

An initiative of Newark, DE Interfaith Leaders



and Habitat for Humanity of New Castle County



NEWARK HOUSING ACTION UPDATE



Image by vector4stock on Freepik

A 30-minute update on
affordable housing
conversations in Newark

8/30/26

SPEAK UP

**FOR THOSE WHO
CANNOT SPEAK
FOR THEMSELVES,**

**FOR THE RIGHTS
OF ALL WHO ARE**

DESTITUTE.

SPEAK UP AND JUDGE FAIRLY;

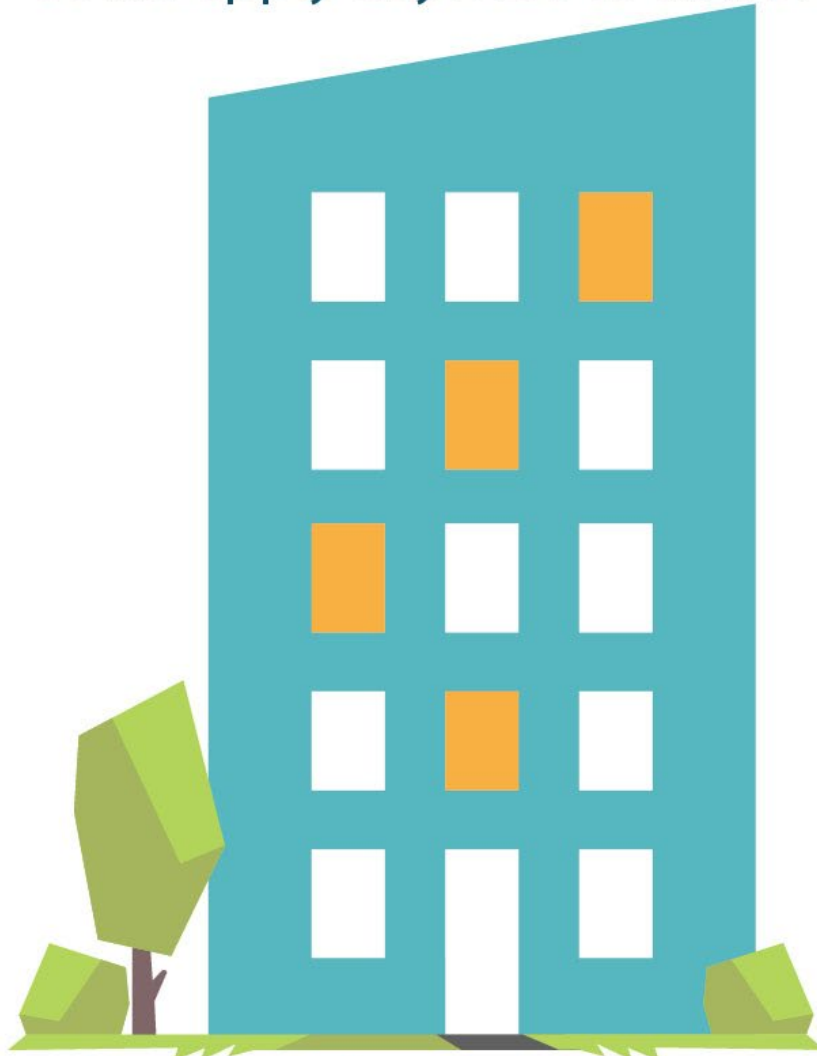
DEFEND THE RIGHTS OF

**THE POOR
AND NEEDY.**

PROVERBS 31:8-9

Inclusionary Housing

Could apply citywide to all new residential development



New housing development



Some units must be affordable



The remaining units are market rate

**MARKET RATE
HOUSING**



**AFFORDABLE
UNITS**





HOUSING

INCLUSIONARY HOUSING: SECRETS TO SUCCESS

A new survey of unprecedented scale gives us insight into the diverse range what of inclusionary housing programs look like and which ones are successful.





IS INCLUSIONARY HOUSING A GOOD TOOL FOR MY CITY?

Grounded Solutions identified a total of 1,019 inclusionary programs in 734 jurisdictions in the study, from large cities like Seattle to small towns like Park City, Utah. While programs exist in housing markets as varied as New York City, Austin, Atlanta, and Detroit, inclusionary housing tends to produce the most units in places that have mid-to-high levels of development activity and relatively high housing costs. Communities should pursue inclusionary housing if they currently have a lot of development, *or* anticipate significant development in the coming years, and they want to ensure future development is inclusive.

