



DELAWARE STATE STRATEGIES

2025 Delaware Strategies for State Policies and Spending

Prepared by: Delaware Office of State Planning Coordination

Approved by: Cabinet Committee on State Planning Issues

Implemented by: Governor Matt Meyer

Executive Order 16, January 30, 2026

2025

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STATE OF DELAWARE



EXECUTIVE DEPARTMENT DOVER

EXECUTIVE ORDER NUMBER SIXTEEN

TO: HEADS OF ALL STATE DEPARTMENTS AND AGENCIES
RE: STRATEGY TO FACILITATE SMART GROWTH IN DELAWARE

WHEREAS, the Meyer Administration prioritizes smart growth to optimize affordability, natural and working lands, economic prosperity and environmental health, and recognizes the importance of effective coordination between the State and local governments to plan and invest in functional and sustainable land use practices; and

WHEREAS, local government land use policies and decisions play a critical role in building strong communities, supporting diverse economic opportunities and providing a high quality of life for residents and businesses today and those considering whether to locate in Delaware in the future; and

WHEREAS, State government plays a critical role in facilitating the implementation of local government comprehensive plans through its capital investment program, funding a significant portion of costs for infrastructure and services across all local jurisdictions; and providing private businesses transparent, predictable and sustainable growth strategies in areas with adequate infrastructure to inform long term investment decisions; and

WHEREAS, the State has a responsibility to the taxpayers of the State of Delaware to ensure that limited tax dollars are strategically and purposefully directed to areas that maintain or enhance economic opportunity, affordable housing and community well-being while protecting and restoring the natural environment upon which citizens and economies depend; and

WHEREAS, the Cabinet Committee on State Planning Issues (“CCSPI”): (i) in August 2024, formed the Data Analysis Workgroup (“DAW”) to increase the coordination and visibility of the Delaware Strategies for State Policies and Spending (“State Strategies”) development process and engage directly with local governments to review data inputs; (ii) in September 10, 2025, released the draft 2025 State Strategies for public review and comment and held 3 public workshops (1 hybrid, 2 in-person) attended by representatives from local governments and the public; and (iii) in January 12, 2026, approved the 2025 update of State Strategies; and

WHEREAS, the State recognizes the significance of the State Strategies to provide coordination of State expenditures in support of the implementation of local land use decisions and that State Strategies policies and data are reflected in local governments’ adopted and

certified comprehensive plans; and

WHEREAS, the Office of State Planning Coordination (“OSPC”) and CCSPI have a responsibility to ensure the functionality, transparency and efficiency of the State Strategies and are well positioned to use this State Strategies update as the foundation of the State’s planning framework and launching point for further evaluation of the trends shaping Delaware’s growth and development, how State investments and incentives support a shared vision of Delaware’s future, and to renew partnerships with local governments.

NOW, THEREFORE, I, MATTHEW MEYER, by virtue of the authority vested in me as Governor of the State of Delaware, do hereby **DECLARE and ORDER** the following:

1. The 2025 update to the Delaware Strategies for State Policies and Spending document and maps (“State Strategies”) shall initiate a State-led, multi-phase process requiring the Office of State Planning Coordination (“OSPC”) and Cabinet Committee on State Planning Issues (“CCSPI”) to:
 - a. Publish online, the updated State Strategies document and maps, including geospatial data (with full metadata);
 - b. Establish Corridor Planning Areas along specific transportation routes and regions to address congestion, safety, land use and environmental concerns, aiming for better integration of transportation, development and sustainability;
 - c. Beginning January 2026, conduct a seven-month coordinated planning effort with Sussex County to define a land use plan for the Corridor Planning Areas that is intended to kickstart the county’s comprehensive plan update process and better plan for growth; and
 - d. Identify and implement any changes to the State Strategies documents and maps, prior to a 5-year update, based on updated data reflected in a formally adopted update or modification to a comprehensive plan.
2. The OSPC and CCSPI shall launch a 2026 State Smart Growth Visioning process in coordination with key, non-state partners and stakeholders to:
 - a. Develop a comprehensive future-visioning of smart growth including land use patterns, investment plans, infrastructure and population trends;
 - b. Identify and implement any changes to the State Strategies documents and maps, prior to a 5-year update either based on updated data reflected in a formally adopted update or modification to a comprehensive plan, and to the factors and methodology on which the state strategies documents and maps are based, designed and implemented.
 - c. Compile an inventory and assess efficacy of existing State investments and incentives to drive growth or preservation;

- d. Continue cross-agency work to identify tools to support capacity building and planning needs for local jurisdictions to bring all 60 local jurisdictions to a standard of climate preparedness; and
- e. Review and align infrastructure investment projects planned or underway across State departments and agencies.

3. State departments and agencies shall:

- a. Use the Strategies document and maps as a guide for making relevant decisions on policy, infrastructure, resource management and other investments. Departments and agencies shall make decisions that are consistent with the Strategies document and maps, where practicable, or as otherwise directed by the Governor;
- b. Use discretion to resource individual development or preservation projects in any investment level if development or preservation projects strictly align with land use needs for the benefit of State priorities as specified by the Governor;
- c. Support and affirm the decisions of other departments and agencies when those decisions are consistent with the Strategies document and maps; and
- d. The Office of Management and Budget shall use the State Strategies document and maps as a guide in developing and reviewing state department and agency spending plans consistent with guidance from the Governor.

4. The OSPC and Delaware State Housing Authority shall expand the Downtown Development District program to allow the maximum of 15 designated districts and open applications February 4, 2026. Expanding designated districts from 12 to the full allowable, 15 ensures that Qualified Real Property Investments (QRPI) to commercial, industrial, residential, and mixed-use buildings or facilities can be made in a greater number of municipalities to spur job growth, improve commercial vitality and build stable communities.

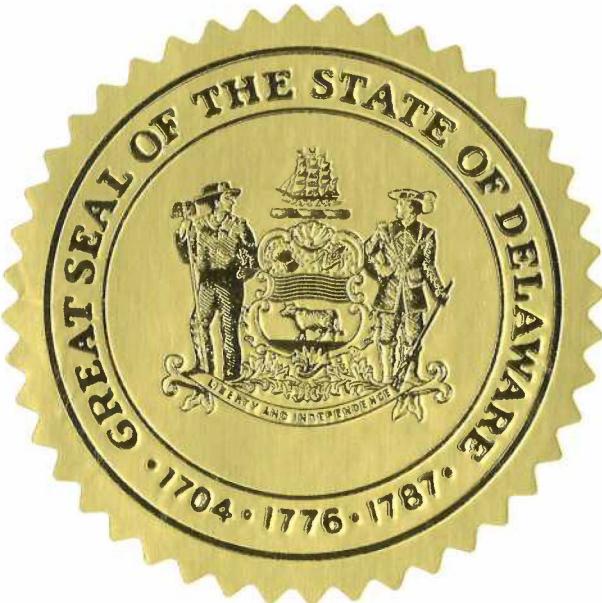
5. In order to assist with the implementation of the State Strategies, the OSPC shall be the leading agency to coordinate with State departments and agencies and non-state jurisdictions to implement the following changes to the Preliminary Land Use Service (“PLUS”) process:

- a. Coordinate PLUS as a tool to assist developers, landowners, and local governments to initiate projects in areas most ready to receive and serve development;
- b. Broaden Fast-Track Access by incorporating a concierge model(s) as standard path for priority projects including housing development;
- c. Comprehensively review existing agreements and MOU structure to standardize

systems within localities;

- d. Launch "PLUS 2.0" to modernize website and technology tools to incorporate timestamped actions for customer awareness; and
- e. Move toward 45-day end-to-end process completion.

6. As part of the Corridor Planning Area process, the State Strategies are subject to change. The OSPC and CCSPI may update the State Strategies document and maps once per year if needed, based on new data sets and/or newly certified comprehensive plans, corridor plans or master plans provided by local governments. The OSPC shall, in conjunction with the CCSPI, complete an update of the State Strategies document and maps, at minimum, five years from the effective date of this order.
7. Executive Order Number 42 signed by Governor Carney on July 23, 2020, is hereby rescinded.



APPROVED this 30th day of January, 2026.



Matthew Meyer
Governor

ATTEST:



C. B. Sandy
Secretary of State

ACKNOWLEDGEMENTS

Thank You

Preparation of the 2025 Strategies for State Policies and Spending was truly a collaborative effort. The Office of State Planning Coordination (OSPC) gratefully acknowledges the valuable contributions from the following individuals and groups:

- **Governor Matt Meyer** for your leadership and guidance
- The citizens of Delaware for their contributions during the public comment period
- County and municipal government planning staff and elected officials
- State agency leadership and staff, especially those participants in Strategies Implementation Team (SIT) meetings
- The University of Delaware's Institute for Public Administration (IPA)
- Dedicated members of the Cabinet Committee on State Planning Issues (CCSPI)

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A GUIDE TO COORDINATE GROWTH

State Investments Support Local Communities

Delaware is consistently growing and changing in population size, composition, and density. Though land-use decisions are made by local jurisdictions (municipal and county), a large portion of infrastructure and public services are provided by the state (see **Figure 1**). The impact of these local government land-use decisions lead to land development patterns that affect the entire state. A consistent set of policies is needed to coordinate state expenditures with local land-use.

The Cabinet Committee on State Planning Issues (CCSPI) was formed as an advisory body to the Governor and General Assembly. The CCSPI is responsible for recommending the most desirable general pattern of land-use, the major circulation patterns for people and goods, the general locations of major public and private facilities, the oversight of the Downtown Development Districts (DDD) Program, and adoption of the Strategies for State Policies and Spending. See [29 Del.C. §9101](#) for details.

Commonly referred to as "State Strategies," the CCSPI has adopted the Strategies for State Policies and Spending document and maps since 1999. It serves as the primary policy guide that summarizes the State's

land-use goals, policies, and strategies. The State Strategies direct state spending into Investment Levels that support the most efficient use of state resources, be they physical, fiscal, or natural.¹

The State Strategies document is like a comprehensive plan for the State and therefore must be updated every 5 years. Comprehensive planning documents reflect public policies at a particular time, and they require continual review, revision, and refinement to ensure they continue to meet the growth and preservation needs of our state.

The State Strategies help the CCSPI guide state investment decisions to promote efficient development patterns, protect agriculture and open space, discourage sprawl, and communicate with local governments on land-use matters.

The State Strategies set spending priorities for the State's management of regulatory programs, land protection, state lands, and buildings. And they establish a framework for state comments on local comprehensive planning and land-use decisions.

State agencies will still make site-specific decisions about particular infrastructure issues and enforce regulatory processes. Such decisions will examine the unique circumstances at each site. These decisions

¹ Derived from Title 29, Section 9101 c of the Delaware Code.

Figure 1: State Funding for Services and Infrastructure

Source: 2025 Annual Report on State Planning Issues, using Fiscal Year 2025 data

Delaware's State government funds many services and infrastructure needs...



90%
State Roads

\$699,958,000
Federal and state capital transportation funding for FY25



97%*
State's Largest Police Force

\$166,128,100
State police personnel and budget for FY25



\$17,086,654
State paramedic program funding for FY25

30%
Paramedics

Including a variety of support for public education...



90%
Public School Transportation

\$180,406,200
School transportation funding for FY25



60-80%
Public School Construction

\$200,405,745
Education capital funding for FY25



70%
Public School Operations

\$2,157,198,000
Education operating funding for FY25

* In FY25, Sussex County provided \$4,601,557 in supplemental funding to DE State Police.

will be based on the guidance given by the State Strategies.

Partners in Planning

The State Strategies document and map series direct state investments, but they are not a land-use plan. In Delaware, the State has delegated land-use planning and regulatory authority to the local governments. Intergovernmental coordination is extremely important for the success of our current land-use efforts. Delaware's county and municipal governments have the responsibility and authority to plan for and manage land-use and to institute zoning and other controls required to implement comprehensive plans.

The State respects this long-standing tradition of local control over land-use. Even so, the State government has a continuing involvement in the overall land-use patterns because of its responsibility to the state taxpayers and its mission to provide infrastructure and services. It is for these reasons that the CCSPI is charged by statute with recommending the overall pattern of development for the state and the location of major public facilities.

