

2013 Report on State Planning Issues

Prepared for the Governor and the 147th General Assembly



Presented by
**The Cabinet Committee
on State Planning Issues**

OCTOBER 2013

Acknowledgements

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STATE OF DELAWARE
EXECUTIVE DEPARTMENT
OFFICE OF STATE PLANNING COORDINATION

October 31, 2013

Dear Governor Markell and the Members of the 147th General Assembly,

On behalf of the **Cabinet Committee on State Planning Issues**, I am pleased to present this 2013 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.

As you will see in reading this report, the **Cabinet Committee on State Planning Issues**, the Office of State Planning Coordination (OSPC) and the State Agencies continue to foster an active partnership with local governments. The importance of this partnership in promoting a more efficient and effective government cannot be overstated as the State is responsible for providing most of the infrastructure and services that support the land use decisions that are the responsibility of our local governments. Several projects in this report stand out in this regard:

- **Master Planning Activities:** our office continues to promote this concept as we feel that this is one of the cornerstones of good government land use activities. Master Planning brings all stakeholders together to actually implement certified comprehensive plans. One of our more noteworthy projects this year in this regard is the plan initiated for the Fort DuPont Complex (discussed on pages 9 and 21) and is highlighted by the cover picture, which also exemplifies both Complete and Healthy communities (see below). It is felt that helping local communities promote and use this concept will help make areas "shovel ready" for development activities that state and local governments can use to promote economic development activities as demonstrated by the Town of Middletown's success in attracting the Amazon warehouse project;
- **Complete Communities:** this project (pages 13 and 20), like master planning, is focused on the Governor's agenda of creating more efficient government, promoting economic growth, and improving the quality of life for all Delaware citizens. Research on this effort identified a market demand for places with increased quality of life that include features such as complete streets, mixed uses, access to healthy environments, and sustainability. Started last year, this effort will continue this fall with a report on the research on the public workshop efforts and a "Complete Communities Forum" that will include statewide stakeholders and national figures knowledgeable about this topic, and;
- **Healthy Communities:** OSPC and other state agencies have been working with the Delaware Coalition for Healthy Eating and Active Living (DE HEAL) and with the Environment and Policy Setting subcommittee—whose focus is on how the physical environment affects our health (pages 7 and 23), which is especially relevant for our complete communities effort. Of note here was a project that coordinated with the Fort DuPont Master plan, where the state's first Health Impact Assessment (HIA) was used to assess the potential health impacts for development in this area (page 7).

As this report shows the **Cabinet Committee on State Planning Issues**, along with the Office of State Planning Coordination and other state agencies, remain dedicated to working with our local governments to achieve a vision of Delaware that keeps it a great 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

As required by 29 Delaware Code Chapter 91 § 9101 (d), the Cabinet Committee on State Planning Issues 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 Bayard; a redevelopment project in downtown Dover

The Office of State Planning Coordination

This report is prepared by the Office of State Planning Coordination (OSPC) on behalf of the Cabinet Committee on State Planning Issues. The OSPC reports to the Governor's Office and works closely with the Cabinet Committee on State Planning Issues. 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:

- ◆ Effective coordination of state, county, and local planning efforts.
- ◆ Coordinating state agency review of major land use change proposals prior to submission to local governments.
- ◆ Research, analysis, and dissemination of 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

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 2010 *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.



Pictured from left to right, Drew Boyce, Planning Director for the Delaware Department of Transportation, MPO Executive Director Rich Vetter, Dover Mayor Carleton E. Carey, Sr., DeIDOT Secretary Shailen Bhatt, Delaware State Parks Director Charles Salkin and Dover resident Chris Asay. Breaking ground for the new Capital City Trail, in Dover.

Land Use Planning in Delaware – A Brief Overview

- ◆ 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 comprehensive plans are certified by the State as to their consistency with the State land use policies in particular, as to the State's responsibility to provide infrastructure and services in support of land use decisions.
- ◆ 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.
- ◆ Another major tool the State uses to coordinate land use with local governments is the Preliminary Land Use Services (PLUS) review process, 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.



Construction of Southbound On-Off Ramp for State Route 1 in Milford

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 and 2010). 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.



Governor Markell welcomes students on the first day of the 2013 school year

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 both fiscally—as taxpayers—and in the livability 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. For example:

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 14,000 lane miles, 1,600 bridges, 1,200 traffic signals, 54 Park-and-Ride facilities, and 250,000 signs.

Schools — The State provides between 70 and 80 percent of school operating funding and provides between 60 and 75 percent of educational-facility capital-construction funding, depending upon a local school district's relative property wealth.

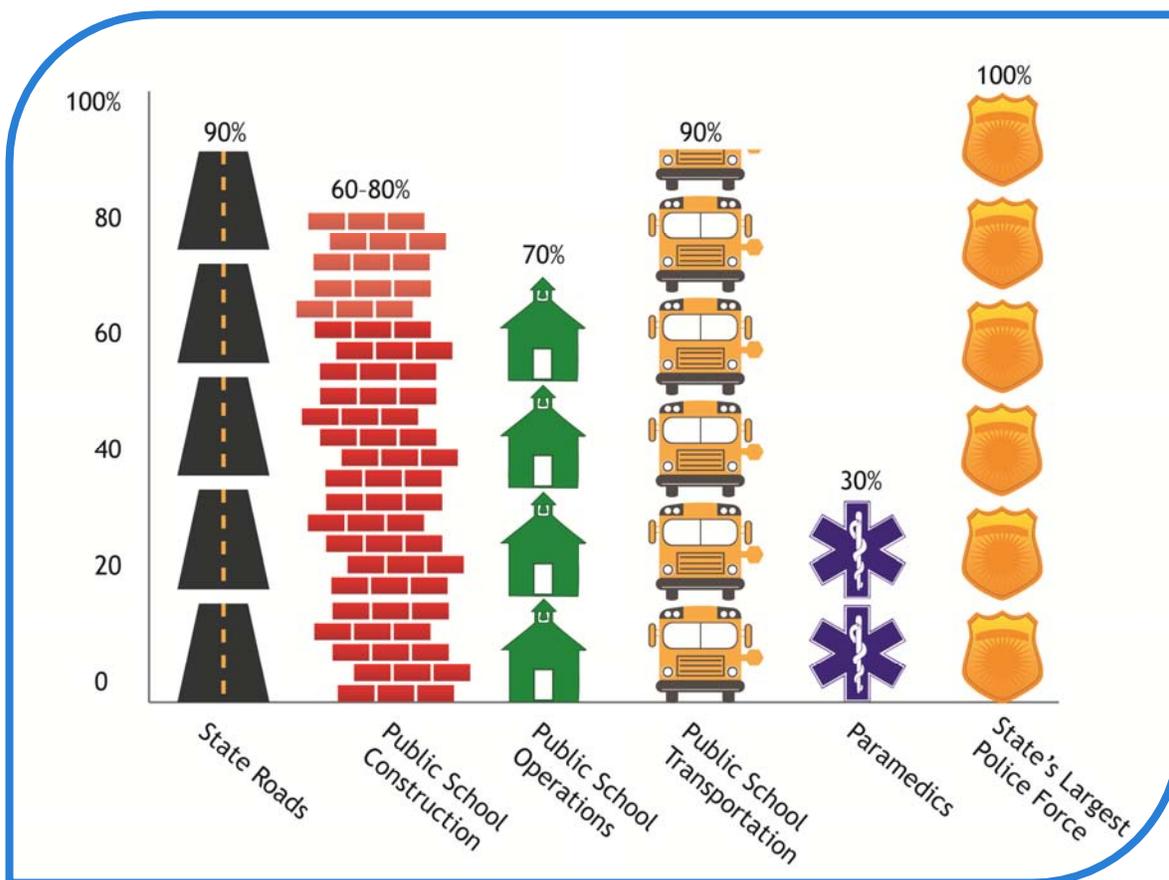
School Transportation — The State provides 90 percent of school transportation costs.

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 600,000 visits annually.
- ◆ **Para-Transit** – In 2012 just over one million trips were made by the Delaware Transportation Corporation (DTC) at a per-person cost to the State of approximately \$50, compared to \$4 per-person cost of a fixed-route DART bus ride with about 10.2 million riders.

As can be seen from the above, 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*, most recently updated in 2010, 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.

The Preliminary Land Use Services (PLUS) Review Process

Another tool developed to coordinate state and local government land use activities is the PLUS review, which looks at certain size development activities and 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.

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.*

Highlights from 2012-2013

State Government has worked on a variety of projects and initiatives during the 2012 - 2013 time period in accordance with the Governor's agenda. The Office of State Planning Coordination 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 Coalition for Healthy Eating and Active Living (DE HEAL) Access to Healthy Communities in the Built Environment, Breaking Barriers to Healthy Communities

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

- ◆ **Health Impact Assessment (HIA):** An HIA is a method to assess the potential health impacts a proposed policy, plan, program, or project has on the health of a population and the distribution of those effects within the population especially as it relates to the physical environment. In the fall of 2012, Delaware Greenways received a grant to perform the first HIA in Delaware. In partnership with the Division of Public Health, and DE HEAL, the HIA was done in conjunction with DNREC's master planning activity for the 450-acre site of Fort DuPont. Recommendations were made as to creating better opportunities for physical activity, food choices, and health care.



- ◆ **Delaware's Recognition for Community Health Promotion program:** The recognition program was developed by a collaborative group of key stakeholders including Nemours Health and Prevention Services, the Division of Public Health, the Department of Transportation, University of Delaware Institute for Public Administration, and Delaware Greenways to name just a few. This program highlights the efforts of Delaware's municipalities that incorporate health-promoting options as an integral part of their services and infrastructure. Municipalities received recognition by Governor Markell and Delaware Council on Health Promotion and Disease Prevention (CHPDP) in June 2013 at an event held at Delaware State University. The 2013 honorees are: **Gold**—Town of Middletown; **Silver**—City of Seaford; **Bronze**—City of New Castle, Newark, and City of Wilmington, South Wilmington; **honorable mentions**—Town of Bethany Beach and City of Dover.

Legislative Initiatives from the 147th General Assembly that relate to planning

- ◆ **Senate Concurrent Resolution 34:** On July 1, 2013, The General Assembly passed Senate Concurrent Resolution 34. SCR 34 creates a “Green and Better Building Advisory Committee” to act in an advisory capacity by reviewing legislation that pertains to healthy, high performance green buildings and sustainable land use issues. This committee is comprised of public and private sector people, including the Director of the Office of State Planning Coordination.

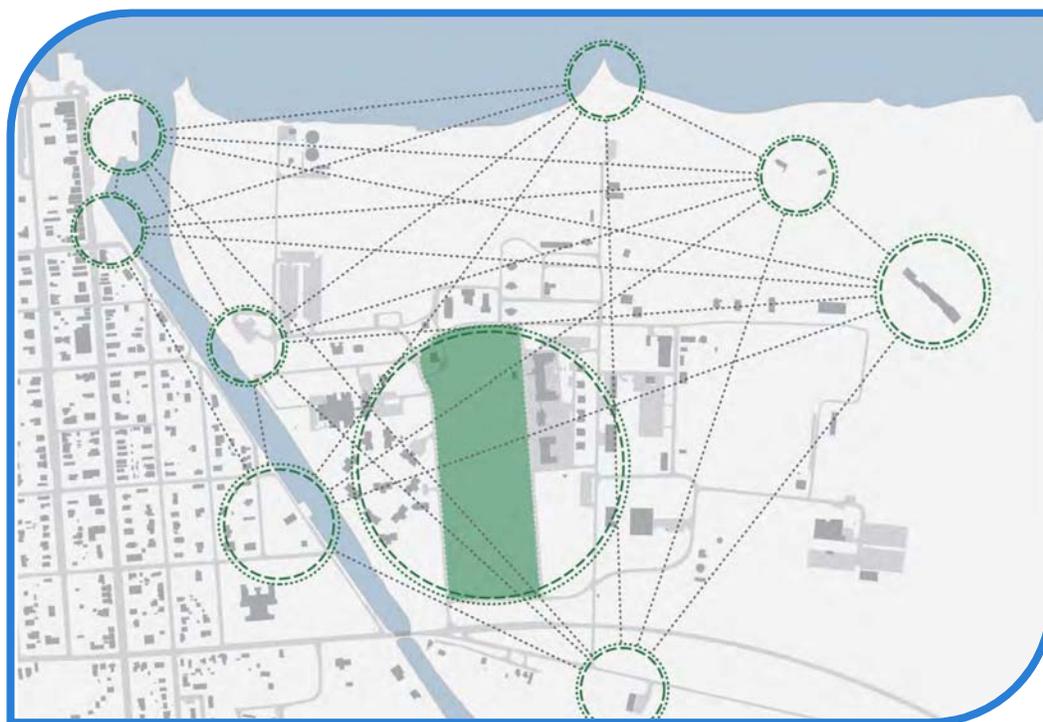
Master Planning Activities

A “master plan” can be defined as a land-use plan focused on one or more sites within an area, which 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 towards 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 at this point in all three counties.

- ◆ **Southern New Castle County Master Plan:** The fate of this project is uncertain due to the recent change in administration for the County and the hiring of a new Land use Manager. Media reports indicate that the new administration will be relooking at its recently updated comprehensive plan and other land use regulations, which would obviously affect this project. The OSPC will encourage its continuation.
- ◆ **Milford Master Plan:** The plan was adopted in July 2011, and the City has begun the implementation process. This past year, two significant infrastructure projects have commenced, as envisioned by the Master Plan. DelDOT has started construction on the Rt. 1 and Rt. 30 grade separated intersection. This improvement will enhance the safety of that intersection, as well as providing safe access to the East of Route 1. The City of Milford has also started construction of water system upgrades and a new water tower in the southern portion of the City, which will provide service to the Master Plan area. Both of these significant infrastructure investments will further the goal of making the Master Plan area “shovel ready” for economic development.
- ◆ **Georgetown Master Plan:** At this time, the County has decided not to move forward with the master plan; however several of the implementation items are moving forward as independent projects. These include the Town of Georgetown improving water service, the County developing an economic strategy for the Airport, and beginning construction on a 500-foot runway expansion.
- ◆ **Town of Smyrna Rt. 13 Corridor Plan:** The Town of Smyrna adopted the Route 13 Corridor Plan in June 17, 2013 as an amendment to the Town’s Comprehensive Plan. This plan

was developed as a partnership between the Town, the Dover/Kent Metropolitan Planning Organization (MPO), DeIDOT and the Office of State Planning Coordination. It creates a vision for the entire Rt. 13 corridor by addressing transportation, land use, and urban design issues. The partners are currently working on a detailed access management plan for the northern portion of the corridor in order to provide predictability for economic development while ensuring that critical transportation needs are met as the area develops. The Town is currently constructing a sewer and water system to extend along this northern corridor and it is hoped that the availability of utilities will encourage development and redevelopment in accordance with the Corridor Plan. In order to ensure the urban design goals expressed in the plan are achieved, the Town is drafting a new zoning ordinance that contains elements of a Form Based Code.

- ◆ **Bridgeville/Greenwood Master Plan:** As part of the State's efforts to implement water quality improvement activities and to ensure environmental issues are addressed, the Towns of Bridgeville and Greenwood are working through a DNREC grant to develop a master plan to provide a safe, reliable, and clean waste water service while phasing growth in the region that supports the communities' rich agricultural economy. The Public meetings for the master plan have been completed and the towns are moving to the next phase, which will be to write the master plan documents and amend the respective comprehensive plans to reflect the new wastewater strategy.
- ◆ **Fort DuPont Complex:** The state of Delaware and the Department of Natural Resources and Environmental Control, has secured the services of a nationally-renowned consulting firm to address the redevelopment of the Historic Fort DuPont Complex. Governor Markell believes this property has enormous potential to come alive again as a sustainable, mixed-use community. The 443-acre complex is designated as a National Historic District and is



"Amenitize, activate & link open spaces" illustration in Fort DuPont Master Plan

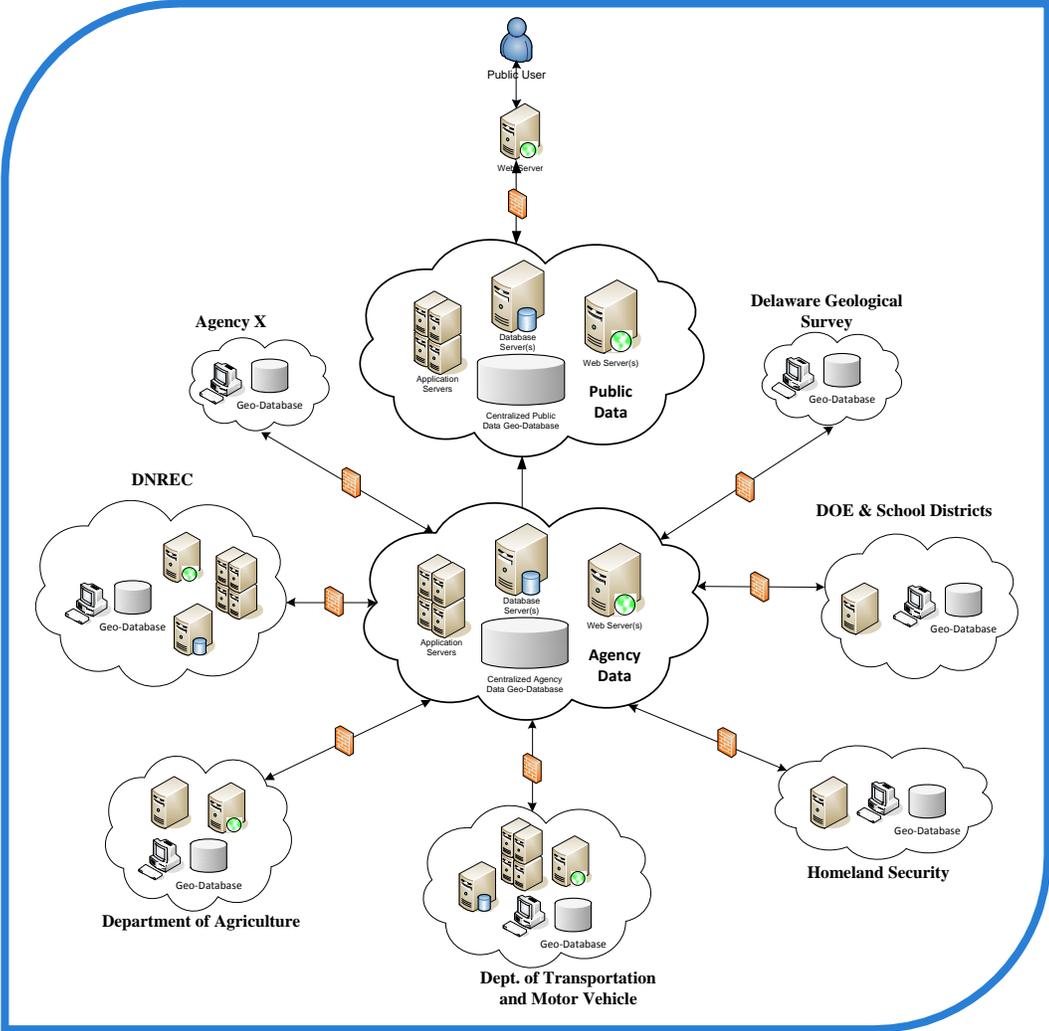
located along the Delaware River adjacent to Delaware City. It includes Fort DuPont State Park, Governor Bacon Health Center, and a complex of state-owned buildings and residences—many of which are vacant. In short, the possibilities are wide open as the State considers redevelopment concepts that are visionary but also practical in terms of financing and implementation. A draft plan that explores the feasibility of creating a vibrant, sustainable mixed-use community that complements Delaware City and honors the historic and cultural character of the site is expected to be finalized in the fall of 2013.

Geospatial Coordination

The Delaware Geographic Data Committee (DGDC) is a cooperative effort among government, the academic sector, and the 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 29 Delaware Code, Chapter 91, Subchapter IV to ensure the availability of geospatial data, promote the use and sharing of that data and of geographic information system (GIS) software and tools, establish data standards, and support a community of geospatial data providers and geospatial data users in Delaware.

During the past year, subcommittees of the DGDC have made significant progress on the following projects:

- ◆ **Ortho Imagery:** Data collection of the imagery was completed for entire state and delivered in August 2012.
- ◆ **County Boundaries:** Kent County Planning (a DGDC member organization) provided project guidance and support to coordinate and gain agreement on the boundaries between New Castle, Kent and Sussex Counties. Kent County also digitized the boundaries and provided the data to the public.
- ◆ **Centralized GIS Data Consolidation:** The DGDC effort to create a single point of data distribution has been bolstered on a variety of fronts, including: approval by the Cabinet Committee on State Planning Issues (CCSPI) and the DGDC Executive Committee to undertake a project to set up a centralized database solution for all state agencies. ESRI (the State selected GIS Software vendor) met with agencies in 2013 to develop a System Architecture Design which DTI is implementing now as a Proof of Concept (POC) project. Once the POC project is a success it is anticipated that a full system will be built to serve the public and shared GIS Data for the state.
- ◆ **Land Use Land Cover (LULC) Data Collection:** A DGDC working group was established in 2012 to obtain a statewide LULC data set. Many state and local agencies contributed funding (DeIDOT, DNREC, DDA and the Kent County MPO). A grant through WILMAPCO in the amount of \$80,000 covered the remaining cost for this effort.
- ◆ **Long Term Funding Plan:** A DGDC working group was formed to develop a plan to create a long term funding account and market the idea to the Cabinet Secretaries to provide dedicated funding for the 3 main geospatial datasets used by everyone: Ortho Imagery — high resolution aerial images; LiDAR (Light Detection and Ranging) — a GIS dataset which provides elevation data for Delaware; and LULC. The DGDC remains committed to coordination and fiscal responsibility regarding data.



Delaware Enterprise GIS Data Sharing Hub – Future State

GIS Activities

- ◆ **GIS Education:** In November 2012, the DGDC sponsored another successful GIS Day field trip for 250 fifth-grade students in Delaware.
- ◆ **Conference:** The DGDC subcommittee coordinates a statewide GIS conference bi-annually. The April 2012 conference was a huge success with: 175 Attendees, 13 Vendors, 23 Presentations, and 12 Posters presented.
- ◆ **Software Access:** Department of Education (DOE) signed an Enterprise Licensing Agreement (ELA) with ESRI to provide GIS software and products to every single school in Delaware. The ELA was at no cost and can be used for School Administration and Planning as well as for classroom course work.
- ◆ **Technical Infrastructure:** The statewide Enterprise License Agreement (ELA) with ESRI for support and services has been renewed for another three-year cycle. DTI set up a Statewide Licensing Server for all agencies that will assist with the distribution of updates for the software. It will also allow DTI to better track usage and set up an improved pricing structure.

- ◆ **Addressing Standards:** A working group has been coordinating the consolidation of the point addressing files in the State to develop a statewide address point file. Benefits:
 - One authoritative data source.
 - Ability to use a geo-coding system to spatially locate various business customers.
 - Use in 911 call centers.
- ◆ **US Census Coordination:** Delaware is coordinating with US Census on their Geographic Support System (GSS) initiative to assist with addressing needs for the upcoming Census. Coordination began with Sussex County. It was successful and US Census is now working with Kent County for data and will complete the project with New Castle County.
- ◆ **United States Geological Survey (USGS):** Various state agencies (DeIDOT, DNREC and Delaware Geological Survey) have been working with USGS on obtaining matching funding for a new round of LiDAR acquisition. (LiDAR is now our best source of elevation data.) USGS has prepared a proposal for Delaware to utilize some of the Post-Sandy storm funding to update Delaware's LiDAR. This proposal received funding and data collection will occur between November and December 2013.

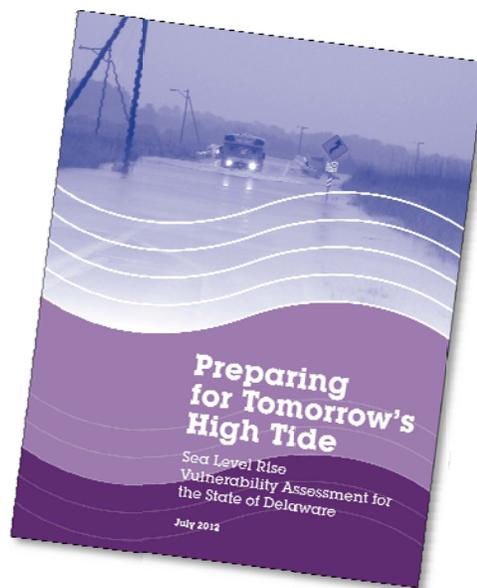
State Land Inventory

OSPC in collaboration with other state agencies has nearly completed an inventory of state-owned property. The end result of the inventory will also be a GIS layer to show the various State-owned lands, State-owned or maintained, buildings, and leases. The inventory currently contains 1,928 State-owned land parcels, 1,743 State-owned buildings and 125 leases of space for State agencies. The information is contained in a Microsoft Access relational database and is tied to Agencies codes so the information can be sorted in many different ways.

Sea Level Rise Initiative

Delaware's Sea Level Rise Advisory Committee (SLRAC) finalized and approved a set of Recommendations for Adapting to Sea Level Rise in Delaware after a planning and public involvement process that lasted nearly three years. The recommendations are focused on building adaptive capacity for resources most vulnerable to sea level rise as documented in the 2012 Sea Level Rise Vulnerability Assessment (<http://de.gov/slrva>). The final document outlines adaptation concepts, describes the rationale behind the recommendations and provides a listing of tools and technical resources (<http://de.gov/slradaptplan>).

The SLRAC was composed of business interests, environmental organizations, county and municipal governments and state agencies including the OSPC, Office of Management and Budget, Department of Transportation, Department of Agriculture, Department of Safety and Homeland Security, and the Delaware Economic Development Office. The committee was chaired, staffed and funded by the Department of Natural Resources and Environmental Control.



