

2018 Workforce Housing Program Annual Monitoring Report

Name of Project: **Emblem at Christiana** (formerly Churchmans Meadows)
1150 Helen Drive
Newark, Delaware

Description of Location: **Council District 1.** Emblem at Christiana is located off of Stanton Christiana Road near the Christiana Mall and Christiana Fashion Center. The property is located in the Colonial School District. DART bus routes 34, 40, 54, and 55 service the area.

Property Owner: Leon N Weiner & Associates Inc.
200 Continental Drive Suite #401
Newark, DE 19713

<u>Number of Units Approved:</u>	245
<u>Number of Units Completed:</u>	245
<u>Percentage of Total Units Completed:</u>	100%
<u>Number of Workforce Housing Units Required:</u>	20
Workforce Housing Units Rented:	16
<u>Percentage of required WFH Units:</u>	80%

On May 9, 2018, Tasheena Friend and Stephanie Rizzo performed the annual monitoring inspection. The inspection started at the Clubhouse. Jennifer Castano from Jefferson Apartment Group (JAG) acted as the point of contact for the inspection. All tenants' files were available for review. Bedroom sizes for Workforce Housing units were confirmed. Updated leases were provided. Currently all units are leased and there is a waiting list for specific floor plans.

Jennifer Castano accompanied Tasheena Friend and Stephanie Rizzo on the inspection and provided access to the requested apartments. The tenants' information was verified by photo ID or mail. The tenants present for the inspections did not express any disappointment with the program.

Inspected Unit #	AMI (Area Median Income)	Bedroom Size	Rent Amount
1000-307	Less than 80%	2 BR	\$1,340
1100-102	Less than 120%	2 BR	\$1,530
1200-103	Less than 80%	1 BR	\$1,210
1300-207	Less than 80%	1 BR	\$1,180
1400-104	Less than 80%	3 BR	\$1,470
1500-209	Less than 120%	1 BR	\$1,315
1600-106	Less than 120%	1 BR	\$1,345
1700-111	Less than 80%	2 BR	\$1,390
1800-202	Less than 80%	1 BR	\$1,180

Emblem at Christiana offers one (1) bedroom to three (3) bedroom apartments with washer and dryers in the unit. There are five (5) ADA approved units available. There is a clubhouse with a lounge, game room, fitness center and seasonal swimming pool. The fitness center is open 24 hours a day, 7 days a week with key fob access. The clubhouse is available to rent to residents for \$75/hour with \$500 security deposit. Dogs up to 70 pounds are accepted with pet deposit. There is also a fenced-in dog park area provided for residents. The area is currently in the process of being upgraded. Private garages are also available for rent from \$170-\$190/month. The attached garages are more expensive because an additional parking spot is provided in front of the garage.

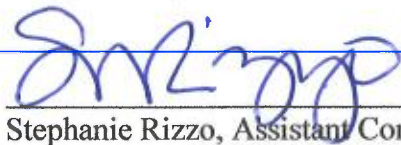
Key Notes/Recommendation

All apartment buildings have obtained the Certificate of Occupancies. Construction is complete.

The required number of Workforce Housing units is not met. During the annual monitoring inspection, staff was again advised of the requirements. Some tenants are moving out and the management asked how to maintain compliance. Per the Master Workforce Housing Agreement, the units must be leased to qualified households “within a commercially reasonable period of time.” The management was guided to consider every applicant as Workforce Housing. If someone may qualify, have them complete the application and provide documentation.

Floor plans and photos of Emblem at Christiana are attached to this report. Current Maximum Affordable Rent Chart is also attached.