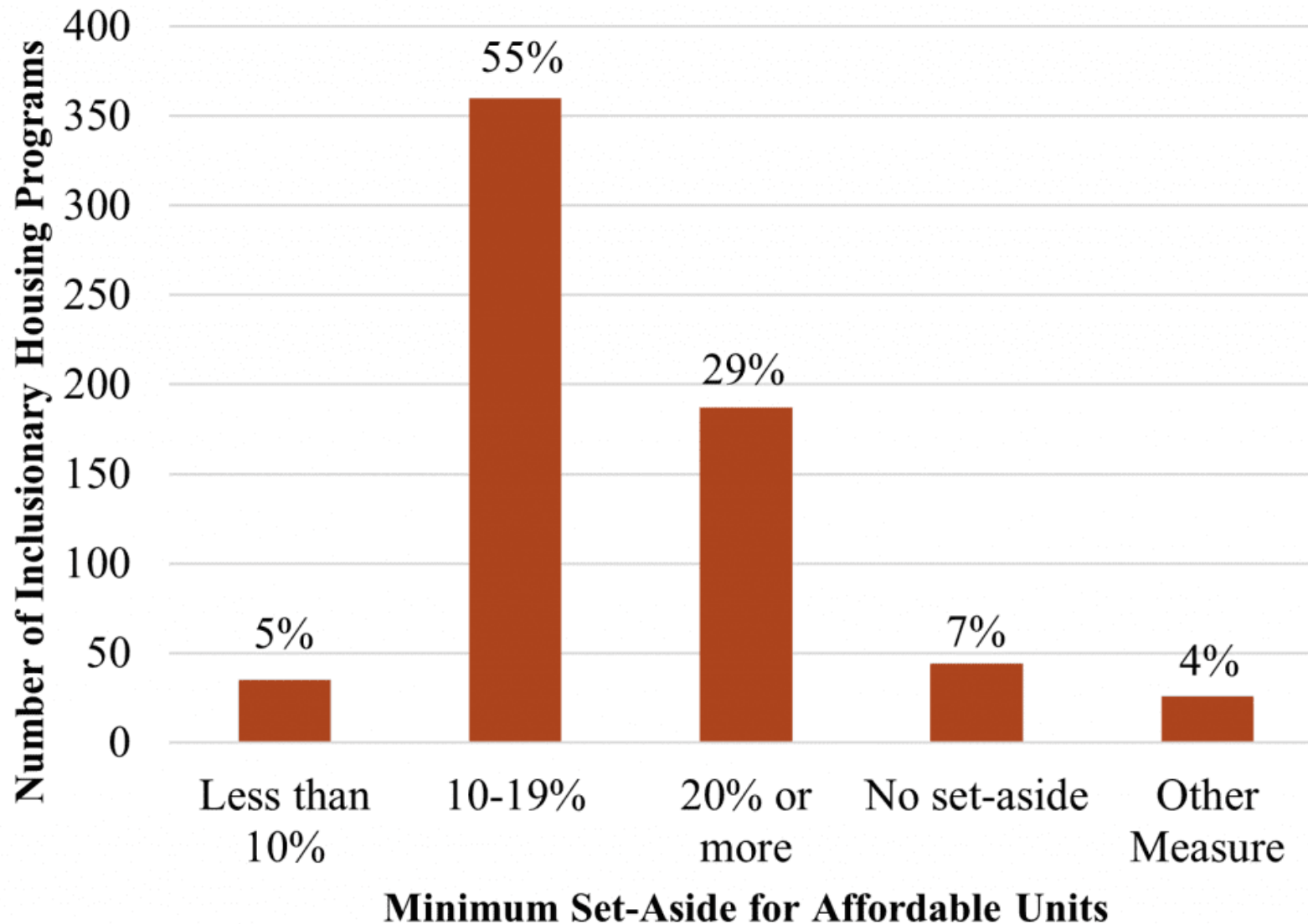


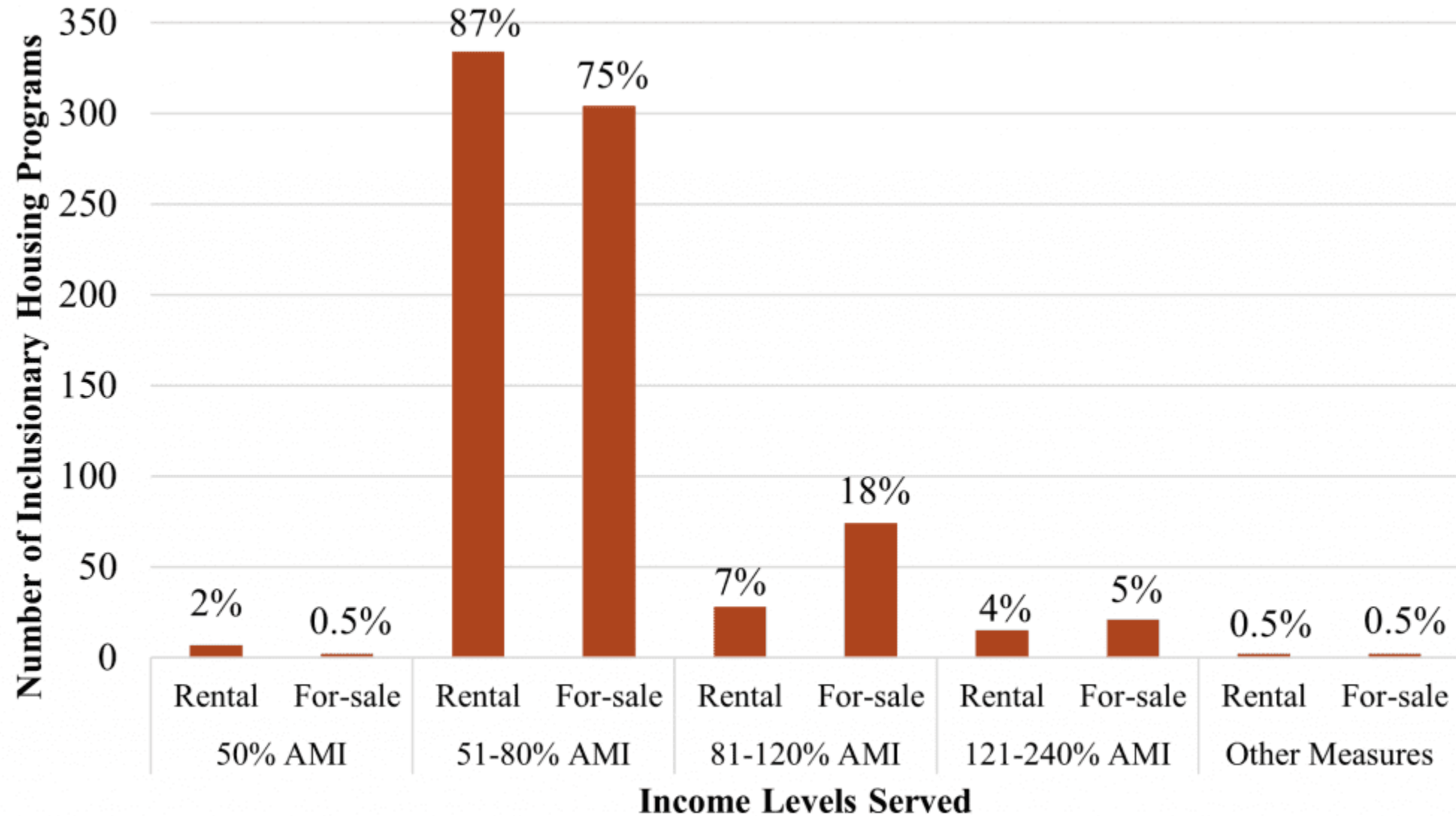
ARE MANDATORY OR VOLUNTARY PROGRAMS MORE PRODUCTIVE?

