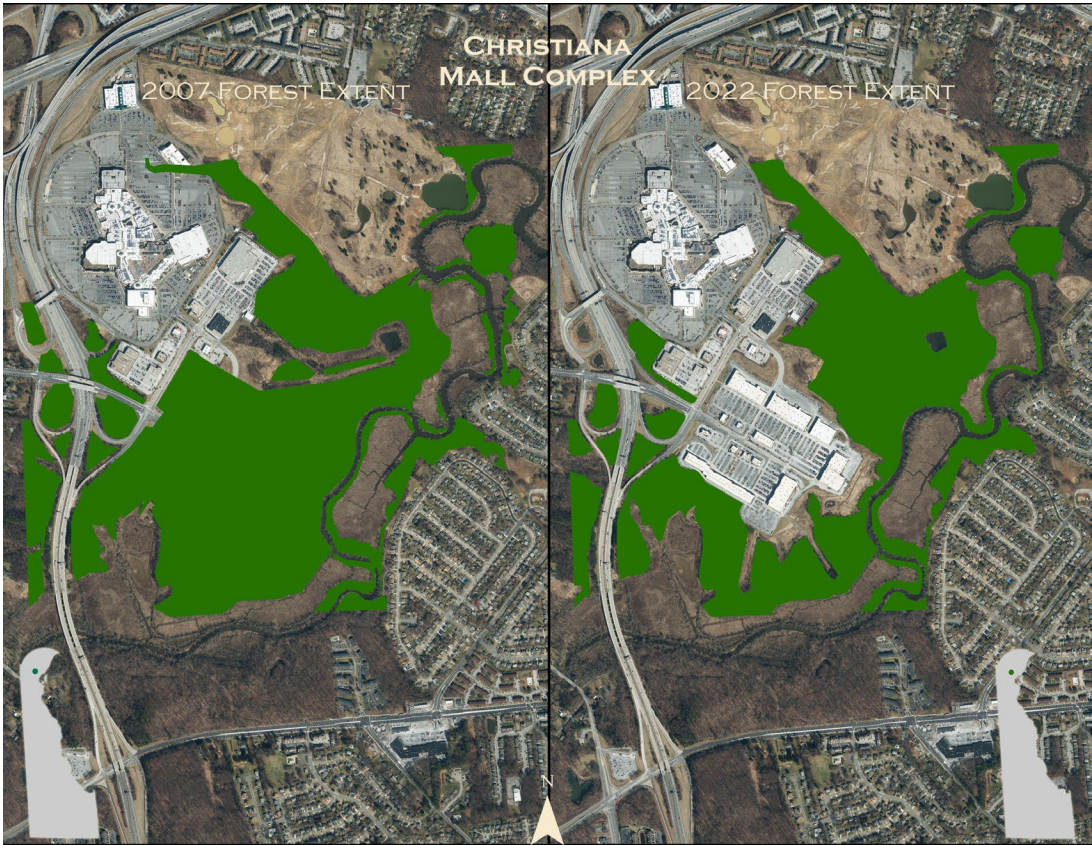
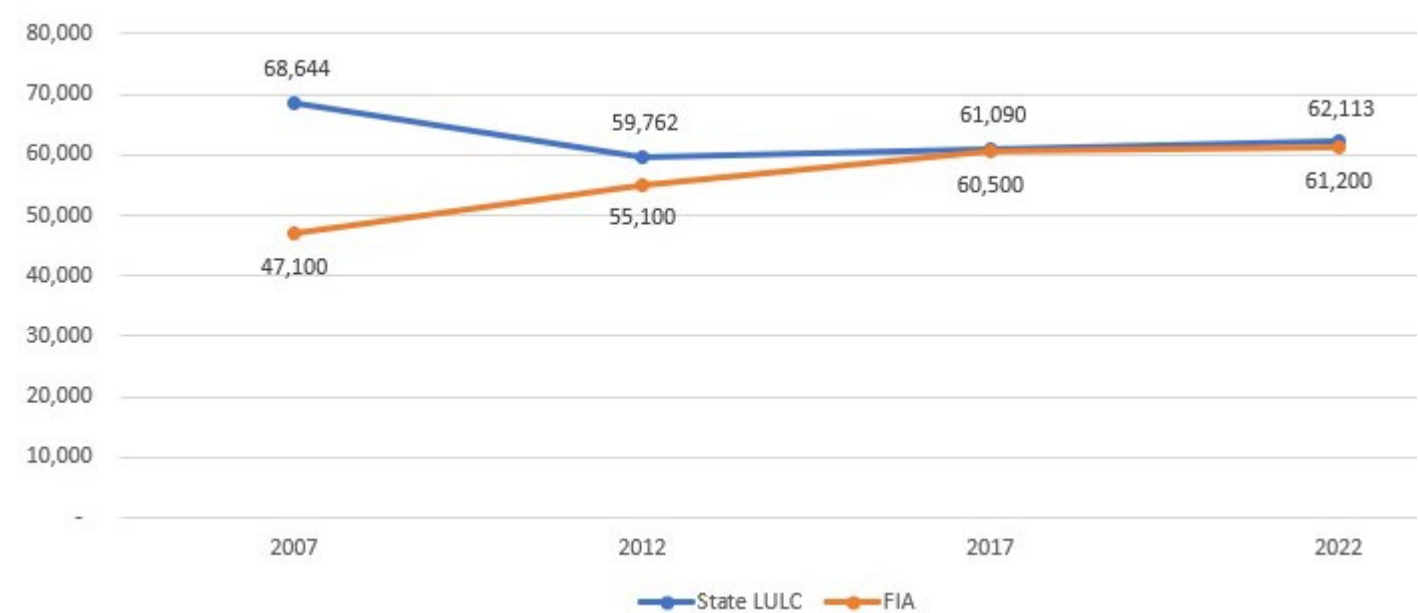
2020 Key Threats:

- Conversion
- Fragmentation
- Forest Health pests
- Impacted wetlands



Environment – Land / Resources at Risk

Total Forest Acres by Year, New Castle County

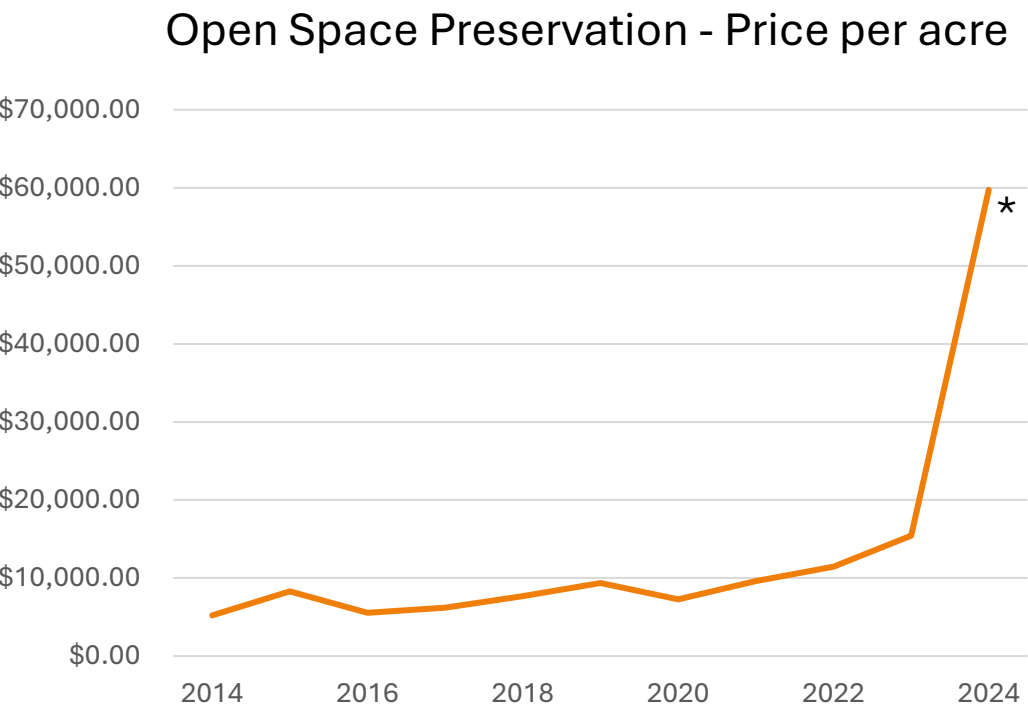


Land Use Land Cover data

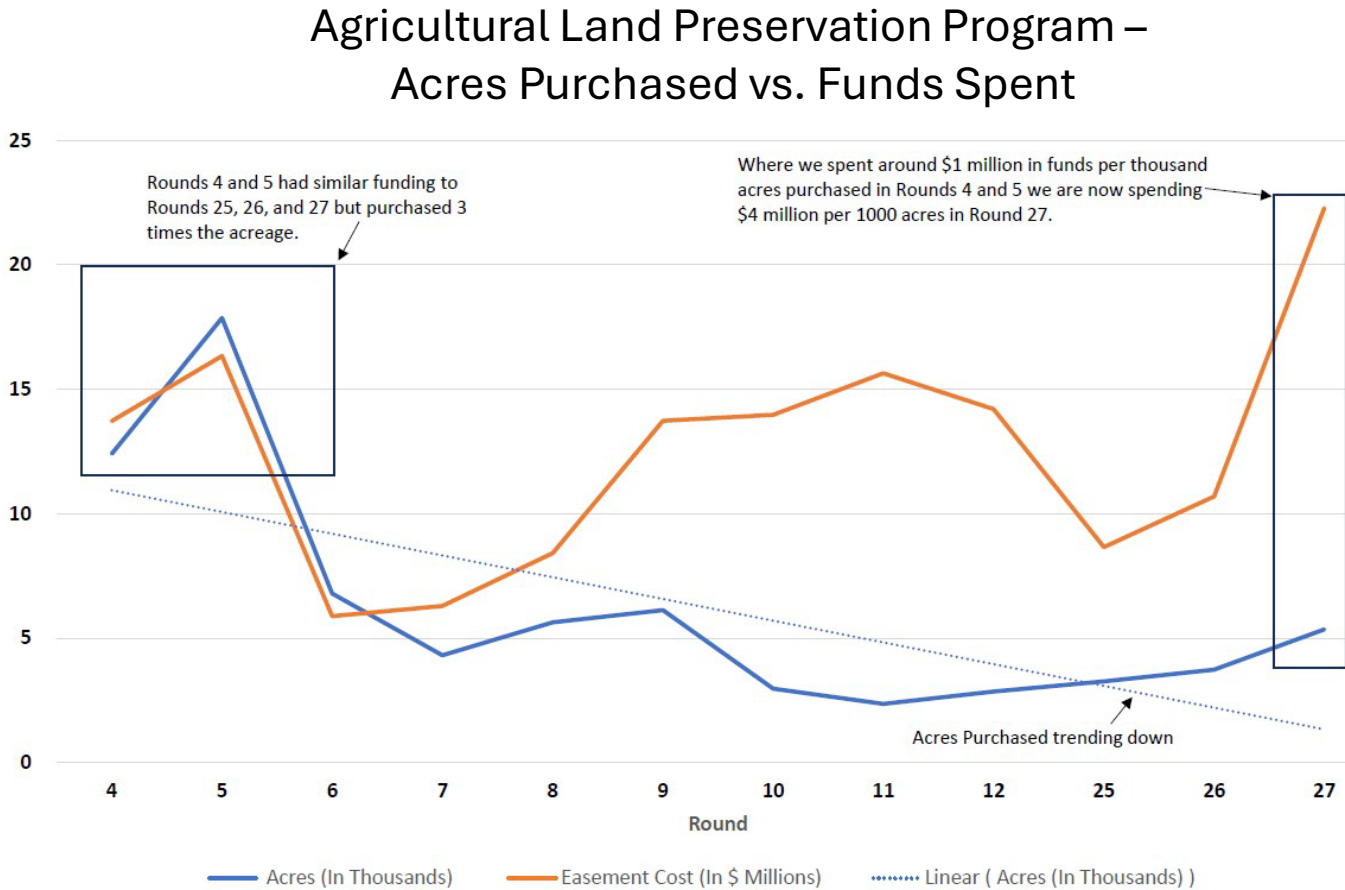