Many recommendations approved by the SLRAC are aimed at increasing the ability of state and local agencies to incorporate sea level rise planning into long-range planning and infrastructure design. Specifically, the recommendations call for sea level rise to be incorporated into the *Strategies for State Policies and Spending*, local comprehensive plans and the Long-Range Transportation Plan. It also calls on the governor to sign an executive order, which would direct all state agencies to plan for sea level rise. The need to incorporate sea level rise considerations into regulations, including wetlands, septic systems, wells and coastal zone was also highlighted.

The DNREC Delaware Coastal Programs (DCP) will host a workshop in the winter of 2014 to prioritize recommendations for implementation and to describe the actions necessary to achieve high priority recommendations. Once workshop proceedings are complete, DCP will convene a workgroup to coordinate high priority activities and look for funding opportunities.

University of Delaware/Institute for Public Administration Contract

The Office of State Planning Coordination continues to have a strategic partnership with the University of Delaware's Institute for Public Administration (IPA). Two key projects IPA worked on this year are:

- ◆ **Complete Communities Project:** In 2012 and 2013, IPA worked collaboratively with the Office of State Planning Coordination and DelDOT on the Complete Communities project. This project is designed to develop a framework for place-making and economic development. A very successful Complete Communities Summit was held in November 2012, and a second is planned for November 2013. The implementation of this project will continue in 2013 and 2014 as described in the work plan agenda below.
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- ◆ **Addressing Standards:** IPA has participated with the Office of State Planning Coordination in the project to define addressing standards for the State of Delaware. The addressing standards will be used in GIS systems to aid in geocoding, and will be very helpful for first responders and 911 purposes. More information on this project can be found in the GIS section.
 - ◆ **Form-Based Codes:** Under the direction of the Office of State Planning Coordination, IPA conducted research on Form-Based Codes. Form-Based Codes are a relatively new style of land use controls that focus on urban form and design. There is great interest in these new codes from local governments interested in creating vibrant urban places and promoting economic development through predictability. This research will culminate in a series of documents to inform local governments about the benefits of this style of land use controls, and guidance for beginning the process of developing these ordinances.
 - ◆ **Development Trends:** IPA is assisting the Office of State Planning Coordination to develop a better system for analyzing and tracking the development trends data using GIS. More information can be found in this year's land use agenda work plan.

Key State Investments for FY2013 (See Appendix B for details)

- ◆ First State Trails and Pathways initiative has been funded with \$7 million from DNREC in 2012, \$13 million allocated from DeIDOT in 2013 and an additional \$3 million from DNREC in 2014.
- ◆ Public school enrollment continues to rise, topping 131,000 students in 2012-13. To meet this continued demand, the State expended over \$1.16 billion in operating costs for public education, which is roughly one-third of Delaware's \$3 billion operating budget.
- ◆ Three new public schools opened to meet the needs of increasing public-school enrollment and replace aging school infrastructure. Four other new schools are under construction.
- ◆ In FY13, the State has expended over \$402 million of state and federal monies on capital transportation projects to address the maintenance and expansion of our transportation system, which is a slight decrease from FY12.
- ◆ For FY13, the State has provided approximately \$37 million to local governments for water and sewer infrastructure through the Water Pollution Control Fund, an increase over FY12.
- ◆ The State has expended \$121 million to operate the State Police, a slight increase over FY12, 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 is planning to construct new police facilities for Troop 3 in Camden and Troop 7 in Lewes to address overcrowding and maintenance needs at the existing facilities. Both facilities are estimated to cost of over \$13 million each.



Partners in Public Safety on the Delaware River (Photo Credit: John Randolph)

- ◆ In FY13, the Delaware Agricultural Lands Preservation Foundation preserved 65 farms (51 farms in FY12) comprising 5,859 acres (5,375 acres in FY12) at a cost of \$1,945 per acre (\$1,813 per acre in FY12).
- ◆ The Delaware foreclosure picture continues to improve with only 1,165 foreclosure filings in FY13 compared to 5,112 foreclosure filings in FY11.
- ◆ Delaware State Housing Authority (DSHA) has provided foreclosure prevention assistance to homeowners by counseling 1,006 homeowners and providing 102 loans and grants in FY13.
- ◆ DSHA continued to provide assistance to first-time homebuyers, enable the preservation and production of rental housing, and assist low to moderate income households in rehabilitation their homes in FY13.

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 2008 through 2012. Key findings include:

Development Approvals 2008-2012

- ◆ From 2008 through 2012, local governments in Delaware approved a total of 30,004 residential units for future development. New Castle County jurisdictions approved the most units—13,056, or 44 percent of the total. Development approvals were the highest in 2008 when 10,324 units (40% of the total statewide) were approved. The most notable trends from these data are the resurgence of approvals in New Castle and Kent Counties in 2012 over 2011 and the sharp decline in approvals in Sussex County in 2012 from 2011.
- ◆ During this period, local governments approved 26,144 residential units in growth areas, defined

? ABOUT Investment Levels

The levels are a way to distinguish different types of funding and development priorities for State and local governments.

Levels 1-3

Areas where State policies support growth and economic development activities, with Levels 1 and 2 being the primary focus.

Local land-use policies should promote higher-densities and mixed-use type development such that complete communities can be developed where people could live, play, work and shop.

Level 4

Areas where State policies support agriculture and open-space activities, including the promotion of agriculture industry-support activities.

Land-use policies should be rural and support agribusiness activities, where appropriate.

as Investment Levels 1, 2, and 3 in the *Strategies for State Policies and Spending*. Overall, this represents 87% of all units approved in the state. In both New Castle and Kent Counties, more than 99 percent of all residential units approved by local governments were in Levels 1 through 3. In Sussex County only 53 percent were located in levels 1 through 3.

- ◆ From 2008 through 2012, local governments approved 18,226,996 square feet of non-residential development. More than half of this development was approved in New Castle County (69%). The remainder was split between Kent and Sussex Counties (19% and 12%, respectively). The most notable trends from this data set are the resurgence of approvals in Sussex and Kent Counties in 2012 and the decline of approvals overall in New Castle County in 2012. Also, another notable trend from this data set is the 35 percent drop statewide in approval activity from 2008 to 2012.
- ◆ Most of the non-residential development approved by local governments in Delaware (96%) was located in Investment Levels 1, 2, or 3.

Building Permits 2008-2012

- ◆ During this period, local governments in Delaware issued building permits for 16,754 residential units. The majority of these permits were issued in Sussex County, where local governments issued permits for 8,834 residential units (53% of all units permitted in the state). The most notable trend from this data set is the substantial uptick of more than 250 percent in permitting in Sussex County from 2011 to 2012.
- ◆ Statewide, 84 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 97 percent of their residential units in Levels 1 through 3, followed by Kent with 82 percent and Sussex with 79 percent.
- ◆ From 2008 through 2012, local governments issued permits for 14,695,274 square feet of non-residential development. As with non-residential development approvals, most of the activity (nearly 60%) was focused in New Castle County. Sussex County jurisdictions permitted 22 percent of the total, while Kent jurisdictions permitted the remaining 18 percent of non-residential development activity. The most notable trend from this data set is the more than 200 percent increase statewide in permitting activity from 2011 to 2012.
- ◆ Statewide, nearly 94 percent of all non-residential square footage was permitted in Levels 1 through 3.

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 including the plans for the Town of Smyrna, the Town of Odessa, and the Town of Middletown.

In addition, the Office of State Planning has worked with 4 towns that have completed their 5-year review and have determined that they intend to use their 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:

- ◆ **Bethany Beach** – Review of comprehensive plan amendment to create a CL-1 zoning district.

- ◆ **Delmar** — Review of comprehensive plan amendment to correct municipal boundaries shown on maps after an error was found.
- ◆ **Frankford** — Review of comprehensive plan amendment to change the Future Land Use Map and the Growth and Annexation map to include 3 parcels, which have requested annexation.
- ◆ **Georgetown** — Review of comprehensive plan amendment to change 1 parcel on the Future Land Use Map to reflect the existing business.
- ◆ **Harrington** — Review of a proposed comprehensive plan update.
- ◆ **Milford** — Review of a proposed comprehensive plan update.
- ◆ **Milton** — Review of a comprehensive plan amendment to correct the existing land use map to reflect the existing use of the parcel.
- ◆ **New Castle County** — The Preliminary Land Use Service has reviewed 2 ordinances for New Castle County this year.
- ◆ **Ocean View** — Review of a comprehensive plan amendment to change the Future Land Use map to align with their adopted zoning map.
- ◆ **City of Rehoboth** — Review of the City of Rehoboth “Rehoboth Lake” report and recommendations.
- ◆ **Smyrna** — Review of a comprehensive plan amendment to include their newly adopted master plan as part of their certified plan.
- ◆ **Townsend** — Review of a comprehensive plan amendment to change their Future Land Use map designation on several parcels to reflect the existing use.



Public hearing in the City of Newark

National and international recognition of state planning activities via the Lincoln Institute of Land Policy

The Lincoln Institute of Land Policy is a leading resource for key issues concerning the use, regulation, and taxation of land. Providing high-quality education and research, the Institute strives to improve public dialogue and decisions about land policy.

The Lincoln Institute recently recognized the quality of Delaware’s land use planning effort on two fronts. The forthcoming publication, tentatively titled “A Primer on State Development Plans,” features Delaware’s land-use planning approach with four other states in the tentatively-titled chapter, “Small Wonder: Delaware’s Quiet Emergence into Innovative State Planning.” In the publication the author, Rebecca Lewis, states that “Despite the lack of scholarly attention to Delaware, its model of state planning is exceptional and serves as a robust example of a state relying on horizontal and vertical coordination to produce a document and map which are generally well-accepted by state agencies, nonprofits and local governments.” Lewis goes on to state “Delaware serves as a rare example of consensus-



building, consistent gubernatorial support, and ultimately, a largely successful exertion of state influence over the spatial location of growth by investing state funding in accordance with the State Strategies Investment Levels map.”

As a result of this document, Connie Holland, State Planning Director, was an invited guest (paid for by the Lincoln Institute of Land Policy) to an international symposium at University College in Dublin, Ireland and asked to present on Delaware’s approach to state planning to a group of scholars, practitioners and students that included representatives from Ireland (the host country), Denmark, the Netherlands, the United Kingdom as well as several states including Maryland, New Jersey and Connecticut.

Municipal Boundaries Workshop

The Office of State Planning Coordination and the Kent County Department of Planning Services hosted a Municipal Boundary Workshop for local governments in May. Many municipal charters require the local governments to prepare a map of their official boundaries and record that map with the relevant County recorder of deeds. The workshop focused on the 22 Kent County municipalities that have this requirement in their charter. As a result of the discussion at the workshop, OSPC and the County developed “Standard Operating Procedures” for the creation and recordation of the maps, and also pledged to assist the local governments as they work to create their maps. Having up-to-date boundary maps recorded will assist with the annexation process, and also in the delineation of police jurisdiction and road maintenance.

School Site Selection

The Office of State Planning Coordination works closely with the Department of Education, the Office of Management and Budget, and the local school districts to identify viable sites for new school construction. The process involves GIS analysis and a review of the State Strategies, utility availability, local government comprehensive plans, school district needs, transportation and other factors. All potential school sites are reviewed through the PLUS process, and approval is required by the Secretary of Education and the Directors of the Office of Management and Budget and State Planning Coordination. Currently OSPC, DOE and OMB are working with Cape Henlopen on the selection of a new elementary school site, and with Sussex Tech on the selection of a new high school site.

Charrette Training

Several staff from the OSPC have been trained by the National Charrette Institute to organize, manage and participate in charrettes. A “charrette” is a multi-day, collaborative planning event that harnesses the talents and energies of all affected parties to create and support a feasible plan that represents transformative community change. This process was used for the Route 13 Corridor Plan in Smyrna. Staff at the OSPC are available to assist other communities to take advantage of this unique planning process. It will be especially helpful for future master planning projects.

Three Phases of the NCI Charrette System™

Preliminary Land Use Services (PLUS) Reviews

The 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 67 Preliminary Land Use Service (PLUS) applications, up from the 50 reviews in 2012. These applications included comprehensive plan reviews, updates and amendments, rezonings, and subdivision plans.



An aerial view of Middletown's amazon.com building. (Photo Credit: Eric Crossan Photography)

Land-Use Agenda Work Plan for 2013-2014

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

Complete Communities

This initiative was started last year. The project is focused on the Governor's agenda of creating more efficient government, promoting economic growth, and improving the quality of life for all Delaware citizens. Like master planning, it is felt that helping local communities promote this concept will help make areas "shovel ready" for development activities that state and local governments can use to promote economic development activities. The Office of State Planning Coordination is working with the Institute for Public Administration and DeIDOT to develop a framework using this concept to promote place-making and economic development in Delaware. This effort will culminate this fall with a report on the research and public workshop efforts and a "Complete Communities Forum" which will include statewide stakeholders and national figures knowledgeable about this topic.

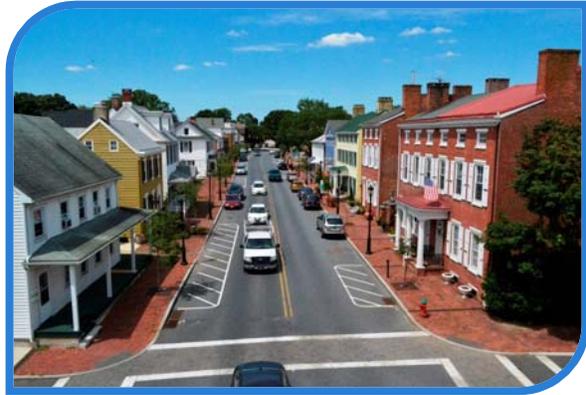


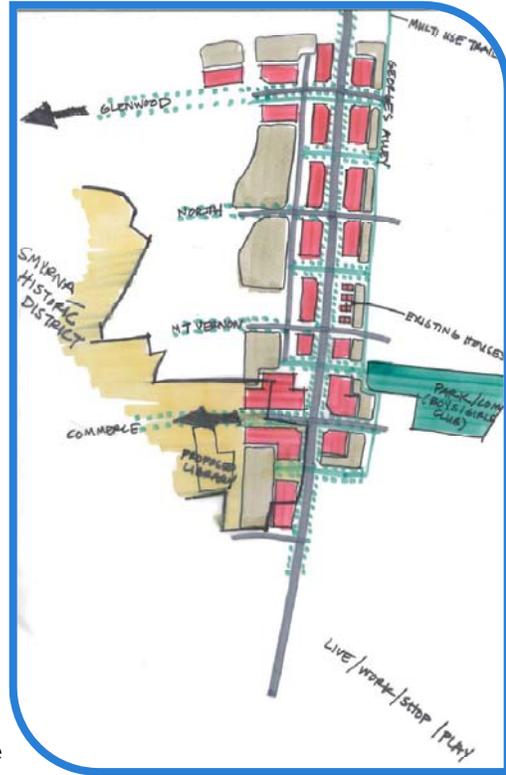
Illustration of recommended bulk standards for Smyrna, from North Corridor Zoning District Manual of Written and Graphic Guidelines

Master Planning

Continuation of the development/implementation of the ongoing master plan projects as well as for two new projects (see Highlights Section for a description of "Master Planning"):

- ◆ **Southern New Castle County Plan:** With new leadership in place we anticipate this project to be revived to address growth issues in this part of the County.
- ◆ **Kent County Transportation Master Plan:** Kent County's comprehensive plan identifies a number of areas where Transportation Improvement Districts (TIDs) are desirable to assist in programming and funding needed transportation improvements. The OSPC is available to assist the County and DeIDOT in the completion of these studies, which are expected to begin this fiscal year.
- ◆ **Milford Master Plan:** The City of Milford continues to implement their Southeast Neighborhood Master Plan. In the coming year it is expected that the OSPC and DeIDOT will collaborate with the City to develop a Transportation Improvement District (TID) for the master plan area as envisioned in the plan. The City continues to work on utilities, while DeIDOT will be completing the grade-separated intersection at Routes 1 and 30.

- ◆ **Bridgeville/Greenwood Master Plan:** To meet requirements of protecting and preserving the Chesapeake Bay, the towns held public meeting to seek input on a proposed master plan. The towns are working to complete the document and will then have additional public meetings before adoption.
- ◆ **Town of Smyrna Route 13 Corridor Plan:** The Town of Smyrna is currently installing utilities (water and sewer) in the northern portion of the Route 13 corridor. This is expected to generate economic development activity and redevelopment of older properties once completed. The utilities will also connect to the Smyrna Rest Stop, and future phases have the ability to connect to the DEMA facility on Brick Store Landing Road. The OSPC is assisting the Town, the Dover/Kent MPO and DelDOT in the development of an access management plan for this portion of the corridor in order to provide predictability for developers while ensuring that transportation goals and objectives are met.
- ◆ **Fort DuPont Master Plan:** Implementation of the finalized plan is expected to begin in FY2014. This will be spurred on by an allocation in the FY2014 Bond Bill, where the General Assembly set aside funds for demolition plans, specifications, and related permitting for those portions of the Ft. DuPont site that are not historic and are slated to be demolished under the development plan for the site ("The Pods" and the Gateway facilities). The State will likely take the first steps of setting up the demolitions, providing some landscaping on the site to begin to establish some "boulevards," and creating the governance structure for moving forward.



*U.S. 13 Central Recommended Plan,
Smyrna*

Delaware Population Consortium

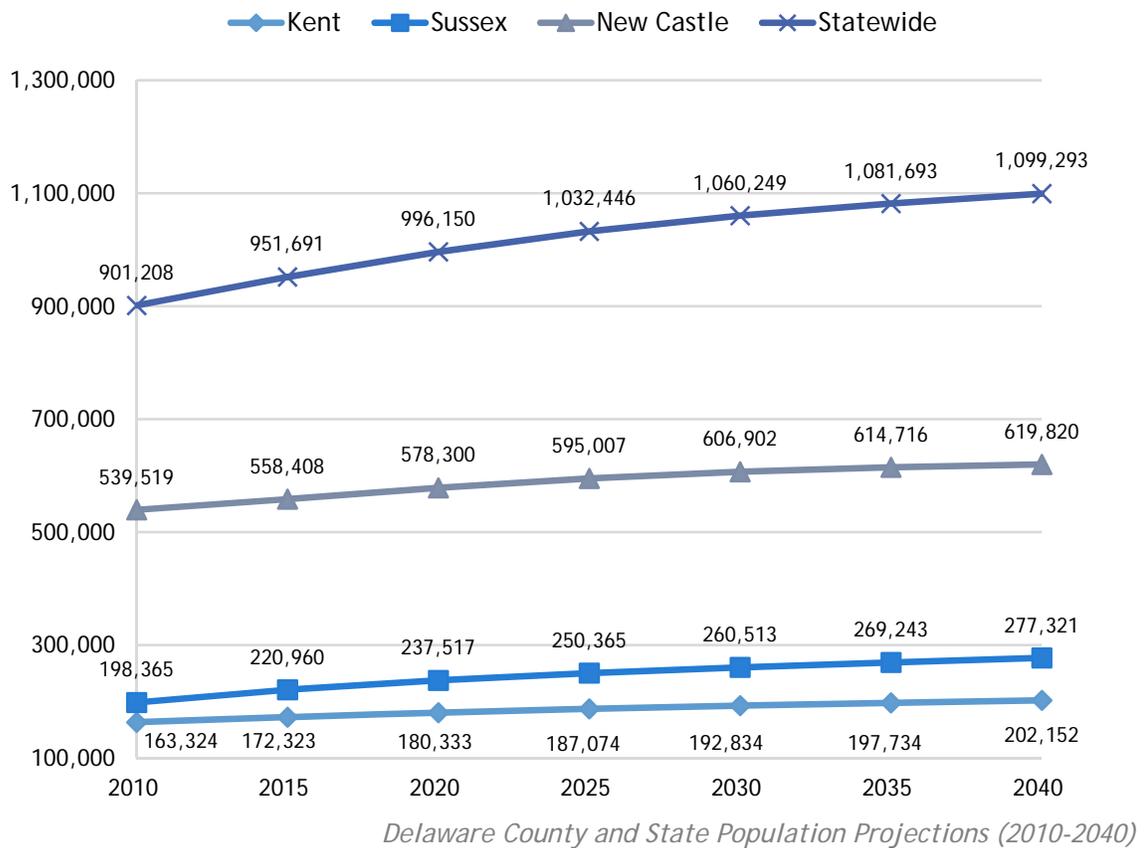
The Delaware Population Consortium (DPC) was formed in 1975, with the goal of "providing a continuing forum for debate and discussion of matters relating to state and local population growth." The DPC is an informal organization with representation from state agencies, local jurisdictions, counties as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

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.

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.



Geospatial Coordination

The DGDC will continue working on the following initiatives:

- ◆ **Centralized GIS Data Consolidation:** OSPC will continue to work with DTI through a business case to implement a full production centralized geospatial database containing all shared and public geospatial data for the state. This will entail final testing of the Proof-Of-Concept (POC) project and building it to full scale. Coordination with all state agencies will be essential to the success of this project.
- ◆ **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.
- ◆ **Geospatial Governance:** the DGDC will look to define a governance structure for GIS coordination in the State so that state agencies will know who to go to for assistance with GIS related issues.
- ◆ **Federal Coordination:** 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, DOE and OMB will continue to work on assisting the school districts with identification and approval of future school sites. The current projects with the Cape Henlopen and Sussex Tech school districts will continue into this fiscal year.

Hazard Planning – Integrating Hazard Planning into Local Plans

This is a Federal Emergency Management Agency (FEMA) Region III Pilot project to develop an agency integration process where Delaware (New Castle County, in particular) is one of three participating states being used to develop materials to be used on a national level.

Delaware Coalition for Healthy Eating and Active Living (DE HEAL) Access to Healthy Communities in the Built Environment, Breaking Barriers to Healthy Communities

OSPC and other state agencies will continue to work with Delaware 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 Setting subcommittee whose focus is on how the physical environment affects our health. Possible focus for the coming year include, incorporating health assessments for comprehensive plans and the PLUS process as well as using GIS to do gap analysis of healthy community resources.

State Land Inventory

OSPC will continue to work on the inventory of state owned property. 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 and any necessary changes will be made before the inventory is put online. The end result of the inventory will also be a GIS layer to show the various State-owned lands, State-owned, or maintained buildings, and leases. It is anticipated that this work will be done in early 2014. A process will also be developed to keep this inventory updated.

University of Delaware/Institute for Public Administration Contract

The OSPC will continue its strategic partnership with the University of Delaware this fiscal year. In addition to ongoing research into Form-Based Codes and fiscal analysis, IPA will assist with GIS analysis and database management strategies for the development trends data.

Regularly occurring activities

Office of State Planning Coordination 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

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

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. These compilations allow for consistent comparisons of development activity across the study period. The process of compiling the data used for this analysis required that information from many sources, much of it in dissimilar formats be reconciled and combined. Differences in the way data are collected, including which type of information is recorded, have created challenges to consistently track trends. For instance, assessment files sometimes do not include the physical location of the properties involved.

OSPC has been collecting and structuring the data received from local jurisdictions into a consistent set of data 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 or jurisdiction, acreage, and physical location, among other attributes. This structured, consistent format allows for analysis of the spatial patterns of development across the state for the years 2008 through 2012.

Policies at the state level seek to help guide appropriate development. For instance, the 2010 *Strategies for State Policies and Spending* (the “*Strategies*”) defines four levels of growth. Levels 1 & 2 constitute areas where growth is most encouraged, Level 3 is considered a secondary growth zone, and Level 4 defines the zone where growth is discouraged by the state. It is straightforward to map and quantify the intensity of development (based on either initial applications or building permits) according to which jurisdiction it falls within. Similarly, it is possible to investigate the degree to which development is focusing on areas identified as growth zones the *Strategies*, and therefore the relative efficacy of that policy.

Two types of development activity information are considered in this analysis: development approvals and building permits. It is important to note that there is potentially a considerable time gap between the application process and the issuance of a building permit. For instance, building permits issued in one year are not necessarily based on applications from the same year. Further, applications (and permits) do not necessarily indicate that development has taken place (or will ever take place) at that location. These measures do, however provide a snapshot of the market forces tending to foster or suppress development.

Each data type offers a slightly different view of development. Development approvals show where developers have obtained approvals from local governments to build projects, and indicate where it is likely that building will occur in the future. These projects may or may not be built, depending on a variety of factors related to the economy, financial markets, real estate market demand, and the viability of the developer. Building permit data are a stronger indication of where actual land development activity is occurring or will occur. Because permits indicate where building is able to occur, it is a better proximate indicator of current market demand and development trends.

This consistent, structured data on development trends is crucial for future efforts at “tracking the trajectory” of development proposals through time. By linking the development application process to the issuance of building permits, and to the initial PLUS review process, the potential for fine-grained analysis of the fate of each individual proposal (from the initial review process through final construction) is enhanced. This would provide valuable insight into how different areas of the state, counties, and local jurisdictions are faring. The recent major recession, which affected the building industry heavily, is an instance where the

information from such analysis could be invaluable. OSPC and the Institute for Public Administration (IPA) conducted the following analysis.

Development Trends Summary

Residential Trends

Development Applications

From 2008 through 2012, a total of 30,004 residential units were approved for development by local governments in Delaware. Development approvals were the highest in 2008, when 10,324 units were approved. This number declined steadily over the period, with a slight spike in 2010. In 2012, the statewide number had recovered somewhat to 4,714 units, still well short of the high seen in 2008. The high initial number may reflect real estate speculation stemming from the extremely active housing market in 2008, rather than realistic market conditions. Table A.1 presents the distribution of residential development application activity based on local jurisdiction.