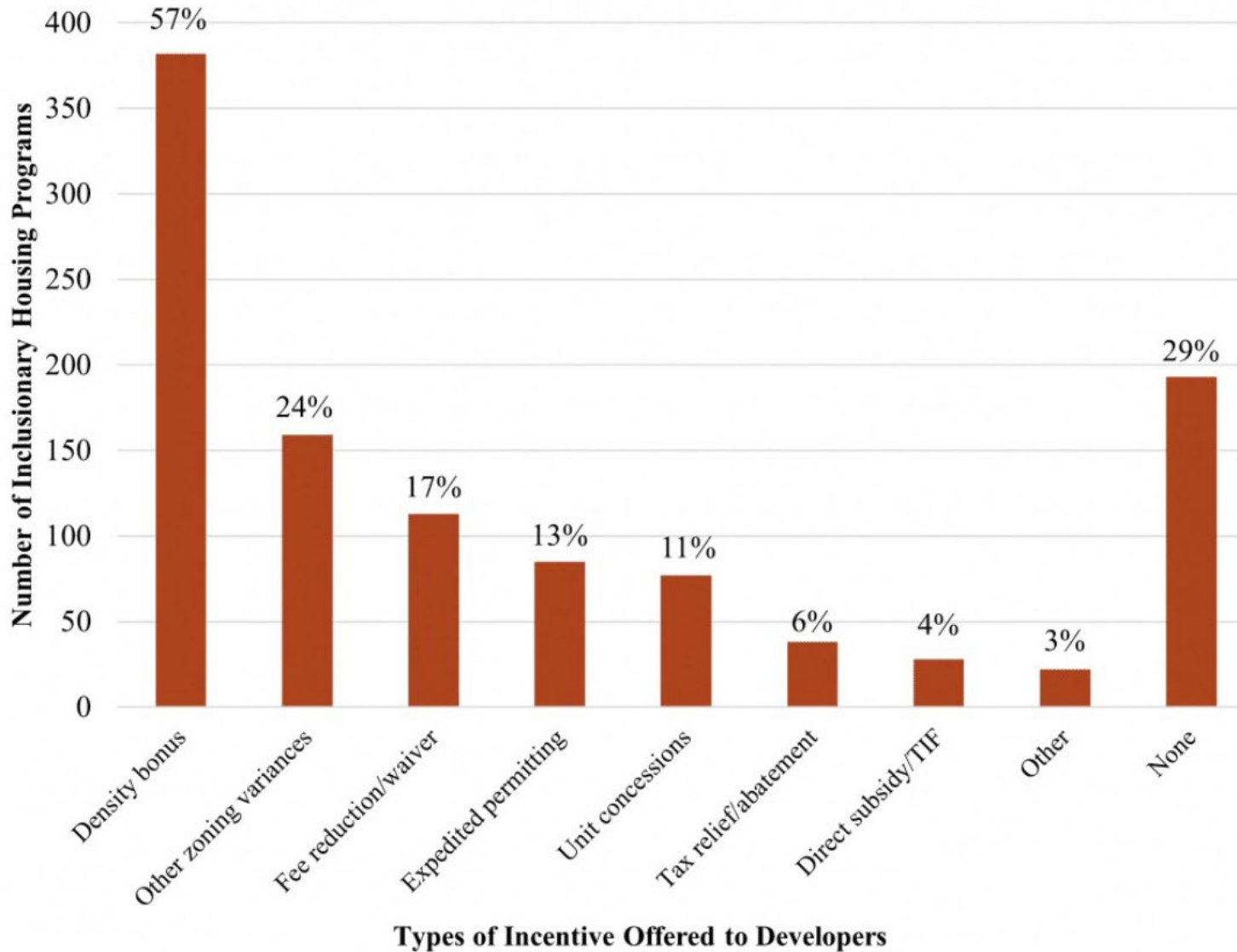
In mandatory programs, developers are required to provide affordable housing. In voluntary programs, developers may choose to provide affordable housing or opt out of the program. Overall, mandatory programs far outnumber voluntary programs; there are two and a half times as many mandatory programs as voluntary programs.

Of the nation's 20 most productive municipal programs, 12 are mandatory.

Furthermore, the productivity of voluntary programs may be overstated in our data since voluntary programs often included units in 100 percent affordable projects in their counts. In addition, a higher proportion of voluntary programs have produced no units at all.





