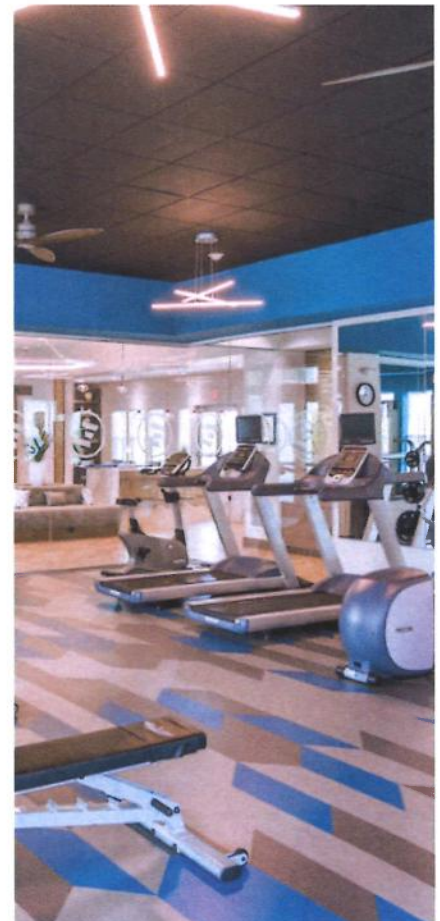


**2019-2021
ANNUAL MONITORING REPORT
WORKFORCE HOUSING PROGRAM
EMBLEM @ CHRISTIANA**



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

EMBLEM @ CHRISTIANA



Emblem at Christiana (*formerly Churchmans Meadows*)
1150 Helen Drive, Newark, DE 19702

Property Owner: Reep MF Emblem DE LLC
51 Madison Avenue, New York, NY 10010

Council District 1. Emblem at Christiana is located off Stanton-Christiana Road near the Christiana Mall and Christiana Fashion Center. The property is located in Colonial School District. DART bus routes 54, 55, and 64 service the area.

<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:	19*
<u>Percentage of required WFH Units:</u>	95%

COMPLETED 2015

**as of 12/31/2021*

EMBLEM @ CHRISTIANA

On October 17, 2019, Tasheena Friend and Stephanie Rizzo, Department of Community Services, performed the annual monitoring inspection. The inspection started at the clubhouse. Jennifer Prang from Jefferson Apartment Group (JAG) acted as 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.

Jennifer Castano Prang accompanied Tasheena and Stephanie on the inspection and provided access to the requested apartments. The tenants' information was verified by photo ID or mail. Any tenants present for the inspection did not express any disappointment in the program. Ten (10) units were inspected.

Key Notes/Recommendations

On February 28, 2020, the apartment complex was sold to REEP MF EMBLEM DE, LLC, which is located in New York, NY. The new owners maintained the current management group, JAG. This made for an easy transition.

In December 2021, JAG was advised they were under the required 20 units. Requested information on how they intended to bring their units into compliance. After working with the management team, it was determined some tenants were housed, but New Castle County was not made aware. Leases were provided.

MAXIMUM RENT

BEDROOM SIZE	FY2020		FY2021		FY2022	
	80% AMI	120% AMI	80% AMI	120% AMI	80% AMI	120% AMI
1 BR	\$1,340	\$2,060	\$1,440	\$2,210	\$1,410	\$2,160
2 BR	\$1,480	\$2,290	\$1,600	\$2,470	\$1,560	\$2,410
3 BR	\$1,630	\$2,530	\$1,770	\$2,730	\$1,720	\$2,660

MARKET RATE UNITS


1 BR/1 BA 817 sq. ft.	2 BR/2 BA 1,135 sq. ft.	3 BR/2 BA 1,321 sq. ft.
\$1,903 - \$2,230*	\$2,103 - \$2,609*	\$3,057*

Completed by:


Stephanie Rizzo, Assistant Community Services Administrator

Date: 3/10/22

Reviewed and approved by:


Carrie Casey, General Manager

Date: 3/10/22