Table A.1 Residential Units Approved by Development Application

Jurisdiction	2008	2009	2010	2011	2012	2008-2012
New Castle County*	2,497	225	3,315	2,387	3,093	11,517
Bellefonte	-	-	-	-	-	-
Delaware City	-	-	-	-	-	-
Elsmere	1	-	-	-	-	1
Middletown	534	14	472	-	-	1,020
New Castle	8	-	-	-	-	8
Newark	30	26	139	32	39	266
Newport	-	-	-	-	-	-
Odessa	-	-	-	-	-	-
Smyrna	-	-	-	-	-	-
Townsend	-	-	-	-	-	-
Wilmington	-	92	63	14	75	244
New Castle Total	3,070	357	3,989	2,433	3,207	13,056
Kent County*	1,226	-	444	6	36	1,712
Bowers Beach	-	-	-	-	-	-
Camden	-	-	-	-	-	-
Cheswold	-	-	-	-	-	-
Clayton	2	1	-	-	200	203
Dover	17	378	119	188	245	947
Farmington	-	-	-	-	-	-
Felton	-	-	-	-	-	-
Frederica	1,871	-	-	-	-	1,871
Harrington	411	-	-	-	-	411
Hartly	-	-	-	-	-	-
Houston	-	-	-	-	-	-
Kenton	-	-	-	-	-	-
Leipsic	-	-	-	-	-	-
Little Creek	-	-	-	-	-	-
Magnolia	-	5	-	-	-	5
Milford	9	1,067	-	2	-	1,078
Smyrna	-	4	-	-	-	4
Viola	-	-	-	-	-	-
Woodside	-	-	-	-	-	-
Wyoming	-	-	-	-	-	-

Jurisdiction	2008	2009	2010	2011	2012	2008-2012
<i>Kent Total</i>	3,536	1,455	563	196	481	6,231
Sussex County*	1,316	1,169	588	1,541	1,026	5,640
Bethany Beach	-	-	-	-	-	-
Bethel	-	-	-	-	-	-
Blades	-	-	-	-	-	-
Bridgeville	-	-	-	-	-	-
Dagsboro	-	-	741	17	-	758
Delmar	933	-	-	-	-	933
Dewey Beach	-	-	-	-	-	-
Ellendale	-	405	-	-	-	405
Farmington	-	-	-	-	-	-
Fenwick Island	-	-	-	-	-	-
Frankford	-	-	-	-	-	-
Georgetown	187	28	-	-	-	215
Greenwood	-	-	-	-	-	-
Henlopen Acres	-	-	-	-	-	-
Laurel	653	-	-	-	-	653
Lewes	-	-	102	17	-	119
Milford	317	392	-	306	-	1,015
Millsboro	-	48	-	-	-	48
Millville	185	-	-	-	-	185
Milton	23	337	-	-	-	360
Ocean View	-	-	-	-	-	-
Rehoboth Beach	-	-	-	15	-	15
Seaford	104	159	104	4	-	371
Selbyville	-	-	-	-	-	-
Slaughter Beach	-	-	-	-	-	-
South Bethany	-	-	-	-	-	-
<i>Sussex Total</i>	3,718	2,538	1,535	1,900	1,026	10,717
<i>State Total</i>	10,324	4,350	6,087	4,529	4,714	30,004

*Represents development applications in unincorporated areas of the county

The following maps show the location of each residential development application in Delaware from 2008 to 2012. The size of the dots relate to the number of proposed housing units associated with that application. This map indicates the intensity of applications in southern New Castle County and in Kent and Sussex Counties. These areas indicate where residential development might be likely to occur in future years. The map indicates a degree of residential development outside traditional areas of residential activity, south of the populated northern portion of the state, and in the southern part of the state, just inland from coastal development centers. Note that applications do not necessarily lead to development. In particular many of the applications granted prior to the economic slowdown in 2008 are unlikely to be realized.

Figure A.1 Residential Development Applications 2008-2012

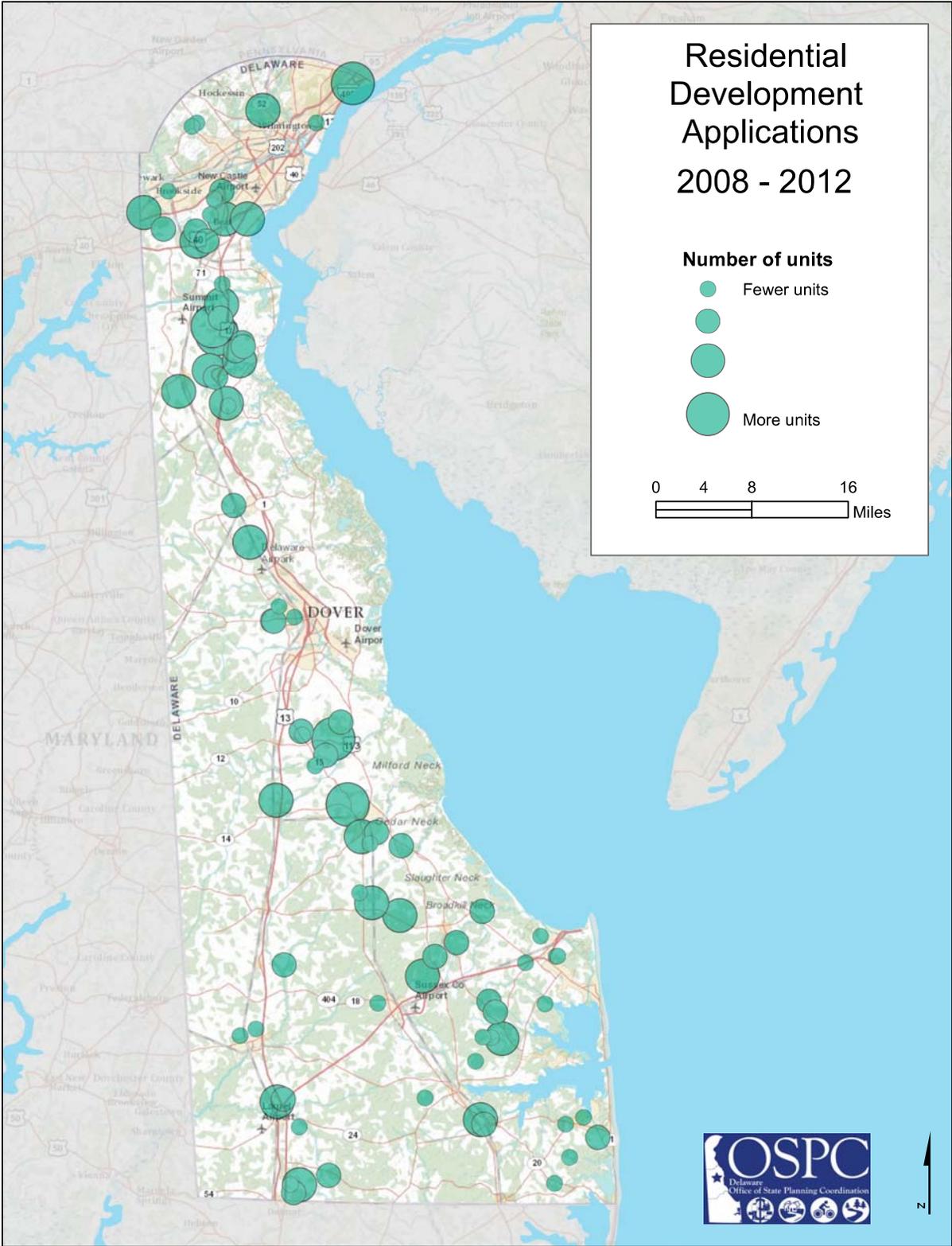
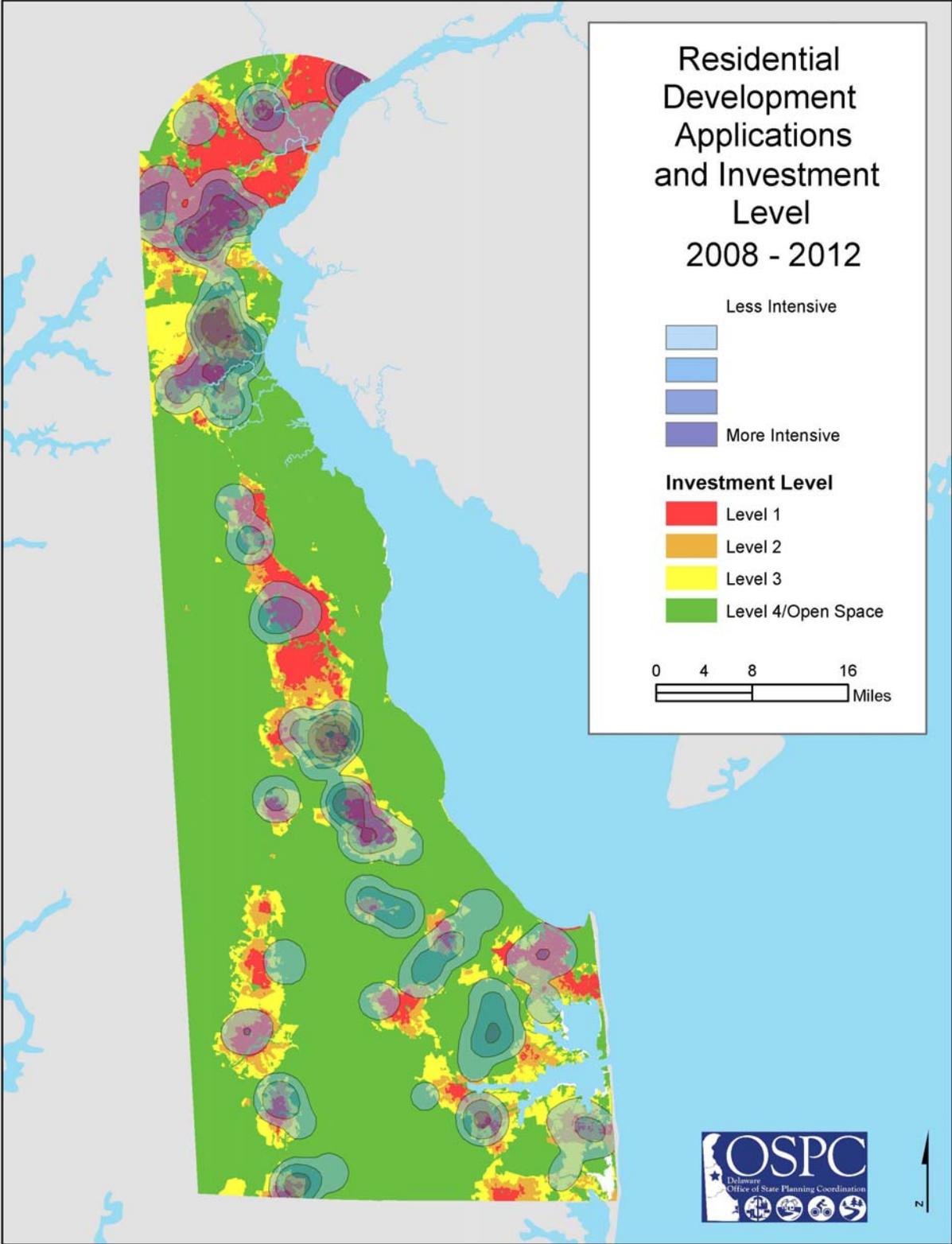


Figure A.2 Residential Development Applications and Investment Level 2008-2012



The location of these approvals is an indication of the extent to which local governments are following their certified plans and, by extension, the *Strategies for State Policies and Spending*. Figure A.2 illustrates the intensity of residential development applications, mapped relative to the location of the investment zones (this presentation can be thought of as a “heat map” indicating hot-spots of activity, with darker blue indicating more intensity). There is generally a close concordance with the investment zones, with the exception of intensive activity west of the Sussex County beach communities, in Level 4.

Table A.2 summarizes residential development applications based on investment level as defined by the *Strategies for State Policies and Spending* (e.g., Levels 1, 2 and 3 are designated higher growth areas, with 1 and 2 being the preferred areas where the state encourages development, while in Level 4 growth is discouraged).

Table A.2 Residential Units in Development Applications by County and Investment Level, 2008–2012

	2008	2009	2010	2011	2012	2008-2012
New Castle	Units	Units	Units	Units	Units	Total Units
Level 1 & 2	3,032	332	3,810	2,103	2,994	12,271
Level 3	30	-	162	326	200	718
Level 4	8	25	17	4	13	67
New Castle Total	3,070	357	3,989	2,433	3,207	13,056
Kent						
Level 1 & 2	2,336	1,455	118	196	480	4,585
Level 3	1,200	-	445	-	-	1,645
Level 4	-	-	-	-	1	1
Kent Total	3,536	1,455	563	196	481	6,231
Sussex						
Level 1 & 2	2,600	1,066	1,058	359	563	5,646
Level 3	237	615	31	93	90	1,066
Level 4	881	857	446	1,448	373	4,005
Sussex Total	3,718	2,538	1,535	1,900	1,026	10,717
Delaware						
Level 1 & 2	7,968	2,853	4,986	2,658	4,037	22,502
Level 3	1,467	615	638	419	290	3,429
Level 4	889	882	463	1,452	387	4,073
State Total	10,324	4,350	6,087	4,529	4,714	30,004

The following pie graphs (Figures A.3-A.6) present the occurrence of residential development applications by *Strategies for State Policies and Spending* level, for each county and the state as a whole, over the entire study period (2008–2012). New Castle County has the highest percentage (94%) of applications occurring in Level 1 & 2 areas, while Sussex County has the lowest, with only 53 percent occurring in higher growth zones.

Figure A.3 Residential Units Based on Development Applications, by Investment Level, 2008-2012 New Castle County

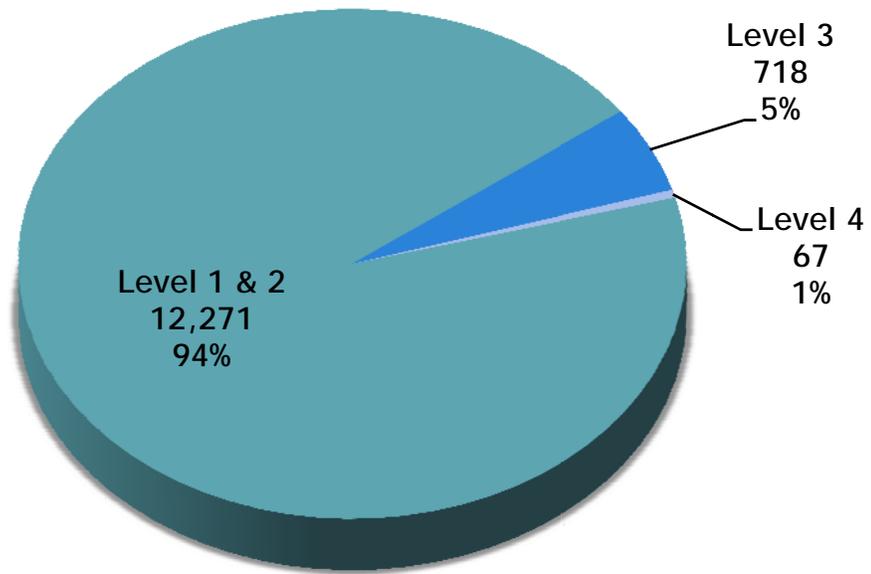


Figure A.4 Residential Units Based on Development Applications, by Investment Level, 2008-2012 Kent County

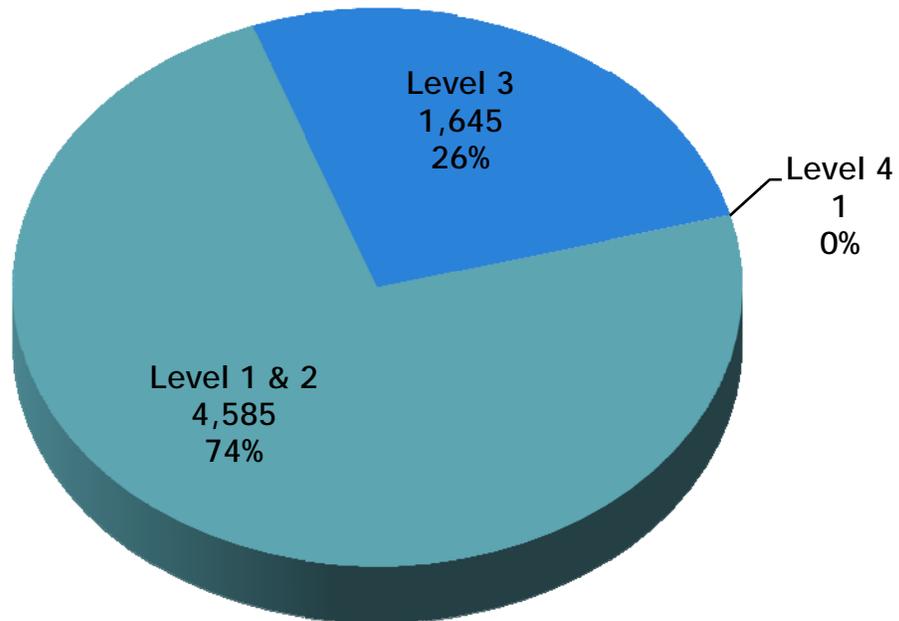


Figure A.5 Residential Units Based on Development Applications, by Investment Level, 2008-2012, Sussex County

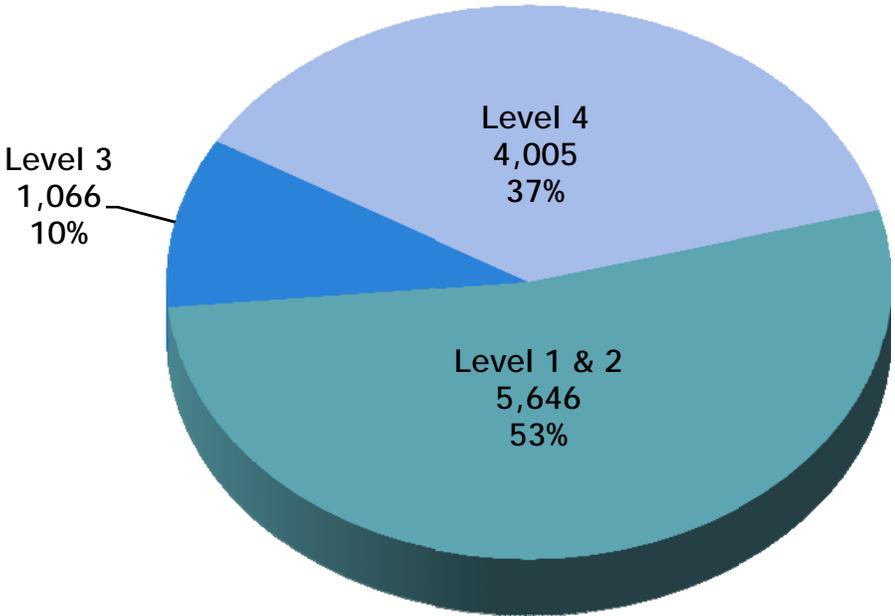
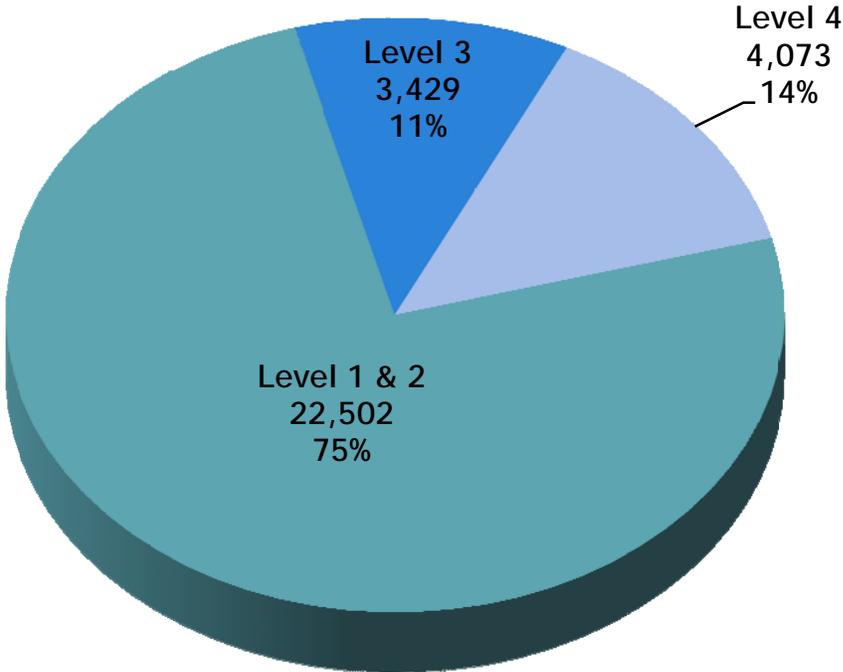


Figure A.6 Residential Units Based on Development Applications, by Investment Level, 2008-2012, State of Delaware



Figures A.7 to A.10 show the prevalence of residential development applications by *Strategies for State Policies and Spending* zone and by year (2008-2012).

Figure A.7 Residential Units Based on Development Applications, New Castle County