Completed by:



Stephanie Rizzo, Assistant Community Services Administrator

Date: 10/10/18

Reviewed and approved by:



Marcus Henry, General Manager

Date: 10/10/18

Photos of Emblem at Christiana



Exterior of apartment buildings



Exterior of apartment buildings



Clubhouse Exterior



Interior Clubhouse



Interior Clubhouse w/Fitness Center



Seasonal Outdoor Pool



Apartment building with garages



Detached garages



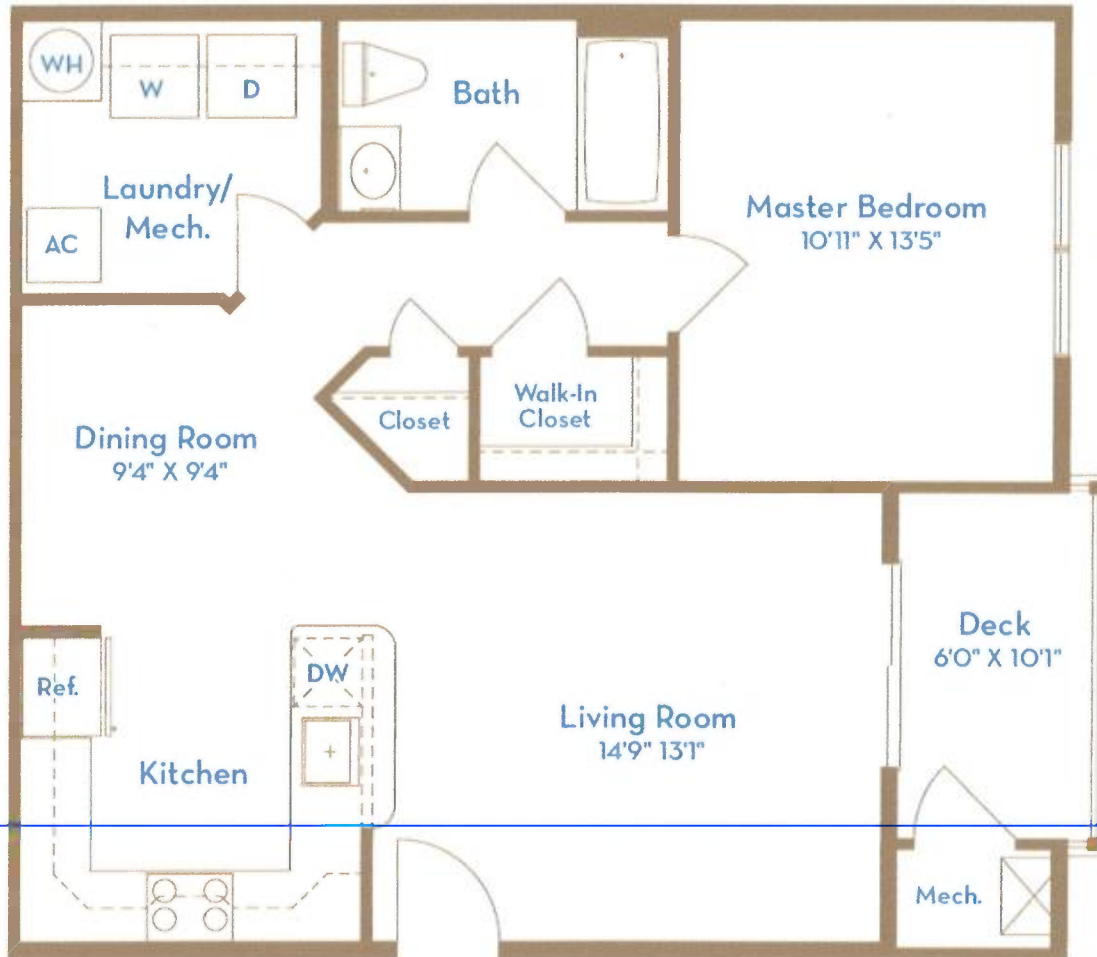
Dog Park



Entrance sign

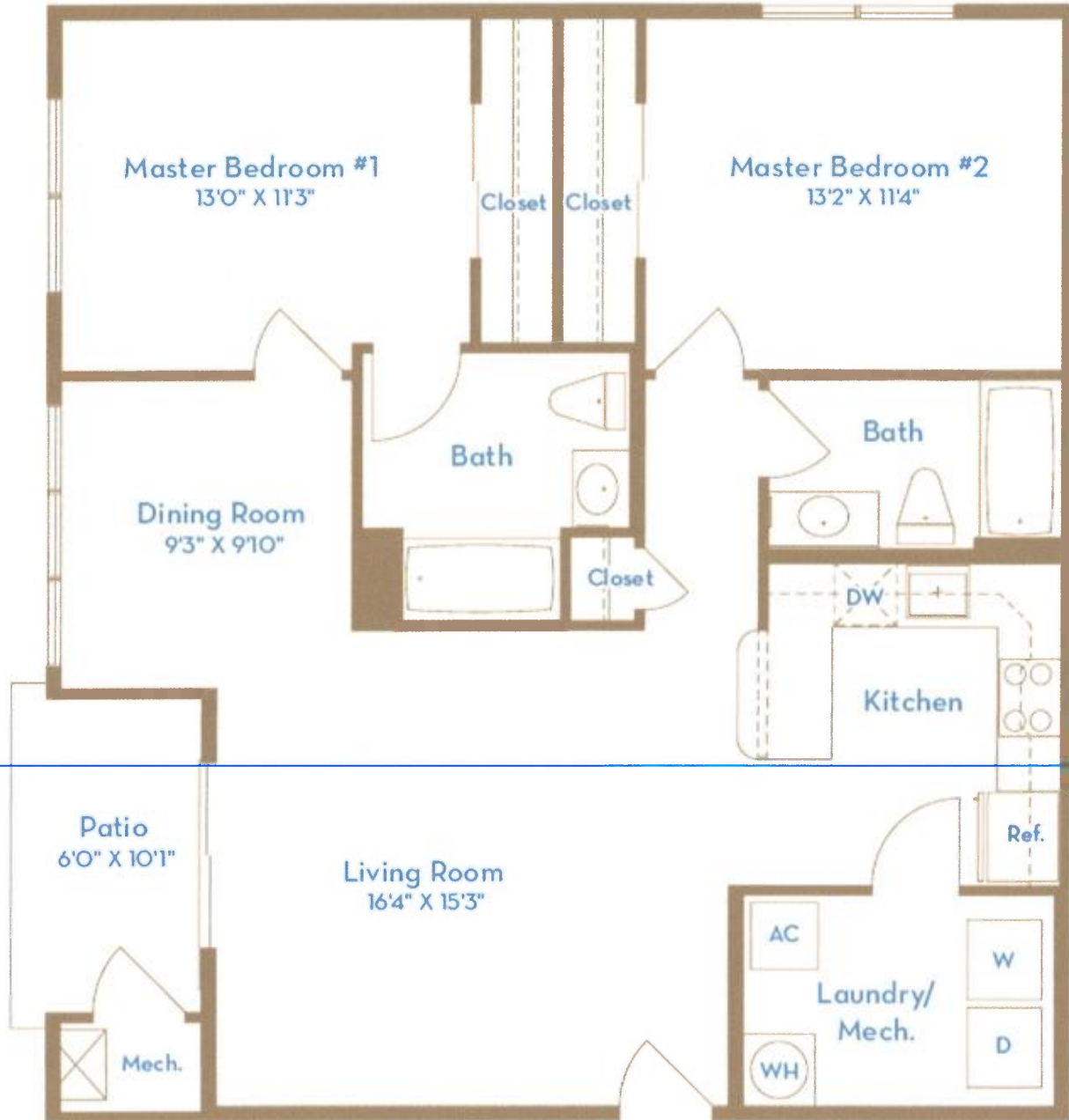
FLOOR PLANS:

One Bedroom Unit
(Market Rate is \$1345)