Local governments are essential partners in developing and implementing these strategies. Delaware Code (Titles 9 and 22) requires that these jurisdictions all prepare comprehensive land-use plans. The local government's comprehensive plan articulates the goals and vision for each community. Based on this expression of community values, the plan guides the location, density, design, and character of

growth, development, and preservation activities within that local jurisdiction. The local government is enabled to adopt land-use regulations that implement the adopted and certified comprehensive plan. Any land-development activity must comply with the comprehensive plan and comply with all relevant local codes and ordinances.

These plans are reviewed by the Office of State Planning Coordination (OSPC) and certified by the Governor based on State Strategies. This process ensures intergovernmental coordination by making certain that the state, county, and local governments are all planning together, and it provides the Governor with recommendations on resolving inconsistencies.

Delaware Code requires that local governments review their plans every five years and update them every ten years. All local governments are on different update cycles, and multiple plans are reviewed and updated every year. This five-year update of the State Strategies incorporates all changes to comprehensive plans and their growth areas that have been certified since the 2020 update.

Any plan updates that involve changes to growth and annexation areas in the next five years will be reviewed through the PLUS and certification processes. If, after evaluation, it is determined that an expansion of a growth or annexation area is warranted the plan will be certified. Any part of a newly certified growth or annexation area will be considered compliant with the State Strategies until the next five-year update (scheduled for 2030).

In general, the more spread out we are, the costlier services are 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. The State and local governments must be partners in planning to avoid waste and inefficiency and implement smart growth.

For the 2025 update, the CCSPI formed the Data Analysis Workgroup (DAW) to increase the coordination and visibility of the State Strategies development process. Three stakeholder workshops were held (one in each county) to collect data and gather feedback to consider during the State Strategies update. This was a critical step in outreach to the State's partners. Details about the DAW can be found in the next chapter.

Anticipating Growth Demands

Between 2025 and 2050, Delaware's population is projected to increase by roughly 127,000 to a total of 1,171,796 persons. Where this growth occurs relative to Delaware's existing population, infrastructure, and services will significantly impact the level of state investments needed. While more than half of all Delawareans are still expected to reside in New Castle County in 2050, the Delaware Population Consortium (DPC) anticipates that Sussex County will grow the fastest, with its population growing 36 percent (almost 99,000 people) by 2050.

To keep up with household growth through 2030, Delaware will need to add approximately 2,400 new households per year, according to the Delaware State

Housing Authority's (DSHA's) most recent Housing Needs Assessment. Looking further ahead, this growth suggests a total need of roughly 55,000+ additional housing units by 2050, with the largest share in Sussex County.

Meeting this demand will require a mix of housing types, price points, and locations to support affordability, workforce needs, and sustainability, while avoiding pressures on infrastructure and community services. It is crucial that infrastructure spending is coordinated with the future distribution of this growth or else state dollars will be stretched across too broad a geographic area and may cause budget shortfalls.

In preparation for this growth, state agencies will use this document to support their daily operations, in ways which include but are not limited to:

- The review of projects that come to the Preliminary Land Use Service (PLUS) process
- Public-service facility locations
- Agricultural and open-space preservation
- Capital budget requests
- School site approvals
- State input to local land-use decision-making, including for the preparation of comprehensive plans
- State agency capital and operating budget requests and expenditures and policy decision-making
- Prioritization of transportation projects

Specific policies by agency can be found in the chapter “Implementation of the Strategies.”

Goals

With each update of the State Strategies, the technical analysis establishes a new baseline for updated policies. The State Strategies are the anchor that unifies our state agencies in aligning policies that help achieve our growth and preservation goals. The 11 goals are:

1. Direct investment and future development to existing communities, urban concentrations, and growth areas.
2. Protect important farmlands and critical natural and historical resource areas.
3. Improve housing quality, variety and affordability for all income groups.
4. Ensure objective measurement of long-term community effects of land-use policies and infrastructure investments.
5. Streamline regulatory processes and provide flexible incentives and disincentives to encourage development in desired areas.
6. Encourage redevelopment and improve the livability of existing communities and urban areas and guide new employment into underused commercial and industrial sites.
7. Provide high quality employment opportunities for citizens with various

skill levels to retain and attract a diverse economic base.

8. Protect the state’s water supplies, open spaces, farmlands and communities by encouraging revitalization of existing water and wastewater systems and the construction of new systems.
9. Promote mobility for people and goods through a balanced system of transportation options.
10. Improve access to educational opportunities, health care and human services for all Delawareans.
11. Coordinate public policy planning and decisions among state, counties and municipalities.

Cabinet Committee Policy Statement

The Cabinet Committee on State Planning Issues (CCSPI) adopts the 2025 Strategies for State Policies and Spending as its policy guide. The CCSPI encourages state agencies to implement the policies contained herein through daily business practices. It also encourages local governments to maintain a steadfast commitment to their comprehensive plans and respect the link between them and State Strategies. This will ensure a shared path towards success.

Over-Arching Policy Framework

The State Strategies is our smart growth guide for spending, infrastructure programming, service delivery, and land preservation. the State prioritizes

investments in hard infrastructure and services in urban and suburban growth areas where local governments and state agencies are prepared for development and redevelopment. The state prioritizes natural resource protections and agricultural preservation in areas of the state that are rural to support our thriving agricultural and tourism industries. This approach involves close coordination with local government comprehensive plans because they regulate land-use, while the State and its agencies provide a large portion of the infrastructure and services.

The State Strategies seek to prioritize and incentivize compact, mixed-use growth, development and redevelopment in Investment Levels 1 and 2. Compact mixed-use development is the most efficient use of infrastructure spending, is preferable for operational efficiencies related to affordable housing, and service delivery such as public safety and schools. It also aligns with climate goals by reducing emissions, making multi-modal travel possible, and conserves land in rural areas.

A primary goal of State Strategies is to discourage sprawling growth in our state's rural areas by incentivizing natural resources

conservation and economic development for the agricultural industry in Investment Level 4. Open space expansions, farmland and forestland preservation, infrastructure safety and preservation, and climate change and resilience projects are appropriate investments. It is crucial to ensure that Level 4 investments do not have the unintended effect of encouraging growth in vulnerable areas.

Investment Level 3 areas are transitional future growth areas, and State Strategies support logical growth that progresses from urban centers yet is respective of agricultural and natural resources.

These over-arching policies are reflected in **Figure 2** and are embodied by the following simple framework statements:

Smart Growth:

Efficient Spending.

Affordable Housing.

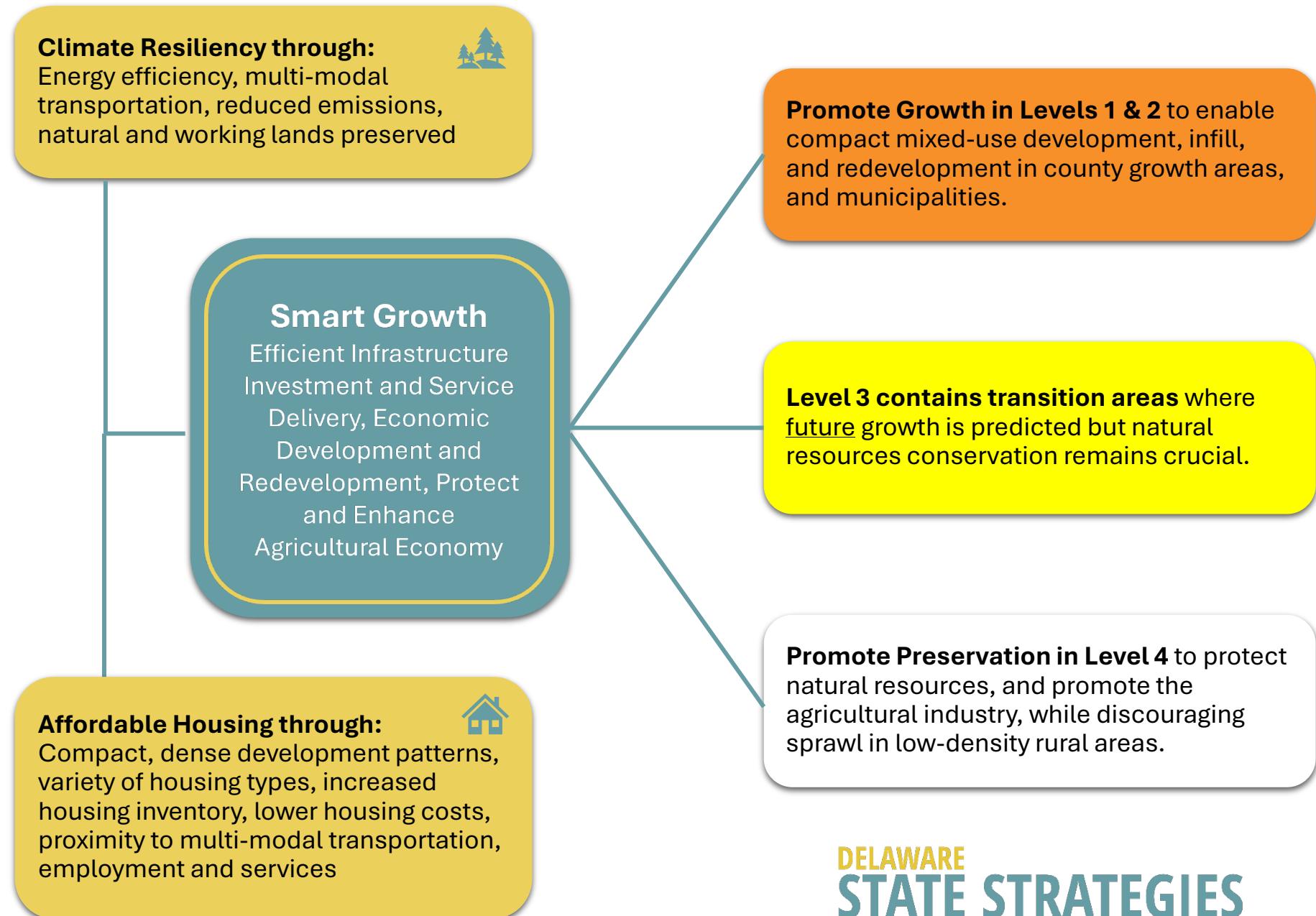
Climate Resiliency.

Land Conservation.

Economic Development.



Figure 2: State Strategies Policy Framework



THE COLLABORATIVE UPDATE PROCESS

Overview of the Process

The 2025 State Strategies development process kicked off in the summer of 2024 through early collaboration with the Strategies Implementation Team (SIT), which consists of planning staff from several state agencies. These initial discussions and meetings with the Cabinet Committee on State Planning Issues (CCSPI) lead to the formation of the Data Analysis Workgroup (DAW) to increase the outreach with local governments during the process.

The development of the final product involved data collection, a technical data analysis, agency policy coordination, and public and stakeholder engagement throughout. More details about the full process are found in the following sections. Due to the increased level of collaboration for this update, the entire process took more than a year and followed this general timeline (see Figure 3).

Data Analysis Workgroup (DAW) Coordination

The CCSPI formed the DAW to increase the coordination and visibility of the State Strategies development process. Its membership consists of representatives from the Department of Transportation (DelDOT), Department of Agriculture (DDA), the Delaware State Housing Authority (DSHA), and the Delaware Population Consortium (DPC).

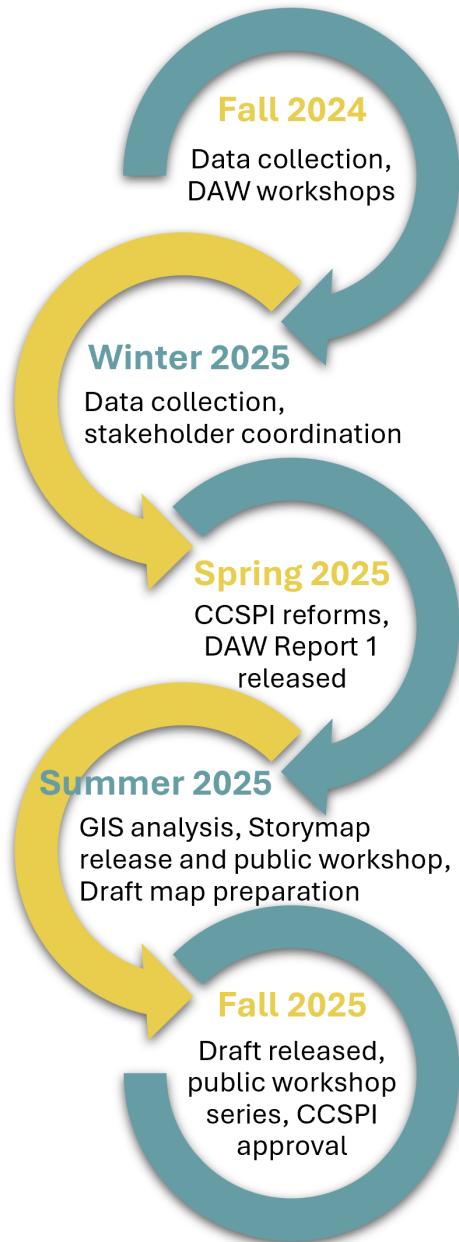


Figure 3: Strategies Development Timeline

With support from the Office of State Planning Coordination (OSPC), Whitman, Requardt & Associates (WRA), and University of Delaware's Institute for Public Administration (IPA), a stakeholder

workshop series was conducted. Titled “Building Collaborative Perspectives on Growth and Development,” one workshop was held in each county to convene local stakeholders, build awareness of State Strategies, collect data, and gather feedback to consider during the State Strategies update.

