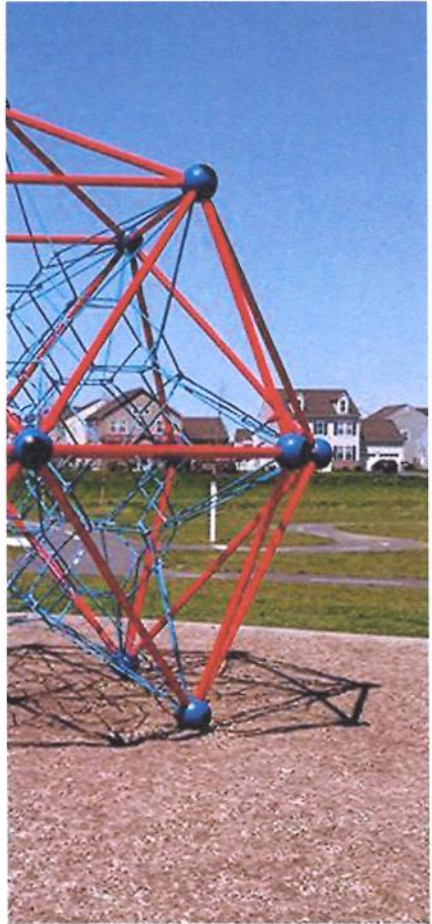




2019-2021
ANNUAL MONITORING REPORT
WORKFORCE HOUSING PROGRAM
BAYBERRY NORTH



**2019—2021
ANNUAL MONITORING REPORT
WORKFORCE HOUSING PROGRAM**

BAYBERRY NORTH



Bayberry North
Middletown, DE 19709

Property Owner: VBN, Inc. & Farm Land Holdings, LLC
220 Continental Drive Suite #410
Newark, DE 19713

Council District 12. Bayberry North is located on Boyd’s Corner Road, a ½ mile west of Route 13. To access DART services, riders must use the Boyd’s Corner Park & Ride facilities located close by.

<u>Number of Units Approved:</u>	951
<u>Number of Units Completed:</u>	935*
<u>Percentage of Total Units Completed:</u>	98.3%
<u>Number of Workforce Housing Units Required:</u>	39
Workforce Housing Units Rented:	38*
Workforce Housing Units Sold:	1*
<u>Percentage of required WFH Units:</u>	100%

Annual Building Permits Issued:

	2018	2019	2020	2021
Market Rate	108	41	74	15
Workforce	1	1	-	-

Annual Certificates of Occupancy Issued:

	2018	2019	2020	2021
Market Rate	105	106	95	45
Workforce	3	1	1	-

**as of 12/31/2021*

BAYBERRY NORTH

On September 18, 2019, Tasheena Friend and Stephanie Rizzo, Department of Community Services, performed the annual monitoring inspection along with Jack Hilaman, Developer (Developer).

Three (3) townhouses were inspected. These units are three (3) stories and approximately 1,800 square feet. They have three (3) bedrooms with two and a half (2.5) bathrooms. There is also a one-car garage. These models rent for around \$1,600 a month. Residency was verified through mail left in the unit.

Two (2) carriage townhouses were inspected. These units are two (2) stories and approximately 1,810 square feet. They have three (3) bedrooms and two and a half (2.5) bathrooms. There is a one-car garage in the rear of the property with access via an alleyway. It also has a full unfinished basement. These models rent for around \$1,700 a month. Residency was verified through mail left in the unit and a tenant showing current ID.

The last address inspected was 630 Socrates Street. This is a two-story single-family detached house, which is approximately 2,100 square feet. It has four (4) bedrooms and two and a half (2.5) bathrooms. There is a two (2) car garage and full unfinished basement. This house was vacant and on the market for \$349,900.

Key Notes/Recommendations

Bayberry North mostly offers rentals. There is a high demand for rental housing in the Middletown area. There are usually 4-5 applications received for each rental.

MAXIMUM RENT

Bayberry North Maximum Rent	FY2020	FY2021	FY2022
	120% AMI	120% AMI	120% AMI
Townhouse (3 BR)	\$2,430	\$2,610	\$2,550
Single Family Detached (4 BR)	\$2,570	\$2,720	\$2,720

Around November 2019, Bayberry reached their 90% of building permits. All Workforce Housing (WFH) permits needed to be issued, but there was one remaining WFH unit permit remaining.

Developer sold a single-family detached unit at 630 Socrates Street for \$349,000 in June 2020. There was a lot of interest, but most of the buyers were over income. The builder has stated it is hard to find a household that income qualifies but also able to afford a \$350K mortgage. The house was on the market for 293 days before an offer was accepted.

In February 2021, developer submitted a plan to subdivide the farmhouse parcel into four (4) parcels. The farmhouse had to be demolished due to being vacant for some time and vandalized. The Department of Land Use determined with the addition of four (4) parcels to the total lot count, one (1) unit must be a WFH unit. Before the plan could be finalized, the Master Development Agreement had to be updated reflecting the new units. The Second Amended Master Development Agreement was executed and recorded in December 2021.

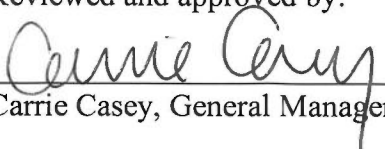
Currently, one (1) single family unit is vacant. Developer has plans to prepare this home for sale. It has been vacant since around October 2020. There have been issues preparing the house for sale due to delays with obtaining construction materials and labor. This has been a common issue since the coronavirus pandemic.

Completed by:


Stephanie Rizzo, Assistant Community Services Administrator

Date: 3/10/22

Reviewed and approved by:


Carrie Casey, General Manager

Date: 3/10/22