

Claymont, Delaware

Smart Growth Pioneer
in New Castle County

January 27, 2006

New Partners for Smart Growth
Regulatory Fixes for the Production of Affordable
Housing



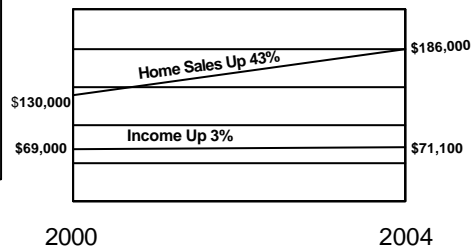
New Castle County Delaware Housing Market

→ *Still Affordable, Recent Slippage*

In a single year—2004--New Castle County slipped in housing affordability:

- ❖ Nationally from the 27th to 47th most affordable housing market (of 159 markets)
- ❖ Regionally from the 7th to the 13th most affordable of 32 housing markets

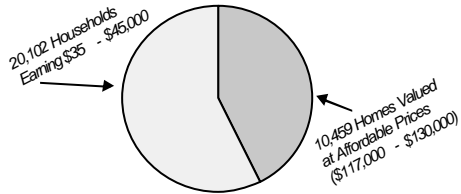
Income Has Not Kept Pace With Housing Costs



National Association of Homebuilders, includes Cecil County MD

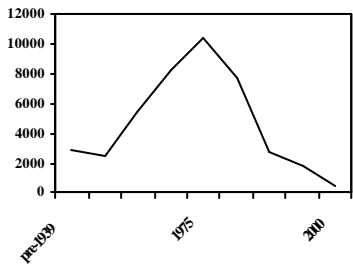
INSUFFICIENT AFFORDABLE SUPPLY

Homeowner Units Affordable to Households Earning \$35 - \$45,000



Census 2000 plus assumes a 30% rise in home value

Rental Housing Construction in New Castle County



Redevelopment and Infill in Older, More Urban Settings Offer Inherent Affordability Opportunities



Source: Congress for New Urbanism

- ✓ Existing Structures Represent Options
- ✓ Mixed Uses and Mixed Incomes Already Exist
- ✓ Infrastructure Already in Place
- ✓ Daily Living Costs May Be Less

Claymont, New Castle County, Delaware

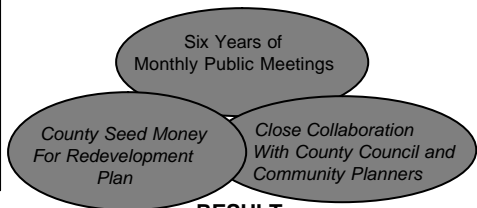


- Covers 4.2 square miles of unincorporated New Castle County
- Population: 15,312
- Median Income: \$42,009
 - County Median: \$62,000
- 52% Owner Occupied
 - County: 74% Owner-Occup
- 39% Percent of Housing over 50 years old

Claymont, Delaware Traditional Development, Present Challenge, Current Assets



Claymont Renaissance, 2000 - 2006



RESULT
↓
Community -Endorsed New Urbanism: Hometown Overlay

Hometown Overlay Zoning

For Early Settlement Areas—Hamlets, Villages, and pre - WWII subdivisions

- Permits Zoning Modifications to Encourage Compact and Pedestrian Oriented Town Centers for Communities that Care to:
 - *Invest the Time to Develop a Community Vision*
 - *Put the Vision on Paper in a Redevelopment Plan*
 - *Define and Respect Land Use Development Patterns via Design Guidelines and Review*

Hometown Overlay Zoning

Enables Unincorporated Claymont to Make Semi-Autonomous Zoning Decisions

- A Win for Citizen and Developer, Creating an Economic Incentive Zone
 - Certainty in Development Approval Process
 - Higher Densities Governed by Design Guidelines
 - Streamlined Permitting



Hometown Overlay Zoning

- Unlike Incorporated Towns, Claymont Land Use Decisions Must Conform to State and County Smart Growth Goals



Brookview Townhomes
Hometown Overlay's First Test



Brookview Redevelopment Concept Plan

Hometown Overlay Incentives Tied to Community Endorsed Design Guidelines



Claymont Renaissance and Brookview Redevelopment - Wider Impact

- Already changing policy at state and county levels
 - *For the first time ever, NCC will be pursuing an affordable housing requirement (20%) for development*
 - *Inspired a long-desired conversation to address how state fire codes inhibit neo-traditional design*
- Hometown Overlay District Ordinance
 - *Economic Incentive Zone Created by:*
 - *Certainty in Development Approvals,*
 - *Plus Streamlined Approval Process,*
 - *Plus Higher Densities Based on Community-Endorsed Design Guidelines (extrapolate in narrative)*
 - *Largest neo-traditional development in Delaware to date*

**Beyond 2006: Affordable Housing
Regulatory Framework**

*Claymont Renaissance Lays Groundwork for Future
Regulatory Innovation*



*Brookview Redevelopment Highlights Affordable
Housing Needs*



*Councilman Weiner Convenes Smart Growth Team
December 2005*

- Smart Codes
- Cluster Development
- Diverse Housing

**Beyond 2006: Affordable Housing
Regulatory Framework**

→ *County Executive Christopher Coons New Initiatives*

- Stronger Rental Housing Code
- Problem Properties Task Force
- Hometown Heroes Down Payment Assistance
- Redevelopment Office

→ *HUD Consolidated Plan / Comprehensive Plan 2007 /
Unified Development Zoning Code Changes Under
Consideration*

- Inclusionary Zoning
- Accessory Dwelling Units

**Affordable Housing in 21st Century New
Castle County Delaware**



*Political Will Fueled by Rising Housing Costs +
Maturing Smart Growth Principles =
More Variety and Affordability in Housing Choices*

20th Century Claymont



Existing View from Philadelphia Pike
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Projected 21st Century Claymont



Proposed View from Philadelphia Pike
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BROOKVIEW