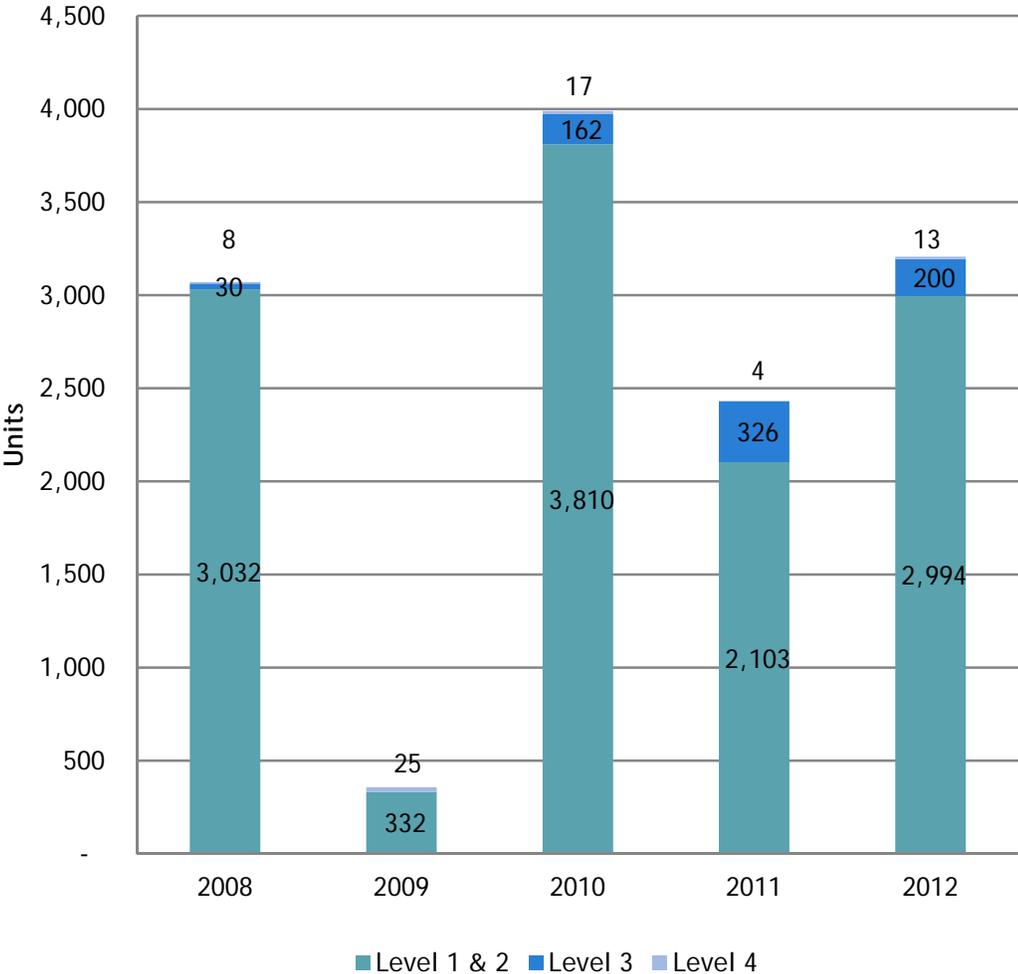


Figure A.8 Residential Units Based on Development Applications, Kent County

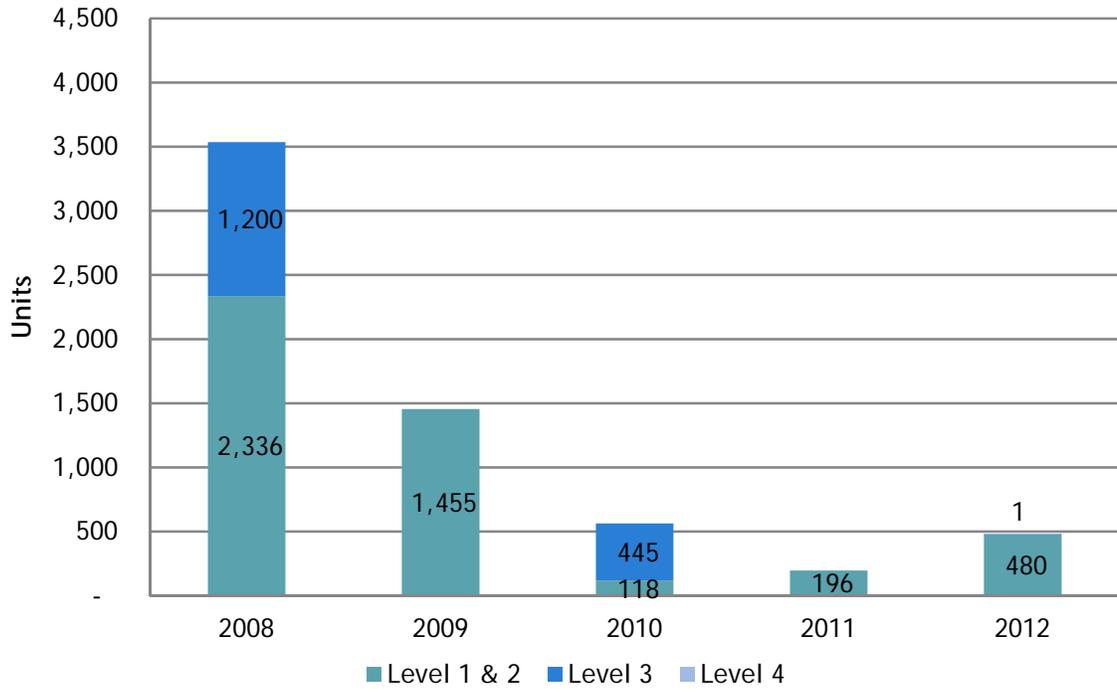


Figure A.9 Residential Units Based on Development Applications, Sussex County

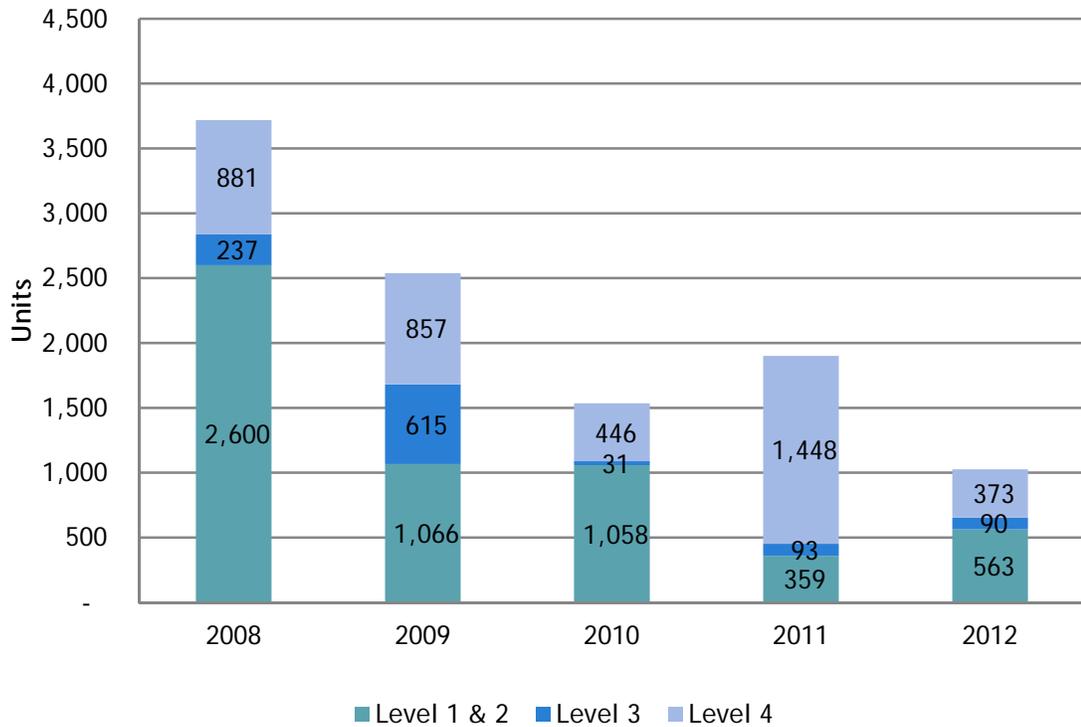
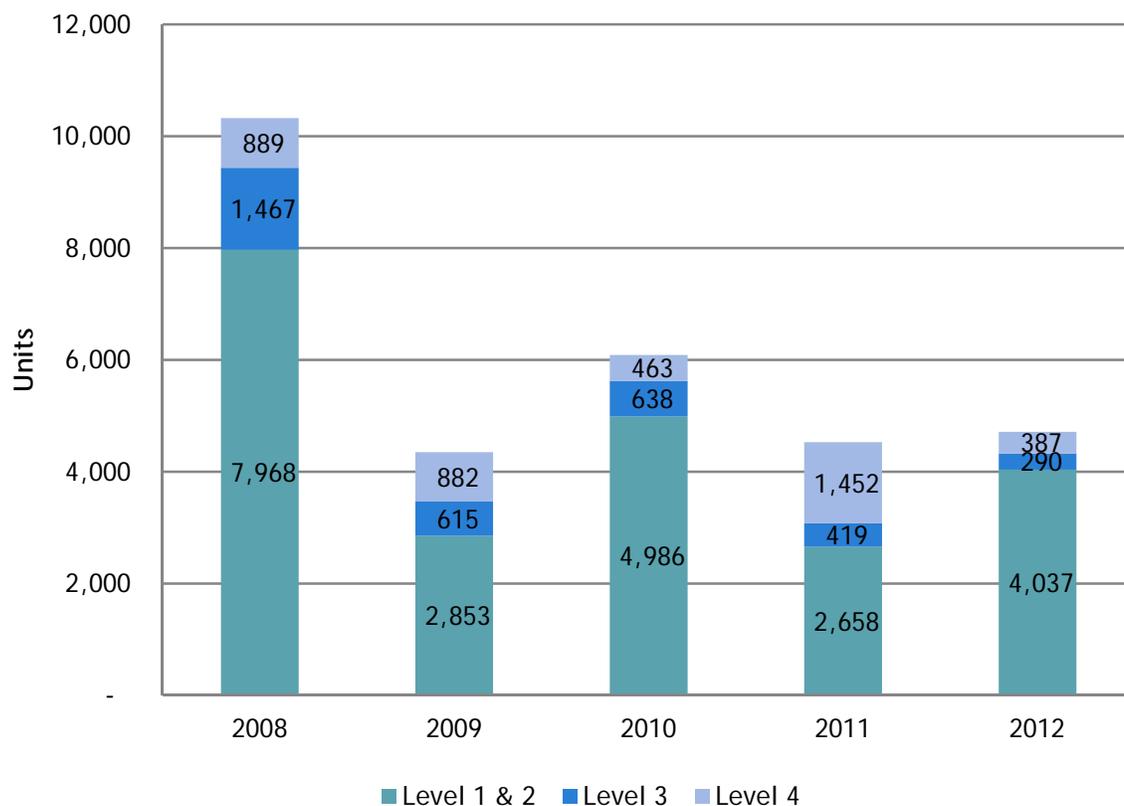


Figure A.10 Residential Units Based on Development Applications, State of Delaware



Building Permits

Table A.3 Residential Units Approved by Building Permit

County	2008	2009	2010	2011	2012	Total
New Castle	974	770	784	641	796	3,965
Kent	1,246	729	579	863	926	4,343
Sussex	1,723	1,700	1,555	1,709	2,147	8,834
Total	3,943	3,199	2,918	3,213	3,869	17,142

The location of new residential units is perhaps the best measure of how planning coordination, land-use regulations, real estate market trends, and consumer preferences are converging. Building permits offer a more accurate view of actual development activity than do development applications. Table A.3 summarizes the occurrence of residential building permits by county from 2008 through 2012, based on number of units permitted.

Residential permits show a marked decline in all counties with the onset of the recession, but the trend is less marked than that seen in development applications. Overall New Castle County saw the fewest permits for housing (3,964 units) and Sussex County the most (8,834 units). Sussex County also saw the largest rebound in housing permits, with 2,147 units permitted in 2012, a nearly 25 percent increase from the previous year.

Table A.4 shows the distribution of residential building permit activity by local jurisdiction. Figure A.11 presents the distribution and intensity of residential building permits across the state. Building permits reflect a closer correlation than do development applications with existing areas of development, including towns and population centers, and the intensive development seen in the beach communities in Sussex County.

Table A.4 Residential Building Permit Activity

Jurisdiction	2008	2009	2010	2011	2012	2008-2012
New Castle County*	444	453	582	497	630	2,606
Bellefonte	-	-	-	-	-	-
Delaware City	9	-	3	1	-	13
Elsmere	2	-	2	-	-	4
Middletown	256	149	106	47	72	630
New Castle	10	78	4	-	4	96
Newark	137	33	33	33	45	281
Newport	-	-	-	-	-	-
Odessa	-	-	-	2	-	2
Smyrna	-	-	-	-	-	-
Townsend	24	11	15	14	15	79
Wilmington	92	46	39	47	30	254
<i>New Castle Total</i>	974	770	784	641	796	3,965
Kent County*	479	400	319	576	707	2,481
Bowers Beach	6	1	-	-	-	7
Camden	33	4	-	-	-	37
Cheswold	2	-	-	-	1	3
Clayton	30	13	5	16	9	73
Dover	325	78	130	100	38	671
Farmington	1	-	-	-	-	1
Felton	4	5	2	4	5	20
Frederica	8	2	4	8	-	22
Harrington	16	6	27	3	1	53
Hartly	1	-	-	-	-	1
Houston	1	-	1	-	-	2
Kenton	-	-	1	-	-	1
Leipsic	-	-	-	-	-	-
Little Creek	-	-	-	-	-	-
Magnolia	-	5	-	-	-	5
Milford	82	7	4	7	89	189
Smyrna	251	202	80	133	66	732
Viola	-	-	-	-	-	-
Woodside	-	-	-	1	-	1
Wyoming	7	6	6	15	10	44
<i>Kent Total</i>	1,246	729	579	863	926	4,343
Sussex County*	1,367	1,299	1,234	1,165	1,781	6,846
Bethany Beach	22	8	24	10	5	69
Bethel	-	-	1	1	-	2
Blades	9	-	2	1	2	14
Bridgeville	20	25	20	30	31	126
Dagsboro	9	6	6	4	3	28
Delmar	2	2	3	10	7	24
Dewey Beach	3	2	1	4	-	10
Ellendale	1	1	-	-	-	2
Farmington	-	-	-	-	-	-

Jurisdiction	2008	2009	2010	2011	2012	2008-2012
Fenwick Island	6	5	4	4	6	25
Frankford	-	1	-	1	-	2
Georgetown	18	50	2	8	53	131
Greenwood	-	3	4	4	1	12
Henlopen Acres	4	-	3	3	-	10
Laurel	6	7	8	15	-	36
Lewes	10	27	28	29	47	141
Milford	4	13	39	23	21	100
Millsboro	68	41	35	124	45	313
Millville	34	80	41	84	80	319
Milton	64	33	21	21	18	157
Ocean View	19	42	40	33	14	148
Rehoboth Beach	14	18	10	17	21	80
Seaford	28	7	9	101	3	148
Selbyville	10	17	8	3	-	38
Slaughter Beach	1	2	3	3	3	12
South Bethany	4	11	9	11	6	41
<i>Sussex Total</i>	1,723	1,700	1,555	1,709	2,147	8,834
<i>State Total</i>	3,943	3,199	2,918	3,213	3,869	17,142

**Represents building permits in unincorporated areas of the county*

Figure A.11 Residential Building Permits 2008-2012

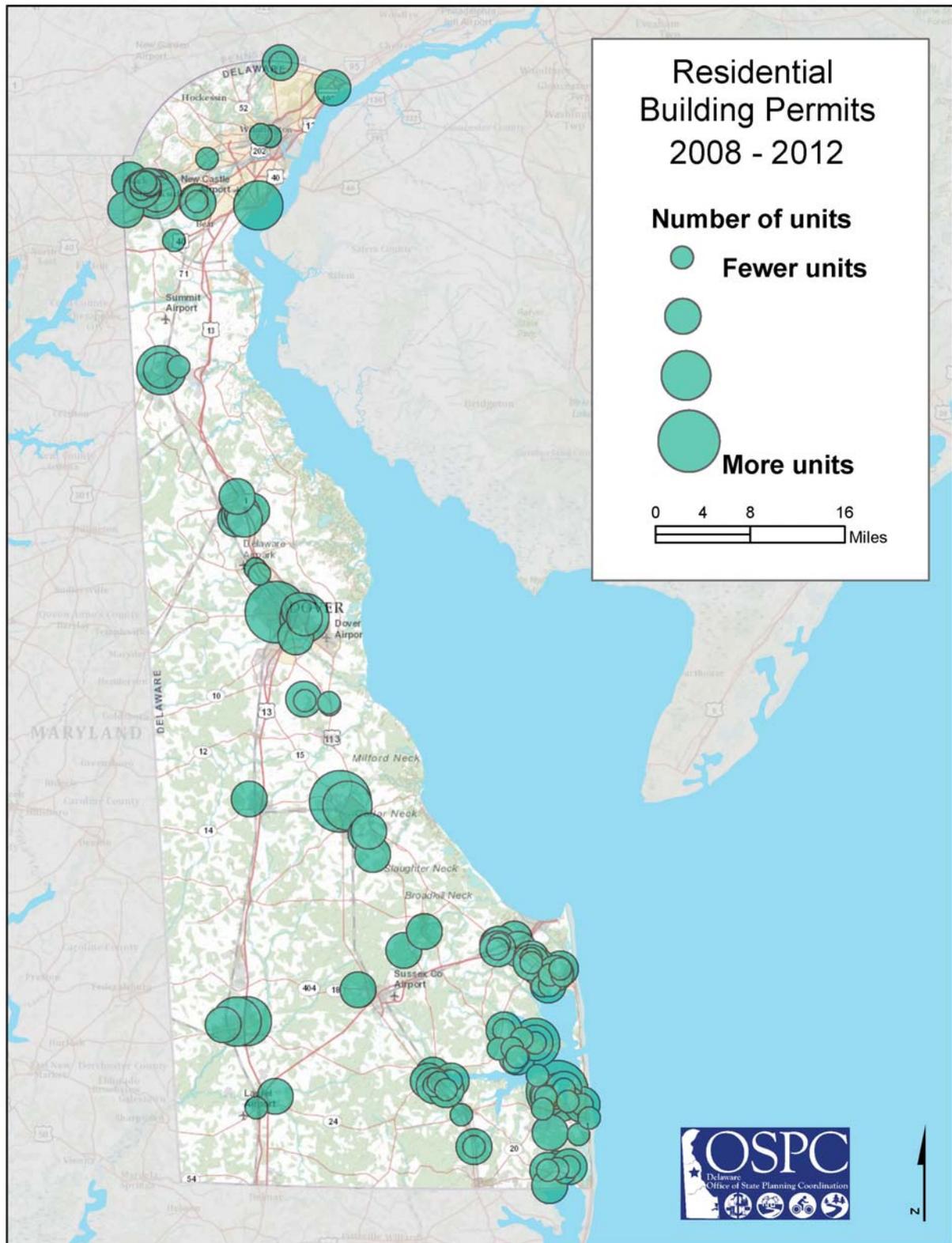
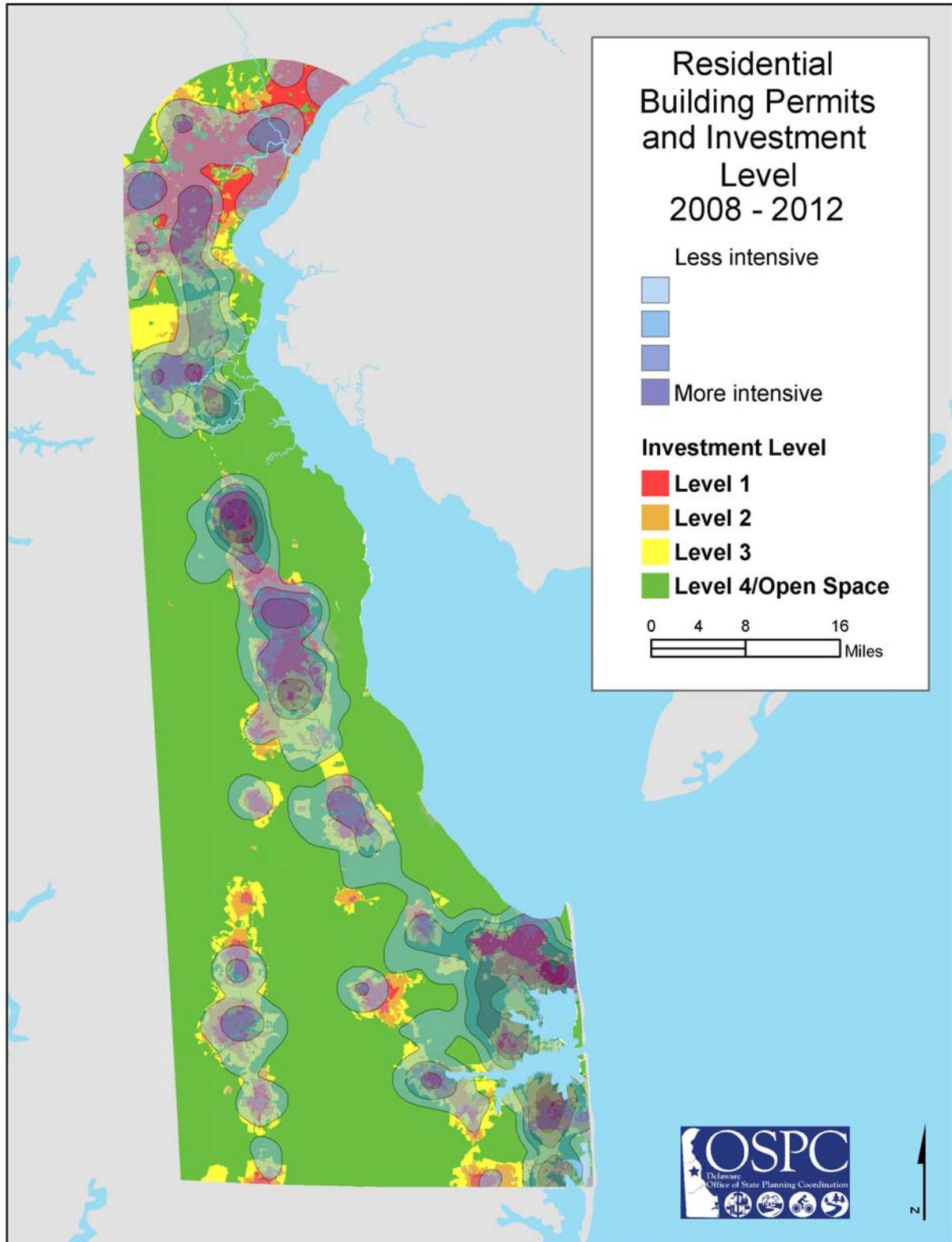


Figure A.12 Residential Building Permits and Investment Level 2008-2012



Building permits exhibit a relatively close agreement with investment levels as defined by the *Strategies*.

Figure A.12 shows the “heat map” of permit activity. Clearly the larger permits are focused on areas of existing development within Level 1 & 2 investment levels. Table A.5 shows the distribution of residential building permits by county, for each investment level.

Table A.5 Residential Units in Building Permits by County and Investment Level, 2008-2012

	2008	2009	2010	2011	2012	2008-2012
New Castle	Units	Units	Units	Units	Units	Total Units
Level 1 & 2	863	649	672	541	669	3,394
Level 3	92	105	89	74	101	461
Level 4	19	16	23	26	26	110
New Castle Total	974	770	784	641	796	3,965
Kent						
Level 1 & 2	1,037	540	445	670	708	3,400
Level 3	40	22	23	31	51	167
Level 4	169	167	111	162	167	776
Kent Total	1,246	729	579	863	926	4,343
Sussex						
Level 1 & 2	1,077	910	863	1,051	1,165	5,066
Level 3	254	339	381	382	527	1,883
Level 4	392	451	311	276	455	1,885
Sussex Total	1,723	1,700	1,555	1,709	2,147	8,834
Delaware						
Level 1 & 2	2,977	2,099	1,980	2,262	2,542	11,860
Level 3	386	466	493	487	679	2,511
Level 4	580	634	445	464	648	2,771
State Total	3,943	3,199	2,918	3,213	3,869	17,142

The graphs in Figures A.13-A.16 show the percentages of permits issued by investment zone. They indicate a significant degree of residential activity outside of the *Strategies* growth zones, mainly in Kent and Sussex Counties.

Figure A.13 Residential Units Based on Building Permits, by Investment Level, 2008-2012 New Castle County

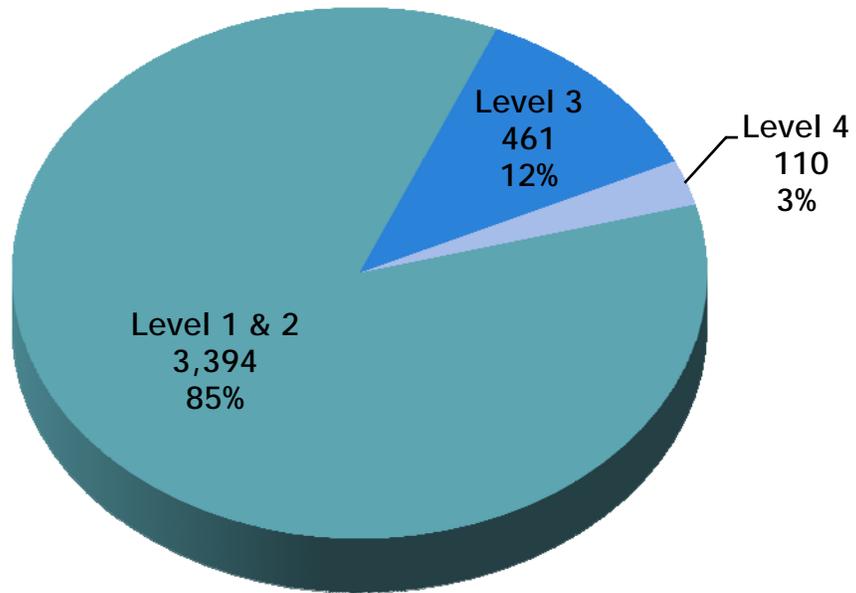


Figure A.14 Residential Units Based on Building Permits, by Investment Level, 2008-2012 Kent County

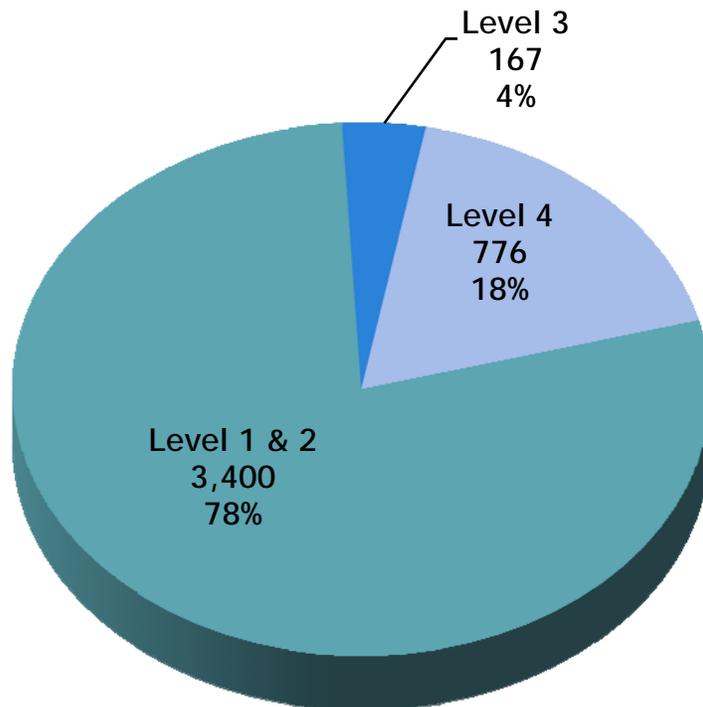


Figure A.15 Residential Units Based on Building Permits, by Investment Level, 2008-2012 Sussex County

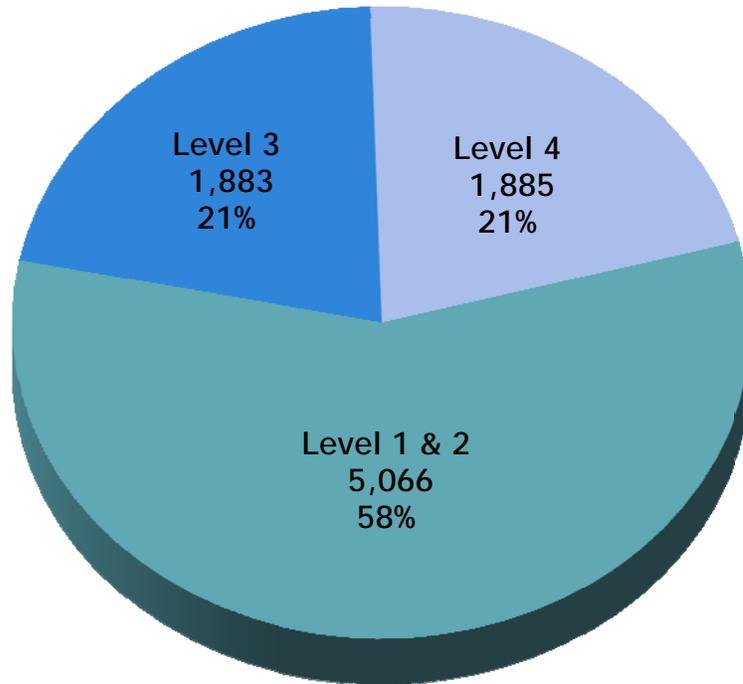
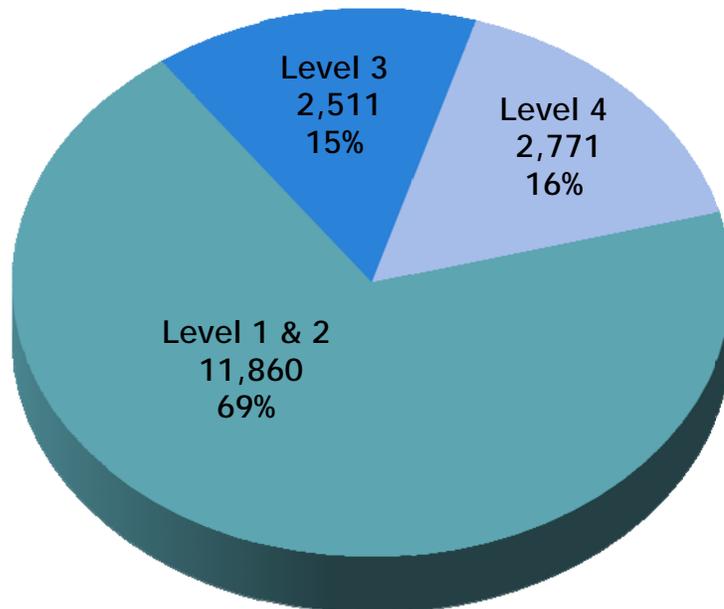


Figure A.16 Residential Units Based on Building Permits, by Investment Level, 2008-2012 State of Delaware



The graphs in Figures A.17-A.20 show the breakdown by level for each county and for the state as a whole, by year (2008-2012).