Each workshop consisted of presentations from the DAW and the respective county, and information sharing about development trends. The events were well attended (see [Figure 4](#)).

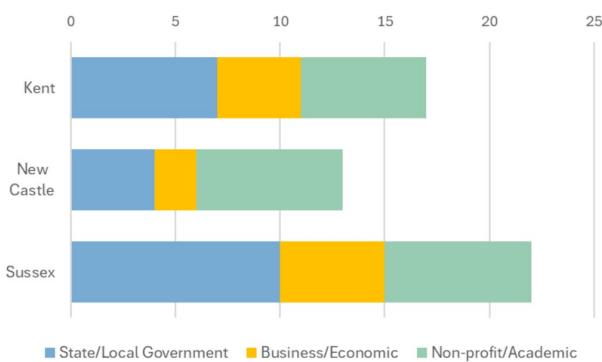


Figure 4: DAW Workshop Attendance by Association (Source: DAW Report 1)

Please refer to the [DAW's "Report 1"](#) for full details and outputs of the workshop series. This report culminates with six Key Ideas in these topic areas:

- Adherence to State Strategies
- Improved Coordination
- Consider Costs & Incentives
- State Guidance
- Public Education
- Expand on Success

Feedback from the DAW workshops also yielded suggested data changes for the State

Strategies analysis. Some suggestions are direct data suggestions, and others are indirect and therefore more difficult to quantify and incorporate into the analysis. [See the Public Comments Document](#) for details on these suggestions.

Data Collection

For several months, OSPC collected relevant Geographic Information Systems (GIS) data layers from various state agencies and local governments. Each dataset represents a local or state land-use policy or program that impacts an area's capacity for growth or preservation. Data layers are classified as either Promoting Growth, Promoting Preservation, or Out-of-Play.

Throughout the process, OSPC worked with data owners and stewards to ensure that the most accurate and precise layers available were used in the analysis and made revisions continually. The OSPC project team coordinated with SIT members and the CCSPI to prepare the final list of data layers (see [Figure 6](#)).

Data Storymap

For 2025, the OSPC project team and the IPA collaborated to create an online [Data Storymap](#) (see [Figure 5](#)) to present the data layers in a transparent and interactive way. The map displays the details of more than 40 layers that were used in the analysis in a what, why, and how format. The resulting list of data layers is mostly similar to the layers analyzed in 2020 with a few exceptions (see [Figure 6](#)).

Data Analysis Methodology

This update of State Strategies was accomplished using a GIS data analysis to balance state, county, and local policies for various kinds of residential growth, economic development, and land preservation. This analysis was designed to create a statewide map that reflects the combined policies of all levels of government and highlight areas most appropriate for various types of growth.

To create the Investment Level geographies, each dataset was assigned a value based on its classification as Promoting Growth, Promoting Preservation, or Out-of-Play. Each dataset considered to promote growth was processed to a statewide polygon and assigned a value of +1 for its respective area of interest (AOI) while each dataset that promotes preservation was processed to a statewide polygon and assigned a value of -1 for its respective AOI. Next, each Out-of-Play dataset is excluded/subtracted from the spatial analysis for its AOI.

For example, an area where county growth zone (+1), public sewer (+1), public water (+1), and transit (+1) all overlap would earn a +4 for promoting growth. However, if it also overlaps Excellent Recharge Areas (-1) and wellhead protection areas (-1), the score will be reduced to +2. The overall score is within a range of -9 to 15 and reflects its suitability for growth or preservation. The higher the score is, the better suited it is for investments supporting development or redevelopment. The lower the score, the more suitable the land is for investments that promote preservation, agriculture, and/or open space.

After the initial Investment Level data was generated, any Level 1-3 areas outside of designated growth areas were adjusted to Level 4 to more accurately reflect the growth priorities adopted in local government comprehensive plans.

Following the spatial analysis, the resulting Investment Level maps were reviewed by the CCSPI, state agencies, local government officials, and members of the public, and the maps were edited, where appropriate, to reflect additional information.

Policy Coordination

Throughout the data collection, technical analysis, and map compilation processes, OSPC coordinated with state agencies to ensure their implementation policies were updated to reflect any business changes. More details about each agency's policies can be found in the "Implementation of the Strategies" chapter.

Public Outreach and Comments

This document is a result of extensive coordination with local governments, citizens, and state agencies to determine what areas are most prepared for growth and where the state can make the most cost-effective investments in roads, schools, and other public facilities and services.

During the update process, OSPC consulted with state agencies, county governments, and municipal governments for their comments on the document. While gathering data, the state consulted comprehensive plans that had been certified

as well as those currently in the review process.

Additionally, four public workshops were held to accept public comments on the Data Storymap and the draft Strategies for State Policies and Spending document and maps. Comments were also accepted throughout the update process via email. This document

incorporates the feedback received during the intergovernmental coordination and public outreach activities. [See the Public Comments Document](#) for a consolidated table of DAW and public comments and resulting data and map changes.

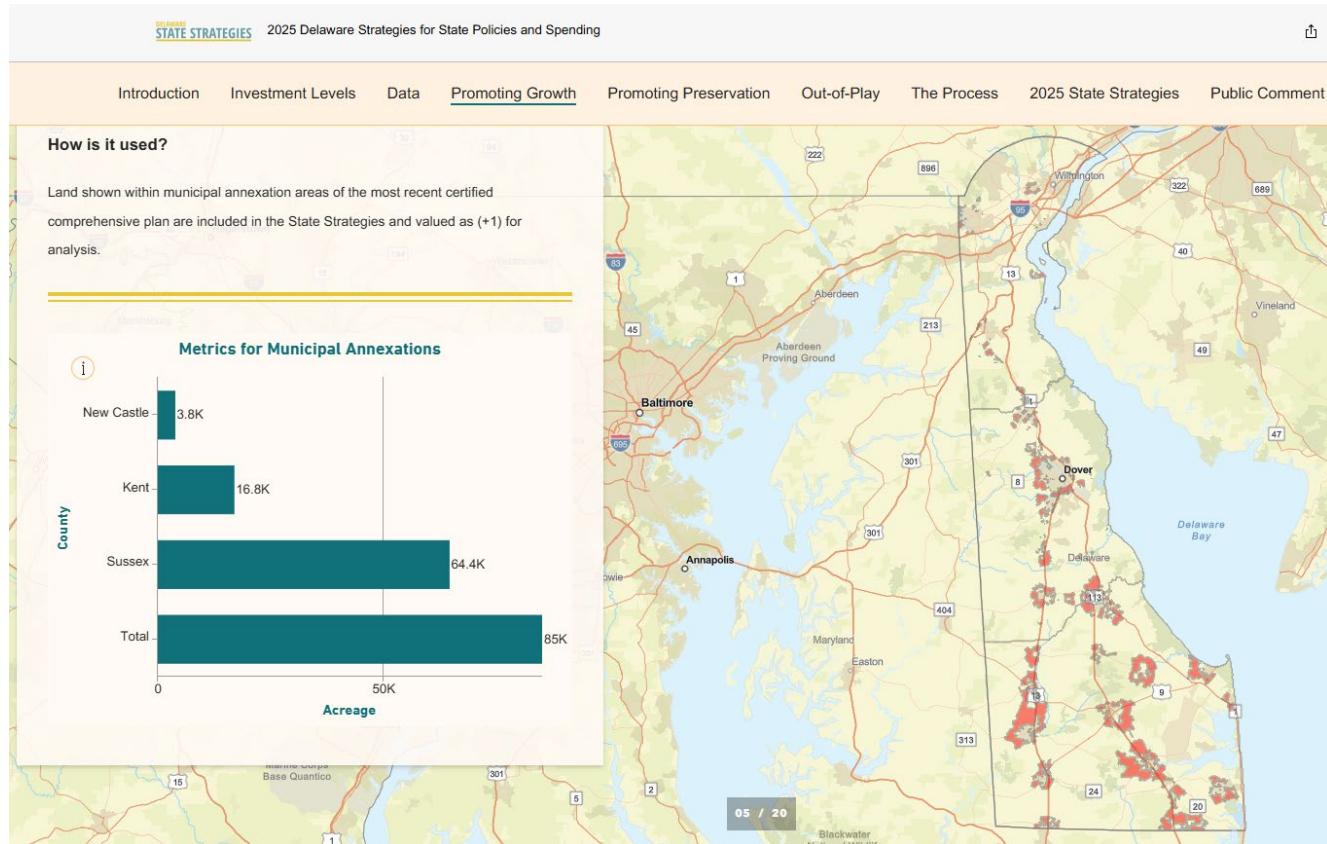


Figure 5: Screenshot of Data Storymap

Figure 6: GIS Datasets Included



Promoting Growth

Visit the [Data Storymap](#) for full details

Planned Growth	<ul style="list-style-type: none"> County Growth Areas Municipalities Municipal Annexation Areas Transfer of Development Rights (TDR) Receiving Areas 2020 Census Urban Areas 2022 Built Areas DelDOT Transportation Improvement Districts (TIDs) - (operational only) Housing Areas of Opportunity
Services	<ul style="list-style-type: none"> Public Transit - (1-mile major stop and ¾-mile other bus stop buffers, micro-transit areas) Bike and Pedestrian Connectivity Priority Areas Public Libraries - (3-mile buffers clipped to public transit and growth areas) Public Schools - (2-mile buffers of upper schools, 1-mile buffers of lower schools) State Service Centers - (2-mile buffers)
Public Safety	<ul style="list-style-type: none"> Fire Stations - (3-mile buffers) Emergency Medical Services (EMS) - (3-mile buffers) Hospitals - (5-mile buffers of full-service and 24-hour emergency facilities) Local Police Jurisdictions – (municipal only)
Utilities	<ul style="list-style-type: none"> Public Sewer and Water Service Areas Water and Wastewater Certificates of Public Convenience and Necessity (CPCN) Service Areas – (within designated growth areas)



Promoting Preservation

Natural Resources	<ul style="list-style-type: none"> Coastal Zone 100-Year Floodplains – (Sussex County only) Excellent Groundwater Recharge Areas Non-Tidal Wetlands - (100-foot buffers) Tidal Wetlands - (100-foot buffers) Wellhead Protection Areas Delaware Ecological Network (DEN) – (Removed built areas from 2022 Land-Use/Land-Cover Data)
Resiliency	<ul style="list-style-type: none"> Coastal Inundation – (3-foot sea level rise scenario) Flood Risk Adaptation Map (FRAM)
Agriculture and Forests	<ul style="list-style-type: none"> Agricultural Preservation Districts – (with agreements through 2030) Agricultural and Forest Lands of Importance
Limits on Growth	<ul style="list-style-type: none"> Areas East of Route 1 in Kent County Transfer of Development Rights (TDR) Sending Areas Areas Outside of Designated Growth Areas
Misc. Protection	<ul style="list-style-type: none"> Correctional Facilities - (1-mile buffers) Dover Air Force Base Noise Zones and Accident Potential Zones (APZs)



Out-of-Play

Out-of-Play	<ul style="list-style-type: none"> Permanent Agricultural Conservation Easements Permanent Forestry Conservation Easements DelDOT Constraint Areas 100-Year Floodplains – (New Castle and Kent Counties only) Protected Lands (government and private conservation lands, and dedicated open space) Tidal Wetlands Dover Air Force Base Properties
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STATE INVESTMENT LEVELS

Investment Level Profiles

As described in the previous chapter, when the technical analysis is complete the entire state is classified into one of five investment levels. Because it is a data-driven process, areas within each investment level share similar characteristics. Therefore, the State's policy focus is also similar for areas that share the same investment level.

