



October 8, 2026

Subject: Request for One-Year Extension — C-24-02 Luther Village IV

Dear Ms. Melson-Williams:

On behalf of the applicant, I respectfully request a one-year extension of the Planning Commission's conditional approval for Application C-24-02, Luther Village IV: Planned Neighborhood Design – Senior Citizen Housing Option.

The application was conditionally approved by the Planning Commission in September and October 2024 and is currently scheduled to expire on October 31, 2026. We request that the approval be extended for one year, through October 31, 2027, to allow additional time to obtain final plan approval and permits and to commence construction.

We originally planned to submit a Low-Income Housing Tax Credit (LIHTC) application to the Delaware State Housing Authority (DSHA) in the 2026 funding round. However, the project's underwriting would not allow us to serve the residents at or below 50% of area median income (AMI) whom we are targeting. We are therefore revising the project to be developed in two phases so that the underwriting can support our target demographic. We anticipate having revised, permit-ready plans completed by mid-January 2027, positioning the project to participate in the 2027 LIHTC funding round.

Please include this request on the agenda for the October 19, 2026 Planning Commission meeting. Please let us know if any additional information or documentation is required.

Thank you for your consideration.

Sincerely,


Richard J. Murphy
President, Board of Directors
Applicant for C-24-02 Luther Village IV



"Providing a Home for Seniors"

430 Kings Highway, Dover, DE 19901 - (302) 674-1408 - Fax: (302) 674-2292
TTY/TDD COMMUNICATIONS BY DELAWARE RELAY SERVICE 1-800-232-5460

