



Inclusionary Zoning Recommendations by the Delaware Affordable Housing Coalition

- 1) The definition of affordable housing will be 80% AMI and below for rentals and up to 120% AMI for homeownership.
- 2) Long term affordability agreement for rentals will remain in place for 30 years and for homeownership for 10 years.
- 3) Need for state-based goals that hold the municipalities accountable to carry out their approved comprehensive plans.
 - Within the comp/zoning plans, there will be a list of options available to all the municipalities to choose from to produce affordable housing. There is no option to not choose anything. Different size municipalities will have different requirements of how many goals they will have to implement. Areas that have a high concentration of affordable housing already will have different requirements than municipalities of the same size with a dearth of affordable housing. Technical support will be provided for all municipalities that request it.
 - Benchmarks will be measured every two years.

- If no real progress for affordable unit production is made every 2 years, then a consequence will be levied that will increase in severity as time passes. Examples of possible consequence are that by default the state developed ordinance/model code will go into effect, the developer will be approved by the state or pass through funds the municipalities get from the state could be held up for not meeting production goals or land use changes.
- 4) Each municipality/county will develop expedited review and approval processes for affordable housing projects without fees.
 - 5) Designate by-right areas (additional zoning) for affordable housing.
 - 6) DELDOT Expedited Review Process
 - Uniform definition of affordable housing as provided above.
 - DELDOT should create a recommended framework for an expedited process to produce affordable housing.
 - If there are plans in the works for infrastructure, DELDOT should not charge the affordable housing developer for the infrastructure improvements.

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