Figure A.17 Residential Units Based on Building Permits, New Castle County

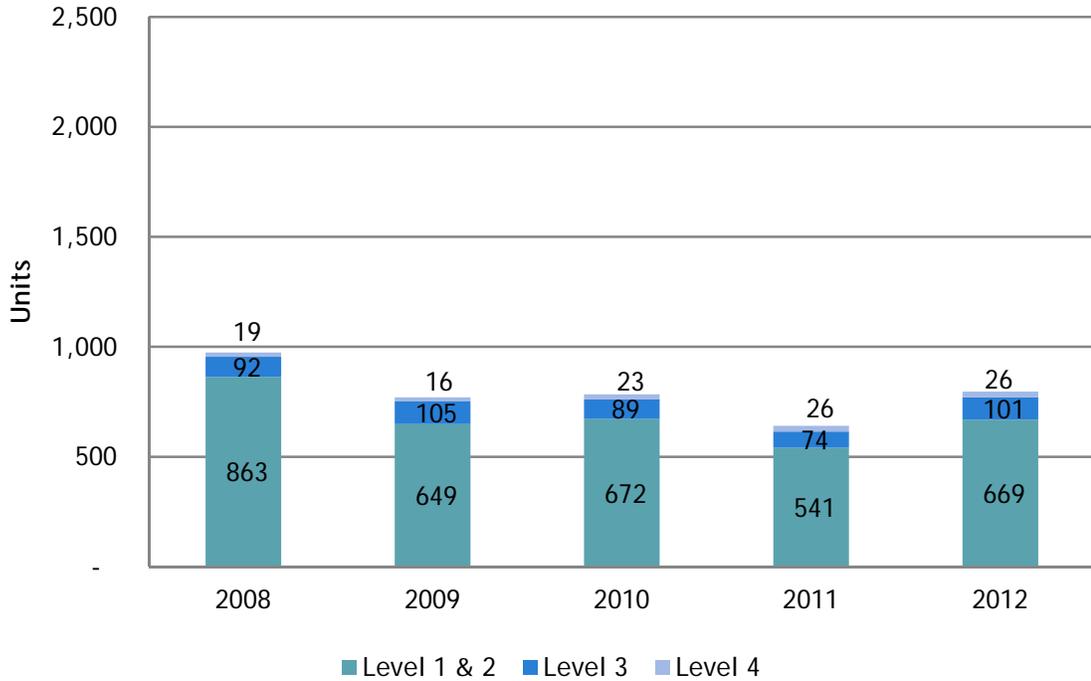


Figure A.18 Residential Units Based on Building Permits, Kent County

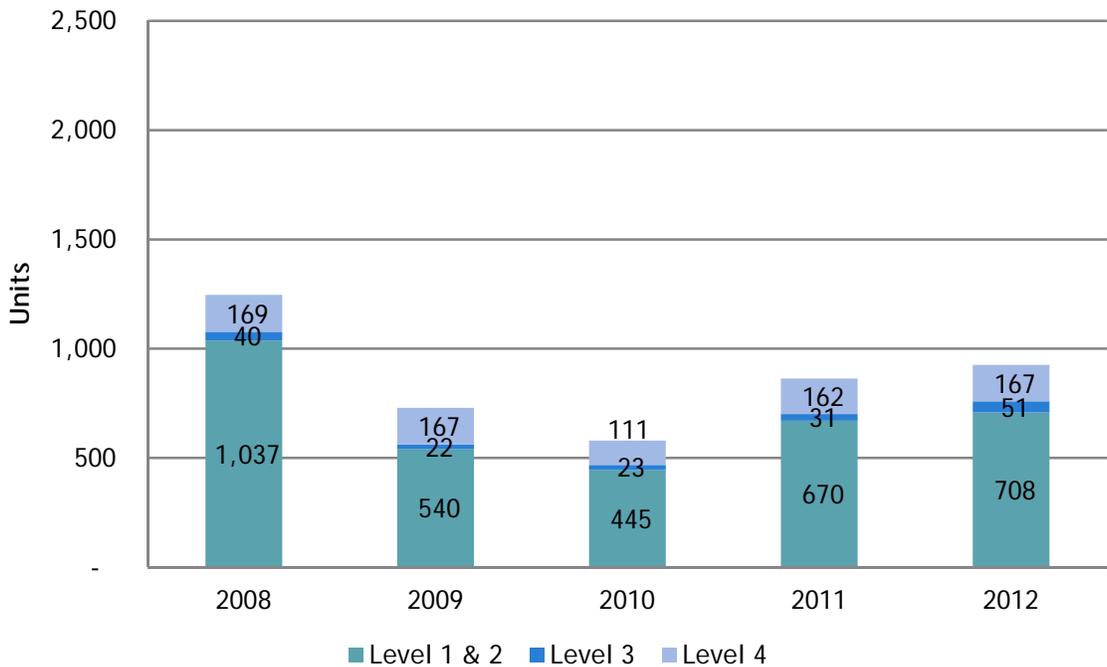


Figure A.19 Residential Units Based on Building Permits, Sussex County

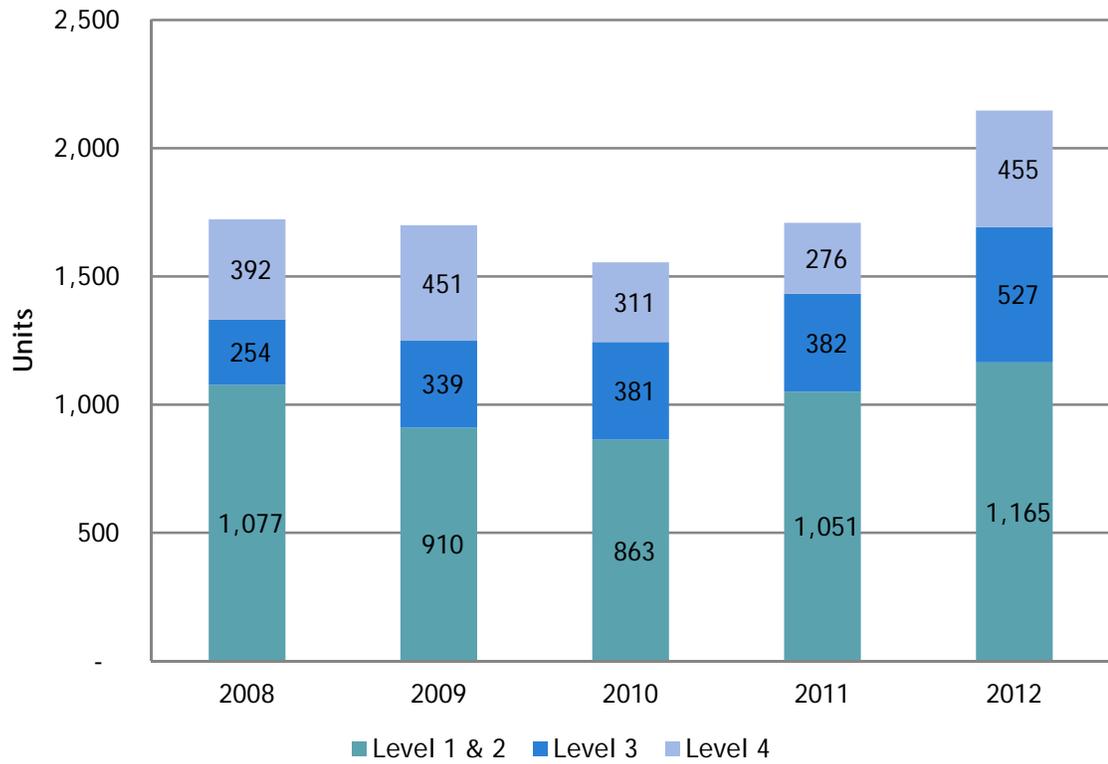
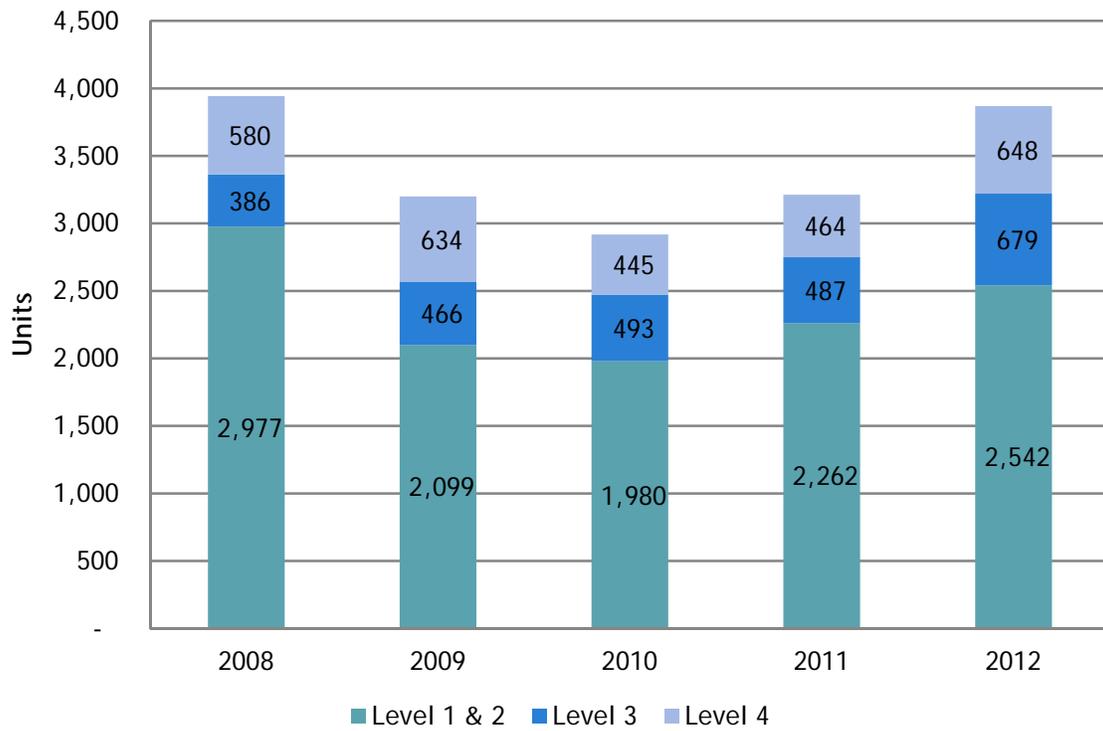


Figure A.20 Residential Units Based on Building Permits, State of Delaware



Non-residential Trends

Development Applications

Non-residential developments include 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. Table A.6 summarizes the square footage approved in development applications from 2008 through 2012. There has been an overall decline statewide in the square footage approved, from 2008 to 2011. 2012 saw a marked increase in development application activity in New Castle and Sussex Counties, and a less robust increase in Kent County. The greatest amount (and degree of recovery) of intensity of non-residential development application activity has occurred in New Castle County, which has 69 percent of all activity on a square footage basis. Table A.7 summarizes this activity by year at the local jurisdiction level.

Table A.6 Non-Residential Square Footage Approved by Development Application

County	2008	2009	2010	2011	2012	Total
New Castle	2,824,514	1,447,092	1,207,256	3,928,832	3,115,308	12,523,002
Kent	1,706,264	307,654	794,784	263,734	349,307	3,421,743
Sussex	1,275,214	617,060	37,119	62,858	290,000	2,282,251
Total	5,805,992	2,371,806	2,039,159	4,255,424	3,754,615	18,226,996

Table A.7 Non-residential Development Application Activity

Jurisdiction	2008	2009	2010	2011	2012	2008-2012
New Castle County*	1,589,477	497,482	1,038,406	2,402,202	2,785,874	8,313,441
Bellefonte	-	-	-	-	-	-
Delaware City	-	-	-	-	-	-
Elsmere	980	-	-	-	-	980
Middletown	1,158,004	931,713	-	1,168,631	2,950	3,261,298
New Castle	666	-	-	138,466	191,466	330,598
Newark	65,787	14,580	168,850	8,671	107,260	365,148
Newport	-	-	-	-	-	-
Odessa	-	-	-	-	-	-
Smyrna	9,600	-	-	-	-	9,600
Townsend	-	-	-	-	-	-
Wilmington	-	3,317	-	210,862	27,758	241,937
<i>New Castle Total</i>	2,824,514	1,447,092	1,207,256	3,928,832	3,115,308	12,523,002
Kent County*	9,520	127,388	-	115,334	100,316	352,558
Bowers Beach	-	-	-	-	-	-
Camden	-	-	63,339	-	-	63,339
Cheswold	-	-	-	-	-	-
Clayton	-	-	-	-	-	-
Dover	639,056	122,057	721,195	120,592	200,363	1,803,263
Farmington	-	-	-	-	-	-
Felton	-	-	-	-	-	-
Frederica	-	-	-	-	-	-
Harrington	-	-	10,250	-	-	10,250
Hartly	-	-	-	-	-	-
Houston	-	-	-	-	-	-
Kenton	-	-	-	-	-	-

Jurisdiction	2008	2009	2010	2011	2012	2008-2012
Leipsic	-	-	-	-	-	-
Little Creek	-	-	-	-	-	-
Magnolia	-	-	-	-	-	-
Milford	478,945	32,389	-	19,200	38,628	569,162
Smyrna	578,743	25,820	-	8,608	10,000	623,171
Viola	-	-	-	-	-	-
Woodside	-	-	-	-	-	-
Wyoming	-	-	-	-	-	-
<i>Kent Total</i>	1,706,264	307,654	794,784	263,734	349,307	3,421,743
Sussex County*	328,949	376,476	-	18,800	-	724,225
Bethany Beach	-	-	-	-	-	-
Bethel	-	-	-	-	-	-
Blades	-	-	-	-	-	-
Bridgeville	-	96,500	-	-	-	96,500
Dagsboro	-	-	-	33,933	-	33,933
Delmar	9,950	-	15,400	-	-	25,350
Dewey Beach	-	-	-	-	-	-
Ellendale	-	-	-	-	-	-
Farmington	-	-	-	-	-	-
Fenwick Island	-	-	-	-	-	-
Frankford	-	-	-	-	-	-
Georgetown	59,384	33,340	5,719	-	-	98,443
Greenwood	-	-	-	-	-	-
Henlopen Acres	-	-	-	-	-	-
Laurel	19,673	-	-	5,125	190,000	214,798
Lewes	-	-	-	-	-	-
Milford	320,134	79,544	-	-	-	399,678
Millsboro	382,061	-	-	-	-	382,061
Millville	-	-	-	-	-	-
Milton	139,063	-	-	-	100,000	239,063
Ocean View	-	-	-	-	-	-
Rehoboth Beach	-	-	-	-	-	-
Seaford	16,000	31,200	16,000	5,000	-	68,200
Selbyville	-	-	-	-	-	-
Slaughter Beach	-	-	-	-	-	-
South Bethany	-	-	-	-	-	-
<i>Sussex Total</i>	1,275,214	617,060	37,119	62,858	290,000	2,282,251
<i>State Total</i>	5,805,992	2,371,806	2,039,159	4,255,424	3,754,615	18,226,996

*Represents development applications in unincorporated areas of the county

Figure A.21 presents the map of non-residential development applications across the time period, with the size of the dot representing the proposed square footage. The prevalence of applications and square footage in New Castle County is evident from this map.

There is generally a high degree of agreement with non-residential development applications and the investment zones defined by the *Strategies for State Policies and Spending*, see Table A.8. The “heat map” in Figure A.22 illustrates this point, with the highest intensity of applications restricted to Level 1 & 2 investment zones.

Table A.8 Non-Residential Square Footage in Development Applications by County and Investment Level, 2008-2012

	2008	2009	2010	2011	2012	2008-2012
New Castle	Sq. Ft.	Total Sq. Ft.				
Level 1 & 2	2,791,743	1,447,092	954,239	3,712,623	2,937,661	11,843,358
Level 3	4,164	-	205,400	72,553	36,915	319,032
Level 4	28,607	-	47,617	143,656	140,732	360,612
New Castle Total	2,824,514	1,447,092	1,207,256	3,928,832	3,115,308	12,523,002
Kent						
Level 1 & 2	1,706,264	307,654	794,784	239,418	320,792	3,368,912
Level 3	-	-	-	18,904	-	18,904
Level 4	-	-	-	5,412	28,515	33,927
Kent Total	1,706,264	307,654	794,784	263,734	349,307	3,421,743
Sussex						
Level 1 & 2	980,363	283,618	37,119	62,858	290,000	1,653,958
Level 3	285,901	2,104	-	-	-	288,005
Level 4	8,950	331,338	-	-	-	340,288
Sussex Total	1,275,214	617,060	37,119	62,858	290,000	2,282,251
Delaware						
Level 1 & 2	5,478,370	2,038,364	1,786,142	4,014,899	3,548,453	16,866,228
Level 3	290,065	2,104	205,400	91,457	36,915	625,941
Level 4	37,557	331,338	47,617	149,068	169,247	734,827
State Total	5,805,992	2,371,806	2,039,159	4,255,424	3,754,615	18,226,996

Figure A.21 Non-residential Development Applications 2008-2012

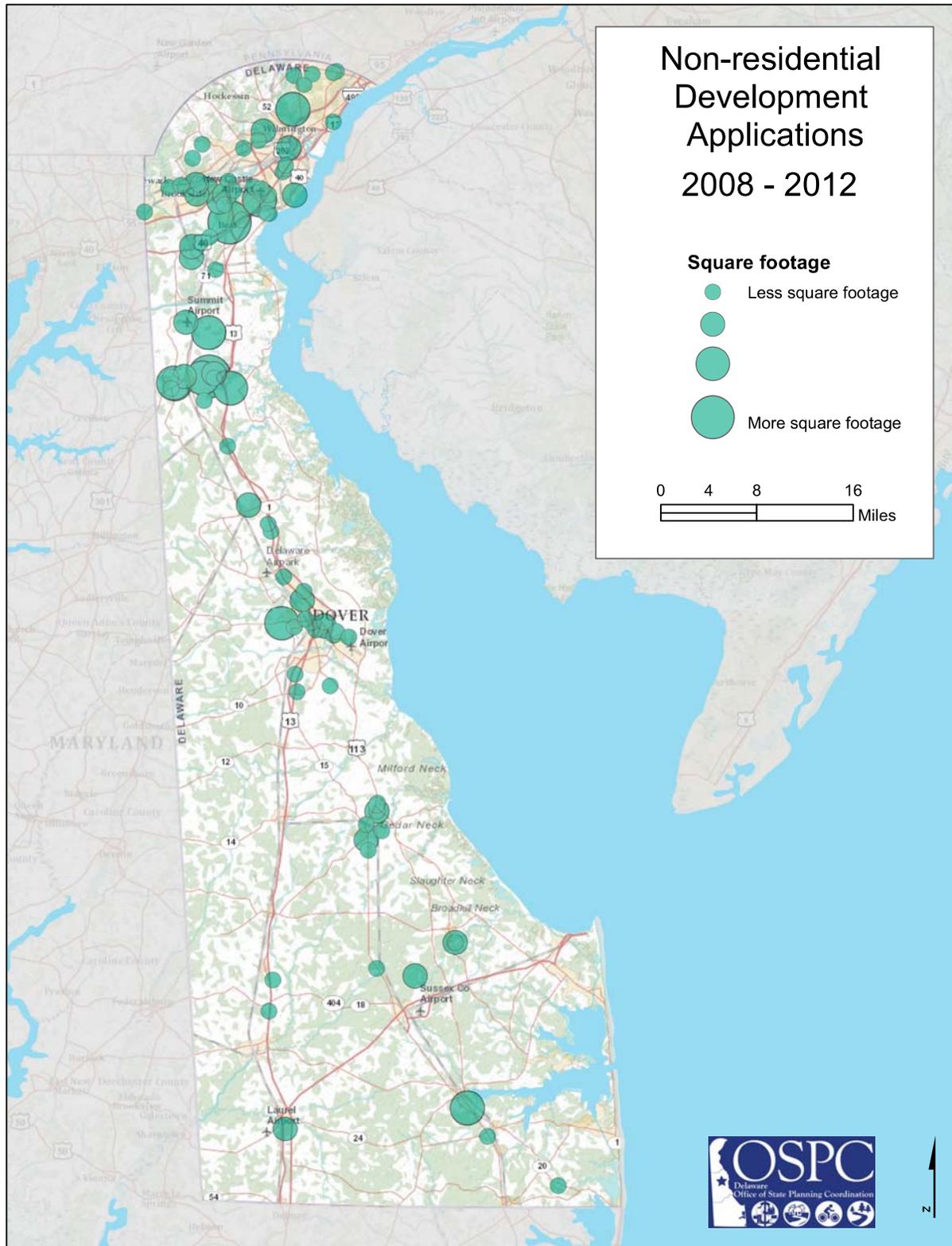
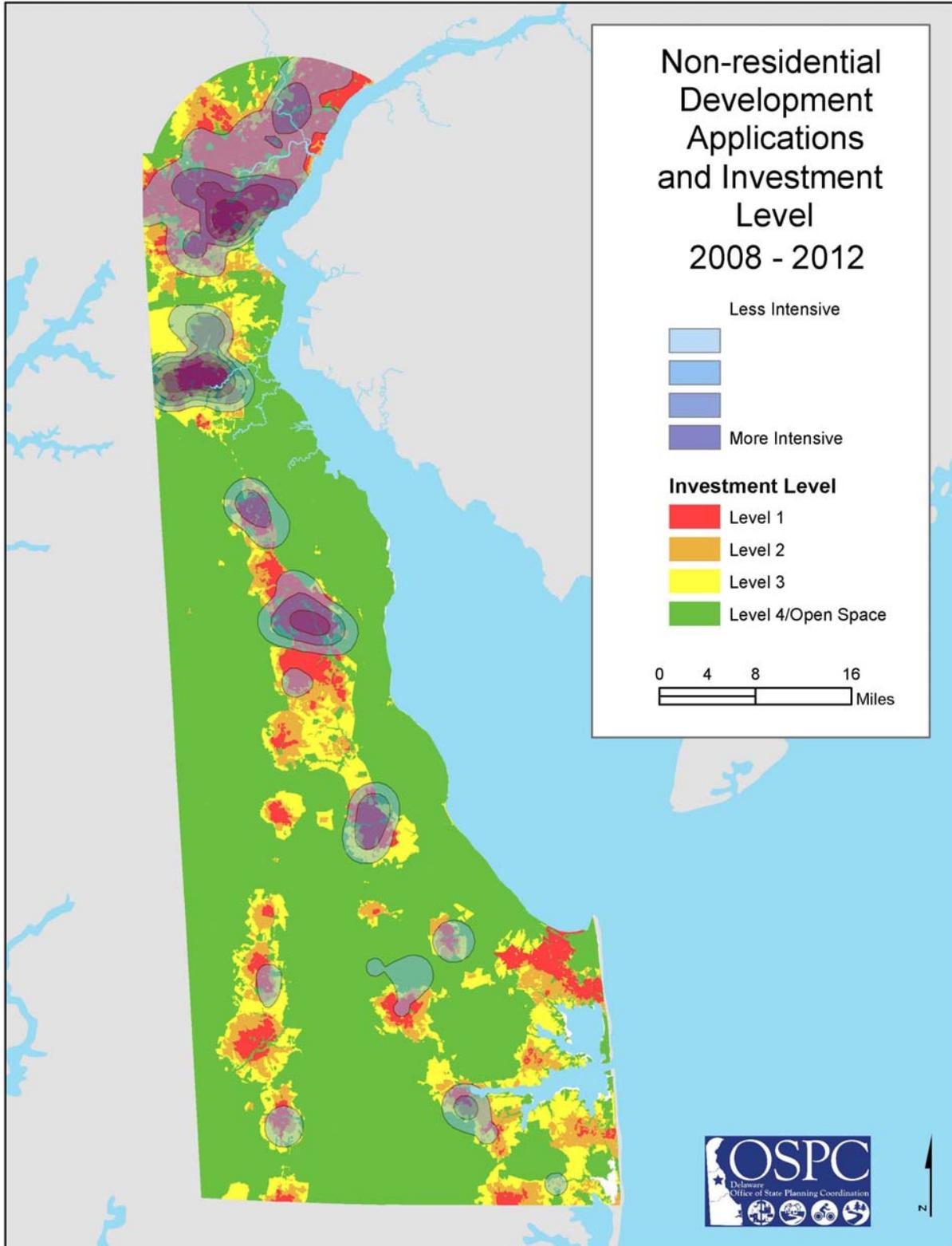


Figure A.22 Non-residential Development Applications and Investment Level 2008-2012



The following pie charts (Figures A1.23-A1.26) illustrate the proportion of non-residential square footage approved within each county and across the state as a whole, by investment level.