LULC – Land Use Land Cover

FIA - Forest Inventory and Analysis

Environment – Preservation Efforts and Challenges

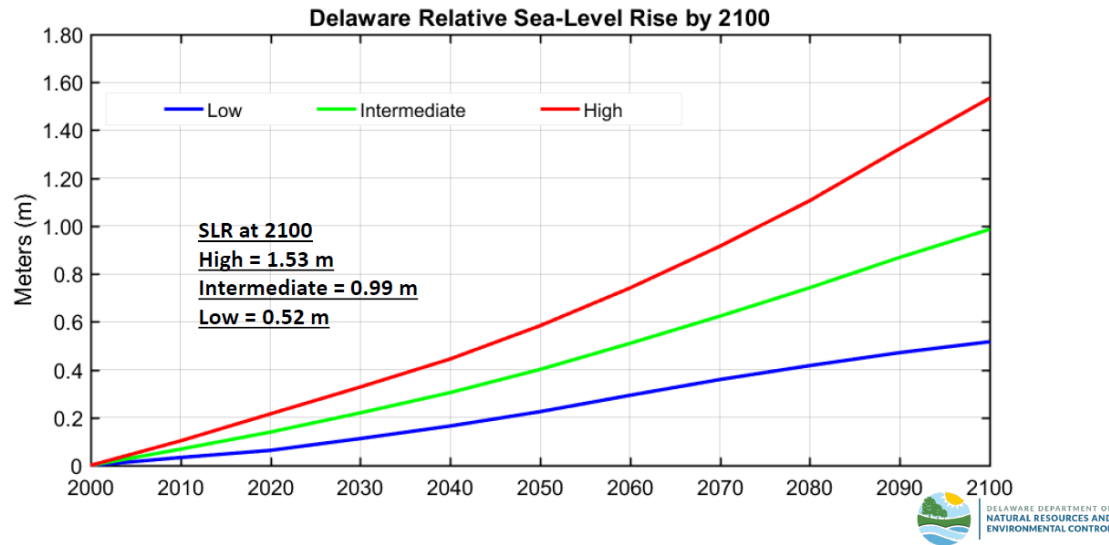


*Note: Price spike in 2023 and 2024 due to a key 285-acre land purchase adjacent to White Clay Creek State Park.



