



SUSSEX COUNTY RENTAL PROGRAM PRESENTATION

DECEMBER 8, 2020



COASTAL TIDE

APARTMENTS



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COASTAL TIDE

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PROJECT DETAILS

- 3345 I Mackenzie Way, Lewes
- 168 TOTAL UNITS
- 26 RESERVED FOR SCRP
- LEASE AGREEMENTS RENEWED ANNUALLY
- SCRP UNITS MUST BE MAINTAINED AS AFFORDABLE FOR 30 YRS
- RENTS CALCULATED USING 50% AMI & FIXED BASED ON BEDROOM SIZE

TENANT ELIGIBILITY

- LIVE & WORK IN SUSSEX COUNTY FOR 1-YR PRECEDING APPLICATION (WAIVER AVAIL.)
- SCRP MUST BE PRIMARY RESIDENCE
- BE OF ELIGIBLE INCOME (30-80% AMI)

COASTAL TIDE - SCRP

INCOME LIMITS

| Household Size | 1 | 2 | 3 | 4 | 5 | 6 |
|-------------------------|----------|----------|----------|----------|----------|----------|
| Maximum Income 80% AMI* | \$42,560 | \$48,640 | \$54,720 | \$60,720 | \$65,600 | \$70,480 |

SCRP RENTS

| Bedroom-Size | 1 BR | 2 BR | 3 BR |
|-----------------------------------|-------|-------|-------|
| Rent (does not include utilities) | \$595 | \$715 | \$825 |



COMMUNITY HIGHLIGHTS

- Refreshing Pool
- Fitness and Wellness Center
- Pet Friendly
- Smoke Free Apartments
- Walking Trail
- Clubhouse
- Garage Rentals
- Movie Screenings
- Coffee and Tea Bar
- On-site management
- 24 Hour On Call Maintenance
- Online Rental Payments
- Pool Table
- Location, Location, Location
- 10 Minutes to the Beach
- 5 Minutes to Shopping

AVAILABLE ON SITE SERVICES

- Concierge
- Dog walking
- Valet Trash

MIRROR Virtual Personal Training Available

Weight Training, Kickboxing, Cardio & Strength, Pilates, Yoga, Meditation, Stretch, Dance Cardio and more.





1 BEDROOM



COASTAL TIDE APARTMENTS

Tide

1 Bedroom | 1 Bath | 791 sf



Inside Your Apartment

- 9 Foot Ceilings
- Granite Kitchen Counters
- Kitchen Island or Peninsula
- Private Balcony
- Designer Plank Flooring
- Full Size Washer & Dryer
- Stainless Steel Appliances

PLEASE NOTE: The finishes and colors shown in the above rendering may differ from what is found in the actual units. Please use the floor plan as a guide, not as an exact representation. Floor plans and interior finishes may change without notice.



COASTAL TIDE APARTMENTS

Cove

1 Bedroom | 1 Bath | 784 sf



Inside Your Apartment

- 9 Foot Ceilings
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COASTAL TIDE APARTMENTS

Cove | ADA

1 Bedroom | 1 Bath | 784 sf



Inside Your Apartment

- 9 Foot Ceilings
- Granite Kitchen Counters
- Kitchen Island or Peninsula
- Private Balcony
- Designer Plank Flooring
- Full Size Washer & Dryer
- Stainless Steel Appliances

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2 BEDROOM



COASTAL TIDE APARTMENTS

Finn | ADA

2 Bedroom | 2 Bath | 988 sf



COASTAL TIDE APARTMENTS

Finn

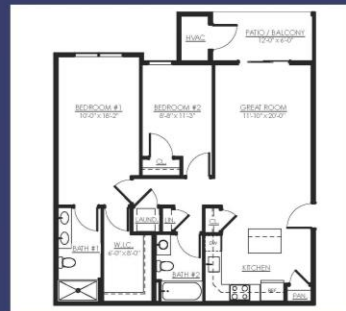
2 Bedroom | 2 Bath | 988 sf



COASTAL TIDE APARTMENTS

Coral

2 Bedroom | 2 Bath | 944 sf



Inside Your Apartment

- 9 Foot Ceilings
- Granite Kitchen Counters
- Kitchen Island or Peninsula
- Private Balcony
- Designer Plank Flooring
- Full Size Washer & Dryer
- Stainless Steel Appliances

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Inside Your Apartment

- 9 Foot Ceilings
- Granite Kitchen Counters
- Kitchen Island or Peninsula
- Private Balcony
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Inside Your Apartment

- 9 Foot Ceilings
- Granite Kitchen Counters
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3 BEDROOM




COASTAL TIDE

APARTMENTS

Bay Breeze | ADA 3 Bedroom | 2 Bath | 1373 sf



ENTER 



Inside Your Apartment

- 9 Foot Ceilings
- Granite Kitchen Counters
- Kitchen Island or Peninsula
- Private Balcony
- Designer Plank Flooring
- Full Size Washer & Dryer
- Stainless Steel Appliances

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COASTAL TIDE

APARTMENTS

Bay Breeze 3 Bedroom | 2 Bath | 1373 sf



ENTER 

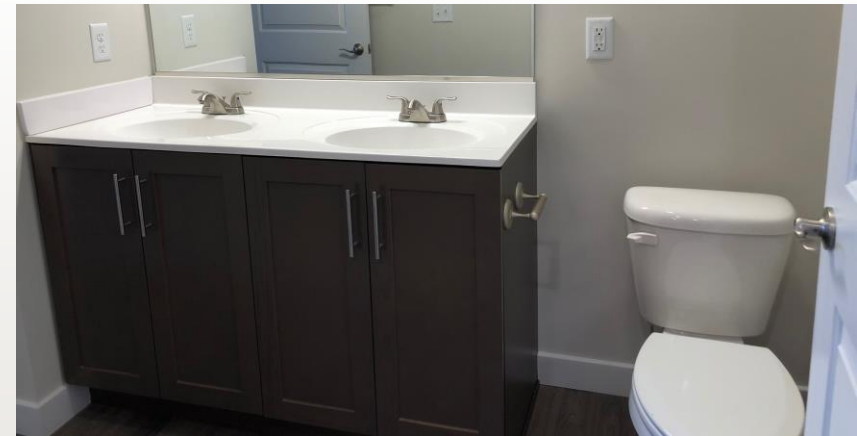


Inside Your Apartment

- 9 Foot Ceilings
- Granite Kitchen Counters
- Kitchen Island or Peninsula
- Private Balcony
- Designer Plank Flooring
- Full Size Washer & Dryer
- Stainless Steel Appliances

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COASTAL TIDE - SCRP

- **SCRP LOTTERY** for tenant application to Coastal Tide SCRP units
 - OPEN ONLY FROM DECEMBER 15, 2020 THROUGH JANUARY 22, 2021
 - <https://sussexcountyde.gov/sussex-county-rental-program>
 - Applications will ONLY be accepted as submissions through the lottery webform found on the website
 - After the lottery closes on 1/22, applicants will be sorted using a random number generator and listed in the order drawn.
 - Units are then matched based on household size and unit size availability
 - Household must successfully complete the application process with the developer and site agent to be awarded a unit.
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COASTAL TIDE - SCRP

- **WAITING LIST**

- Households not awarded a unit will be placed on a waiting list in the order generated by the Lottery.
- As units become available, the developer and/or site agent will continue down the list in numerical order matching first household that is appropriate size for unit available.
- This process will continue until there are no more qualifying households.
- At that time, a new lottery will be advertised and made available for new applicants.

QUESTIONS?

Brandy Bennett Nauman
*Housing Coordinator &
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