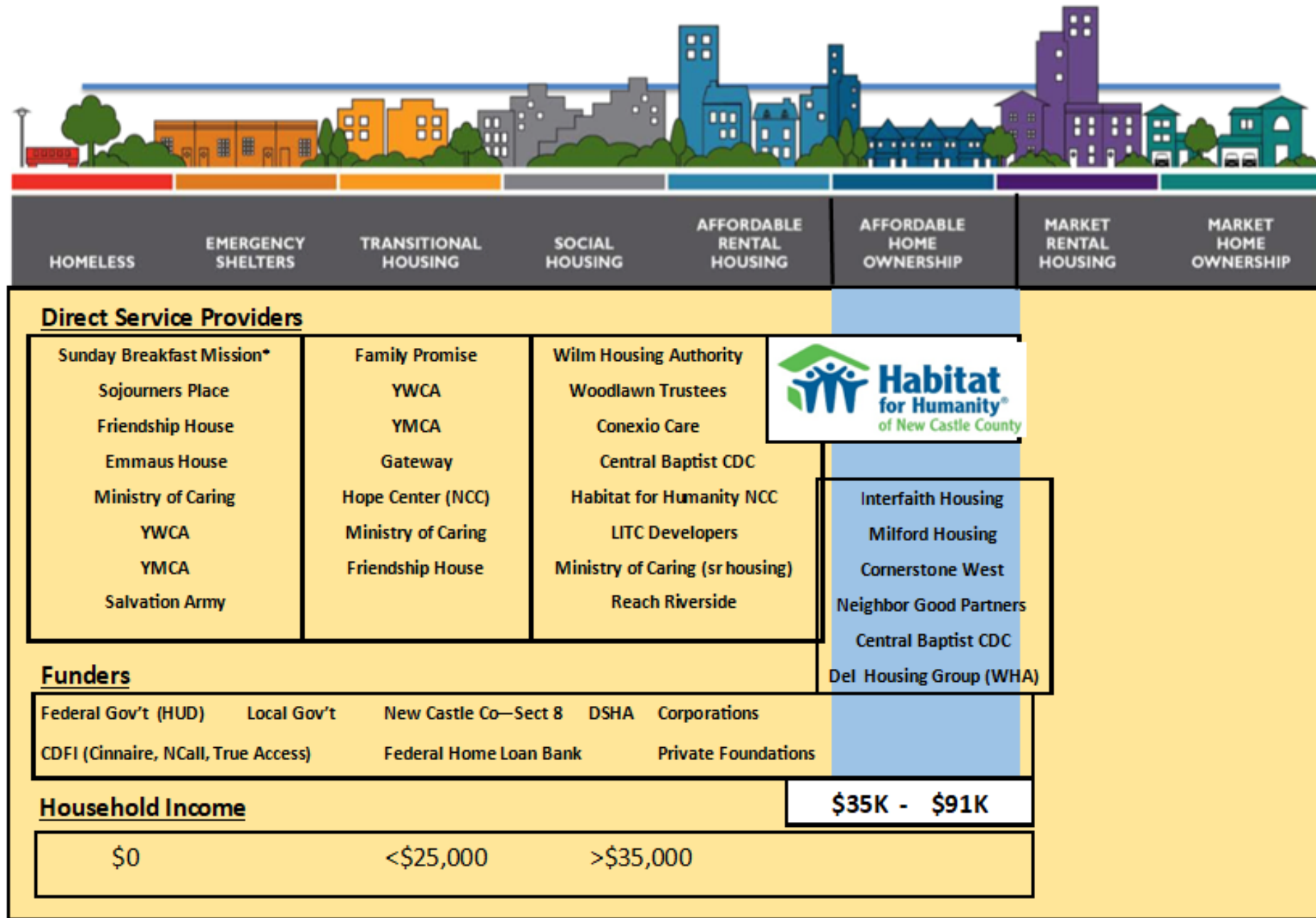




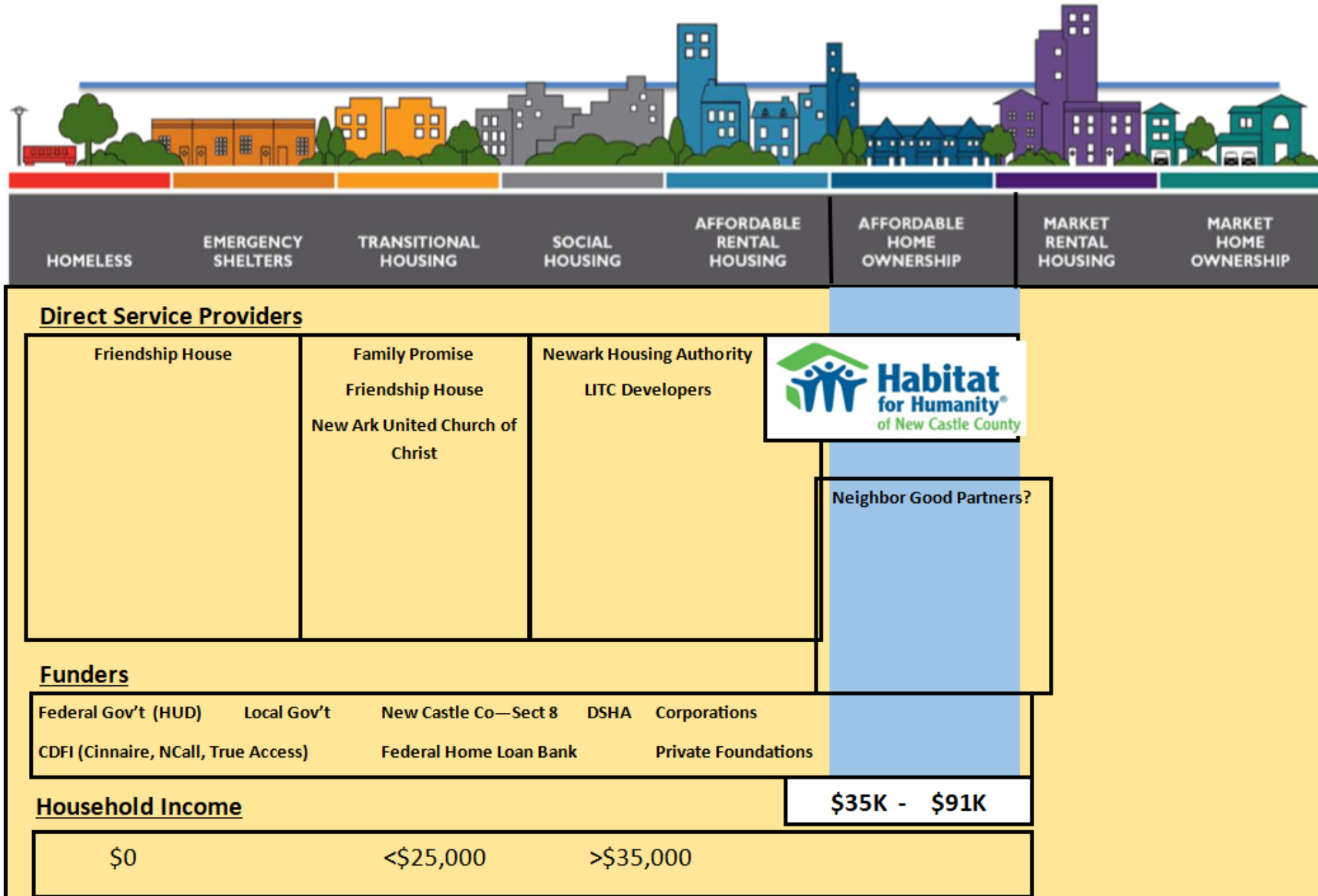
A mandatory inclusionary zoning ordinance would be an effective way for Newark to say to developers:

