



RESOLUTION 2025-15

RESOLUTION IN SUPPORT OF APPLICATION FOR TECHNICAL ASSISTANCE FROM DELAWARE STATE HOUSING AUTHORITY FOR ZONING AND LAND USE REFORMS

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 Council of the City of Milford, 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, IT IS HEREBY RESOLVED by the Mayor and Council of the City of Milford, 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 provider 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 as needed to facilitate their data collection, analysis, and recommendation process; 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 a permitted use in residential zones.
- Allow manufactured and/or modular homes placed on permanent foundations as a permitted use where single-family detached homes are permitted.
- Create pre-reviewed design plans for “missing middle” housing types.
- Increase buildable density for housing by reducing minimum lots 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.
- Reduce parking requirements in areas zoned for residential and mixed-use to promote walkable communities in addition to providing more affordable development opportunities.

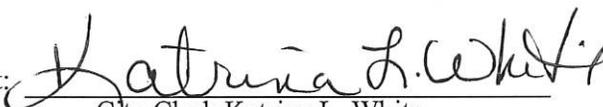
3. That certified copies of this Resolution be included as part of the Application submitted to the Delaware State Housing Authority.

IN WITNESS WHEREOF, I hereunto set my hand and caused the Seal of the City of Milford to be affixed this 13th day of October 2025.





Mayor F. Todd Culotta

Attest: 

City Clerk Katrina L. White