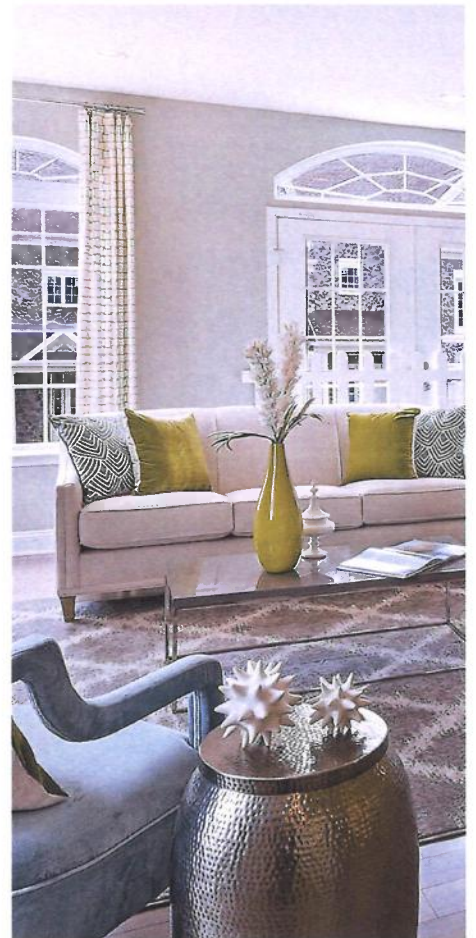




**2019-2021  
ANNUAL MONITORING REPORT  
WORKFORCE HOUSING PROGRAM  
WESTHAMPTON**



# 2019—2021 ANNUAL MONITORING REPORT WORKFORCE HOUSING PROGRAM WESTHAMPTON



**Westhampton**  
Wilmington, DE 19808

**Property Owner:** MCWD, LLC  
220 Continental Drive, Suite 410  
Newark, DE 19713

**Council District 3.** Westhampton is located on McKennans Church Road. The property is located in the Red Clay Consolidated School District. There are no DART bus routes that service the area; however, there are Park & Ride or Park & Pool locations close by.

<b><u>Number of Units Approved:</u></b>	96
<b><u>Number of Units Completed:</u></b>	88*
<b><u>Percentage of Total Units Completed:</u></b>	91.7%
<b><u>Number of Workforce Housing Units Required:</u></b>	10*
Workforce Housing Units Rented (OFF-SITE)	10
<b><u>Percentage of required WFH Units:</u></b>	100%

### Annual Building Permits Issued:

	2018	2019	2020	2021
<b>Market Rate</b>	25	4	23	12
<b>Workforce</b>	-	4	3	3

### Annual Certificates of Occupancy Issued:

	2018	2019	2020	2021
<b>Market Rate</b>	19	24	18	24
<b>Workforce</b>	-	4	3	3

*\*as of 12/31/2021*

**WESTHAMPTON**

On October 25, 2015, a Voluntary Off-Site Workforce Housing Agreement was executed between MCWD, LLC (Developer of Westhampton) and New Castle County (NCC). The developer agreed to provide ten (10) off-site Workforce Housing (WFH) units as part of its Westhampton rezoning application. These units have a ten (10) year affordability period regardless if they are homeownership or rental units.

Per the agreement, the off-site units have requirements relating to location and the Market Value Analysis (MVA). Westhampton had an MVA rating of "B" and the off-site units had to be located in MVA Market Cluster of "A," "B," or "C." The first five (5) units shall be made available to applicants by the time 50% of the building permits are issued by NCC for Westhampton. The last five (5) units shall be made available upon the issuance of 90% of the building permits by NCC for Westhampton.

All WFH units have a Declaration of WFH Restrictions recorded against the property. All WFH units are being offered as rentals to households meeting the 120% or below area median income (AMI) qualification.

**Key Notes/Recommendations**

The developer did have problems securing off-site units due to the housing market demand because of record low mortgage rates. The supply of houses was low, and prices of housing increased. Competition for available units was high and the developer did lose bids on some properties.

In February 2021, the developer reached out to the Department because they were at their 90% permit stop. They had the ability to secure two (2) permits, but the townhomes are built in groups of four (4) and the Department of Land Use would not issue the remaining two (2) permits. The Department did contact Land Use on behalf of the developer to support the issuance of the remaining two (2) permits. The developer did have ten (10) units, but some were still under renovation and were not available for rental.

The Department of Land Use did agree to issue the additional permits. There were eight (8) permits still remaining for Westhampton and the developer was in agreement these would not be issued until the Department confirms there are ten (10) off-site WFH units available. Additionally, a hold was placed on another WFH unit so a demolition permit would not be issued until all ten (10) off-site WFH units were confirmed.

The developer did meet their requirements for the ten (10) off-site WFH units around April 2021. Four (4) units are located in the Mill Creek Hundred. The remaining six (6) units are located in Brennan Estates, Pencader Hundred.

**MAXIMUM RENT**

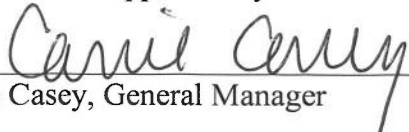
BEDROOM SIZE	1Q2019	1Q2020	1Q2021
	120% AMI	120% AMI	120% AMI
2 BR	N/A	N/A	\$2,320
3 BR	\$2,420	\$2,610	\$2,560
4 BR	N/A	\$2,750	\$2,760

Completed by:

  
Stephanie Rizzo, Assistant Community Services Administrator

Date: 3/10/22

Reviewed and approved by:

  
Carrie Casey, General Manager

Date: 3/10/22