'When you build here, you have to build for more than above market renters.'

The Housing Continuum in New Castle County



The Housing Continuum in City of Newark

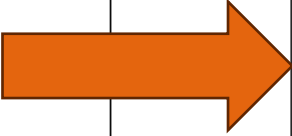




City of Newark COMPREHENSIVE DEVELOPMENT PLAN V

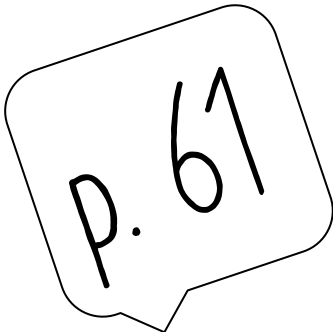
Community Vision: Sustainable and Inclusive

Goal 2



Promote and remove impediments to fair housing for a racially, ethnically, and socioeconomically diverse community. An economically “Sustainable Community” must have residents of all ages and income levels, from low-wage earners to higher-wage professionals and from young professionals and families to retired persons, to help make a complete community. The City advances its vision as an “Inclusive Community” by ensuring fair housing and promoting diversity.

Policy and program recommendations from Analysis of Impediments to Fair Housing Choice, the Delaware State Housing Authority, and the New Castle County Department of Community Services:

- 
- Encourage the development of affordable housing by considering incentives such as reducing or waiving sewer, water, and/or public facilities and service impact fees for developers and nonprofit organizations seeking to build affordable housing units for renters or owner occupants.
 - Amend the *City of Newark Zoning Code* to include a definition of “group home” to match the definition under state law. Include “group home” as a by-right use under all residential zoning districts to clarify existing city policy.
 - Encourage and promote opportunities for members of appointed boards and commissioners, elected officials, and city staff who deal with housing, community development, zoning, and code enforcement to attend training on fair housing and other housing-related planning issues.
 - Review zoning ordinances and consider opportunities and appropriate zoning best practices to reduce barriers to affordable housing for families, promote greater housing choice, and ensure consistency with the Fair Housing Act.
- 



Translate

- Home
- Meetings & Events
- Feedback
- Resources
- Draft Plan



Comprehensive Plan VI

publicinput.com/newarkcompplan

The **Comprehensive Development Plan** (often called a **Comprehensive Plan**, or simply a **Comp Plan**) is an official, policy-based document, adopted by a local government, that outlines a community's vision and strategic policies for future development, land use, housing, transportation, infrastructure, economic development, sustainability, and natural resources that provide a rational basis for local land use decisions. It is a foundational document in urban and regional planning that serves as a long-range guide for a community's growth and development over a specified planning horizon – typically 10 to 20 years.