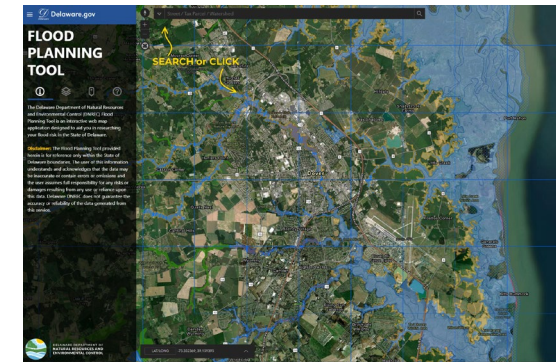
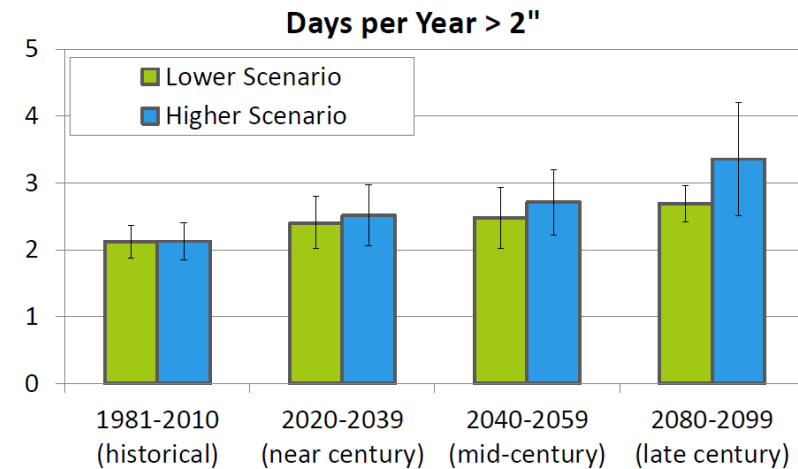
Environment – Resiliency and Adaptation

Sea Levels will continue to rise



- Marsh migration
- Saltwater intrusion
- Coastal development and infrastructure
- Accessibility – regular travel, emergency, and evacuation

Days with very heavy precipitation are expected to increase



Economy – Industry and Economic Development

Current industries:

Delaware total jobs: 625,328

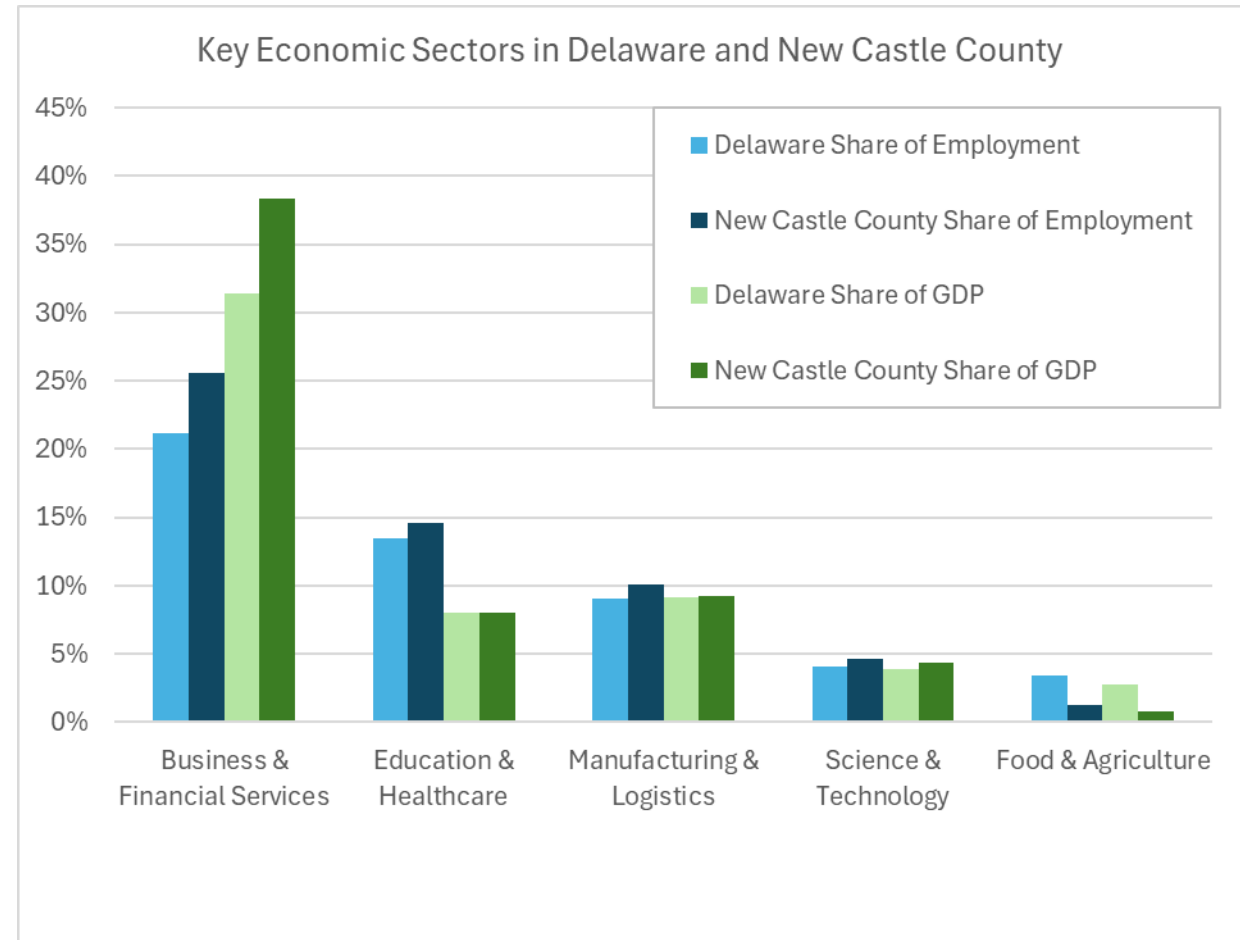
New Castle County total jobs: 360,255

Delaware total GDP: \$90.4 billion

New Castle County GDP: \$64.5 billion

Future industries?

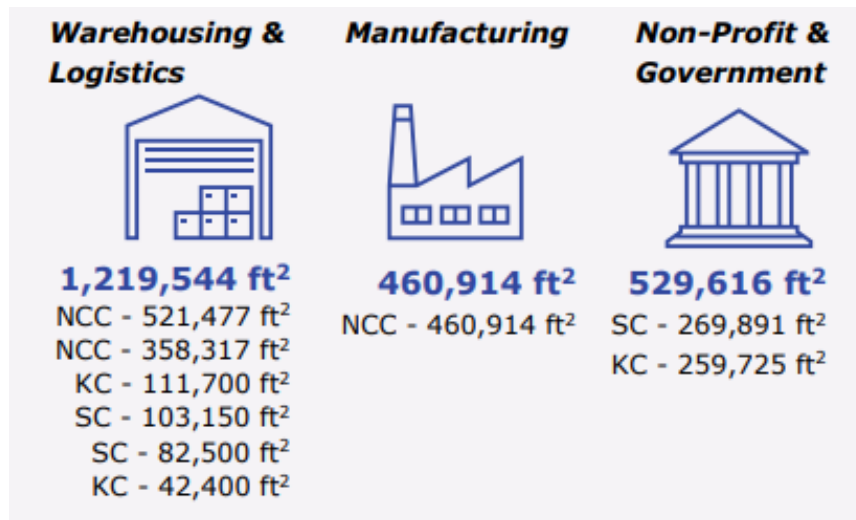
- Fintech and associated sectors?
- Aviation and enhanced logistics?
- Green jobs and alternative energy?
- Biosciences and advanced industries?



Economy – Concerns

- Land conversion
- Physical space needs
- Nuisance issues
- Freight / transport concerns

Three Largest Non-residential Projects in Each County by Type (2023)



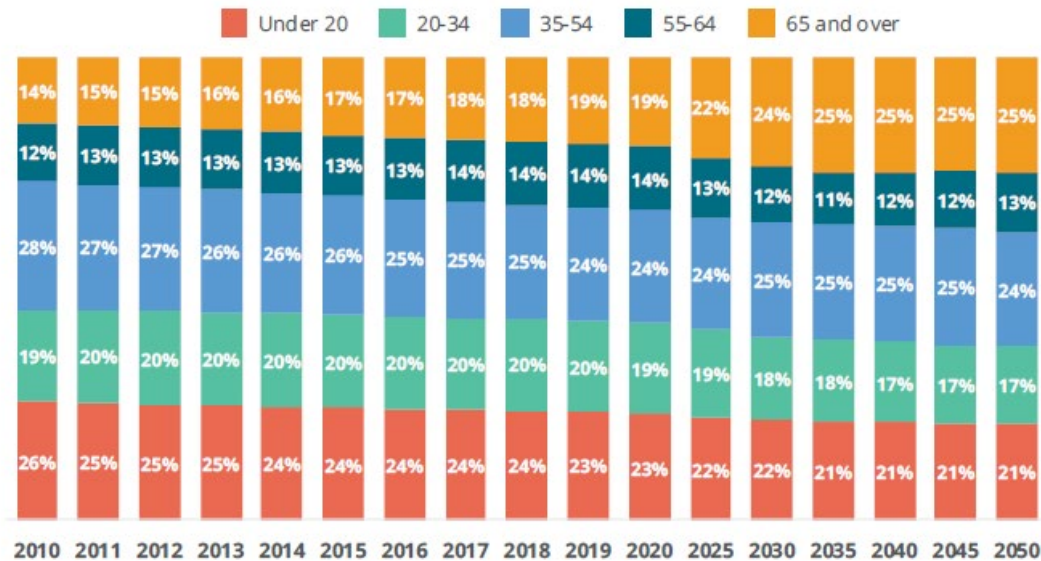
Nearly 900,000 SF warehousing / logistics permitted in NCC 2023

