

COMMUNITY DEVELOPMENT & HOUSING

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Sussex County

DELAWARE
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Affordable Housing Support Policy

I. Mission Statement

It is Sussex County's mission to promote non-discrimination and affirmatively further fair and equal housing opportunities for all, and further, to inform housing developers and the general public that the County supports the development of affordable housing opportunities in Sussex County.

II. Affordable Housing Subdivisions

Sussex County promotes racially/ethnically diverse, mixed income, affordable housing in all areas under its jurisdiction. Accordingly, Developers are encouraged to provide affordable housing opportunities to Sussex County residents in all new developments, affirmatively market those affordable housing units to diverse populations, and meet with the surrounding residents early in the development approval process.

III. Affordable Housing Defined

- a. **Homeownership:** Sussex County considers an affordable housing project to be a housing project in which any portion thereof is designed or intended to serve households earning less than 125 percent of the Area Median Income for Sussex County as calculated by the U.S. Department of Housing and Urban Development annually, and which is comprised of at least one of the following elements:
 - i. Seeking participation in Sussex County's Moderately Priced Housing Unit (MPHU) Program
 - ii. Applying for funding by the Delaware State Housing Authority's (DSHA) Housing Development Fund (HDF)
 - iii. Applying for HOME Investment Partnerships (HOME) funding through DSHA
 - iv. Applying for a Section 523 or 524 Rural Housing Site Loan through the U.S. Department of Agriculture (USDA) Rural Development
 - v. Sussex County Habitat for Humanity
 - vi. Milford Housing Development Corporation
 - vii. Community Land Trust
 - viii. Other elements which, in the County's discretion, meet the goals and objectives set forth in the Affordable Housing Support Policy Mission Statement.



- b. **Rental:** Sussex County considers an affordable rental housing project to be a rental housing project in which any portion thereof is designed or intended to serve households earning less than 80 percent of the Area Median Income for Sussex County as calculated by the U.S. Department of Housing and Urban Development annually, and which is comprised of at least one of the following elements:
 - i. Seeking participation in the Sussex County Rental Program (SCRCP)
 - ii. Applying for funding by the Delaware State Housing Authority's (DSHA) Housing Development Fund (HDF)
 - iii. Applying for HOME Investment Partnerships (HOME) funding through DSHA
 - iv. Applying for funding by DSHA's Low Income Housing Tax Credits (LIHTC) program
 - v. Applying for Multi-Family Mortgage Revenue Bond Program (MFMRB) financing through DSHA
 - vi. Applying for a Rural Rental Housing Loan through USDA Rural Development
 - vii. Applying for a Guaranteed Rental Housing Loan through USDA Rural Development
 - viii. Community Land Trust
 - ix. Other elements which, in the County's discretion, meet the goals and objectives set forth in the Affordable Housing Support Policy Mission Statement.

IV. Affordable Housing Project Support

Sussex County will provide conditional letters of support to developers of affordable housing projects, provided that the project qualifies under the definitions above. Further, support letters for affordable rental housing projects will only be authorized if the project is proposed in an Area of Opportunity, as defined by DSHA in Exhibit A. For further information regarding impacted areas versus areas of opportunity, please contact Karen Horton with DSHA at (302) 739-4263. **Note:** Letters of support do not exempt the developer from the County's planning and zoning process, nor guarantee approval through that process.