1. September 1 – Planning Commission begins review
2. September 2 – Preliminary Land Use Service (PLUS) Meeting for State departments to review the CDP VI draft and provide comment
3. September 16 – Planning Commission continues review
4. September 20 – Community Day public outreach on the completed CDP VI draft
5. October 6 – Planning Commission finishes review and votes on recommending the plan to Council
6. October 19 – Council begins review
7. November 9 – Council continues review
8. November 23 – First reading for final ordinance for CDP VI adoption
9. December 14 – Second reading and public hearing for final ordinance for CDP VI adoption
10. December 18 – Submission of final approved CDP VI to the Governor

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What is the public's role in the process?

The Comp Plan planning process is highly participatory, involving residents, business owners, city and university officials, and community organizations. Most importantly, it involves *you*. The plan only works if it reflects the voices, values, and priorities of Newark residents. Over the next several months, you will have opportunities to share your ideas through public meetings both virtually and in person, surveys, and online tools. Your input will help answer big questions, like:

- What kind of housing should Newark prioritize?
- How should we improve walking, biking, and transit options?
- What's most important to protect and preserve for future generations?

This is your chance to shape Newark's future and make sure the plan reflects what matters most to our community.



Draft elements are now being published! Review draft elements on the '[Draft Plan](#)' tab and submit your feedback.

If you would like additional information, please contact Michael Fortner, Senior Planner, Department of Planning and Development, at (302) 366-7000 📞 ex: 2041 or by email: mfortner@newark.de.us.

Sign up to receive updates throughout the process.



↺ SHOW AGAIN

Newark Housing Authority celebrates start of affordable housing redevelopment project

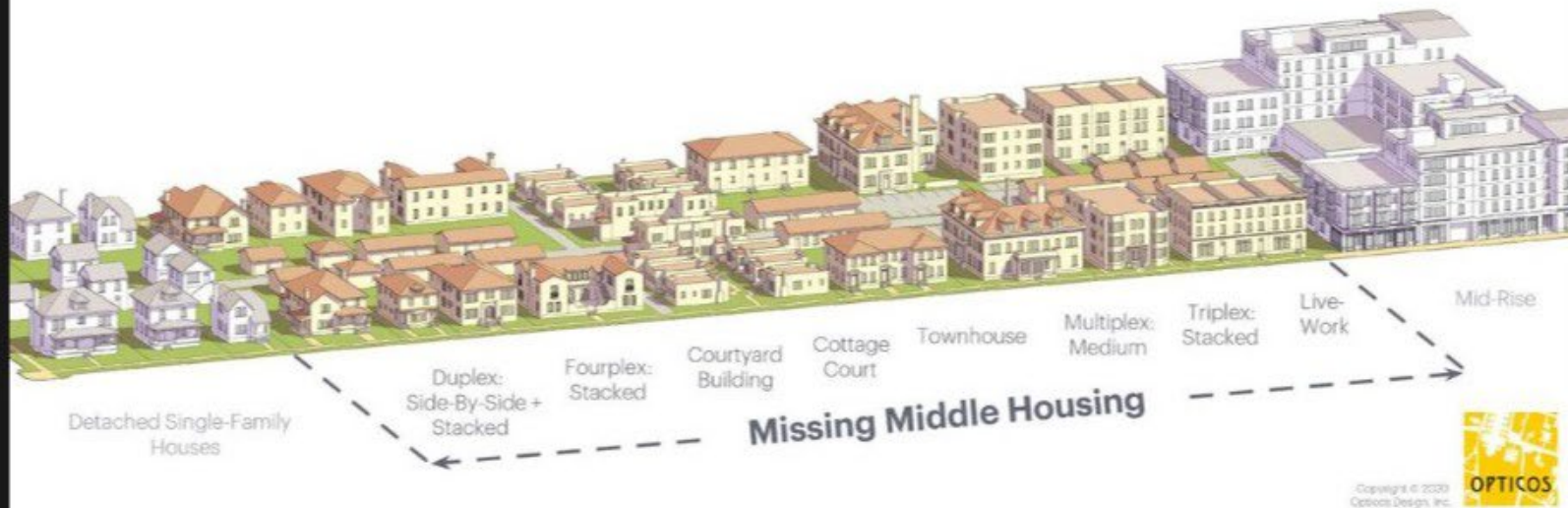
Josh Shannon jshannon@chespub.com May 17, 2025 0



CENTERPIECE

Newark seeks 'missing middle' housing options

Josh Shannon jshannon@chespub.com Jul 28, 2026 0



ed this graphic to illustrate the concept of "missing middle" housing.



City Hosts “Coffee Break” Virtual Public Workshops to Address Affordable Housing in Newark

Press Releases

Posted on February 01, 2024

The City of Newark’s Planning Commission and Planning and Development Department invite City residents and stakeholders to engage in conversations surrounding the planning efforts for increasing affordable housing opportunities in Newark, with a focus on reforms to the City’s Zoning Code.