Details about each investment level are contained in the profiles that follow. They are meant to function as one-page guides that one can easily reference to understand an area on the map. Detailed policy information is found in the next chapter.

Investment Level Maps

The first four Investment Levels are a range from 1 to 4 going from dense downtown areas to rural areas. The fifth level is called Out-of-Play and represents areas that are legally protected from private development.

These Investment Levels are depicted on the accompanying maps, which are a graphical

representation of a combination of state and local land-use policies. They are intended to guide state agencies as they make investment decisions. Please refer to the Implementation Guidance section in the next chapter for important notes about interpreting the maps.

Investment Level Key

The following key (see Figure 7) presents the names and colors used for the five investment levels throughout this document, the paper maps, and the [interactive maps](#).



Figure 7: State Strategies Investment Levels





Example: Union Park Gardens, Wilmington

Level 1

DELAWARE STATE STRATEGIES



Location

- Municipalities, downtowns
- Suburban clusters in unincorporated areas



Characteristics

- Higher density development with mixed-uses
- Variety of housing and transportation options
- Walkable communities



Policy Focus

- Wide range of uses and densities
- Infill and redevelopment, downtown revitalization
- Efficient use of public and private investments
- Maintain/enhance existing infrastructure
- Infrastructure investments for new growth and redevelopment



Example: Cannery Village, Milton

Level 2

DELAWARE STATE STRATEGIES



Location

- Suburban areas in or near municipalities
- Rapidly growing areas surrounding urban centers



Characteristics

- Mid to low density development
- Access to public water and wastewater, utilities
- More automobile oriented



Policy Focus

- Broader mix of housing and commercial options
- Efficient use of public and private investments
- Maintain/enhance existing infrastructure
- Infrastructure investments for new growth
- New higher density development where applicable



Level 3

DELAWARE STATE STRATEGIES



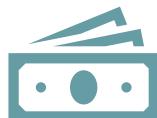
Location

- Certified growth areas in county and municipal comprehensive plans
- Disconnected areas with significant development pressure



Characteristics

- Urban to rural transition with leapfrog development
- Environmentally sensitive and/or agricultural lands
- Access to infrastructure and utilities may be limited



Policy Focus

- Development in near-term may not be appropriate
- Long-term growth areas after Levels 1 and 2
- Maintain/enhance existing infrastructure
- New infrastructure investments may be lower priority
- Growth should be compatible with agricultural/rural character



Level 4

DELAWARE STATE STRATEGIES



Location

- Mostly unincorporated rural areas and open space
- Small settlements and disconnected homes



Characteristics

- Predominantly natural lands and agricultural uses
- Access to infrastructure and utilities may be limited
- Mostly single-family homes with reliance on automobiles



Policy Focus

- Limited development should retain the rural landscape
- Preserve open space, farmland, and forests
- Maintain/enhance existing infrastructure
- New infrastructure investments not for residential growth
- Growth only for agricultural and environmental uses



Out-of-Play

DELAWARE STATE STRATEGIES



Location

- Lands not available for private development
- Legally protected lands for conservation/preservation



Characteristics

- Public parks, wildlife refuges, state forests, etc.
- Protected farmland and forests
- Tidal wetlands and 100-year floodplains (New Castle and Kent Counties only)

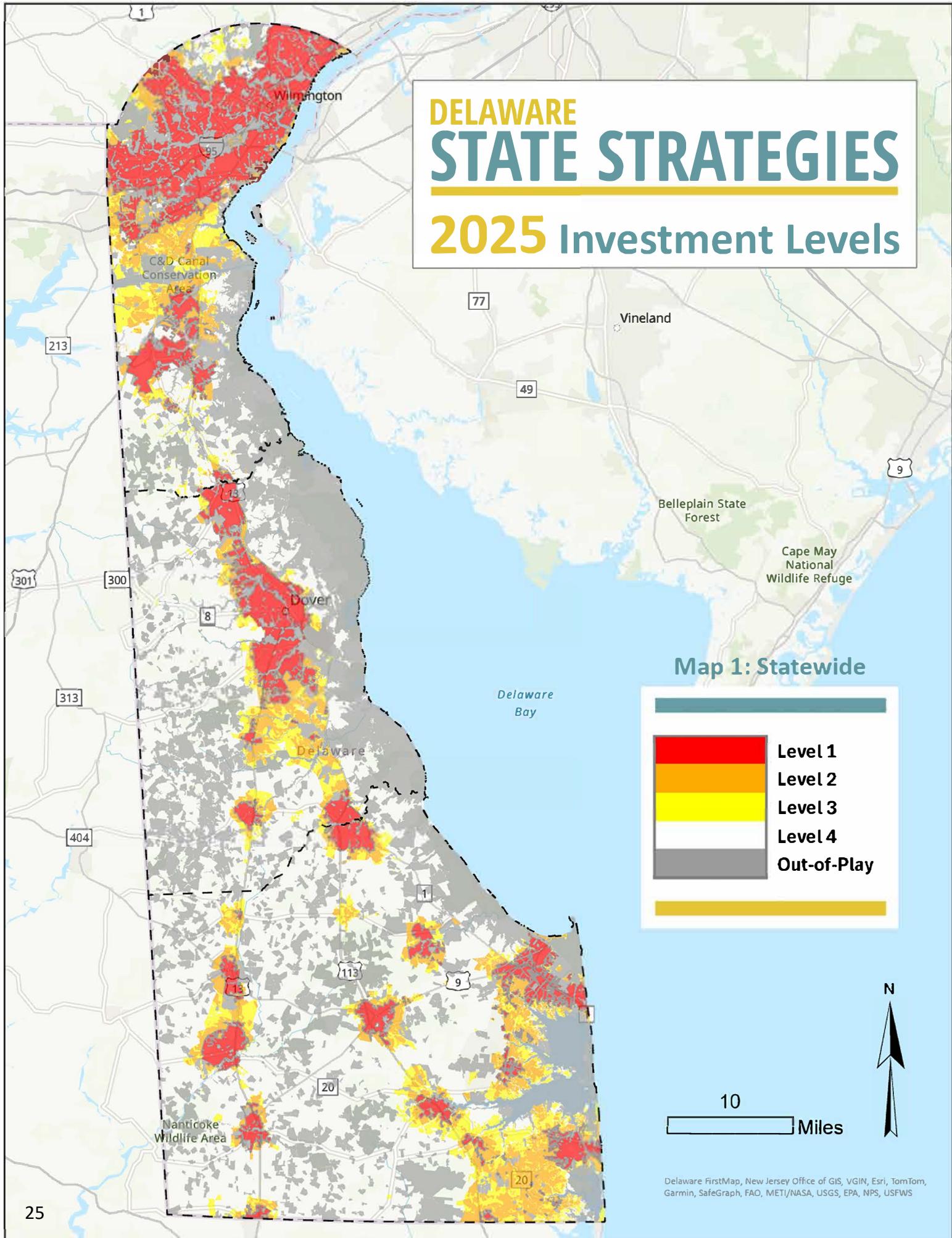


Policy Focus

- Permanent legal protection (such as easements or purchase)
- Maintain/enhance supporting infrastructure
- Development is limited to improvements that serve the purpose of the protected lands

DELAWARE STATE STRATEGIES

2025 Investment Levels



DELAWARE STATE STRATEGIES

2025 Investment Levels

Map 2: New Castle County



Delaware FirstMap, New Jersey Office of GIS, Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA, USFWS

5

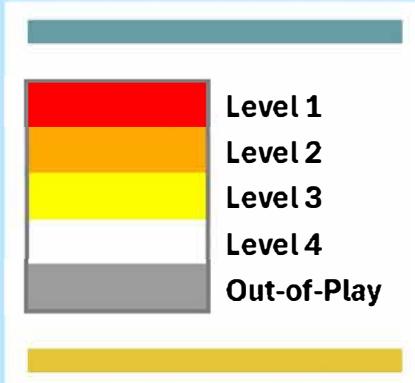
Miles

Money
Gandys

DELAWARE STATE STRATEGIES

2025 Investment Levels

Map 3: Kent County



5

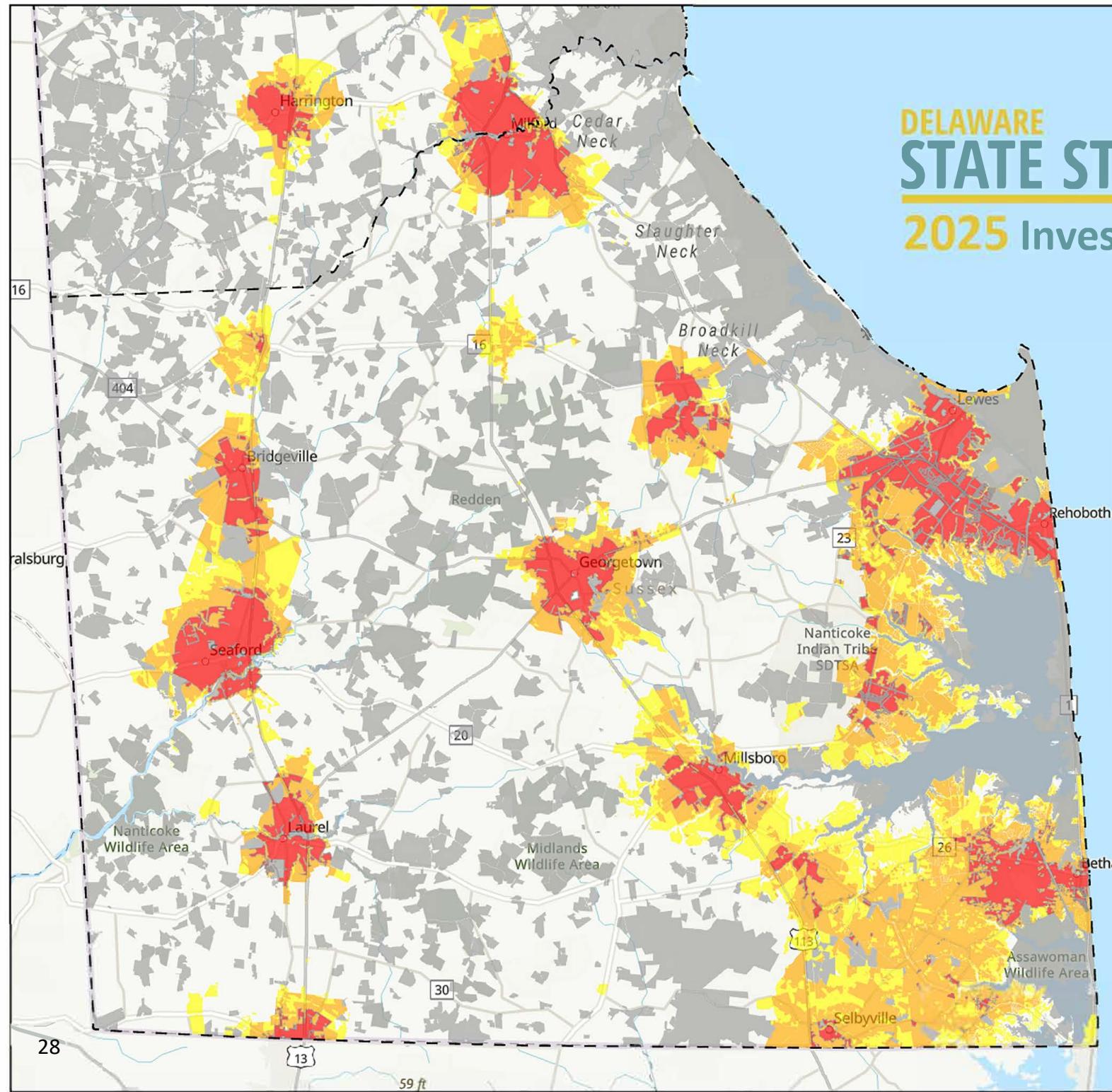
Miles



City of Dover, Delaware,
Delaware FirstMap, New
Jersey Office of GIS, VGIN, Esri,
TomTom, Garmin, SafeGraph,
METI/NASA, USGS, EPA, NPS,
USDA, USFWS

DELAWARE STATE STRATEGIES

2025 Investment Levels



IMPLEMENTATION OF THE STRATEGIES

Implementation Guidance

State government, local governments, and the public are all partners in understanding and implementing the State Strategies. The previous chapters outlined the State's policy framework, described the development process, and presented the Investment Level profiles and maps. This chapter ties everything together to facilitate implementation.

