

**EXECUTIVE ORDER
NUMBER FOUR**

TO: HEADS OF ALL STATE DEPARTMENTS AND AGENCIES

**RE: DEVELOPING A WORKING GROUP TO DEVELOP STREAMLINED PERMIT
PROCESSES TO INCREASE WORKFORCE AND AFFORDABLE HOUSING**

WHEREAS, housing is a human right; and

WHEREAS, one of the biggest challenges Delawareans face is to find and secure workforce and affordable housing; and

WHEREAS, too many Delaware families are struggling to find and pay for workforce and affordable housing; and

WHEREAS, housing has become unattainable for many Delawareans due to housing prices; and

WHEREAS, rental prices have outpaced Delaware incomes leaving tens of thousands of Delawareans “rent-burdened”; and

WHEREAS, a report showed that 30 percent of working Delawareans cannot afford the rent of a one-bedroom apartment; and

WHEREAS, the state’s homeownership rates are declining for all age groups except seniors; and

WHEREAS, purchasing a home is the foundation of the American dream, and an opportunity to create long-term financial stability and wealth for Delaware families; and

WHEREAS, quality, safe, stable, and affordable housing is crucial so that Delaware families can live, work, and attend school; and

WHEREAS, efficient permitting and licensing is critical for economic growth, increasing supply, lowering costs, creating jobs, improving communities, and speeding up development of housing; and

WHEREAS, the state will benefit from improved predictability, timeliness, and transparency in the permitting and licensing process.

NOW, THEREFORE, I, MATTHEW MEYER, by virtue of the authority vested in me as Governor of the State of Delaware, do hereby **DECLARE and ORDER** the following:

1. A working group is hereby established to review, provide recommendations, and develop a plan to develop a “one-stop shop” for projects in all three counties to streamline permits and licenses in state and local governments, so as to enhance collaboration, predictability, public awareness, and efficiency for projects that will increase the stock of workforce and affordable housing.
2. The working group shall consist of no fewer than 16 members to include:
 - a. A representative appointed by the Pro Tempore of the Senate;
 - b. A representative appointed by the Speaker of the House;
 - c. A representative from the Office of the Governor;
 - d. The Secretary of State;
 - e. The Secretary of the Department of Transportation;
 - f. The Secretary of the Department of Natural Resources and Environmental Control;
 - g. The Director of the State Housing Authority;
 - h. The Director of the Office of State Planning Coordination;
 - i. The New Castle County Executive;
 - j. The Kent County Administrator;
 - k. The Sussex County Administrator;
 - l. A representative from the Delaware League of Local Governments;
 - m. Two members of Delaware’s development community, to be appointed by the Governor; and
 - n. Two members of the environmental community, to be appointed by the Governor.
3. Members serving by virtue of their position may appoint a designee to serve in their stead and at their pleasure.
4. Members shall serve at the pleasure of the Governor. The Governor may increase the size of the Working Group and appoint additional members at his pleasure.

5. The Governor may appoint a chair and vice-chair. The Office of the Governor will choose the lead agency to staff the Working Group after members are selected.
6. The Working Group shall convene in February and shall consider at least the following matters:
 - a. The feasibility of a “one-stop shop” to serve projects in all three counties to streamline permits and licenses in both state and local governments;
 - b. A review of the rules and regulations that impact housing, permitting, and construction;
 - c. Identify any processes that can be streamlined, deferred, or eliminated;
 - d. Identify any concerns regarding environmental justice, as well as cultural, archaeological, or historic impacts;
 - e. Identify best state and local practices on the issue of streamlined permit and license processes, particularly when several agencies are housed in one physical space and/or online;
 - f. Take into consideration the findings of the Affordable Housing Production Task Force when its report is released in March; and
 - g. Consider the role of the existing Preliminary Land Use Service (PLUS) process, including whether or not it can be leveraged to improve permit streamlining.
7. No later than April 25, 2025, the Working Group shall submit a report to the Governor that includes at least the following:
 - a. Recommendations on a physical or virtual “one-stop shop” to streamline state and local government permits and licenses that will serve each county;
 - b. Recommendations on launching a “one-stop shop” pilot program within six months from the date of the report;
 - c. Identifies rules and regulations that impact housing, permitting, and construction of workforce and affordable housing projects;
 - d. Identify any rules or regulations that are not necessary and that should be rescinded, and explain the reasoning;
 - e. Identify any rules or regulations that should be amended to streamline permitting and licenses, how they should be amended, and explain the reasoning;
 - f. Findings and guidance as to the design and implementation of a process to facilitate coordination among permitting agencies and to improve the timeliness, predictability, and transparency of the agency’s review and authorization processes of workforce and affordable housing projects;

- g. Recommendations on how to maintain a public and transparent process for the development of these programs;
 - h. A proposed process and clear timeline with milestones for implementing any recommendation; and
 - i. A draft of any necessary or suggested policy or regulation.
8. Nothing in this Executive Order shall be construed to contravene any law or regulation. Nothing in this Executive Order shall affect or alter the existing statutory powers of any State agency.
9. This Executive Order supersedes any contrary provision of any other prior Executive Order.
10. The Working Group shall dissolve on April 26, 2025, unless reconstituted by further Executive Order.

APPROVED this 23rd day of January, 2025.

Matthew Meyer
Governor

ATTEST:

Secretary of State