The first three dates of the Virtual Coffee Breaks on Affordable Housing are as follows:

- [Tuesday, February 13 at 10:00 A.M.](#) View the recording [here](#).
- [Thursday, February 15 at 2:00 P.M.](#) View the recording [here](#).
- [Friday, February 23 at 11:00 A.M.](#)



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NEWS FEED



Harrington Poultry Farm Fire

Date Posted: April 16, 2026

DELAWARE NEWS

Flag Status - FULL STAFF

DSHA Pilot Programs Provide Local Governments with Technical Assistance

Delaware State Housing Authority | Date Posted: Thursday, September 18, 2025



Delaware State Housing



About▼

Find Affordable Housing▼

Build Affordable Housing▼

Delaware Mortgage Program▼

Partner With DSHA▼

Data & Initiatives▼



Participation in the pilot is voluntary, and local governments, working directly with a technical assistance provider, will be able to select reforms they choose to pursue from a menu including:

- Permit accessory dwelling units (ADUs) and “missing middle” housing in residential zones
- Permit manufactured/modular homes in single-family residential zones
- Create pre-reviewed design plans or “pattern books”
- Reduce lot sizes and bulk standards to achieve greater density
- Allow taller multifamily and mixed-use developments
- Establish an inclusionary zoning program for affordable/workforce housing
- Permit higher-density, mixed-use developments in commercial areas



CITY OF NEWARK
DELAWARE

6D

October 6, 2025

TO: Mayor and Members of Council

FROM: Renee Bensley, Director of Planning and Development *RKB*

VIA: Tom Coleman, City Manager *TC*

RE: Senate Joint Resolution 8 Affordable Housing Grant Application

4. Establish an inclusionary zoning program to address affordable and workforce housing needs
 - a. Determine voluntary with incentives for by-right plans
 - b. If mandatory is considered, it should be tied to certain discretionary asks such as site plan approval or rezoning outside of focus areas
 - c. Compliance should be allowed with on-site units, off-site units or fee-in-lieu to fund housing efforts
 - i. Programs for fee-in-lieu funding should be determined prior to enactment



During the presentation, Renee Bensley referenced the public workshops and said, 'Inclusionary zoning received support from the public but is largely opposed by developers.' (paraphrased)



Inclusionary zoning made the grant request but it was lowest on the list and it was mentioned that they will tackle the issues in order of priority.

It could fall off the table.





The Continental

The Marshall

University Courtyard

159 Cot



M
THE MARSHALL



‘We've got to stop building seven-story buildings in this town’: Council members criticize student housing proposal

Josh Shannon jshannon@chespub.com Feb 17, 2026  0

1 of 4





Typically, city council considers requests all at once. A developer presents details of the project, including the number of units, number of beds, number of parking spaces, architectural renderings, traffic impact, landscaping, and details about any code relief being sought. Council members ask detailed questions, members of the public get a chance to comment, and then the project is voted on as a whole.

Under the new procedure being tested, the developer will first come and ask for the property to be rezoned, presenting only a broad overview of what might be built. If city council agrees to rezone the property, then the developer would go through the rest of the process, coming back to council for a second vote.



The request came back to council on March 23, with the developers offering several amendments to the project, including the southern part (closest to existing small buildings and single family dwellings) only being 4 stories, and offering to make 5 of the units affordable (out of 150).

The rezoning was approved, and the proposal for the building itself is due to the planning commission by April 2027.



Council members and affordable housing:

- John Suchanec - strongest advocate, the only council member to push for inclusionary zoning
- Corinth Ford - affordable housing advocate but focused only on keeping existing affordable housing and finding best land for new units
- The others are not clear or do not support/understand inclusionary zoning
- Two new council members are unknown on this issue



About making public comment

- **Most effective: Show up and speak in person**

Usually only 3 minutes. Register on a clipboard when you walk in. Required to introduce yourself and your district/address, etc. Share a story. Be concise and to the point. Repeat your ask at least once.

Council meetings are usually several hours. Plan accordingly and pay attention to where the item is on the agenda.

Some Monday evenings, 7:00 p.m., municipal building off of S. Main St.

- **Still OK: Show up and speak virtually**

- **Not effective: Submitting written comment to be read into the record at the meeting**



What's probably most needed right now: personal contact with your council members in between meetings.

Email, call, meet for coffee. Community office hours?

Also, comment on the Comp Plan!

<https://publicinput.com/newarkcompplan>