

2018 Workforce Housing Program Monitoring Report

Name of Project: High Hook Farm
Middletown, Delaware

Description of Location: Council District 12. High Hook Farms is located on Vance Neck Road, approximately a half mile off Bayview Road and DuPont Highway. The property is located in the Appoquinimink School District. There are no DART bus routes that service the area; however, there are Park & Ride or Park & Pool locations close by.

Property Owner: High Hook Farm, LLC
234 North James Street
Newport, DE 19804

Number of Units Approved: 390

Number of Permits Issued: 288

Percentage of Total Units Completed: 73.8%

Number of Workforce Housing Units Required: 78

Workforce Housing Units Sold: 67

Workforce Housing Units Rented: 2*

Percentage of WFH Units Completed: 88.3%

as of September 30, 2018

Narrative:

Tasheena Friend and Stephanie Rizzo from the Department of Community Services performed the monitoring inspection on June 7, 2018. Penny Furst from Ryan Homes was on hand for the inspection. She had a good understanding of the program. All Workforce Housing townhomes and twins have purchase agreements and only single-family detached units are available.

The builder was reminded of Delaware State Housing website to post Workforce Housing units if interested. A required form needs to be completed and pictures are encouraged. The current Maximum Sales Price Chart was distributed.

*Homeowner(s) claimed hardship and were able to rent to income qualified tenants below the Maximum Allowable Rent

Key Issues and Recommendation:

High Hook Farms has been the busiest development selling Workforce Housing units. There have been some issues with buyers stating they were not made aware of the restrictions. They sign a Workforce Housing Addendum when executing the Purchase Agreement. The Workforce Housing application also includes a Workforce Housing Acknowledgement which recognizes the restrictions. New Castle County requires this signature when accepting applications. When the applicant realizes restrictions are discovered, they are already very far in the building process and most decide to move forward since their house is mostly built.

In addition to Workforce Housing incentives, Ryan Homes mortgage company, NVR Mortgage. If the buyer agrees to use NVR mortgage, they can also receive a settlement assistance incentive.

USDA has updated their eligibility map and High Hook Farms is still included. Only the incorporated area of Middletown has been excluded.

Floor plans and photos of High Hook Farms are attached to this report. Current Maximum Sales Price Chart is also attached.

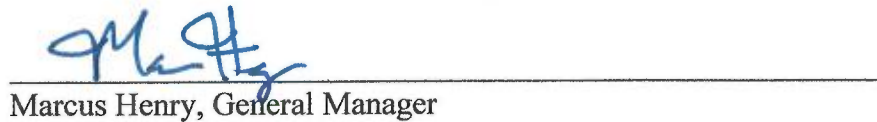
Completed by:



Stephanie Rizzo, Assistant Community Services Administrator

Date: 10/25/18

Reviewed and approved by:



Marcus Henry, General Manager

Date: 10/30/18

Photos from High Hook Farms:



Neighborhood Entrance



Model Home



Under Construction



Under Construction



Exterior of homes

MAXIMUM SALES PRICE CHART

New Castle County Department of Community Services
Quarterly Maximum Allowable Sales Price Calculation Chart
Fourth Quarter October 1, 2018 - December 31, 2018

Unit Bedroom Size	0	1	2	3	4	5
Unit Household Size	1	2	3	4	5	6
Annual Median Household Income for Household Size*	120%	120%	120%	120%	120%	120%
	\$73,440.00	\$84,000.00	\$94,440.00	\$104,880.00	\$113,280.00	\$121,680.00
Annual Housing Affordability Level**	\$22,032.00	\$25,200.00	\$28,332.00	\$31,464.00	\$33,984.00	\$36,504.00
Monthly Housing Affordability Level	\$1,836.00	\$2,100.00	\$2,361.00	\$2,622.00	\$2,832.00	\$3,042.00
Monthly Cost for Real Estate/School Taxes***	\$192.76	\$192.76	\$192.76	\$192.76	\$192.76	\$192.76
Monthly Cost for Homeowner Insurance****	\$45.71	\$45.71	\$45.71	\$45.71	\$45.71	\$45.71
Monthly Maintenance Reserve (5%)	\$91.80	\$105.00	\$118.05	\$131.10	\$141.60	\$152.10
Monthly Maintenance Association Fee*****	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50
Available for Mortgage Payment	\$1,493.23	\$1,744.03	\$1,991.98	\$2,239.93	\$2,439.43	\$2,638.93
Mortgage Calculation						
Interest Rate for Prevailing Rate-30 Year Fully Amortized Fixed Rate	Interest Rate*****		4.72%	Factor Per Thousand		\$5.18
	FreddieMac September 27, 2018					
Maximum Mortgage Loan Amount	\$288,268.34	\$336,685.33	\$384,552.12	\$432,418.92	\$470,932.43	\$509,445.95
Maximum Sales Price <i>Rounded Down to Nearest \$100</i>	\$288,268.00	\$336,600.00	\$384,500.00	\$432,400.00	\$470,900.00	\$509,400.00

Approved by:  Date: 10/2/18
 Marcus Henry, General Manager, Department of Community Services Date