Figure A.23 Non-residential Square Footage Based on Development Applications, by Investment Level, 2008-2012 New Castle County

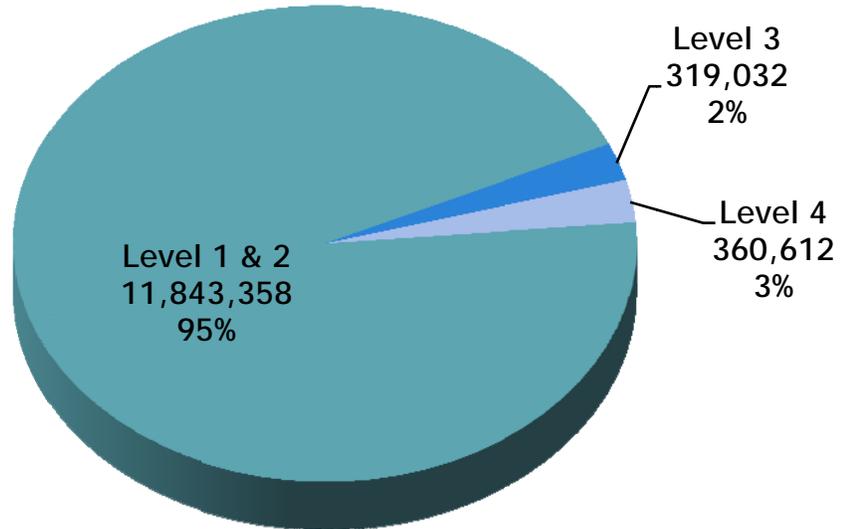


Figure A.24 Non-residential Square Footage Based on Development Applications, by Investment Level, 2008-2012 Kent County

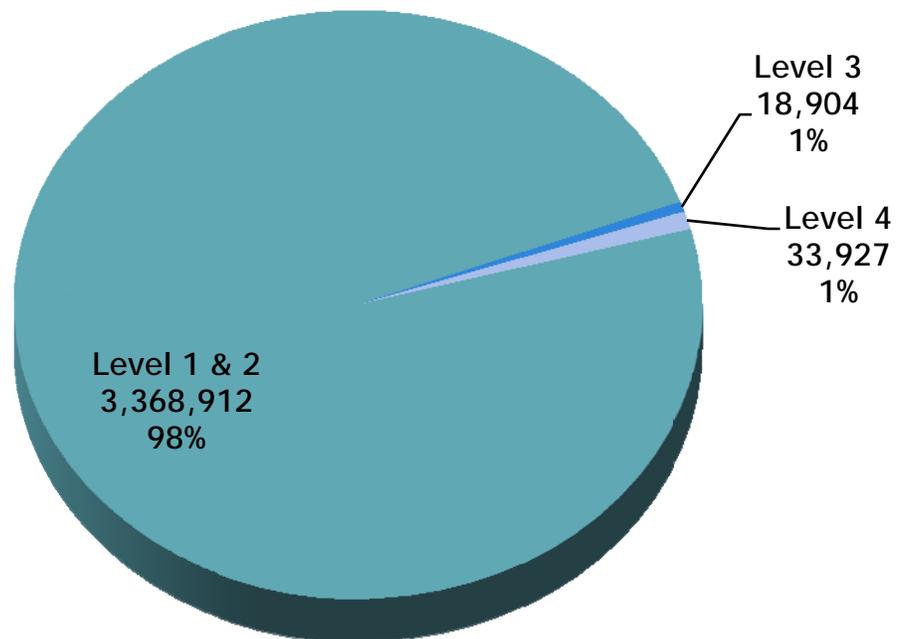


Figure A.25 Non-residential Square Footage Based on Development Applications, by Investment Level, 2008-2012 Sussex County

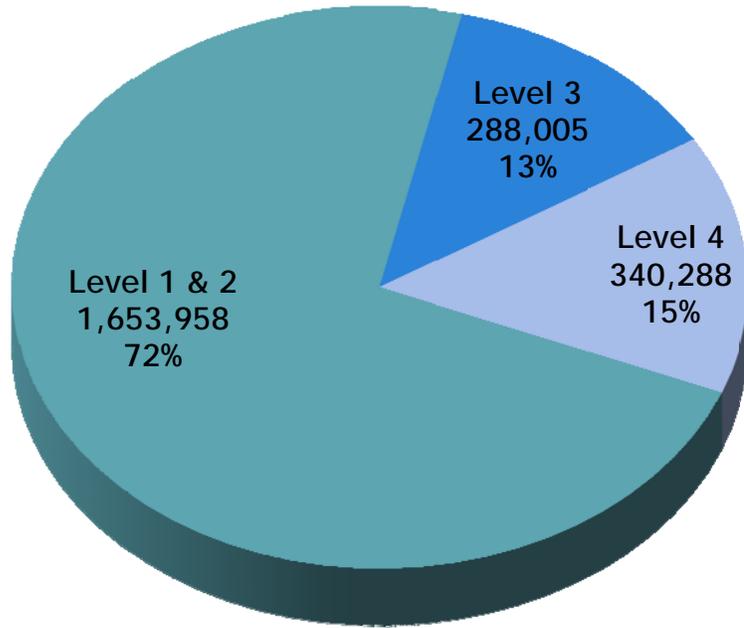
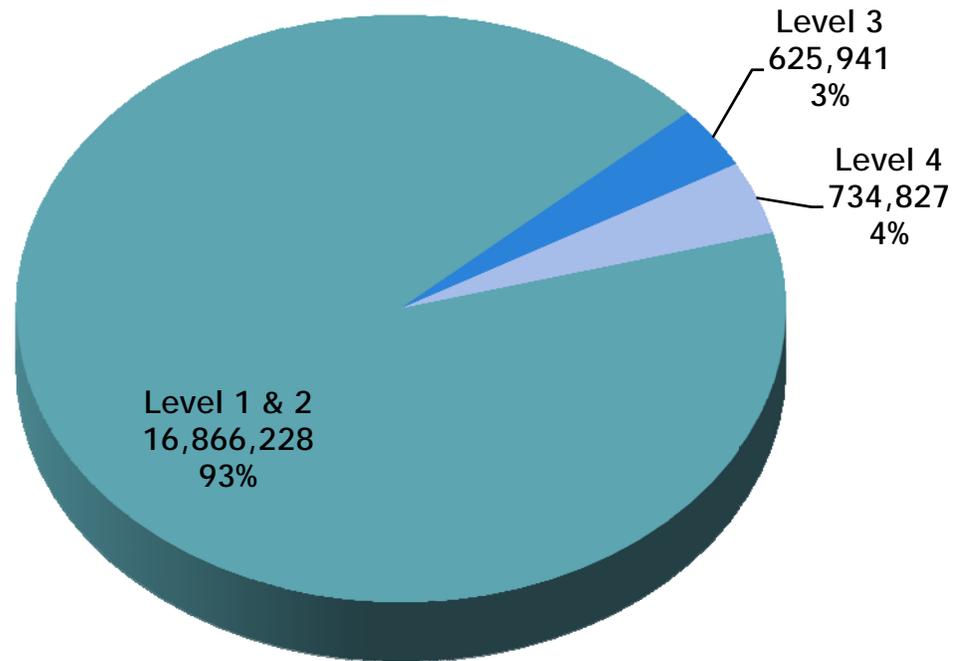


Figure A.26 Non-residential Square Footage Based on Development Applications, by Investment Level, 2008-2012 State of Delaware



Figures A.27-A.30 show the proportion of non-residential development applications, by investment level, for each year in the study period. With the exception of Sussex County in 2009 (when 53 percent of the square footage was approved in Level 4 areas), the development applications were largely confined to the higher growth zones (Levels 1 and 2).

Figure A.27 Non-residential Square Footage Based on Development Applications, New Castle County

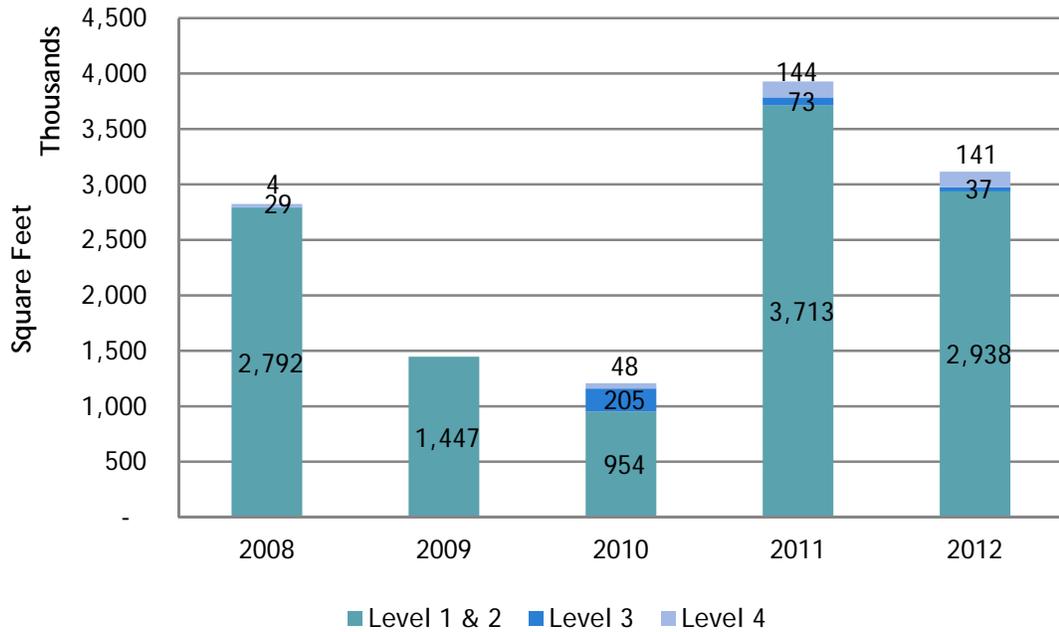


Figure A.28 Non-residential Square Footage Based on Development Applications, Kent County

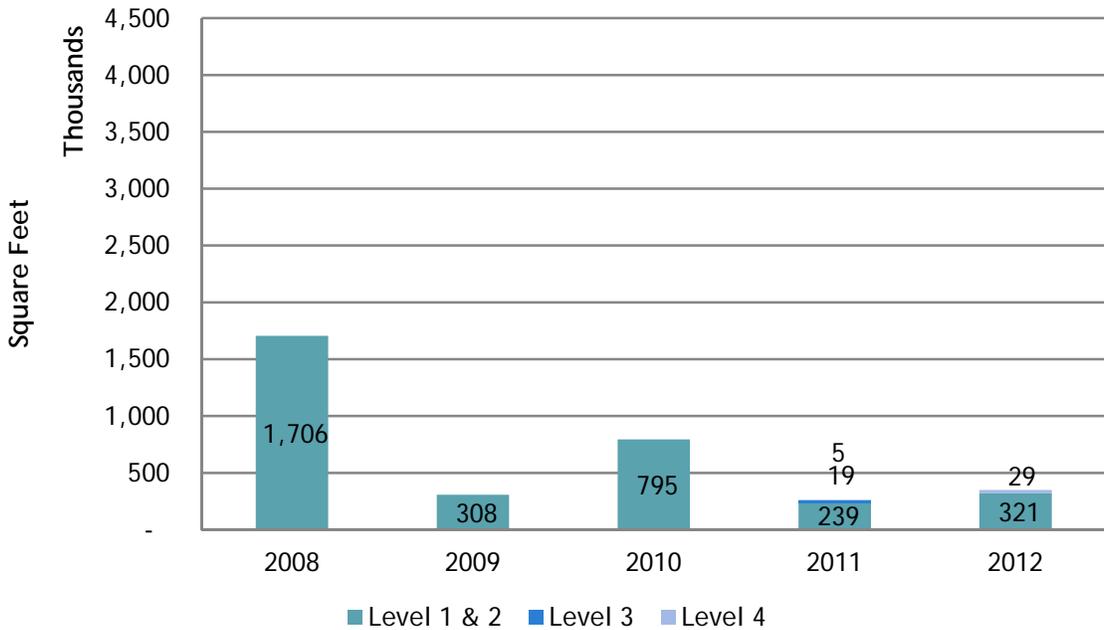


Figure A.29 Non-residential Square Footage Based on Development Applications, Sussex County

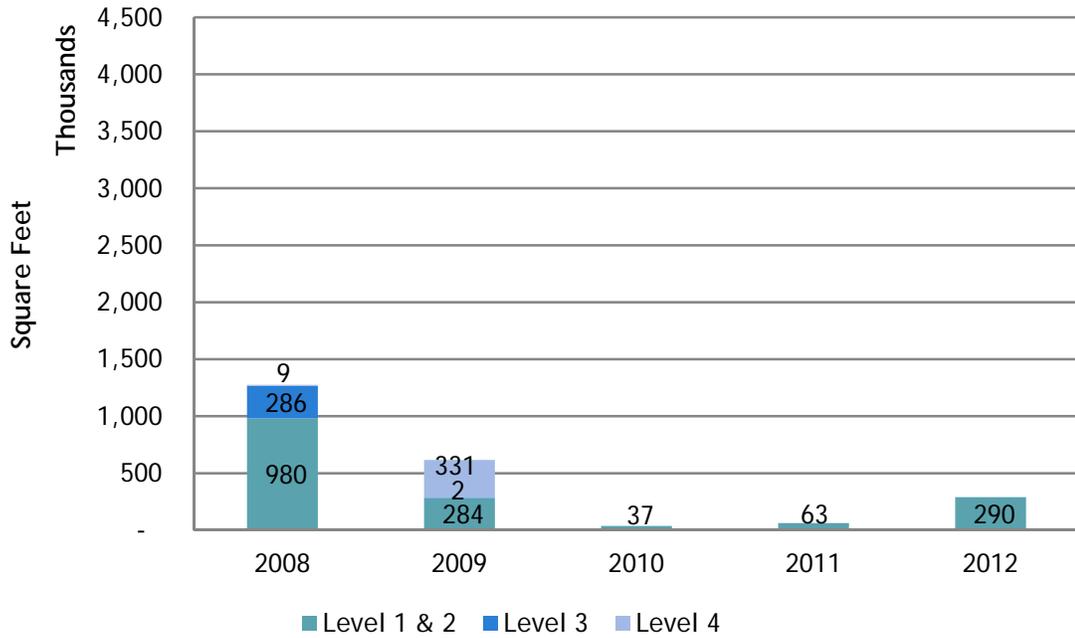
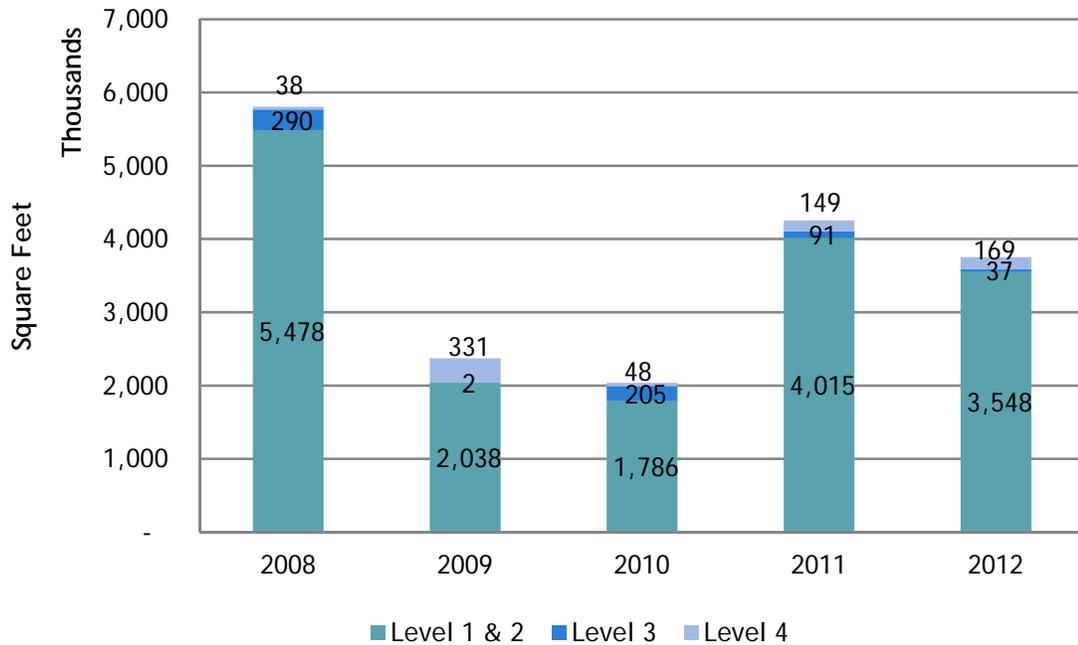


Figure A.30 Non-residential Square Footage Based on Development Applications, State of Delaware



Building Permits

Non-residential building permits are a better indicator of commercial activity compared to Development Applications since they are likely to result in actual development in a shorter period of time. Table A.9 summarizes non-residential building permits by square footage for each county and the state. There is a clear trend of declining activity across the period from 2008 through 2011, with a strong recovery in 2012 in New Castle and Sussex Counties. As with development applications, the preponderance of non-residential building permit activity was seen in New Castle County (nearly 60% of the total).

Table A.9 Non-residential Square Footage Approved by Building Permit

County	2008	2009	2010	2011	2012	Total
New Castle	2,193,753	1,114,275	1,320,617	1,278,799	2,847,072	8,754,516
Kent	1,162,374	576,839	377,017	321,718	370,856	2,808,804
Sussex	909,973	169,016	283,456	461,592	1,425,829	3,249,866
Total	4,266,100	1,860,130	1,981,090	2,062,109	4,643,757	14,813,186

Table A.10 presents the level of non-residential building permit activity at the local jurisdictional level.

Table A.10 Non-residential Building Permit Activity

Jurisdiction	2008	2009	2010	2011	2012	2008-2012
New Castle County*	1,332,244	579,224	858,277	593,777	1,245,445	4,608,967
Bellefonte	-	-	-	-	-	-
Delaware City	15,025	-	-	-	-	15,025
Elsmere	-	-	-	-	-	-
Middletown	325,300	48,982	10,460	429,691	1,322,377	2,136,810
New Castle	209,320	-	1,200	-	1,200	211,720
Newark	59,682	21,330	414,710	10,500	-	506,222
Newport	-	-	-	-	-	-
Odessa	-	-	-	-	-	-
Smyrna	-	-	-	-	-	-
Townsend	-	-	-	-	-	-
Wilmington	252,182	464,739	35,970	244,831	278,050	1,275,772
<i>New Castle Total</i>	<i>2,193,753</i>	<i>1,114,275</i>	<i>1,320,617</i>	<i>1,278,799</i>	<i>2,847,072</i>	<i>8,754,516</i>
Kent County*	152,836	311,740	187,236	-	141,057	792,869
Bowers Beach	-	-	-	-	-	-
Camden	25,160	-	-	-	62,556	87,716
Cheswold	-	-	-	-	-	-
Clayton	-	-	90,075	-	-	90,075
Dover	822,399	161,099	67,281	310,807	93,739	1,455,325
Farmington	-	-	-	-	-	-
Felton	-	-	5,125	-	9,100	14,225
Frederica	-	-	-	-	-	-
Harrington	1,200	-	16,300	5,125	-	22,625
Hartly	-	-	-	-	-	-
Houston	-	-	-	-	-	-
Kenton	-	-	-	-	-	-
Leipsic	-	-	-	-	-	-
Little Creek	-	-	-	-	-	-
Magnolia	-	-	-	-	-	-
Milford	23,150	99,000	11,000	5,786	21,984	160,920
Smyrna	127,729	5,000	-	-	42,420	175,149
Viola	-	-	-	-	-	-

Jurisdiction	2008	2009	2010	2011	2012	2008-2012
Woodside	-	-	-	-	-	-
Wyoming	9,900	-	-	-	-	9,900
<i>Kent Total</i>	1,162,374	576,839	377,017	321,718	370,856	2,808,804
Sussex County*	254,372	46,200	215,473	313,156	813,326	1,642,527
Bethany Beach	9,800	-	-	-	-	9,800
Bethel	-	-	-	-	-	-
Blades	-	-	-	-	-	-
Bridgeville	13,500	-	-	-	-	13,500
Dagsboro	43,742	-	-	5,000	32,601	81,343
Delmar	66,479	-	15,400	-	-	81,879
Dewey Beach	22,000	-	-	-	-	22,000
Ellendale	-	-	-	-	-	-
Farmington	-	-	-	-	-	-
Fenwick Island	-	-	-	2,952	-	2,952
Frankford	-	-	-	-	-	-
Georgetown	50,064	4,300	5,719	48,218	18,850	127,151
Greenwood	3,000	-	-	-	25,000	28,000
Henlopen Acres	-	-	-	-	-	-
Laurel	29,200	-	-	-	-	29,200
Lewes	1,800	-	-	6,817	-	8,617
Milford	11,506	74,544	27,588	49,223	4,800	167,661
Millsboro	282,612	1,656	9,500	11,722	55,863	361,353
Millville	-	-	-	-	9,700	9,700
Milton	6,324	6,253	-	-	101,000	113,577
Ocean View	-	-	-	-	13,000	13,000
Rehoboth Beach	5,000	-	-	-	-	5,000
Seaford	94,699	21,388	7,276	24,504	351,689	499,556
Selbyville	15,875	14,675	2,500	-	-	33,050
Slaughter Beach	-	-	-	-	-	-
South Bethany	-	-	-	-	-	-
<i>Sussex Total</i>	909,973	169,016	283,456	461,592	1,425,829	3,249,866
<i>State Total</i>	4,266,100	1,860,130	1,981,090	2,062,109	4,643,757	14,813,186

*Represents building permits in unincorporated areas of the county

As with non-residential development applications, there is a high degree of concordance with investment levels defined by the *Strategies* in non-residential building permits, except for a few prominent developments in Sussex County. Table A.11 summarizes the square footage, by county and the entire state, based on which investment level it falls within.

Figure A.31 shows a map of building permit activity with each dot indicating a permit and the size of the dot indicating the square footage permitted.

The “heat map” in Figure A.32 shows the degree to which the intensity of non-residential development is focused on growth zones. Activity is focused on growth areas, except for a few areas in Sussex County, where a relatively higher degree of building permit activity is occurring in Level 4 areas, particularly in the south of the county, and west of Seaford.