When using this document and the associated maps, the following information should be considered.

- Review the online [Data Storymap](#) for insight into each individual data layer.
- Review the Investment Level profiles to understand the characteristics of each level.
- When observing a specific location, it is helpful to understand the reason its investment level was assigned. Consult the underlying data map to see which data layers are present at the location.
- The Investment Level maps are not parcel-based, so it is still necessary to thoroughly investigate the constraints of particular land parcels, even though they may be contained in one of the growth-oriented investment levels. For example, if a parcel is in Investment Level 1 but contains extensive wetlands it may not be

suitable for dense development or state infrastructure investment.

- The State Strategies direct state investments but they don't constitute a land-use plan. The associated maps do not restrict landowners' rights to use or develop their lands, nor do they restrict a purchaser's option to live anywhere desired. Any land development activity must comply with comprehensive plans and meet all of the relevant codes and ordinances of local jurisdictions.
- In most cases, lands within municipalities, their annexation areas, or in county growth zones are identified as Investment Levels 1, 2 or 3 to indicate their future development potential. However, there are some cases where portions of these growth areas are identified as Investment Level 4 on the State Strategies maps. The reason for this is often the presence of environmental features in those areas, the lack of infrastructure or services near-by, or a combination of the two.

In these cases, the State does not object to the development of lands inside of municipalities, annexation areas, and county growth zones provided the development is consistent with certified local government comprehensive plans. However, the State Strategies data

should be explored in detail to determine which environmental features are present and any development should be designed to protect environmental resources on the site.

- There may be times when infrastructure is needed in Levels 3, 4, and Out-of-Play; such as, water and wastewater grants and loans for failing water and wastewater systems; health, safety, and welfare; For example, it is often necessary for DelDOT to complete safety projects to mitigate existing and future safety concerns regardless of investment level.
- Some state agencies make business decisions based on the investment levels of specific tax parcels or groups of parcels. In certain situations, these parcels will contain multiple investment levels, since the State Strategies are not parcel-based. It is recommended that state agencies follow the guidance in the next section, "Determining the Investment Level for Individual Parcels."

Determining the Investment Level for Individual Parcels

There are many instances when it will be desirable or necessary to determine the Investment Level of a parcel. State agencies commonly implement the State Strategies by aligning policies, regulations, funding and programs with the goals embodied in each individual Investment Level. As such it will be important in some cases for the agency

to determine the Investment Level when reviewing a development project or funding request.

Here are the procedures to determine the Investment Level of individual parcels of land, if necessary, for any policy, regulatory, funding or other program:

- If a parcel is entirely within one Investment Level, then that level shall be used.
- If a parcel is comprised of two or more Investment Levels, the level that comprises the majority of the land area of the parcel shall be used. For example: if a parcel is 60% Level 1 and 40% Level 2, then it shall be considered an Investment Level 1 parcel.
- In unique cases, or where the predominant Investment Level is unclear, the agency shall forward the case to the Office of State Planning Coordination (OSPC) for consultation and a collaborative determination. For example: A parcel proposed for development is in a municipality and the developable road frontage is Investment Level 1. However, the parcel is large and includes a significant amount of tidal wetlands identified as Out-of-Play that comprise more than 50% of the land area. OSPC and the agency can consult and confirm that the Investment Level 1 designation applies to the developable area provided that the wetlands are not impacted.

Agency Policies and Initiatives

Building upon the over-arching policy framework, each state agency implements the State Strategies through their own regulations, policies, and/or initiatives that are aligned with their unique business goals. Each agency that makes investment decisions based on State Strategies worked with the Office of State Planning Coordination (OSPC) to update its policies for 2025. These policies for each Investment Level are documented in the policy tables in this chapter.

Integration with Other State Agency Efforts

Several State agencies have prepared their own plans, which include policies that guide their activities related to land-use, infrastructure, and services. Those plans form the foundation for agency input to the State Strategies policies and goals.

It is recommended that agencies review their respective guiding documents (strategic plans, capital improvement plans, etc.) and evaluate them against the policy framework presented in State Strategies. It is also recommended that members of the public review these documents to provide feedback on alignment of these efforts with State Strategies.

Some documents adopted or in the process of adoption since the 2020 State Strategies include, but are not limited to:

- Increasing the affordable housing supply is a crucial part of the State Strategies Policy Framework. In recent years, two key documents were

published that identify actionable solutions. And this work will continue through the implementation of [Senate Joint Resolution 8 \(SJR 8\)](#), which authorized a pilot program for zoning reform technical assistance.

- The Delaware State Housing Authority (DSHA) published its latest [Housing Needs Assessment](#) in 2023.
- The [Affordable Housing Production Task Force](#) concluded its work in 2025 and published its final report of recommendations.
- The Department of Natural Resources and Environmental Control (DNREC) adopted the State's Climate Action Plan in 2021. The [Climate Change Solutions Act of 2023](#) built on this success by establishing new resiliency and emissions reduction goals. It also required the [Climate Action Plan](#) be updated by the end of 2025 and every 5 years after. DNREC is delivering on this promise to deliver the updated plan on time. The land-use goals in this plan are closely aligned with the State Strategies Policy Framework.
- Infill development and the revitalization of historic properties contribute to the compact use of land, efficient use of state funds, and the preservation of natural and historic resources. The Division of Historical and Cultural Affairs (DHCA) is current updating its 2022-2026 [State Historic Preservation Plan](#) to guide this important work.

Citizen Involvement in Land-Use Decisions

Delaware's counties and municipalities have comprehensive plans, zoning ordinances, and other land-use regulations that dictate what land uses are appropriate in various areas of the jurisdiction and how land will be developed.

Most local jurisdictions in the state have local planning commissions and boards of adjustment that serve in either a decision-making or an advisory capacity to the local legislative body. Meetings of local town or county councils, planning commissions, and boards of adjustment are open to the public. Most of these bodies hold public hearings or workshops about land-use issues. As a citizen, this is your best opportunity to be involved with the land-use decision-making process in your area. The development of a comprehensive plan is perhaps the most important step for the town or county. This document sets the overall pattern of land use, and all land-use regulations are based upon this document. Many jurisdictions conduct extensive public-participation efforts to gauge citizen input on these important documents.

Strategies Insights

During the 30-day review and public comment period for the draft maps and document, it became clear that additional mapping was needed to a) provide context for how the Investment Levels interact with environmental areas, and b) to identify priority areas for state investment and planning areas that require further study. These additional items will provide further

insight into the existing Investment Levels and how The State will prioritize investments and preservation within them.

Ecological Lands of Significance

Delaware's population growth and affordable housing needs will continue to increase development pressure in suburban and rural areas. These areas are often close to critical natural lands and ecologically sensitive areas. They are also potentially more susceptible to natural hazards due to climate change. It is imperative that future growth occurs in harmony with the environment and utilizes existing land capacity in areas closer to urban centers.

Therefore, as a companion to the Investment Levels, the CCSPI has released a map of Ecological Lands of Significance to display key environmental data layers and demonstrate their relationship to each other and potential growth areas (see Map 6). This map helps identify areas that need to be protected, areas that need to be developed with environmental context, and vulnerable areas where development should be discouraged.

It is important to note that these layers are already reflected in the Investment Level data, since they were present in the analysis data (see Figure 6). Their presence on this map does not have an impact on the Investment Levels themselves. They are simply a means to overlay key environmental input data to accentuate the resources and highlight their importance as a continuous fabric in land-use planning. The goal is for all stakeholders to use this map as an additional factor in decision-making.

Key Planning Areas

The Investment Levels are reflective of local land-use priorities in comprehensive plans, area master plans, adopted Transportation Improvement Districts (TIDs), and Downtown Development Districts (DDDs). The Cabinet Committee on State Planning Issues (CCSPI) recognizes the benefit of overlaying these areas on the Investment Levels and therefore has released the Key Planning Areas map (see Map 7).

Governor Meyer's Administration recognizes the importance of balancing economic development, housing needs, infrastructure spending, and environmental protection. The Key Planning Areas map displays existing DDDs, existing TIDs, and TIDs under development. It also designates two corridor planning areas that require further study. These areas will continue to experience development pressure despite their predominately Levels 3 and 4 designations.

1. US Route 9 Corridor from Georgetown to the Five Points intersection
2. US 113 Corridor from Georgetown to Millsboro

They are a call-to-action for state and local representatives to collaborate on long-term plans to ensure anticipated development is coordinated with infrastructure investments. To be partners in planning, Sussex County must collaborate with the State to develop master plans that will ensure future Investment Level designations are based on a shared vision of long-term priorities. The designation of these corridor areas will not change the 2025 Investment Levels of the underlying land in the near-term. When the

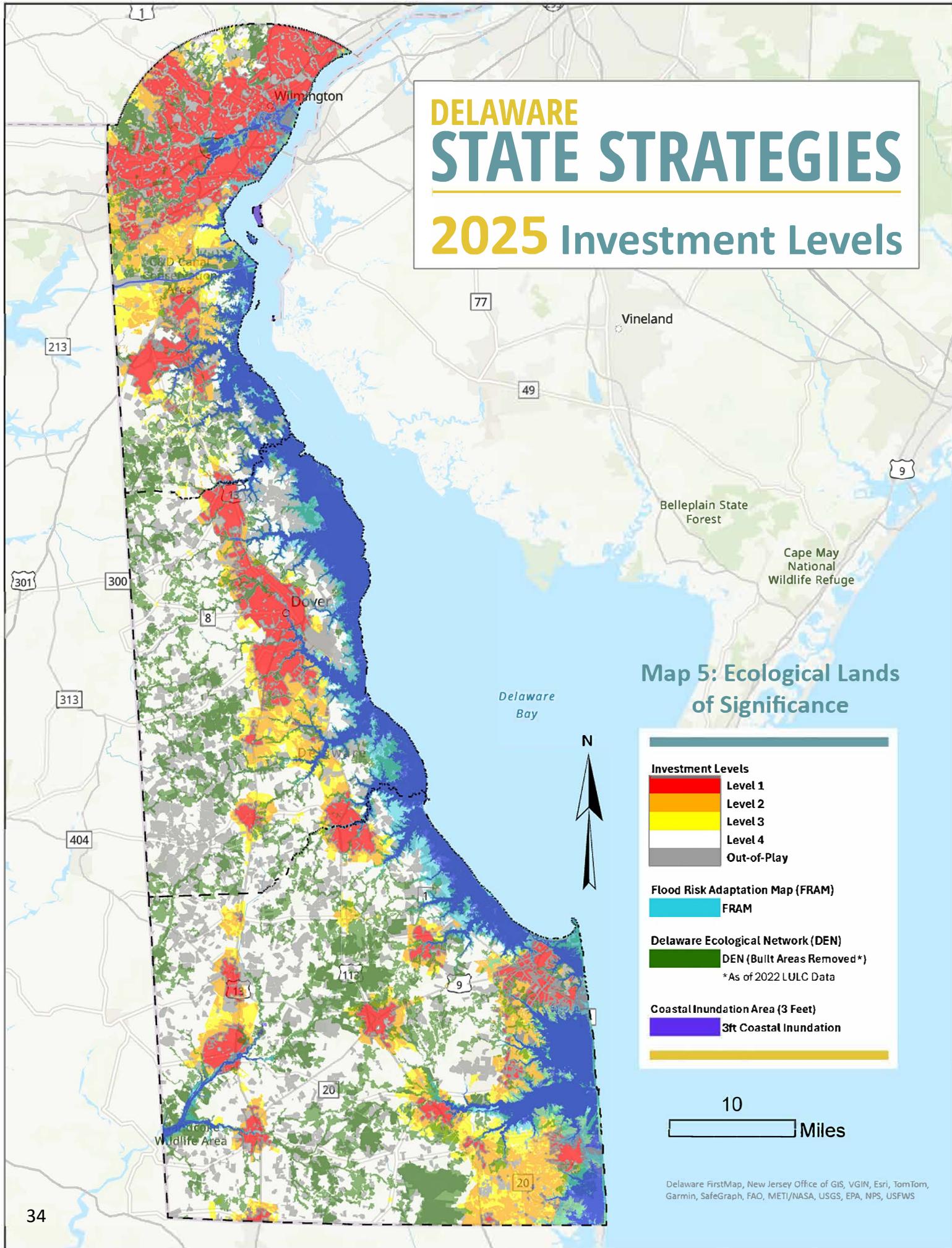
proposed master plans are certified as comprehensive plan amendments, the future Investment Levels could change. DelDOT is dedicating substantial resources to study several corridors in Sussex County, some of which are already in growth areas and higher Investment Levels, such as SR 24. Other studies, such as the Coastal Corridors Study, focus on regional travel. State-led transportation plans alone cannot assign or dictate the land uses of these corridors. As development trends continue to add pressure to surrounding areas, local land-use solutions are needed. The two corridor planning areas were selected because they represent a unique set of land-use and transportation challenges and provide an opportunity for the State and County to plan cohesively. Sussex County's Comprehensive Plan sets the stage in Section "13.3.5 Key Corridor Visions."