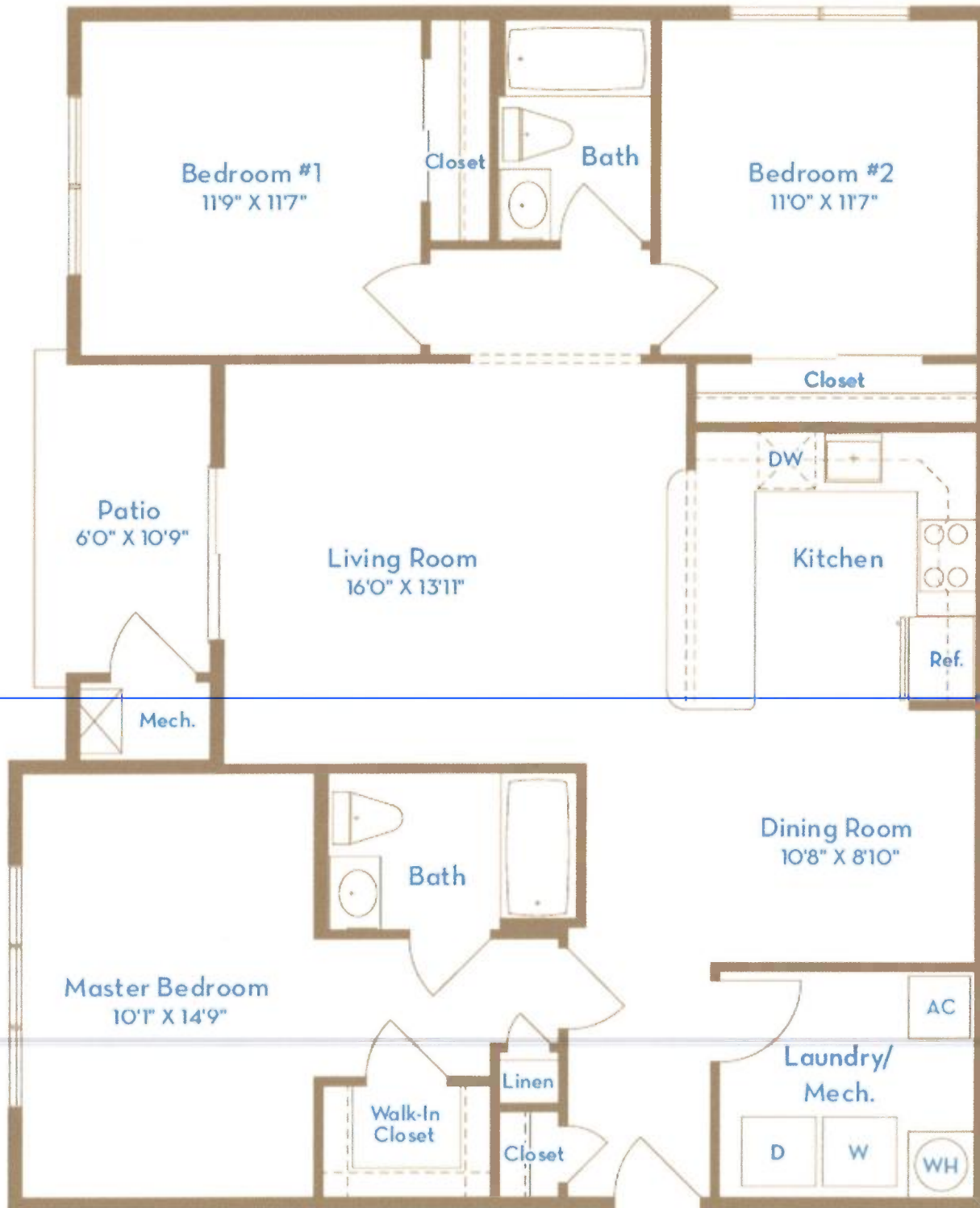
FLOOR PLANS (continued)

Two Bedroom Unit
(Market Rate is \$1710-\$1820)



FLOOR PLANS (continued)

Three Bedroom Unit
(Market Rate is \$1875-\$1895)



