



MAYOR AND COUNCIL

COUNCIL RESOLUTION NO. 2025-11

A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO SUBMIT AN APPLICATION TO THE DELAWARE STATE HOUSING AUTHORITY TO PARTICIPATE IN THE PILOT PROGRAM TO RECEIVE TECHNICAL ASSISTANCE FOR ZONING AND LAND USE REFORM TO SUPPORT AFFORDABLE HOUSING (SJR 8).

WHEREAS, the Senate and the House of Representatives of the 153rd General Assembly of the State of Delaware, with the approval of the Governor, directed the Delaware State Housing Authority to create a pilot program to provide technical assistance to local governments to implement zoning and land-use reforms; and

WHEREAS, the intent of the program is to support local zoning reforms to expand housing options by allowing higher-density residential development, promoting a variety of housing types, and increasing housing access and choice for current and future residents; and

WHEREAS, according to Delaware State Housing Authority's ("DSHA") 2023 Statewide Housing Needs Assessment (2023 HNA), Delaware has a shortage of over 19,000 units affordable to renters with incomes of 50% or less of the Area Median Income, or AMI; and

WHEREAS, the 2023 HNA also indicated that Delaware needs to add 24,400 housing units by 2030 to keep up with population growth; and

WHEREAS, the Affordable Housing Production Task Force Final Report from April 2025 identified local zoning reform as a key objective, stating that the task force members had "unanimous consensus that changes are needed at the local level to enable more diverse housing types," and that local zoning ordinances can be barriers to affordable housing development; and

WHEREAS, the Mayor and City Council of the City of Dover, Delaware, herein called the "Applicant", have reviewed this funding opportunity and believe it to be in the public interest and of public benefit to file an application for technical assistance, and to authorize other action in connection therewith; and

WHEREAS, the Applicant understands a condition of receiving technical assistance is commitment to implement at least one strategy to permit more diverse housing types.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Dover, Delaware, the governing body of said Applicant, as follows:

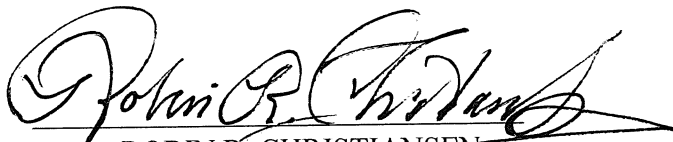
1. That commitment to engaging and working with providers of technical assistance by said Applicant is essential and in the best interest of the Applicant, to successfully implement zoning and land use reforms that expand housing options.

2. That said Applicant will work to implement the recommendations provided by the technical assistance providers that are related to the zoning and land use reforms selected below. Said work should include, at a minimum: assigning a municipal staff member as point of contact for the technical assistance provider and DSHA; meeting and sharing information with the technical assistance provider as needed to facilitate their data collection, analysis, and recommendation processes; coordinating with the technical assistance provider on public outreach; and introducing recommended ordinances or regulatory changes for consideration by the appropriate governing body or bodies.

If the recommended ordinances/changes are not adopted, the jurisdiction must share documentation of the public engagement that occurred after the changes were introduced and the reasons why adoption did not occur.

- Allow Accessory Dwelling Units and/or “missing middle” housing types as permitted use in residential zones
 - Increase buildable density for housing by reducing minimum lot sizes and bulk standards
 - Increase building heights for multifamily housing and/or mixed-use developments
 - Establish an inclusionary zoning program to address affordable and workforce housing needs
 - Allow higher density, mixed-use with residential in commercial zones or employment centers
3. That certified copies of this Resolution be included as part of the Application submitted to the Delaware State Housing Authority.

ADOPTED: October 27, 2025



ROBIN R. CHRISTIANSEN
MAYOR



FRED A. NEIL
COUNCIL PRESIDENT

Actions History

10/27/2025 - Introduction - City Council