Goals include, but are not limited to:

- Coordinate master plans with the Sussex County Comprehensive Plan.
- Reach consensus on what density means for these areas.
- Generate land-use forecasts to gauge the infrastructure impacts.
- Coordinate forecasts with existing and proposed TIDs.
- Create sufficient incentives to ensure demand remains inside planned areas.
- Evaluate land reservation and preservation strategies.
- Ensure that future transportation improvements do not create induced demand and increase development pressure.

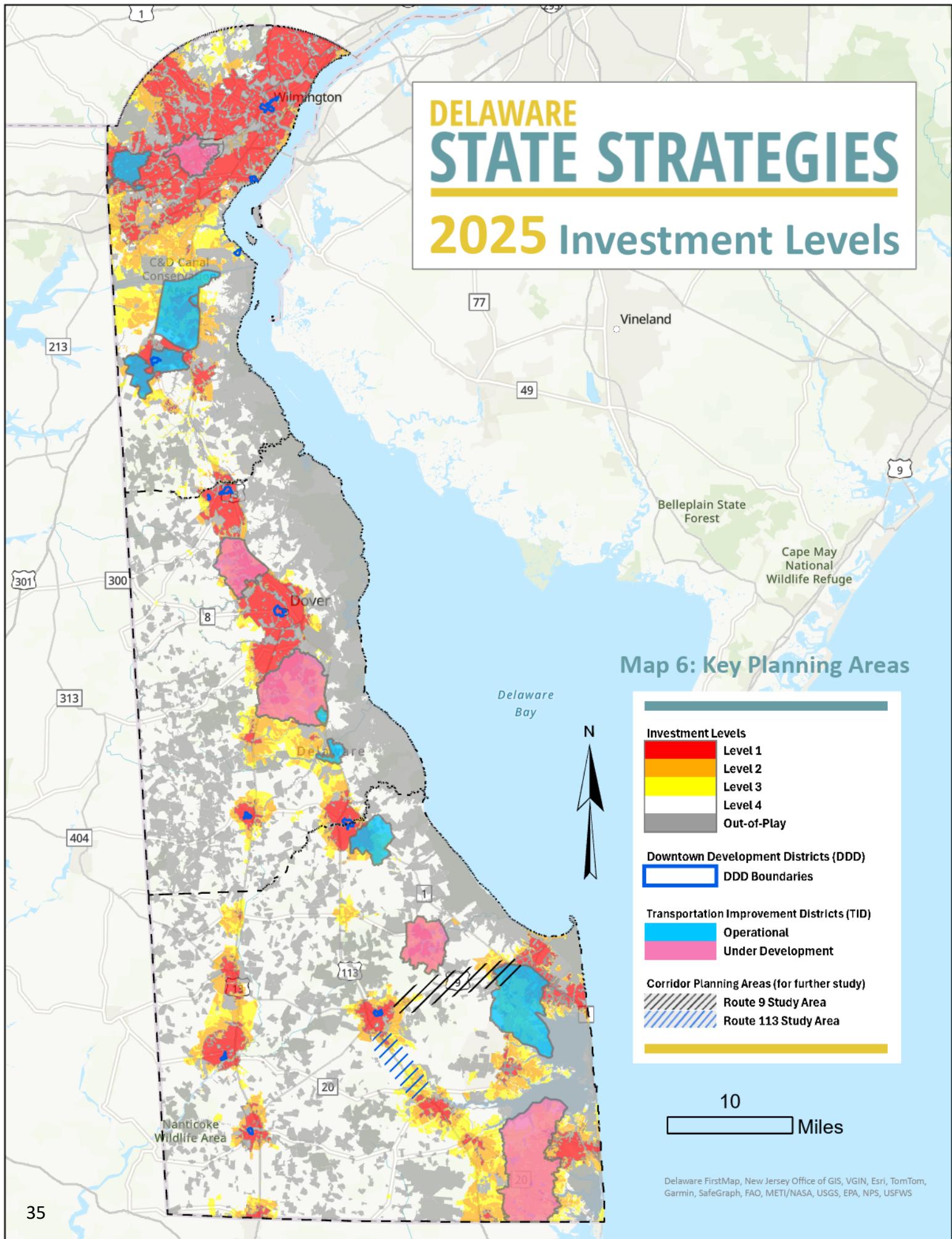
DELAWARE STATE STRATEGIES

2025 Investment Levels



DELAWARE STATE STRATEGIES

2025 Investment Levels



2025 Delaware Strategies for State Policies and Spending



DELAWARE DEPARTMENT OF
AGRICULTURE

Policy Table 1: Delaware Department of Agriculture (DDA)

Law or Regulation	Citation	Current Policy and/or Action	Level 1	Level 2	Level 3	Level 4	Out-of-Play
<input checked="" type="checkbox"/>	3 Del.C. §1033	Increase the planting and conservation of trees within cities, towns, and communities through the urban and community forestry program.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		Market/promote agricultural products to the urban populations.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	3 Del.C. §1033 (Forestry)	In Level 3 there will be targeted agriculture preservation and community forestry, support for on-farm markets, and identification and development of agricultural support businesses.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		Foster and support the long-term needs of traditional production agriculture and forestry activities, as well as the needs of niche and small-scale production agriculture.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		Help ensure a safe food supply through farm visits and educational programs.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		Identify and pursue agricultural development opportunities such as retention and expansion of processing companies, forest industries, institutional and retail food operations, and agricultural cooperatives.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	3 Del.C. §1001	Maintain and improve the health of forests and related resources through the forest stewardship program and expanding forest industry.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		Improve water quality by working with farmers to implement additional agricultural best management practices (BMPs) including conservation tillage and increased cover crop plantings.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		Support the continued success of existing farmland and forest land-preservation activities including the Young Farmer Loan Program, to help ensure the generational succession of farms and farming operations.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		Support research and implementation efforts to establish alternative energy sources to serve the energy needs of the agricultural industry.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Policy Table 1: Delaware Department of Agriculture (DDA) - cont.

Law or Regulation	Citation	Current Policy and/or Action	Level 1	Level 2	Level 3	Level 4	Out-of-Play
<input type="checkbox"/>		Continue state financial support of existing farmland and forestland preservation programs.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		Provide estate and preservation-planning workshops to rural landowners through a partnership among state agencies, the private sector, and the Cooperative Extension.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		Maintaining agriculture through farmland preservation and support of agricultural infrastructure in Level 4 Areas is a top priority.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		Create formalized partnerships between DDA, economic development offices, and local governments to attract and retain agricultural processors, grower cooperatives, and agribusiness-support operations.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		Foster and support farmers and on-farm markets by creating and nurturing business-friendly land-use policies and providing financial incentives.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	16 Del.C. §36, Gov. Meyer Exec. Order #5	Expand the availability of locally grown, fresh fruits and vegetables through the development and management of the Delaware Grown brand, the Delaware Council on Farm and Food Policy, farmers' markets, and the US Department of Agriculture Senior Farmers' Market Nutrition Program.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	3 Del.C. §2201	Promote nutrient-management practices in all investment levels and further nutrient management education in support of achieving state and federal water quality goals.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	3 Del.C. §2250, 3 DE Admin. Code 1204	Enforce the use of nutrient best management practices (BMP) in turf and landscape management to improve water quality.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		Continue to assess the viability of, and promote when appropriate, the implementation of transfer-of-development-rights (TDR) programs.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2025 Delaware Strategies for State Policies and Spending



Policy Table 2: Delaware Department of Education (DOE)

Law or Regulation	Citation	Current Policy and/or Action	Level 1	Level 2	Level 3	Level 4	Out-of-Play
<input type="checkbox"/>		Prioritize educational facilities and co-location of services in campus settings to the extent possible. There is unqualified consideration of certificates of necessity and state participation in projects in accordance with established statutes, regulations, and procedures.	✓	✓	□	□	□
<input type="checkbox"/>		Where possible, retrofit and renovate older schools that still serve the community in the general proximity.	✓	✓	□	□	□
<input type="checkbox"/>		Ensure adequate civil infrastructure availability to accommodate current and future educational facilities.	✓	✓	□	□	□
<input type="checkbox"/>		Ensure transportation system connections and availability to support multimodal access within the community, to include, but not limited to, walking paths, bike paths, and safe pedestrian grade crossings.	✓	✓	□	□	□
<input type="checkbox"/>		Ensure transportation system adequacy to accommodate bus and delivery-vehicle traffic to current, planned, or potential educational facilities.	✓	✓	□	□	□
<input type="checkbox"/>		Provide recreational and athletic facilities and opportunities to the communities served.	✓	✓	□	□	□
<input type="checkbox"/>		Direct new school construction to areas that will integrate school facilities into the communities and neighborhoods they serve.	✓	✓	✓	□	□
<input type="checkbox"/>		Ensure that anticipated residential growth that generates additional demand on educational facilities is managed and planned with adequate educational infrastructure in mind.	✓	✓	✓	□	□
<input type="checkbox"/>		Proposals to develop in Level 3 should be carefully evaluated to determine their impact on educational infrastructure phasing and land-use patterns in the area. Proposals will be redirected into Level 1 and 2 areas to the extent possible.	□	□	✓	□	□

Policy Table 2: Delaware Department of Education (DOE) - cont.

Law or Regulation	Citation	Current Policy and/or Action	Level 1	Level 2	Level 3	Level 4	Out-of-Play
<input type="checkbox"/>		In Level 3 there will be limited approval of educational facilities. There will be qualified consideration of certificates of necessity and state participation in projects in accordance with established statutes, regulations, and procedures.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		Educational facilities will be considered for construction in Level 3, provided there is reasonable access to adequate civil infrastructure, public support services, and multi-modal transportation system connections. And to the extent they provide bus and delivery-vehicle infrastructure, and recreational opportunities to the communities served.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		Educational facilities proposed for Level 4 areas are not recommended or supported and will be redirected into Levels 1-3 instead.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		There will be limited, exception-based approval of educational facilities in Level 4. Extremely qualified consideration of certificates of necessity and state participation in projects in accordance with established statutes, regulations, and procedures. There is the potential for withholding of certificates of necessity and/or state participation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		Athletic facilities that do not require the creation of impervious surfaces in Level 4 areas may be considered on a case-by-case basis, with due consideration given to such factors as increased traffic and the need for additional support services.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2025 Delaware Strategies for State Policies and Spending



Delaware Health and Social Services

Policy Table 3: Delaware Health and Social Services (DHSS)

Law or Regulation	Citation	Current Policy and/or Action	Level 1	Level 2	Level 3	Level 4	Out-of-Play
<input checked="" type="checkbox"/>	Older Americans Act	Sustain capacity to provide services to the increasing number of older Delawareans as resources are stretched and costs continue to rise.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Older Americans Act, Developmental Disabilities Act	Contribute to an infrastructure to support individuals who are aging or disabled with the ability to remain in their community through accessible medical, home, safety, and personal support services.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		Continue the planned expansion of health facilities at the Delaware Hospital for the Chronically Ill (DHCI) campus.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		Continue the Reimagining Service Delivery Project which will standardize and improve the quality of services at DHSS service centers.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		Focus on the modernization of the DHSS website, which will improve the public's experience when seeking services.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		Expand mobile health offerings to include partnership social services and behavioral health supports.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	16 Del.C. §122	Maintain drinking water funding, public drinking water system performance, and public information regarding any contaminants, including PFAS.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2025 Delaware Strategies for State Policies and Spending



HCA
DELAWARE HISTORICAL
& CULTURAL AFFAIRS

Policy Table 4: Delaware Historical and Cultural Affairs (DHCA)

Law or Regulation	Citation	Current Policy and/or Action	Level 1	Level 2	Level 3	Level 4	Out-of-Play
<input type="checkbox"/>		Levels 1 and 2 have high concentrations of historic structures of different periods and types, many of which are in National Register-listed or local historic districts. Focus reinvestment to revitalize neighborhoods with rehabilitation and adaptive reuse of historic buildings and appropriate infill.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		Coordinate projects in Levels 1 and 2 with the state's 7 Certified Local Governments (CLGs) to leverage additional preservation resources.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		Use historic landscape patterns as a basis for new development.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		Preservation in place is encouraged for historically rural areas, using large lots to retain historic building concentrations, such as farmsteads. Incorporate resources into new development while preserving their immediate contexts.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		In Level 3 areas, there is greater concern for preservation of rural cultural landscapes that protect setting, archaeological sites, and cemeteries. Identify historic resources, landscape patterns, and relationships to natural resources early in the process of developing master plans for future development areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		Preservation of larger landscapes and rural settings is encouraged with the retention of historic features, such as tree lines, hedge rows, circulation patterns, and outbuildings. Where full preservation is not possible, as much of the core farmsteads as possible should be preserved in place and landscape buffers installed to protect them from intrusions.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		Agricultural land preservation programs and open-space acquisition can work in concert with historic preservation goals when appropriate planning is included to encourage adaptive reuse and rehabilitation of historic buildings and structures and protection of archaeological sites.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Policy Table 4: Delaware Historical and Cultural Affairs (DHCA) - cont.

