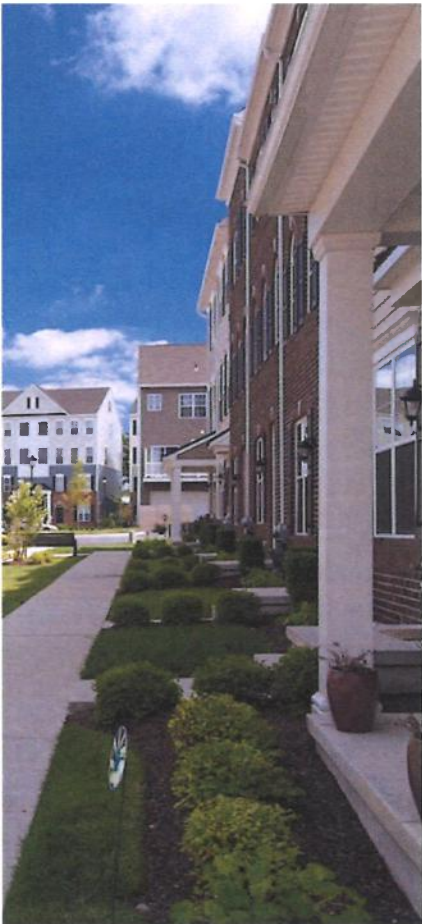




2019-2021
ANNUAL MONITORING REPORT
WORKFORCE HOUSING PROGRAM

DARLEY GREEN



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

DARLEY GREEN



Darley Green
Claymont, DE 19703

Property Owner: Darleycap, LLC (Louis J. Capano, III)
105 Foulk Road
Wilmington, DE 19803

Council District 8. Darley Green is located north of Philadelphia Pike and west of Darley Road. The Claymont Library is situated on the property. DART bus Routes 13, 31 & 61 service the area. Claymont Train Station is less than a mile away. Property is located in the Brandywine School District.

<u>Number of Units Approved:</u>	869
<u>Number of Units Completed:</u>	448*
<u>Percentage of Total Units Completed:</u>	51.6%
<u>Number of Workforce Housing Units Required:</u>	107
Workforce Housing Units Sold:	58*
<u>Percentage of required WFH Units:</u>	54.2%

Annual Building Permits Issued:

	2018	2019	2020	2021
Market Rate	60	21	57	30
Workforce	15	8	10	-

Annual Certificates of Occupancy Issued:

	2018	2019	2020	2021
Market Rate	40	57	29	56
Workforce	9	12	9	15

**as of 12/31/2021*

DARLEY GREEN

On September 12, 2019, Tasheena Friend and Stephanie Rizzo, Department of Community Services, performed the annual monitoring inspection. There are two builders in Darley Green, LC Homes and Montchanin Builders.

Linda McGuin represented LC Homes. Amy Maluski and Erica Riggs represented Montchanin Builders. Discussions occurred regarding the program and how to bring awareness. It was suggested contacting Ward & Taylor’s Coordinator to attend one of the Continuing Education classes. They were reminded to provide us links to available Workforce Housing (WFH) units so they can be advertised on our website.

Key Notes/Recommendations

In June 2019, New Castle County (NCC) held a Homeownership Program Seminar and Darley Green was invited to have a table at the event. Realtors, lenders and housing counselors were in attendance. Delaware State Housing Authority (DSHA) was also available to discuss their homebuyer programs.

Around December 2019, through Darley Green, Montchanin Builders, NCC was contacted by Bank of America regarding language in the WFH Buyers Agreement relating to rescission of sale. Bank of America stated the language disqualifies the program from FHA (Federal Housing Administration) loan programs. After working with the Department of Law, language was removed from the Buyers Agreement as NCC does not intend to rescind the sale of WFH units. At the time, Bank of America was offering a grant, which WFH buyers wanted to use.

Resales have been occurring. There have been seven (7) resales in Darley Green. Two (2) units have been resold twice. One homeowner sold their two (2) bedroom WFH unit and purchased a three (3) bedroom WFH unit.

During the resale of a WFH property, in February 2021, a realtor advised NCC that the condos in Darley Green are no longer FHA compliant. The Condo Association allowed the certifications to expire. The contact for the Association was Commonwealth Group. Contacted Amy Maluski, Montchanin Builders, as they are part of Commonwealth Group. She advised the FHA certification for a specific building did expire and they were working on updating them. At time of report, the certification was updated.

Darley Green	2020	2021	2022
Maximum Sales Price (base price)	\$311,132.11	\$326,174.31	\$343,023.15

There have been some issues with selling the WFH units. It is hard to find households to income qualify and qualify for the mortgage of these houses, which are around \$300K+. Additionally, there have been instances when NCC was not made aware of executed purchase agreements, delaying the income qualification process. The purchase contract is void if the buyer does not income qualify. We advise builders to notify NCC immediately and have their buyers complete the application.

Completed by:


Stephanie Rizzo, Assistant Community Services Administrator

Date: 3/10/22

Reviewed and approved by:


Carrie Casey, General Manager

Date: 3/10/22