First/Final Mile Connection in Residential Area, Newark



Economy – Workforce

Population Projections by Age, Delaware, 2010 - 2050



- Labor force participation rate fell below national average in 2009
- Consistent decline in share of residents in prime working years may signal worker shortage.
- Low earning growth for health care and low-wage service workers may also make it difficult to maintain workforce needed to support senior healthcare needs.
- Further squeezed by housing shortage/ housing burdens

Public Assistance Trends, New Castle County

	2006		2022	
Total households	191,289		223,989	
With earnings	158,321	82.8%	175,867	78.5%
With Social Security	49,527	25.9%	69,056	30.8%
With retirement income	38,539	20.1%	61,005	27.2%
With Supplemental Security Income	5,495	2.9%	7,770	3.5%
With cash public assistance income	3,592	1.9%	4,825	2.2%
With Food Stamp benefits in the past 12 months	10,613	5.5%	22,724	10.1%

Housing – Statewide Needs

 **Root Policy Research**
6740 E Colfax Ave, Denver, CO 80220
www.rootpolicy.com
970.880.1415

Delaware State Housing Authority

Statewide Housing Needs Assessment

PREPARED FOR:
Delaware State Housing Authority
Dover, DE 19901
www.destatehousing.com
888-363-8808

CREATED
November 2023

 **24,400***
new residential
housing units
are needed **by 2030** to
meet expected growth.

 That's an
average of
2,400
new units
per year.

**These 24,400 units are in addition to the existing shortage of ~19,400 rental units affordable to households making 0–50% Area Median Income (AMI).*



**Where are these
residential units needed?**

4,016 New Castle County
6,941 Kent County
13,392 Sussex County

Over half of these new builds *need to* be affordable for households below 100% AMI...

 **12,723**
new residential
housing units
must be affordable to households
making less than 100% AMI
(or \$66,400 for 2 people).

7,523
ownership units

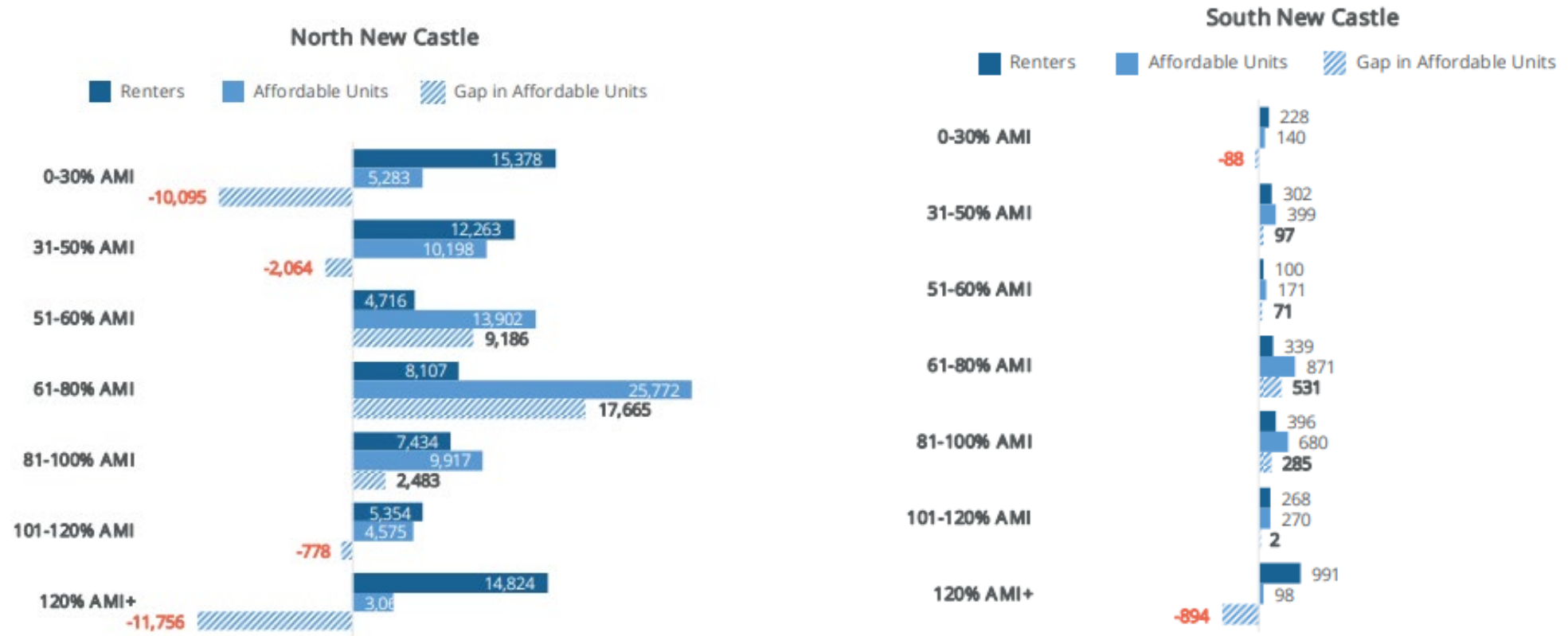


5,200
rental units



That's an average
of **1,200 new**
units per year.