Law or Regulation	Citation	Current Policy and/or Action	Level 1	Level 2	Level 3	Level 4	Out-of-Play
<input type="checkbox"/>		Development in Level 4 areas is not supported, except for certain purposes with minimal effects to the existing landscape that support existing agricultural or cultural uses and that do not involve significant infrastructure improvements.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		Development of Out of Play areas is not supported. Better mechanisms are needed to support implementation of protections, such as easements and covenants, to ensure the purposes for which such areas were acquired and preserved continue to be honored.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>		Historic and cultural resources are present across Delaware in every Investment Level. Efforts to identify and consider development's potential effects to these non-renewable resources is strongly recommended early in the planning process.	<input checked="" type="checkbox"/>				
<input checked="" type="checkbox"/>	30 Del.C. Ch. 18, Subch. II	State historic preservation tax credits are available to assist in rehabilitation and adaptive reuse of qualified historic buildings, including urban and rural residences, businesses, churches, and farm outbuildings. Tax credits can be used in conjunction with other incentives, such as low-income housing credits, Downtown Development District (DDD) program, and federal programs where applicable.	<input checked="" type="checkbox"/>				
<input checked="" type="checkbox"/>	7 Del.C. Ch.53, Subch. I; 7 Del.C. Ch.54	Identify and avoid archaeological sites and cemeteries, using designated open-space areas to protect these resources. Ensure that areas containing unmarked burials are fully defined and preserved in place.	<input checked="" type="checkbox"/>				
<input type="checkbox"/>		Encourage inclusion of historic preservation values as a best practice in landscape and community planning and increase public awareness of proposed land-use changes that may affect historic properties.	<input checked="" type="checkbox"/>				

DHCA's policies are based on the current 2022-2026 State Historic Preservation Plan. An update to this plan is underway, therefore the policies are subject to change.

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Policy Table 5: Delaware State Housing Authority (DSHA)

Law or Regulation	Citation	Current Policy and/or Action	Level 1	Level 2	Level 3	Level 4	Out-of-Play
<input type="checkbox"/>		DSHA will provide, and assist others to provide, quality, affordable housing opportunities and appropriate supportive services to low- and moderate-income Delawareans.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	22 Del.C. Ch. 19, 29 Del.C. Ch. 91	DSHA will invest in the revitalization of distressed downtowns via the Downtown Development District (DDD) program to promote new commercial and residential growth. Though generally established in Level 1 areas, the DDD authorizing legislation is not confined explicitly to Level 1 areas.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		DSHA will support homeownership, rental housing and commercial development in Downtown Development Districts (DDDs) through various programs.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		DSHA will support the development of a broad mix of housing options to meet the needs of people of all abilities, income levels, and household types.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		DSHA will invest in Areas of Opportunity.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		DSHA will provide technical assistance to local municipalities and jurisdictions on implementing select zoning and land-use reforms with the intent of increasing housing supply, diversity and affordability.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		DSHA will support residential growth to ensure housing is affordable and accessible to all Delaware families.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		DSHA will create new affordable housing opportunities through new construction and redevelopment.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		DSHA will continue to discourage concentration of new affordable housing development in saturated and distressed areas.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Providing housing affordability through financing, funding and other initiatives is the primary objective of the Delaware State Housing Authority. To facilitate this objective, alternative policies, program regulations and/or individual waivers may be implemented or granted as solely determined appropriate by the Director of Delaware State Housing Authority.

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DELAWARE DEPARTMENT OF
NATURAL RESOURCES AND
ENVIRONMENTAL CONTROL

Policy Table 6: Delaware Department of Natural Resources and Environmental Control (DNREC)

Law or Regulation	Citation	Current Policy and/or Action	Level 1	Level 2	Level 3	Level 4	Out-of-Play
Division of Water							
<input checked="" type="checkbox"/>	7 Del.C. §6010, 7 Del.C. §6030	Focus investments on existing water and wastewater systems for improved efficiency, enhanced water-quality management, and additional capacity for redevelopment and infill.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	7 Del.C. §6010, 7 Del.C. §6030	Provide grants and funding for existing and new water and wastewater treatment infrastructure.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	7 Del.C. §6010, 7 Del.C. §6030	Extend existing or create new water and wastewater systems where logical, or where they would prevent future environmental or health risks.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	7 Del.C. §6010	Provide financial assistance for existing water and existing wastewater facilities to correct local government's public health and existing environmental problems. Financial assistance will be considered on a case-by-case basis.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	7 Del.C. §6023	Discourage the use of community wastewater systems, particularly outside identified growth areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	7 Del.C. §6010, 7 Del.C. §6023	Strengthen regulations for individual on-site wastewater systems (septic).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	7 Del.C. §6010	Support investments in water and wastewater systems limited to existing or imminent public health, safety, or environmental risks only, with little provision for additional capacity to accommodate further development.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	7 Del.C. §6082, 7 Del.C. §7205	Encourage the protection of wetlands, waterways, and aquifer recharge areas.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Policy Table 6: Delaware Department of Natural Resources and Environmental Control (DNREC) - cont.							
Law or Regulation	Citation	Current Policy and/or Action	Level 1	Level 2	Level 3	Level 4	Out-of-Play
Division of Watershed Stewardship							
<input checked="" type="checkbox"/>	7 Del.C. §3905	Support the maintenance of navigable channels throughout Delaware with periodic dredging to remove excess sedimentation and keep channels safe for boats.	<input checked="" type="checkbox"/>				
<input checked="" type="checkbox"/>	7 Del.C. §4006	Encourage holistic stormwater management and support the proper function of upstream and downstream drainage areas.	<input checked="" type="checkbox"/>				
<input checked="" type="checkbox"/>	7 Del.C. §4005, 7 Del.C. §4011	Support and provide funding for environmental restoration projects for water quality.	<input checked="" type="checkbox"/>				
<input checked="" type="checkbox"/>	7 Del.C. §4006	Prioritize the use of nature-based solutions or green infrastructure.	<input checked="" type="checkbox"/>				
<input checked="" type="checkbox"/>	7 Del.C. §4005, 7 Del.C. §4011	Provide funding to establish greenways and buffers to improve water quality where water is moving between more intensely developed areas, as well as in more rural areas where water quality improvement is needed.	<input checked="" type="checkbox"/>				
Division of Parks and Recreation							
<input checked="" type="checkbox"/>	7 Del.C. §4701	Support development and maintenance of active and passive recreational facilities, including urban parks, waterparks, waterfronts, and other outdoor cultural resources.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	7 Del.C. §4701	Encourage low-impact eco-tourism opportunities, where environmental features allow.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	7 Del.C. §4509	Provide grants for park acquisition, maintenance, and development.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	7 Del.C. §4509	Support interconnectivity through greenways, bikeways, and trails. Provide grants when feasible. Such facilities provide both recreational and utilitarian travel opportunities.	<input checked="" type="checkbox"/>				
<input checked="" type="checkbox"/>	7 Del.C. §4701	Provide for passive recreational activities, such as hiking, biking, fishing, and birdwatching.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	7 Del.C. §7303	Support the protection of lands with significant natural character by assisting the conversion of such lands to designated Natural Areas and Nature Preserves.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Policy Table 6: Delaware Department of Natural Resources and Environmental Control (DNREC) - cont.							
Law or Regulation	Citation	Current Policy and/or Action	Level 1	Level 2	Level 3	Level 4	Out-of-Play
<input checked="" type="checkbox"/>	7 Del.C. §7303	Support infrastructure investments within protected lands as long as they meet preservation and conservation goals and do not spur new growth in the surrounding area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Division of Fish and Wildlife							
<input checked="" type="checkbox"/>	7 Del.C. §7503	Promote connectivity of open spaces between and among developed spaces.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	7 Del.C. §204	Encourage the protection of critical natural habitat and wildlife within forests and forested wetlands and discourage fragmentation of these habitats.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	7 Del.C. §6902	Maximize opportunities for ecological restoration and conservation cost-share practices.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	7 Del.C. §6902, 7 Del.C. §7503	Encourage large landscape conservation actions, including significant open-space corridor connections with forest and wetland buffers.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	7 Del.C. §103, 7 Del.C. §204	Provide for recreational activities, such as fishing/hunting/wildlife viewing, and safe use of waterways, state wildlife areas, and state-owned boating access areas, fishing ponds and piers.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	7 Del.C. §6902, 7 Del.C. §7503	Support the preservation and conservation of natural resources, wildlife habitats, and open space.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	7 Del.C. §6019	Support community education on environmental issues.	<input checked="" type="checkbox"/>				
Division of Climate, Coastal, and Energy							
<input checked="" type="checkbox"/>	7 Del.C. §10006	Provide funding and/or technical assistance for resilient communities.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	7 Del.C. §10003	Promote new development that features high-density, is located within reasonable walking distance of public transit, and is pedestrian oriented.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	7 Del.C. §10003	Encourage infill development, redevelopment of underutilized lots, and the allowance of accessory dwelling units where appropriate.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Policy Table 6: Delaware Department of Natural Resources and Environmental Control (DNREC) - cont.							
Law or Regulation	Citation	Current Policy and/or Action	Level 1	Level 2	Level 3	Level 4	Out-of-Play
<input checked="" type="checkbox"/>	7 Del.C. §10003	Provide grants and funding to plant native trees within community open spaces.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	7 Del.C. §10003	Encourage the siting of community solar facilities on brownfields	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	7 Del.C. §10003	Encourage any new development to be very low density (for example, less than one dwelling unit per acre).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	7 Del.C. §10003	Encourage “green building” practices.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	7 Del.C. §10006	Discourage developing in flood prone areas or where sea level rise impacts are anticipated.	<input checked="" type="checkbox"/>				
<input checked="" type="checkbox"/>	7 Del.C. §10003	Support community education on environmental issues.	<input checked="" type="checkbox"/>				
Division of Waste and Hazardous Substances							
<input checked="" type="checkbox"/>	7 Del.C. §9122	Encourage the reuse of brownfields, through redevelopment and/or community parks/green spaces.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
<input checked="" type="checkbox"/>	7 Del.C. §6025, 7 Del.C. §6305	Support planning and infrastructure considerations for future waste processing or recycling facilities, including sites for processing construction and demolition waste for reuse where appropriate.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	7 Del.C. §9122	Encourage the reuse of brownfields, through community parks/green spaces or small-scale commercial composting facilities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	7 Del.C. §9122	Support remediation of contaminated sites through grants for brownfield cleanup and recycling.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	7 Del.C. §7407, 7 Del.C. §7407A, 7 Del.C. §9104	Support remediation of contaminated sites through technical guidance for leaking underground and aboveground storage tanks.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Policy Table 6: Delaware Department of Natural Resources and Environmental Control (DNREC) - cont.							
Law or Regulation	Citation	Current Policy and/or Action	Level 1	Level 2	Level 3	Level 4	Out-of-Play
<input checked="" type="checkbox"/>	7 Del.C. §9104	Support remediation of contaminated sites through funding and contracting the removal or closure of heating fuel underground storage tanks less than or equal to 1,100 gallon storage capacity.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Division of Air Quality							
<input checked="" type="checkbox"/>	7 Del.C. §6003	Provide support to limit air contaminants coming from regulated facilities through permits, technical guidance, and enforcement.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	7 Del.C. §6010	Support the remediation of areas with poor ambient air quality through air monitoring, data analysis of air quality samples, mitigation requirements, and technical guidance.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	7 DE Admin. Code 1132	Encourage transit-oriented development and other transportation measures to reduce vehicle emissions.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	7 DE Admin. Code 1132	Provide technical and policy guidance on the air quality impacts of new development.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	7 Del.C. §6028, 7 DE Admin. Code 1132	Support public education on air quality issues.	<input checked="" type="checkbox"/>				