Table A.11 Non-Residential Square Footage in Building Permits by County And Investment Level, 2008-2012

	2008	2009	2010	2011	2012	2008-2012
New Castle	Sq. Ft.	Total Sq. Ft.				
Level 1 & 2	2,161,970	1,086,766	1,272,482	1,266,049	2,840,009	8,627,276
Level 3	8,059	10,891	48,135	8,900	5,440	81,425
Level 4	23,724	16,618	-	3,850	1,623	45,815
New Castle Total	2,193,753	1,114,275	1,320,617	1,278,799	2,847,072	8,754,516
Kent						
Level 1 & 2	1,064,094	525,436	341,188	321,718	237,633	2,490,069
Level 3	3,762	4,256	23,809	-	4,549	36,376
Level 4	94,518	47,147	12,020	-	128,674	282,359
Kent Total	1,162,374	576,839	377,017	321,718	370,856	2,808,804
Sussex						
Level 1 & 2	753,362	139,016	93,028	171,002	716,289	1,872,697
Level 3	71,067	-	67,480	134,018	376,346	648,911
Level 4	85,544	30,000	122,948	156,572	333,194	728,258
Sussex Total	909,973	169,016	283,456	461,592	1,425,829	3,249,866
Delaware						
Level 1 & 2	3,979,426	1,751,218	1,706,698	1,758,769	3,793,931	12,990,042
Level 3	82,888	15,147	139,424	142,918	386,335	766,712
Level 4	203,786	93,765	134,968	160,422	463,491	1,056,432
State Total	4,266,100	1,860,130	1,981,090	2,062,109	4,643,757	14,813,186

Figure A.31 Non-residential Building Permits 2008-2012

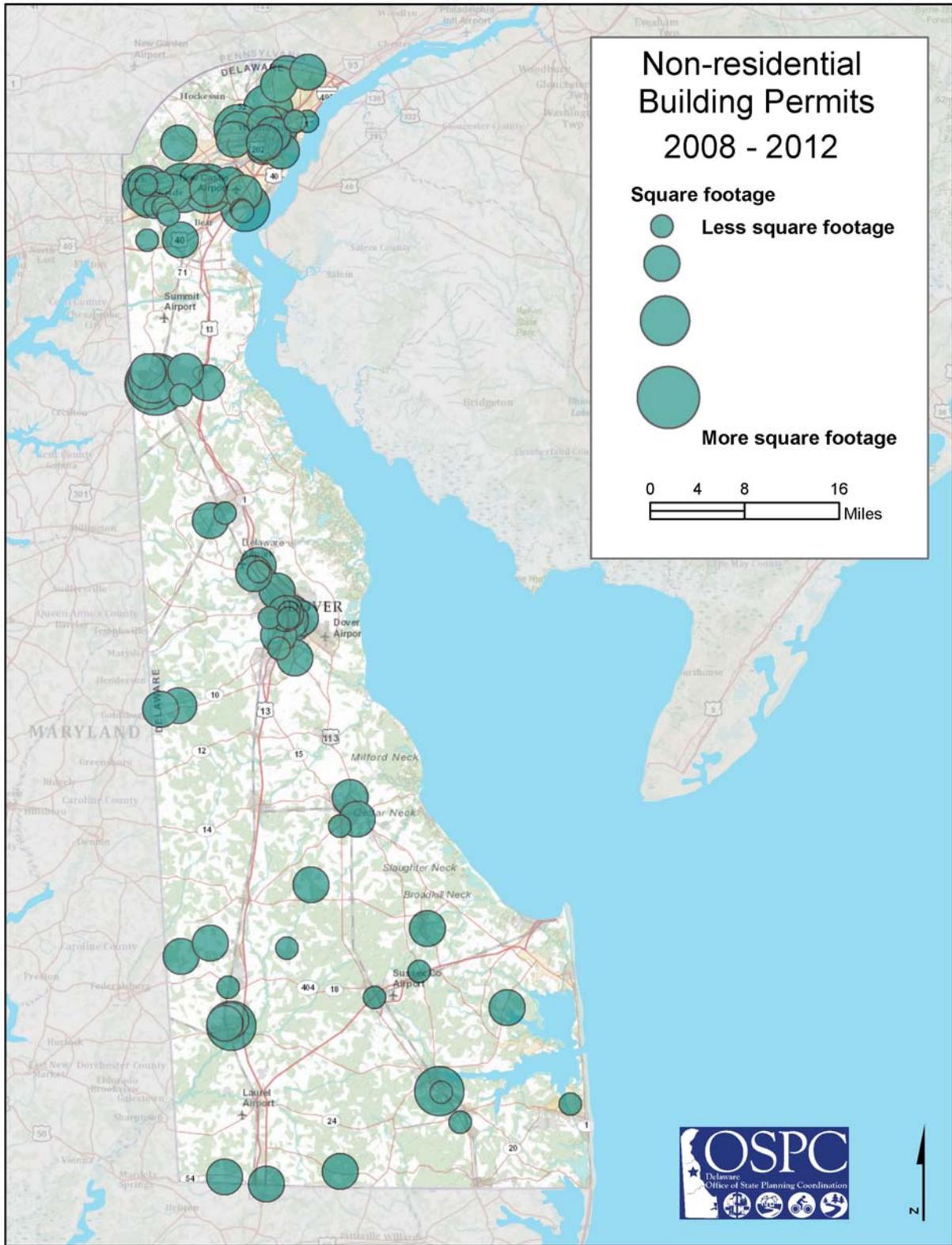
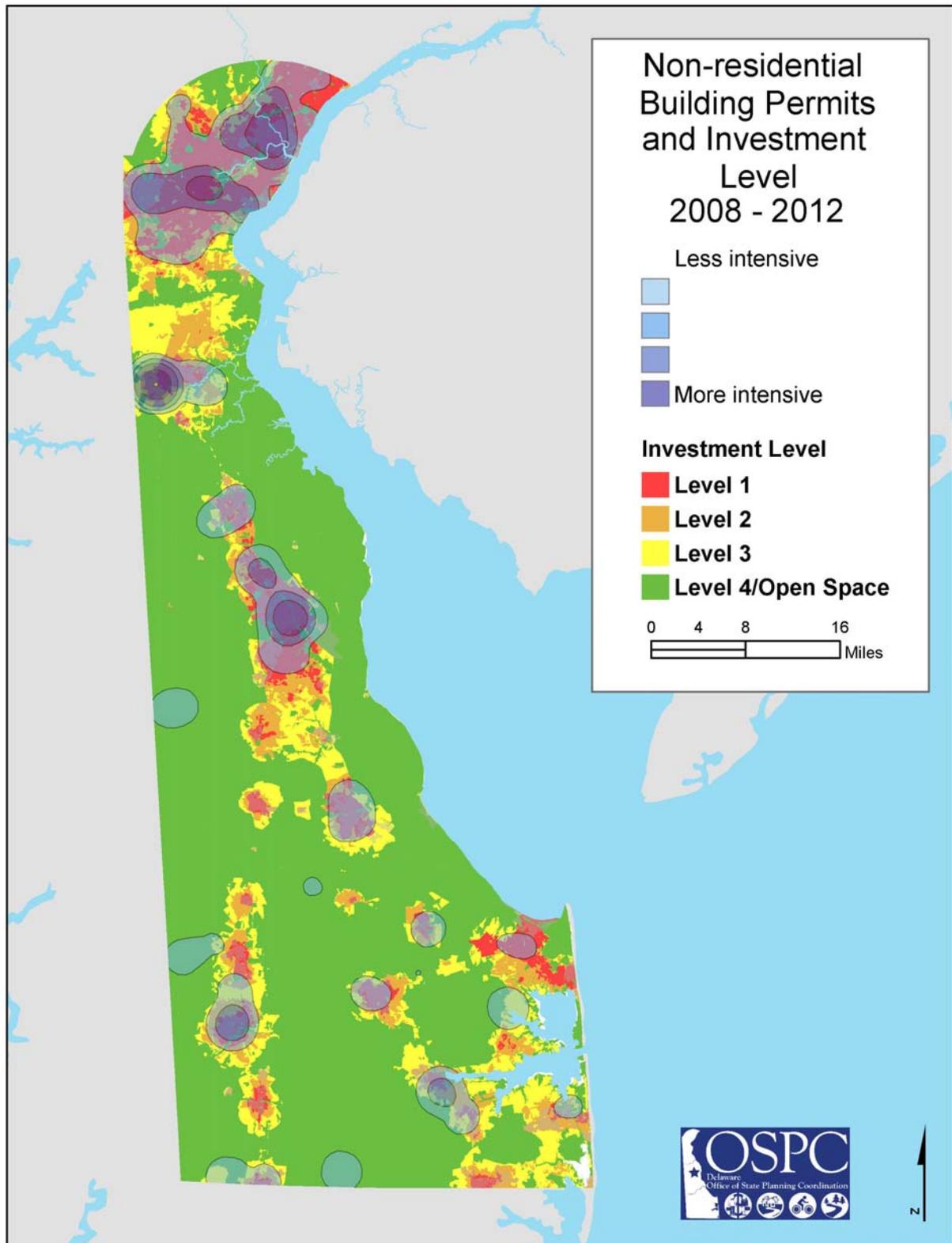


Figure A.32 Non-residential Building Permits and Investment Level 2008-2012



The pie charts in Figures A.33-A.36 show the proportion of non-residential square footage permitted within each county and across the state as a whole, by investment level.

Figure A.33 Non-residential Square Footage Based on Building Permits, by Investment Level, 2008-2012 New Castle County

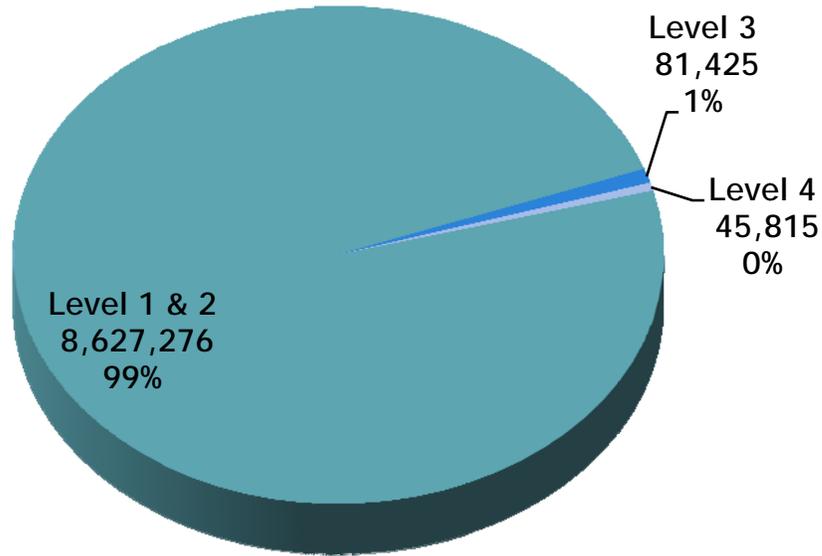


Figure A.34 Non-residential Square Footage Based on Building Permits, by Investment Level, 2008-2012 Kent County

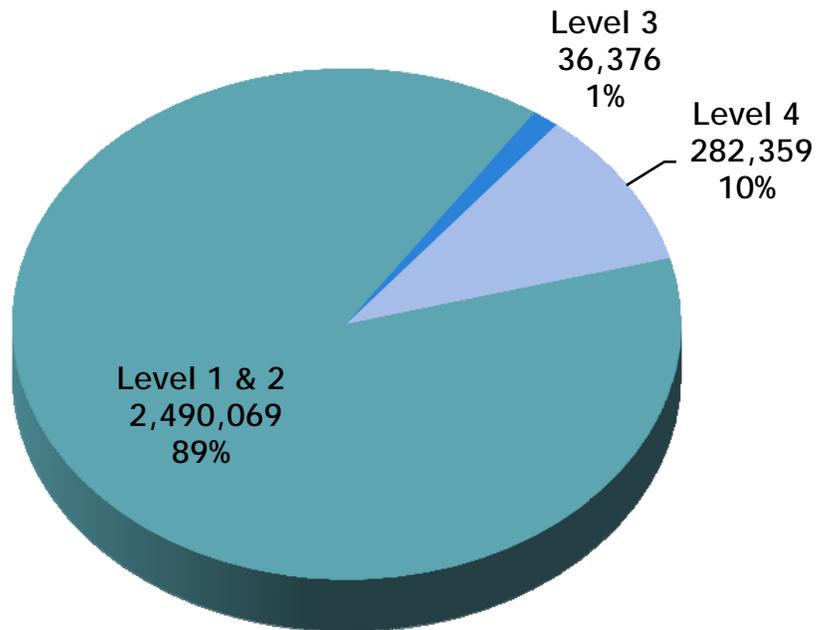


Figure A.35 Non-residential Square Footage Based on Building Permits, by Investment Level, 2008-2012 Sussex County

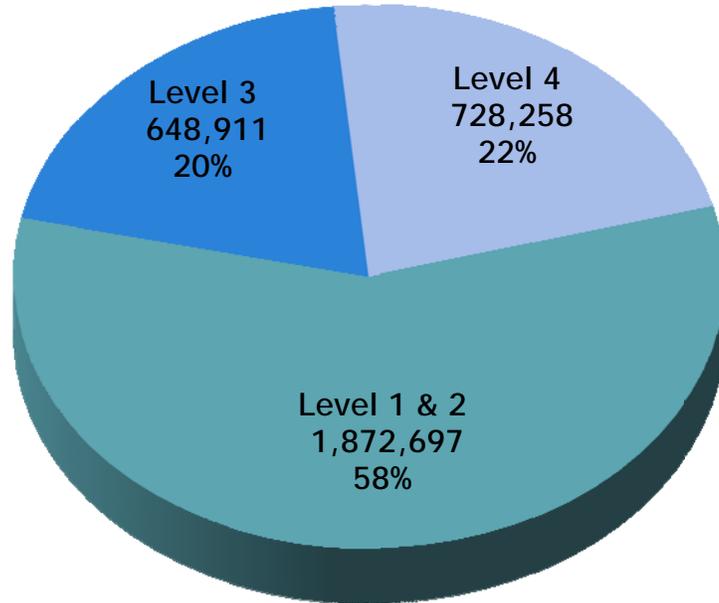
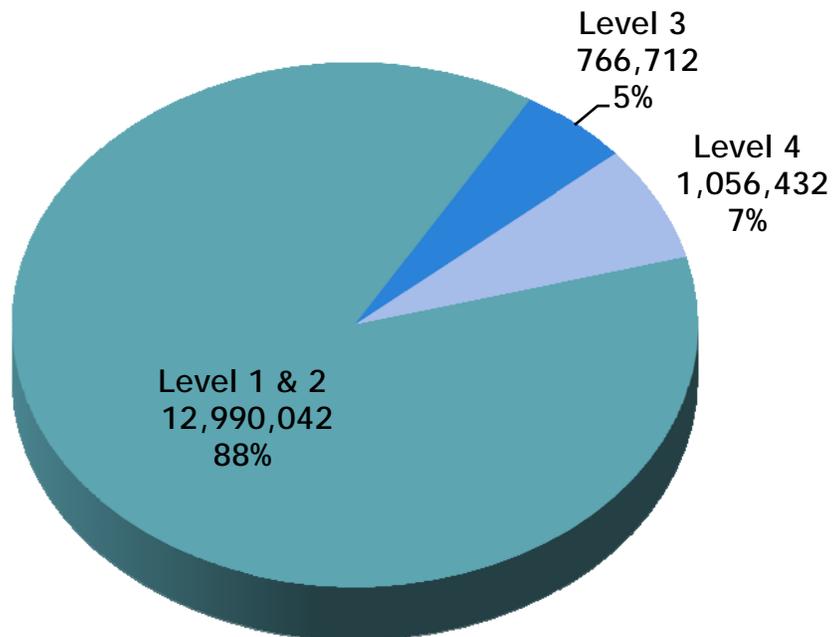


Figure A.36 Non-residential Square Footage Based on Building Permits, by Investment Level, 2008-2012 State of Delaware



Figures A.37-A.40 show the proportion of non-residential building permits, by investment level, for each year.

Figure A.37 Non-residential Square Footage Based on Building Permits, New Castle County

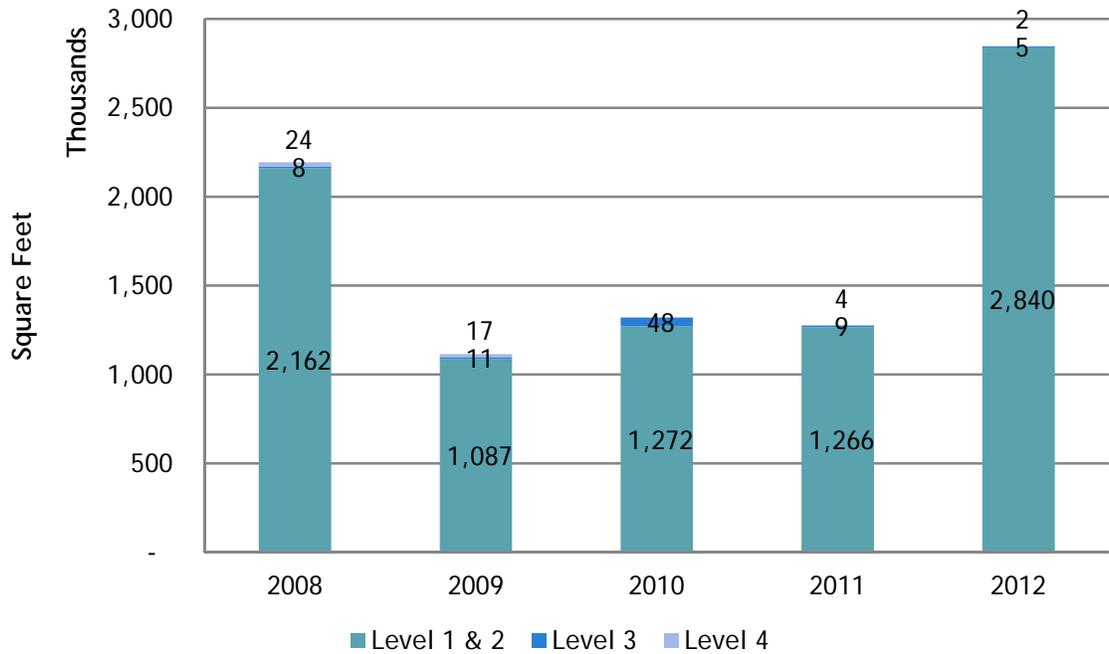


Figure A.38 Non-residential Square Footage Based on Building Permits, Kent County

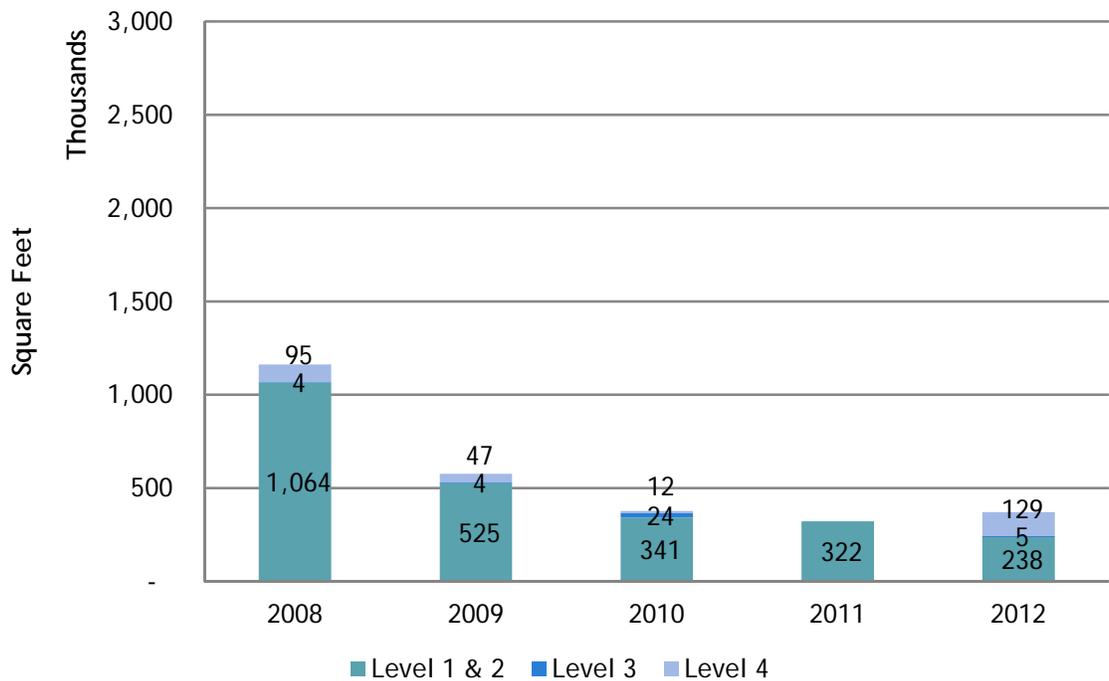


Figure A.39 Non-residential Square Footage Based on Building Permits, Sussex County

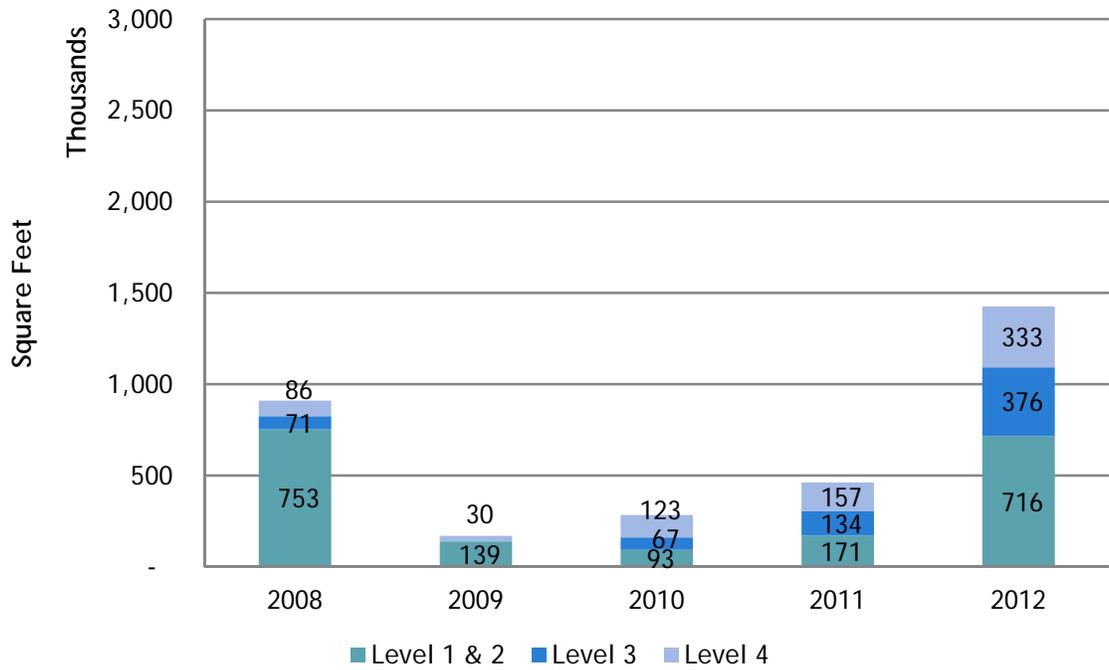
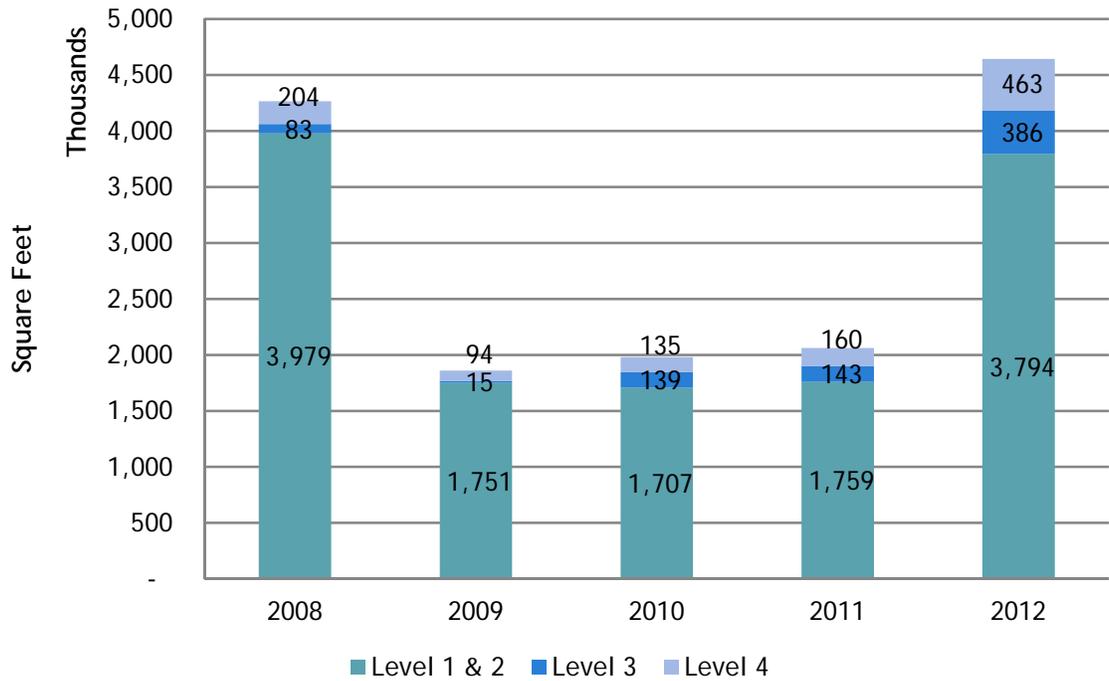


Figure A.40 Non-residential Square Footage Based on Building Permits, State of Delaware



Development Trends Discussion

Residential Development

Development applications and building permits have both seen wide variation over the period (2008-2012). Development applications tend to reflect land speculation, since they represent a preliminary step in the development process. As a result this measure tends to overstate the actual building activity and also precede any building by up to several years. Residential applications show a large drop in speculative activity in 2009 compared to the previous year, during which, across the state, development application activity was the highest. New Castle County saw a strong rebound in applications in 2010, while the trend in residential applications in Kent and Sussex Counties have continued to decline, and remain at relatively low levels in 2012.

Overall, the number of building permits over the period from 2008-2012 has declined steadily in New Castle County. Kent and Sussex Counties saw a similar decrease to 2010, with a considerable rebound in the later years. The strong recovery in Sussex County is probably due primarily to strong growth in the traditional beach resort areas.

Non-residential Development

Non-residential development activity, as reflected both in development applications and building permits has centered primarily in New Castle County. That county saw a significant decline in square footage in the period 2008-2010, with a strong recovery in application activity in the later years. Kent and Sussex also saw a decline in development application (in terms of square footage) across the period.

Building permits, on a square footage basis, also were strongest in New Castle County, but saw a steady decrease through 2011, with a very strong rebound in 2012. Kent County stayed rather flat after decreasing in building permit square footage from the 2008 peak. Sussex County also saw weak growth after 2008, but in 2012 saw a very large recovery in terms of square footage. The recovery seen in both New Castle and Sussex Counties likely reflects the increased strength in the commercial real estate market in traditionally strong markets as the overall economy improves.

Concordance with Growth Policies

The location of new development depends on many factors, including state infrastructure investments, county and municipal land-use plans, local government land development regulations, real estate market demands, lending practices, the viability of individual land developers, and consumer preferences. Governmental regulation and incentives relating to land use development seek to encourage building in appropriate areas, such as where there is adequate infrastructure, provision of services, and fewer environmental constraints. By tracking the level of development activity within various zones defined in the 2010 *Strategies for State Policies and Spending*, for instance, it is possible to assess whether the policy aims of that document are being achieved.

Development data for the period 2008-2012 show that, statewide, 69 percent of residential building permits were issued in Levels 1 & 2 and 15 percent in Level 3. Only 16 percent were in Level 4. Commercial permits were even more concentrated, with 89 percent of square footage occurring in Levels 1 & 2. The *Strategies* appears to be relatively effective, particularly in Kent and New Castle Counties, at steering growth into those areas encouraged by the State's policies.

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 Environmental Systems Research Institute, Inc. (ESRI). The best available spatial datasets were identified and used in order to perform the analysis and compare development activity relative to the 2010 *Strategies for State Policies and Spending* growth priority zones.

The OSPC requested that Delaware's municipalities and counties submit data on the location and characteristics of development applications approved and building permits issued during calendar years 2008 through 2012 at six-month intervals. These submissions formed the basis for the spatial analysis. For each building permit or development application, the submissions included parcel identification data, the number of residential units and/or amount of non-residential square footage associated with the permit/application. In some cases street address or other locational information (e.g., subdivision name, parcel number, etc.) pertaining to the particular permit/application was included. All development data were structured and compiled into a single, consistent data set (in ESRI Geodatabase format).

The data compiled from the many submissions were merged with county-level parcel information to create a spatial dataset representing the location and relevant characteristics of Delaware's approved development applications and issued building permits. To determine concordance with the investment levels as defined by the *Strategies for State Policies and Spending*, the development data were combined with the digital version of the Strategies map. In this way the number of residential units and amount of non-residential square footage approved in each of the four investment levels was determined.