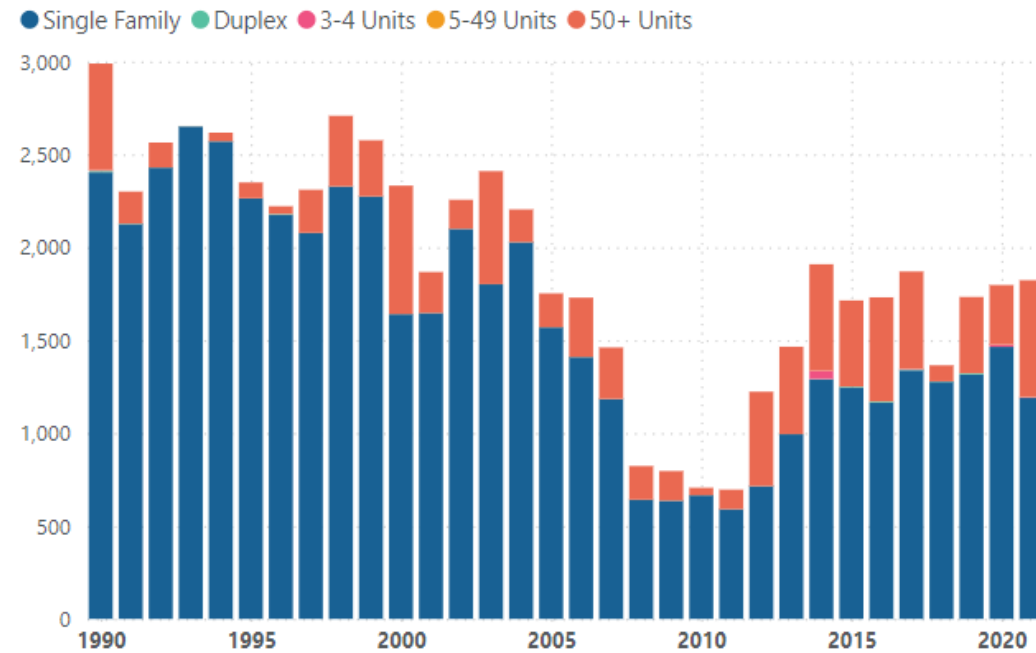
Housing



Statewide, the number of units needed to keep up with growth by 2030 are *in addition* to the current shortage of 19,400 units that are affordable to HHs making 0-50% AMI.

Housing – New Castle County

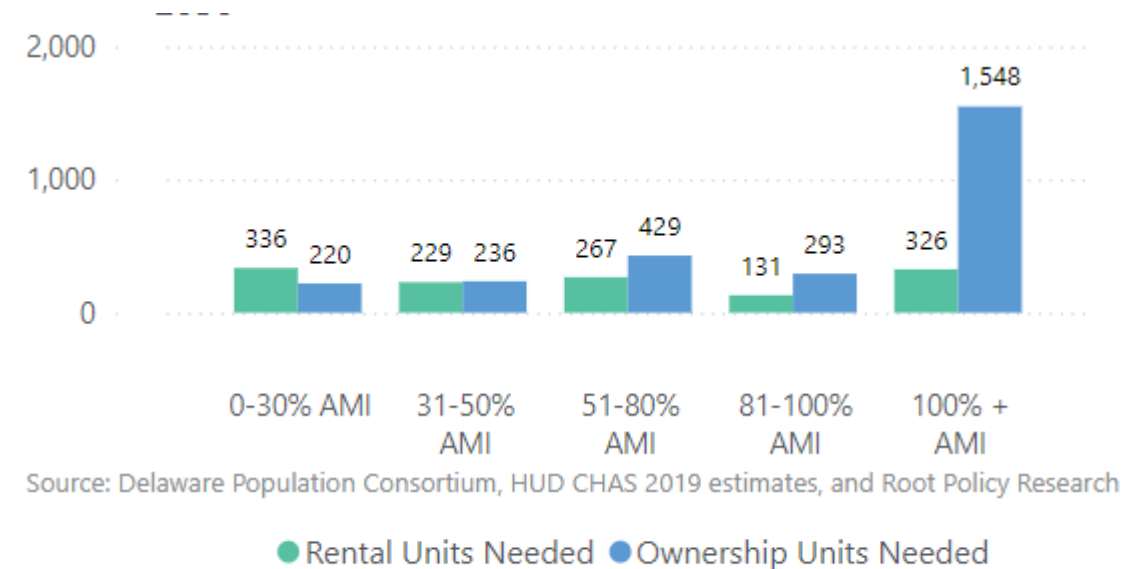
New Units Permitted by Structure Type, 1990-2021
New Castle County



Source: U.S. Housing Production Report

Only about 25% of the permitted units over the last 5 years were multi-family units, which suggest a greater diversity of housing is needed in the county.