Emblem at Christiana Maximum Affordable Rent Chart

EMBLEM AT CHRISTIANA Affordable Rent Charts Effective July 1, 2018

Income Level	80%	80%	80%	80%	80%	80%	120%	120%	120%	120%	120%	120%
Bedroom Size	Studio	1	2	3	4	5	Studio	1	2	3	4	5
Household Size	1	2	3	4	5	6	1	2	3	4	5	6
Annual Income	\$ 48,950.00	\$ 55,950.00	\$ 62,950.00	\$ 69,900.00	\$ 75,500.00	\$ 81,100.00	\$ 73,440.00	\$ 84,000.00	\$ 94,440.00	\$ 104,880.00	\$ 113,280.00	\$ 121,680.00
Annual Income/12X30%	\$ 1,223.75	\$ 1,398.75	\$ 1,573.75	\$ 1,747.50	\$ 1,887.50	\$ 2,027.50	\$ 1,836.00	\$ 2,100.00	\$ 2,361.00	\$ 2,622.00	\$ 2,832.00	\$ 3,042.00
Affordable Rent Rounded Down to Nearest \$10	\$ 1,220.00	\$ 1,390.00	\$ 1,570.00	\$ 1,740.00	\$ 1,880.00	\$ 2,020.00	\$ 1,830.00	\$ 2,100.00	\$ 2,360.00	\$ 2,620.00	\$ 2,830.00	\$ 3,040.00

ALLOWANCE FOR TENANT FURNISHED UTILITIES AND OTHER SERVICES IS NOT REFLECTED IN ABOVE AMOUNTS.
THE CHART WILL BE COMPLETED FOR EACH UNIT BASED ON UNIT SIZE, TYPE AND UTILITIES AND SERVICES NOT PROVIDED BY LANDLORD.
Please contact New Castle County Department of Community Services for determination of utility allowance for each unit.

Affordable Rent Chart for:

Emblem at Christiana

Approved by:



Marcus Henry, Department of Community Services General Manager

Date

7/17/18

Allowance for Tenant Furnished Utilities & Other Services calculated by HAPPY Software for New Castle County Department of Community Services on an annual basis, effective July 1st each year; Rents Rounded Down to Nearest \$10. Allowance for Sewer Service Charge is determined by New Castle County based upon prior year average sewer service charge for New Castle County.

TENANT PAID UTILITIES	Studio	1 BR	2 BR	3 BR	4 BR	5 BR	Studio	1 BR	2 BR	3 BR	4 BR	5 BR
Heating - Electric	\$ 36.00	\$ 44.00	\$ 54.00				\$ 36.00	\$ 44.00	\$ 54.00			
Cooking - Electric	\$ 10.00	\$ 14.00	\$ 17.00				\$ 10.00	\$ 14.00	\$ 17.00			
Other Electricity	\$ 35.00	\$ 47.00	\$ 58.00				\$ 35.00	\$ 47.00	\$ 58.00			
Air Conditioning	\$ 10.00	\$ 13.00	\$ 16.00				\$ 10.00	\$ 13.00	\$ 16.00			
Water Heating - Electric	\$ 14.00	\$ 18.00	\$ 23.00				\$ 14.00	\$ 18.00	\$ 23.00			
Water												
Sewer												
Trash Collection												
Range/Microwave												
Refrigerator												
Other - Specify	\$ -	\$ -	\$ -				\$ -	\$ -	\$ -			
Total Tenant Paid Utilities	\$ 105.00	\$ 136.00	\$ 168.00				\$ 105.00	\$ 136.00	\$ 168.00			
30% Affordability Level	\$ 1,390.00	\$ 1,570.00	\$ 1,740.00				\$ 2,100.00	\$ 2,360.00	\$ 2,620.00			
Maximum Amount (after deduction of tenant paid items)	\$ 1,285.00	\$ 1,434.00	\$ 1,572.00				\$ 1,995.00	\$ 2,224.00	\$ 2,452.00			
MAXIMUM RENT Rounded Down to Nearest \$10	\$ 1,280.00	\$ 1,430.00	\$ 1,570.00				\$ 1,990.00	\$ 2,220.00	\$ 2,450.00			