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.

Methodological and data considerations:

- ◆ Development applications and building permits that were marked "expired" were excluded from consideration.
- ◆ In some cases the number of units or square footage was not recorded, and these were not considered in the analysis.
- ◆ Where development activity was found for the same tax parcel, the latest record of activity was used.
- ◆ There was the potential for human error during the recording or transfer process.

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 2013 the Department of Education capital expenditures for public education equaled \$119,800,000, which included \$71,194,800 for new construction and land acquisition. The remaining funds were used for maintenance and upgrades to existing school facilities. The operating budget for public education was \$1.17 billion in FY13, which represented approximately one third of Delaware's general fund budget.

Table B.1 Public Education Trends and Indicators FY09-FY13

	FY09	FY10	FY11	FY12	FY13
Total Enrollment*	125,430	126,801	128,503	130,102	131,029
Charter School Enrollment	8,626	9,173	9,525	10,322	10,438
State Portion, Public Education Operating Budget (in thousands)	\$1,150,575.4	\$1,121,078.7	\$1,044,165.8	\$1,109,671.9	\$1,168,662.8
Education Bond Bill	\$132,788,300	\$137,672,800	\$102,369,017	\$125,547,000	\$119,800,000
New Construction and Land Acquisition**	\$120,504,900	\$84,678,000	\$57,822,117>	\$67,932,000	\$71,194,800
New Schools Opened<<	2	4	1	3	3

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 124,041 during the 2007-2008 school year to 131,029 in the 2012-2013 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 there were three new schools opened during FY13, including two elementary schools and an early childhood education center. In FY14 there are four other new schools currently under construction or nearing completion. These include an elementary school in the Red Clay School District, high schools in the Capital and Woodbridge School Districts, and a combination middle school and high school in the Laurel School District. 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 Departments of Transportation and Natural Resources and Environmental Control 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 of the Governor's 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, FY13 and FY14 as indicated in the table below.

Table B.2 First State Trails and Pathways Funding FY12-FY13

Agency	FY12	FY13	FY14	Total
DNREC	\$7,000,000	\$3,000,000	\$3,000,000	\$13,000,000
DeIDOT	\$0	\$10,000,000	\$0	\$10,000,000
Total	\$7,000,000	\$13,000,000	\$3,000,000	\$23,000,000

This program has enabled the construction of trails in all three of Delaware's counties. The following table details the projects that are currently under construction. Numerous other projects are in the design and concept planning stages.

Table B.3 Trails Currently Under Construction

Name	Status
New Castle County	
C&D Canal Mainline Pathway	Scheduled to be completed sometime in September 2013. Total of 9.5 miles of pathway and two trail heads.
Hopkins Bridge Road Pedestrian Improvements	Trail improvements along Hopkins Bridge Road near White clay Creek State Park. Connecting two trail systems.
Northern Delaware Greenway, Tally Road Trail	Scheduled to be completed by the end of 2013.
Kent County	
Capital City Trail Phase I	Multi-use trail from Public Safety Blvd. along US13 north to MLK Blvd. and terminating near Legislative Hall. Project scheduled to be completed September 2013.
Sussex County	
Garfield Parkway Pedestrian and Bicycle Improvements	Pedestrian and bicycle improvements along Garfield Parkway from SR1 to Atlantic Avenue. North side construction complete. South side construction scheduled to begin in October 2013.

Roads and Bridges

The Delaware Department of Transportation 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 FY13, DelDOT made capital expenditures of over \$181 million in State funds to address Delaware's transportation needs. Total capital spending in FY13 was more than \$402 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. This increase in driving activity has led to an increase in Transportation Trust Fund Revenue, which is derived from the gas tax. Ridership of the DART fixed route service has decreased this past fiscal year, perhaps because improving economic conditions have encouraged more driving. However, Paratransit ridership and ridership on the DART R-2 rail line have both increased in FY13.

Table B.4 Transportation Trends and Indicators FY09-FY13

	FY09	FY10	FY11	FY12	FY13
Licensed Drivers	639,532	645,000	652,336	657,243	666,515
Registered Motor Vehicles*	823,590	825,000	822,151	828,708	837,214
Vehicle Miles Traveled* (in billions)	9.0	9.1	8.9	9.0	9.1
DART R2 Rail Ridership	1,137,709	1,237,000	1,158,650	1,207,644	1,232,098
DART Fixed Route Ridership (in millions)	9.15	9.16	9.9	10.6	10.2
Paratransit Ridership	900,128	901,000	968,323	992,937	1,006,698
Transportation Trust Fund Revenues (in thousands)	\$450,490	\$436,211	\$432,400	\$498,285**	\$506,610**
State Capital Expenditures (in thousands)	\$223,524	\$170,337	\$127,500	\$191,304	\$188,030
Federal Capital Expenditures (in thousands)	\$201,516	\$239,114	\$200,700	\$213,176	\$214,535
Total Capital Expenditures (in thousands)	\$424,040	\$409,451	\$328,200	\$404,480	\$402,565

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

* Data for calendar year

** FY12 and FY13 Transportation Trust Fund Revenues are unaudited estimates

Water and Wastewater

While the operation of drinking water and wastewater systems has traditionally been the domain of Delaware's local governments, the State Departments of Health and Social Services and Natural Resources and Environmental Control 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 Department of Natural Resources and Environmental Control (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 FY09-FY13

	FY09	FY10	FY11	FY12	FY13
Projects Funded	1	17	8	3	2
Water Pollution Control Funds (State)	\$2,250,000	\$7,279,347	\$3,014,796	\$525,000	\$6,086,217
Water Pollution Control Funds (Federal)	\$11,250,000	\$40,866,269	\$15,073,979	\$2,625,000	\$30,423,783
Water Pollution Control Funds (Total)	\$13,500,000	\$48,145,615	\$18,088,775	\$3,150,000	\$36,510,000
21st Century Wastewater Fund*	\$2,500,000	\$150,000	\$0	\$150,000	\$0

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 FY13, the State provided \$6,590,536 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 FY13.

Table B.6 State Paramedic Program Funding FY09-FY13

	FY09	FY10	FY11	FY12	FY13*
State Portion	40%	30%	30%	30%	30%
New Castle County	\$5,293,550	\$5,299,828	\$4,047,353	\$3,728,050	\$2,538,726
Kent County	\$2,110,950	\$1,392,085	\$1,320,692	\$1,353,820	\$1,037,632
Sussex County	\$4,365,867	\$4,365,867	\$5,756,634	\$3,568,988	\$3,014,178
Total	\$12,571,300	\$11,058,500	\$10,788,253	\$8,650,858	\$6,590,536

Source: Delaware Office of Management and Budget

* FY13 reflects three quarters only. Final expenditures were not available at time of publication.

State Police

Over the past five years, the funding necessary to support the State Police has steadily increased from \$110,534,600 in FY09 to \$121,341,600 in FY13. In addition, the number of personnel employed to meet Delaware's public safety needs has increased from 924 in FY09 to 954 in FY13 (total employees include both troopers and related support staff).

In FY2013, funds were appropriated for the purpose of replacing the Delaware State Police Troop 3 facility in Camden and Troop 7 facility in Lewes. Both facilities are overcrowded and have significant maintenance and renovation needs. Of the \$13,244,600 estimated total cost for new Troop 3 facility, \$1,500,000 was appropriated for programming, land acquisition and design. Currently, programming is complete, the site has been purchased, and planning is underway to begin construction in the fall of 2013. Regarding the new Troop 7 facility, \$150,000 of the \$13,500,000 estimated total cost was appropriated for a study. Additional funds were appropriated in FY14 for the new Troop 7 facility.

Table B.7 State Police Personnel and Budget FY09-FY13

	FY09	FY10	FY11	FY12	FY13
Total Employees	924	922	913	947	954
Budget** (in thousands)	\$110,534.6	\$112,920.5	\$114,265.9	\$120,373.8	\$121,316.7

Source: Delaware Office of Management and Budget

* Includes both troopers and civilian staff.

** State Police budget reported is General Fund only. It does not include special funds.

Agriculture

Farmland Preservation

Delaware has one of the best-regarded and 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 269 farms, totaling just over 25,000 acres. This has been accomplished using a combination of federal, state and local funds.

In FY13 the program preserved 65 farms comprising 5,859 acres. The cost per acre of farmland easement has decreased significantly, from a peak of \$6,634 per acre in FY07 to \$1,945 per acre in FY13. This value represents a slight increase in the per-acre cost from \$1,813 in FY12. 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. 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 FY09-FY13

	FY09	FY10	FY11	FY12	FY13***
Farms Preserved	20	59	74	51	65
Acres Preserved	2,851	4,457	6,650	5,375	5,859
State Funds	\$9,074,344	\$5,061,207	\$9,971,073	\$5,068,732	\$6,433,000
Federal Funds	\$3,150,115	\$5,793,895	\$8,971,887	\$4,079,931	\$4,367,000
Local Funds	\$389,078	\$654,523	\$743,947	\$595,714	\$597,147
Legal and Survey*	\$160,590	\$218,708	\$317,131	\$190,158	\$200,000
Total Funds	\$12,771,939	\$11,728,423	\$20,004,038	\$9,935,016	\$11,597,147
Cost per Acre**	\$4,424	\$2,582	\$2,960	\$1,813	\$1,945

Source: Delaware Department of Agriculture

* State Funds

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

*** FY13 totals are estimates as not all of these settlements have occurred.

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.

Table B.9 Young Farmer's Program FY12-FY13

	FY12	FY13
Farms Preserved	10	12
Acres Preserved	889	1,153
State Funds	\$2,572,293	\$3,293,776
Legal and Survey*	\$52,425	\$64,219
Total Funds	\$2,624,718	\$2,257,995
Cost per Acre**	\$2,893	\$2,857

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

	FY10
Forest Tracts Preserved	9
Acres Preserved	872
State Funds	\$1,038,400
Federal Funds	N/A
Local Funds	N/A
Private Conservation Funds	\$412,403
Legal & Survey*	\$49,428
Total Funds	\$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, non-profit 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 FY10-FY13

	FY10	FY11	FY12	FY13
DNREC Funds*	\$500,000	\$500,000	\$500,000	\$350,000

Source: DNREC Financial Assistance Branch

* State funds

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.

The Delaware NPS Program addresses nonpoint source 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.

Table B.12 Non-Point Source Grant Funding for FY09-FY13

	FY09	FY10	FY11	FY12	FY13
State	\$923,093	\$1,016,966	\$822,540	\$814,063	\$730,000
Federal	\$1,384,600	\$1,525,448	\$1,221,055	\$1,123,000	\$1,085,000
Total	\$2,307,693	\$2,542,414	\$2,043,595	\$1,931,063	\$1,815,000

Source: DNREC Financial Assistance Branch

Housing

DSHA continues to strive to make housing affordable to low- and moderate-income families in Delaware. They accomplish this by operating and funding both homeownership and affordable rental housing programs. DSHA's partnerships with other government jurisdictions, agencies, non-profits, and others are critical to their work. In meeting strategic goals of providing new homeownership opportunities, DSHA helped homebuyers with more than \$82 million in financing for over 1,300 first, second and acquisition/rehabilitation loans in FY13. To respond to a housing market that has seen significant decline since 2008, DSHA developed the Home Again program to allow repeat buyers to participate in these programs in addition to first-time homebuyers. This allowed this new set of clients to access down-payment and settlement assistance programs - a useful tool when the equity they had been counting on was no longer available. DSHA also continued to preserve homeownership through the rehabilitation of 337 homes to ensure they are safe and habitable.

The National Mortgage Settlement provided over \$11 million that is being invested to reduce the impact of mortgage delinquencies in the state. DSHA, in partnership with the Department of Justice, created an umbrella program called "Delaware Homeowner Relief" which supports housing counseling, education and outreach, foreclosure mediation, mortgage fraud investigation and prosecution, emergency mortgage assistance, manufactured housing lot rent assistance, and servicer events.

As the rental market continues to grow, DSHA allocated \$7.8 million in FY13 in state financing for affordable rental development and preservation—creating and preserving 326 affordable rental units while leveraging \$52 million of public and private investments (a 6.7:1 leverage ratio). In order to address the special needs of people who have been or are at risk of institutionalization, DSHA created the State Rental Assistance Program (SRAP) in 2011. At the close

of the year, DSHA was serving over 400 SRAP clients referred by the Department of Health and Social Services and the Department of Services for Children Youth and their Families. This includes over 240 vouchers allocated to help Delaware comply with the terms of the Settlement Agreement reached with the US DOJ in 2011.

Over this past year, DSHA has been increasingly strategic in considering the needs of different communities when making investment decisions to promote housing choice and break down patterns of segregation. Our vision is to provide opportunities for families to move to other areas that offer economic opportunity, proximity to the workplace, better schools and a more safe and secure environment while keeping their housing costs affordable. To support this vision, DSHA made several changes in how they invest program funding—encouraging new development of affordable rental housing in areas of opportunity while discouraging new rental development in areas of concentrated poverty. Conversely, in areas of concentrated poverty DSHA is incentivizing neighborhood redevelopment, rental housing rehabilitation and new homeownership projects.

Table B.13 DSHA Trends and Indicators FY09-FY13

	FY09	FY10	FY11	FY12	FY13
Median Home Price ***					
<i>Kent County</i>	\$199,600	\$190,000	\$174,000	\$176,000	\$180,000
<i>New Castle County</i>	\$217,000	\$208,500	\$195,000	\$185,000	\$200,000
<i>Sussex County</i>	\$242,000	\$236,900	\$225,000	\$225,000	\$231,000
Foreclosure Filings*	6,150	6,457	5,112	1276	1,165**
Sheriff's Sales*	1,327	1,876	2,536	1521	674**
Homeownership Assistance	1,678	1,119	1,767	1,366	1,317
Homeownership Rehabilitation	360	415	393	458	337
Rental Units Produced	36	7	83	76	150
Rental Units Preserved: Rehabilitation	358	204	281	268	176
Foreclosure Assistance: Loans and Grants	54	52	190	165	102
Foreclosure Assistance: Prevention Counseling	653	661	1,624	1,501	1,006
Housing Development Fund	\$9 million	\$6.5 million	\$8.5 million	\$18 million	\$8 million

Source: Delaware State Housing Authority

* Calendar year

** Calendar year through June

*** Calendar year except FY13, which is 2nd Quarter. Source for all median home prices come from county associations of REALTORS®

Appendix C: Demographic Data

The U.S. Census Bureau's latest population estimates indicate that Delaware had 917,092 residents in 2012, an increase of 19,158 or 2.1 percent since the 2010 Census. Among the counties, Kent and Sussex County grew by just over 3 percent each. The estimates show New Castle County growing by only 1.4 percent, or a bit more than 7,500 new residents.

Table C.1 U.S. Census Population Change, 2010-2012, State of Delaware and Counties

	Population Estimates		Change 2010-2012*	
	2010	2012	Number	Percent
Delaware	897,934	917,092	19,158	2.1%
Kent County	162,310	167,626	5,316	3.3%
New Castle County	538,479	546,076	7,597	1.4%
Sussex County	197,145	203,390	6,245	3.2%

* Source: U.S. Census Bureau, Table 1. Annual Estimates of the Population for the United States, Regions, States, and Puerto Rico: April 1, 2010 to July 1, 2012 (NST-EST2012-01) and Annual Estimates of the Resident Population: April 1, 2010 to July 1, 2012

Table C.2 Delaware Population Projections: 2010-2040

	Population Projections		Projected Change 2010-2040 [1]	
	2010	2040	Number	Percent
Delaware	901,208	1,099,293	198,085	22.0%
Kent County	163,324	202,152	38,828	23.8%
New Castle County	539,519	619,820	80,301	14.9%
Sussex County	198,365	277,321	78,956	39.8%

Source: Delaware Population Consortium Release Date: October 2012

According to the Delaware Population Consortium, Delaware's population is projected to grow by more than 198,000 between 2010 and 2040, an increase of 22 percent, reaching a projected population of just under 1.1 million. Sussex County is expected to see the largest percent increase in population by 39.8 percent. Kent County's population is projected to reach 202,152 by 2040, an increase of 23.8 percent. New Castle County is expected to grow by 14.9 percent over the same period, adding 80,301 to reach a 2040 population of 619,820.

Appendix D: Comprehensive-Planning Progress

Since October 2012, the Governor has certified two comprehensive plans including the plans for the Town of Smyrna and the Town of Odessa.

In addition, the Office of State Planning has worked with seven towns that have completed their 5-year review and have determined that they intend to use their certified plan until the 10-year update is due.

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 2008-2013 YTD

Municipality	County	Latest Planning Activity	Certified
Bowers Beach	Kent	Plan Review 2013	05/15/2009
Camden	Kent	Update in Progress	05/05/2008
Cheswold	Kent	No Activity	12/18/2010
Clayton	Kent	No Activity	12/08/2008
Dover	Kent	No Activity	02/09/2009
Farmington	Kent	No Activity	11/17/2004
Felton	Kent	No Activity	11/10/2008
Frederica	Kent	No Activity	03/17/2004
Harrington	Kent	Update in Progress	05/19/2008
Hartly	Kent	No Activity	
Houston	Kent	No Activity	07/12/2007
Kenton	Kent	No Activity	
Leipsic	Kent	No Activity	11/06/2006
Little Creek	Kent	No Activity	08/07/2006
Magnolia	Kent	No Activity	03/16/2009
Viola	Kent	No Activity	03/17/2004
Woodside	Kent	No Activity	
Wyoming	Kent	No Activity	05/02/ 2011
Milford	Kent/Sussex	Master Planning	01/26/2009
Smyrna	Kent/New Castle	Comprehensive plan and Master Planning	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	No Activity	08/13/2007
Delaware City	New Castle	Master Planning	11/24/2008
Elsmere	New Castle	No Activity	08/12/2010
Middletown	New Castle	No activity	09/10/2012

Municipality	County	Latest Planning Activity	Certified
Newark	New Castle	Plan update in progress	10/27/2008
New Castle	New Castle	Update in Progress	07/21/2009
Newport	New Castle	No Activity	05/01/2008
Odessa	New Castle	Comprehensive Plan	10/01/2012
Townsend	New Castle	No Activity	07/07/2010
Wilmington	New Castle	No Activity	09/28/2010
Bethany Beach	Sussex	Comprehensive Plan	2/17/2012
Bethel	Sussex	No Activity	07/08/2008
Blades	Sussex	No Activity	04/17/2008
Bridgeville	Sussex	Master Planning	09/11/2006
Dagsboro	Sussex	No Activity	04/27/2009
Delmar	Sussex	No Activity	10/25/2010
Dewey Beach	Sussex	Plan Review 2013	07/29/2007
Ellendale	Sussex	No Activity	10/06/2009
Fenwick Island	Sussex	Plan Review 2012	10/16/2007
Frankford	Sussex	No Activity	09/08/2008
Georgetown	Sussex	No Activity	01/13/2010
Greenwood	Sussex	Master Planning	01/08/2008
Henlopen Acres	Sussex	Update in Progress	07/09/2004
Laurel	Sussex	No Activity	6/20/2011
Lewes	Sussex	Update in Progress	10/19/2005
Millsboro	Sussex	No Activity	06/01/2009
Millville	Sussex	Plan Review 2013	02/10/2009
Milton	Sussex	No Activity	05/03/2010
Ocean View	Sussex	No Activity	07/13/2010
Rehoboth	Sussex	No Activity	07/23/2010
Seaford	Sussex	No Activity	01/12/2010
Selbyville	Sussex	Plan Review 2013	08/06/2007
Slaughter Beach	Sussex	Plan Review 2013	01/14/2008
South Bethany	Sussex	Plan Review 2013	07/14/2006

Appendix E: Highlights from Local Jurisdiction Annual Reports

In order to make the most of the annual reports that municipal and county governments are required to submit to the Office of State Planning Coordination, we have added a new section to this report that highlights accomplishments and issues with local government as noted in their 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, 2013, 45 local jurisdictions 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, five municipalities are working with our office to update their comprehensive plans, five have completed updating or are working to update their zoning code, ten are working on or considering bike and/or pedestrian plans, and five are working to create a master plan or have completed a master plan in the past year.

In addition, five local jurisdictions have noted that amendments to their comprehensive plans are needed and eleven local jurisdictions have identified issues that they feel will require technical assistance from the Office of State Planning Coordination.

Many municipalities noted they could better implement and update their current plans if the planning grant program was still available through the State.

New Castle County

New Castle County	New Castle County recently hired Eileen P. Fogarty as the new Land Use Manager. She is a nationally recognized land use expert who brings more than thirty years of experience leading economic revitalization and master planning for mixed-use development in major east and west coast cities.
Delaware City	The Fort DuPont master plan is nearing completion. In addition the Branch Canal Trail will begin construction soon.
Elsmere	The Town has been working with FEMA and DEMA regarding flooding issues. In addition, they have upgraded all existing bus stops and shelters along Kirkwood Highway.
Middletown	The town continues to see both commercial and residential growth. The Westown area continues to grow and Amazon was opened in time for Christmas last year.
Newark	The City has adopted the Newark Transportation plan. In addition, the transformation of the Chrysler Site to a Science and Technology Campus for the U of D has been completed. Newark has been recognized a "Bicycle Friendly Community."
New Castle	Adopted a new city charter. Working on redevelopment of Ferry Cut Off, 7 th Street, and South Street areas. Working with NCC Conservation to rebuild citywide dikes that were damaged by storms.
Newport	The town is updating their ordinances. In addition, the second phase of their streetscape project will begin this year.
Odessa	The comprehensive plan was certified in October 2012. The town is working with Artesian concerning public water.
Townsend	The town is working to align their zoning map and their future land use map.
Wilmington	The city has implemented a citywide Climate Change Initiative. In addition, they continue to develop the Riverfront area.

Kent County

Kent County	The county continues developing stormwater maintenance districts. They are also working with State Housing Authority to implement the recommendations of the Analysis of Impediment to the Fair Housing Code.
Bowers Beach	The Town is working with DNREC on jetty repair and channel dredging. In addition, they have begun working with the Delaware Bayshore initiative to accomplish their goal of ecotourism.
Camden	The Town continues to see growth and economic development.
Clayton	The town continues to review and update land use codes.
Cheswold	The Town is working on an ordinance to require sidewalks with new development. The town is working to improve relationships between the homeowners and the town by creating a newsletter and initiating Cheswold "Pride Day" and an annual event.
Dover	Plans for the Garrison Energy Center are being finalized. The Downtown improvements have been completed. In addition the Firs State National Monument, which includes the Green, was created when President Obama signed a proclamation on March 25, 2013.
Farmington	The Town continues to work to implement their certified plan.
Felton	The Town has updated their zoning ordinance and has adopted a floodplain ordinance. In addition, the town is working to interconnect the sidewalks to create a pedestrian system.
Frederica	The Town is actively working to bring new businesses to the town.
Harrington	Harrington has initiated a Healthy Community Action Plan, which includes a farmers market and coordination of Safe Routes to School program.
Leipsic	The Town continues to work to implement their certified comprehensive plan.
Little Creek	The Town is working on many of the implementation issues in their plan. They will begin working with the Delaware Bayshore Initiative to plan for bringing small businesses to support the town, while maintaining their historic character.
Smyrna	The town went through a master planning process and adopted the US 13 Corridor Plan.
Wyoming	The town is working to update many of their ordinances. They have focus on Tree preservation and upgrades to the park this year.

Sussex County

Sussex County	Sussex County is seeing a revitalization of construction in approved development where no work was previously occurring.
Bethany Beach	Phase I of the downtown streetscape completed. Building new water tower. Working on a new town park.
Blades	Continues to work to implement their certified plan.
Bridgeville	Continues to work on master plan and is beginning to see development at the intersections of Route 13 and Route 404
Dagsboro	Phase II of the Main street streetscape has been completed and construction has begun on the new firehouse.
Delmar	The Town has completed the Wastewater Treatment Plant upgrades and the Delaware Avenue and 1st Street Water Main upgrades.
Ellendale	The groundbreaking for Ingram Village, a moderately priced housing development, took place in this summer.
Fenwick Island	The Town continues to implement their certified comprehensive plan.

Frankford	The Town has completed the first phase of updates to the town park.
Georgetown	The Town has reviewed and updated the off-street parking requirements and their signage regulations. In addition, the Town is working with 16 Mile Brewery to rezone a parcel so it can expand.
Greenwood	Installed water meters throughout the town.
Henlopen Acres	The town is reviewing their charter and zoning code. In addition, they continue to work to update their comprehensive plan.
Laurel	Construction of new water and sewer lines to Route 13 will begin soon. In addition, the town is working to rehab all sidewalks to make them ADA compliant. Laurel will begin working with the University of Delaware on a master plan for their downtown area.
Lewes	The Town is rewriting their subdivision ordinance. The Town has also begun working on their 2015 comprehensive plan update.
Millsboro	The Millsboro Downtown Partnership has been formed and plans to bring a farmer's market, concerts in the park, and events for the town.
Millville	The Town continues to see a rise in the number of house built. They have rewritten their sign ordinance, hosted a successful farmer's market and updated their website to keep residents and visitors informed of important information and events.
Ocean View	The town has annexed two parcels under their new MXPC (Mixed Use planned community) zone. In addition, they are working on drainage projects to help with stormwater issues and they are working to complete Phase I of a Transportation Enhancement Project.
Seaford	The City will begin working this year on a master plan for the annexed areas along Route 13. In addition, Seaford continues to work to revitalize the downtown area while maintaining its role as a primary employment center for the Western Sussex County.
Selbyville	The Town has established a Residential Planned Community District that has been received well by developers.
Slaughter Beach	The Town continues to implement the town's certified comprehensive plan.
South Bethany	The Town is working with DelDOT to create rain gardens along Route One. They are also working on a dune restoration project.

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