Projected new housing units needed by 2030:



Source: Delaware Population Consortium, HUD CHAS 2019 estimates, and Root Policy Research

Total: 4,016 units needed, of which:

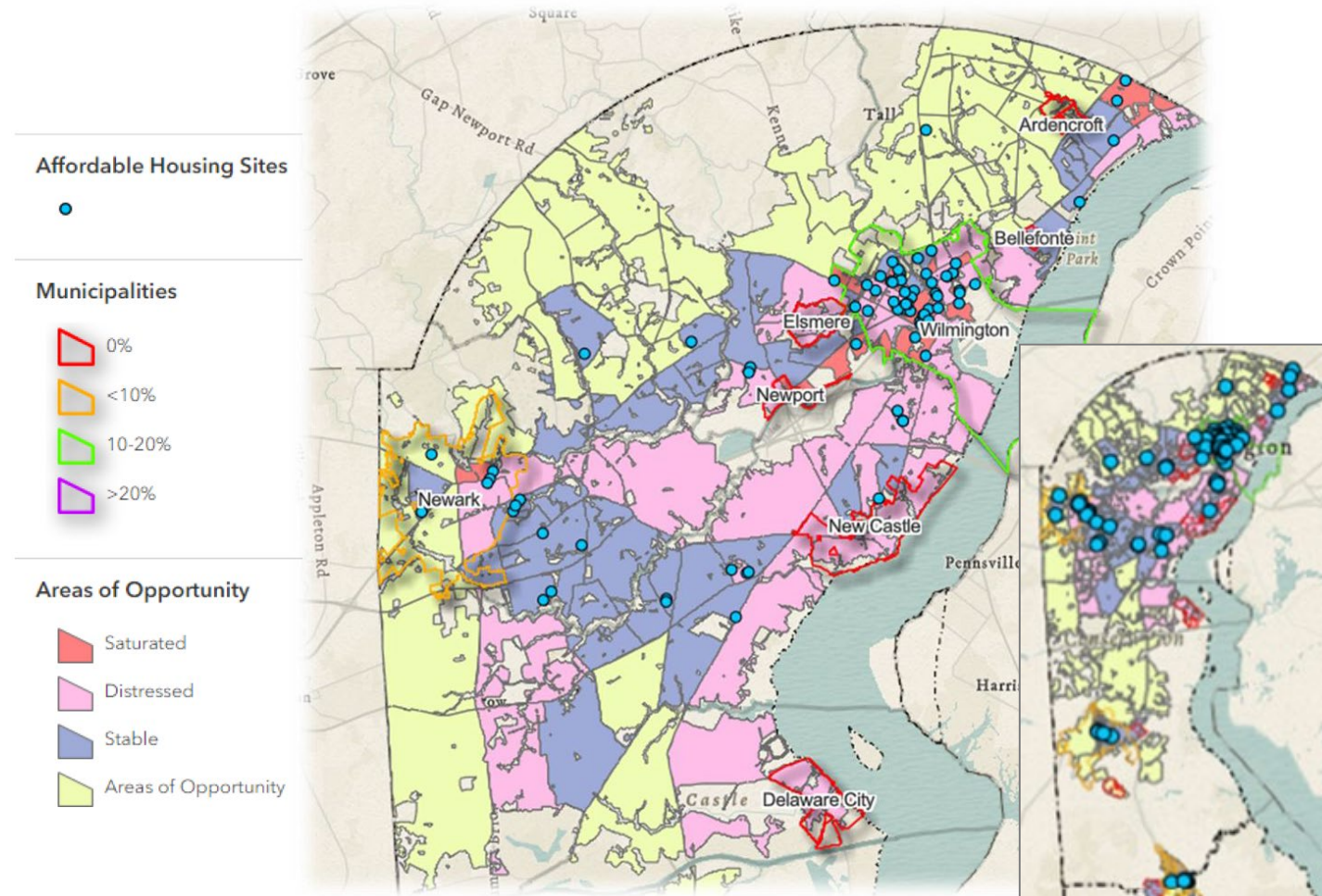
- 68% should be for homeownership
- 32% should be for renters

Housing – Strategies

Current distribution of affordable housing:

- Northern NCC:
 - Wilmington has disproportionate share
 - Yellow Areas of Opportunity have few affordable housing options
- Southern NCC:
 - Unincorporated land zoned almost exclusively single family detached housing – effectively prohibiting diverse housing types
 - Yellow Areas of Opportunity have zero affordable housing

Northern New Castle County





STATE OF DELAWARE
CABINET COMMITTEE ON STATE PLANNING ISSUES
Data Analysis Workgroup

Conclusions and Discussion

What resonates? What is your experience?

Concluding Points

Transportation Improvement District (TID)		Forecast Year	Dwelling Units		
			SUPPLY	DEMAND	
NEW CASTLE	Southern New Castle County	2040	8,607	20,697	5,667
	Easttown	2040	2,069		
	Westtown	2040	2,496		
	Newark	2045	1,959		
	Churchman's Crossing	2045	5,566		

- Greenfield development in TIDs plus redevelopment and infill should accommodate significantly more development than what is forecasted by the Delaware Population Consortium