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Policy Table 7: Office of State Planning Coordination (OSPC)

Law or Regulation	Citation	Current Policy and/or Action	Level 1	Level 2	Level 3	Level 4	Out-of-Play
<input type="checkbox"/>		Levels 1 and 2 are the highest priority for the location of new public facilities, development, and redevelopment activities.	✓	✓	□	□	□
<input checked="" type="checkbox"/>	29 Del.C. §9204	Project proposals reviewed through the Preliminary Land-Use Service (PLUS) and located in Levels 1 and/or 2 generally receive more supportive comments from state agencies.	✓	✓	□	□	□
<input type="checkbox"/>	22 Del.C. Ch. 19, 29 Del.C. Ch. 91	Level 1 is the most appropriate location for Downtown Development Districts (DDDs) but Level 2 is acceptable in smaller cities and towns.	✓	✓	□	□	□
<input type="checkbox"/>		Local government master plans are the most efficient and effective in Levels 1 and 2.	✓	✓	□	□	□
<input type="checkbox"/>		Level 3 areas are transitional areas where future growth is anticipated but agricultural and natural resources and environmental features are present. OSPC supports long-term master planning with local governments and stakeholders to ensure future investments are feasible.	□	□	✓	□	□
<input type="checkbox"/>		Level 4 areas are the most appropriate for open-space and agricultural land preservation and the promotion of agri-business.	□	□	□	✓	□
<input type="checkbox"/>		Public facilities should not be located in Level 4 unless tied to particular needs and agreed to by appropriate governmental entities.	□	□	□	✓	□

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DEPARTMENT OF SAFETY AND HOMELAND SECURITY

Policy Table 8: Delaware Department of Safety and Homeland Security (DSHS)

Law or Regulation	Citation	Current Policy and/or Action	Level 1	Level 2	Level 3	Level 4	Out-of-Play
<input type="checkbox"/>		Levels 1 and 2 are priority areas for locating future facilities.	✓	✓	□	□	□
<input type="checkbox"/>		Focus on enhanced policing through grants, dedicated highway units, and potential future satellite offices.	✓	✓	□	□	□
<input type="checkbox"/>		Level 2 is appropriate for locating emergency medical services (EMS).	□	✓	□	□	□
<input type="checkbox"/>		Focus areas for resource development and/or reallocation of emergency medical, fire, and law-enforcement services to sufficiently respond to increased calls for service as population increases.	□	✓	✓	□	□
<input type="checkbox"/>		Priority area level to reduce response time.	□	□	✓	□	□
<input type="checkbox"/>		Long-range planning, but no near-term investment. Kent and Sussex Counties should pay for additional coverage.	□	□	□	✓	□

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Policy Table 9: Delaware Division of Small Business (DSB)

Law or Regulation	Citation	Current Policy and/or Action	Level 1	Level 2	Level 3	Level 4	Out-of-Play
<input type="checkbox"/>		Continue and expand, where feasible, formal downtown and small business/entrepreneur development programs.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		Level 1 and 2 areas are the highest priority for new and expansion projects and for promoting the retention and expansion of existing businesses.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		Consider providing enhanced incentives to those projects that select locations in Level 1 or 2 areas.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		Work with communities, property owners, federal and state agencies, and developers to identify and promote the redevelopment and reuse of underused, abandoned, or “brownfield” sites, in a manner consistent with the character and needs of the area. Aggressively seek alternative funding for these development/redevelopment projects.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		Promote capital investment in census tracts that have been designated as Opportunity Zones.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		Focus on locating large, high-quality employers in Level 2 areas where the availability of sites close to infrastructure, services, and existing residences makes such locations viable.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		Work with communities, property owners, federal and state agencies, and developers to identify and promote the development of select greenfield locations for business and manufacturing parks that can take advantage of existing infrastructure with minimal expansion.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		Focus on agribusiness and forestry activities that complement and enhance agriculture in Level 3 areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		Visitor-industry development, such as heritage, ethnic, and agri-tourism festivals, events, and similar operations, may be appropriate uses that would provide employment opportunities and produce additional income.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Policy Table 9: Delaware Division of Small Business (DSB) - cont.

Law or Regulation	Citation	Current Policy and/or Action	Level 1	Level 2	Level 3	Level 4	Out-of-Play
<input type="checkbox"/>		Encourage investment in agricultural industries in the Level 3 and 4 portions of larger rural Opportunity Zones.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		Development in Level 4 areas should emphasize only uses that are compatible with and enhance agriculture, agribusiness, appropriate visitor activities, and similar economic activities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		Develop and adopt a comprehensive economic-development strategy that reflects priorities and strategies for each investment level.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		Continue providing economic development incentives through the Site Readiness Fund.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		Review and, if necessary, realign business-development incentives to assure that they support the State Strategies Investment Levels.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		Enhance coordination/collaboration with county and municipal economic development operations to assure compliance with the State Strategies Investment Levels.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		Work with the business community, appropriate governmental agencies, and nonprofit organizations to assist businesses in implementing energy-conserving technologies while providing opportunities to grow “green-based” businesses in Delaware.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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Policy Table 10: Delaware Department of Transportation (DelDOT)

Law or Regulation	Citation	Current Policy and/or Action	Level 1	Level 2	Level 3	Level 4	Out-of-Play
<input type="checkbox"/>		Safety is a primary goal at DelDOT. It is often necessary to make transportation infrastructure improvements in Strategy Levels where growth is not the priority. Therefore, DelDOT may make investments in all levels, to meet the safety needs of the transportation system.	<input checked="" type="checkbox"/>				
<input type="checkbox"/>		Focus on transit system enhancements, Americans with Disabilities Act (ADA) accessibility, and pedestrian and bicycle system improvements.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	2 DE Admin. Code 2307	Safe Routes to School projects are the highest priority in Levels 1 and 2.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		Complete Community Enterprise Districts are appropriate to locate in Levels 1 and 2.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	2 DE Admin. Code 2309 Subsection 3.5.4.2	Projects requesting an Entrance Plan Approval (EPA) within Investment Level 1 and 2 areas need to provide for Shared-Use Path (SUP) and/or Sidewalk (SW) construction, or related contributions.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		Interconnectivity of neighborhoods, public facilities, and commercial centers is crucial.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		Engage in more master planning with local governments to improve growth forecasts.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	2 DE Admin. Code 2309 Section 2.4	Transportation Improvement Districts (TIDs) are a solution to implement master plans and coordinate transportation investments with land-use.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	29 Del.C. §8419	DelDOT is required to use a criteria-based prioritization process to assist development of its Capital Transportation Program (CTP). The State Strategies criterion is 3%. Potential projects in Level 4 or Out-of-Play receive 0% to encourage development in Levels 1-3.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Policy Table 10: Delaware Department of Transportation (DelDOT) - cont.

Law or Regulation	Citation	Current Policy and/or Action	Level 1	Level 2	Level 3	Level 4	Out-of-Play
<input type="checkbox"/>		Off-alignment shared-use pathways are more appropriate in Levels 2 & 3.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		Focus on regional movements between municipalities and other population centers and preserve and maintain existing facilities in safe working order.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	17 Del.C. §145	Corridor Capacity Preservation Program (CCPP) implementation strategies are a high priority.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		Transportation capacity improvements and fixed-route transit-system enhancements are a lower priority in Level 4.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		Microtransit and community-based transit solutions may be a feasible alternative to fixed-route services in Levels 1-3.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	2 DE Admin. Code 2309 Subsection 3.5.4.2	Projects requesting an Entrance Plan Approval (EPA) within Investment Level 3 and 4 areas will be evaluated on the basis of the surrounding conditions, such as traffic volumes and whether the project abuts an existing Shared-Use Path (SUP) and/or Sidewalk (SW) facility. DelDOT may require projects to provide for SUP/SW construction, where deemed applicable.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		System enhancements in rural areas should support and complement the needs of the agricultural industry.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		Maintain efficient operations through signal system improvements.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	2 DE Admin. Code 2312	Continue providing economic development incentives through the Transportation Infrastructure Investment Fund (TIIF).	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>		Maintain the current transportation system in a state of good repair.	<input checked="" type="checkbox"/>				

MOVING FORWARD

Alignment is Key

When discussing State Strategies implementation with agency leadership, one central theme consistently emerges. It is more crucial than ever before that our policies across agencies are aligned. Below are some efforts to complete in the near-term and some recommendations based on feedback from state agencies that will aid in aligning our policies and implementing State Strategies.

Near-Term Efforts

The following efforts will be completed in 2025-2026 and are aligned with the over-arching policy framework.

- The Cabinet Committee on State Planning Issues (CCSPI) plans to keep the Data Analysis Workgroup engaged (DAW). After the 2025 State Strategies are adopted, it will be important to reconvene stakeholders.
- The CCSPI is having focused discussions on the direct incentives the State offers to encourage development in Level 1, 2, and 3 (where feasible). The goal is to determine if these incentives are effective enough and whether specific disincentives are needed to discourage development in Level 4 areas.
- The Office of State Planning Coordination (OSPC) and CCSPI are working on new procedures to review and consider municipal and county comprehensive plan amendments, which are reviewed by the state agencies through the Preliminary Land-Use Service (PLUS). Pending a successful pilot phase and legal review, future plan amendments that upon initial review appear to be inconsistent with the State Strategies will be forwarded to the CCSPI for a presentation and discussion with the respective local government. This will allow for direct and meaningful intergovernmental coordination and a collaborative approach to next steps for consideration of plan amendments.
- The Delaware State Housing Authority (DSHA) is leading the implementation of [Senate Joint Resolution 8 \(SJR 8\)](#), which authorized a pilot program for zoning reform technical assistance to municipalities. The goal is to align local zoning ordinances with the goals and policy framework of State Strategies.
- It is increasingly important for Delaware's local governments to consider climate change and resiliency in their planning efforts. [Senate Bill 237](#), which requires counties and municipalities with 2,000 or more persons to include climate change in their comprehensive plans, was signed by Governor Carney on September 5, 2024. In 2026, the

Office of State Planning Coordination (OSPC) will develop guidance for local governments that will update their comprehensive plans after the November 15, 2026, effective date.

Agency Recommendations

During the agency policy feedback process, agencies submitted policy recommendations for the DAW and CCSPI to consider in the future. This is not an exhaustive list of all ideas, and they are listed in no particular order.

1. Agencies, communities, organizations and individuals are all vital to the development and implementation of the State Historic Preservation Plan, which provides goals and strategies for preserving Delaware's historic and cultural resources. Consider the future role of the plan in State Strategies implementation.
2. Identify programs or funds to support jurisdictions that successfully implement zoning reforms through [Senate Joint Resolution 8 \(SJR 8\)](#).
3. The Transportation Infrastructure Investment Fund (TIIF) and Site Readiness Fund do not have State Strategies location restrictions. Consider the long-term impacts of not restricting these incentives in Level 4 areas.
4. The Drinking Water State Revolving Fund makes investments into public water infrastructure for health and safety purposes. In Level 3 and/or Level 4 areas, it's possible these investments could inadvertently spur new growth in surrounding areas. It is suggested that DHSS works with OSPC to consider adding appropriate protections in the funding agreements.
5. Consider the creation of a state disaster recovery fund to aid post disaster state and local recovery in all investment levels and prepare for reductions in federal support.
6. Consider hazard vulnerability and risk profiles when making state investments or locating new infrastructure or developments. This will reduce costs associated with disaster damage.

