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2 **A RESOLUTION TO AUTHORIZE A GRANT APPLICATION TO THE**  
3 **DELAWARE STATE HOUSING AUTHORITY FOR TECHNICAL**  
4 **ASSISTANCE**

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6 **RESOLUTION NO. 2025-04**

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

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

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19 WHEREAS, according to Delaware State Housing Authority's ("DSHA")  
20 2023 Statewide Housing Needs Assessment (2023 HNA), Delaware has a shortage  
21 of over 19,000 units affordable to renters with incomes of 50% or less of the Area  
22 Median Income, or AMI; and WHEREAS, the 2023 HNA also indicated that  
23 Delaware needs to add 24,400 housing units by 2030 to keep up with population  
24 growth; and

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

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32 WHEREAS, the Commissioners of the Town of Bridgeville, Delaware, herein  
33 called the "Applicant", have reviewed this funding opportunity and believe it to be

34 in the public interest and of public benefit to file an application for technical  
35 assistance, and to authorize other action in connection therewith; and

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

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41 **NOW, THEREFORE, BE IT RESOLVED** by the Commissioners of  
42 Bridgeville that:

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- 44 1. That commitment to engaging and working with providers of technical  
45 assistance by said Applicant is essential and in the best interest of the  
46 Applicant, to successfully implement zoning and land use reforms that  
47 expand housing options.
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  - 49 2. That said Applicant will work to implement the recommendations provided  
50 by the technical assistance provider that are related to the zoning and land  
51 use reforms selected below.

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53 Said work should include, at a minimum: assigning a municipal staff  
54 member as point of contact for the technical assistance provider and DSHA;  
55 meeting and sharing information with the technical assistance provider as  
56 needed to facilitate their data collection, analysis, and recommendation  
57 processes; coordinating with the technical assistance provider on public  
58 outreach; and introducing recommended ordinances or regulatory changes  
59 for consideration by the appropriate governing body or bodies.

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

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- 65  Allow Accessory Dwelling Units and/or “missing middle” housing  
66 types as a permitted use in residential zones
  - 67  Allow manufactured and/or modular homes placed on permanent  
68 foundations as a permitted use where single-family detached homes are  
69 permitted
  - 70  Create pre-reviewed design plans for “missing middle” housing types
  - 71  Increase buildable density for housing by reducing minimum lots sizes  
72 and bulk standards

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\_\_\_ 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

\_\_\_ Reduce parking requirements in areas zoned for residential and mixed-use to promote walkable communities in addition to providing more affordable development opportunities

3. That certified copies of this Resolution be included as part of the Application submitted to the Delaware State Housing Authority.

COMMISSIONERS OF BRIDGEVILLE

By:  \_\_\_\_\_  
Commission President

Attest:  \_\_\_\_\_  
Commission Secretary

Adopted: October 27, 2025