

2018 Workforce Housing Program Monitoring Report

Name of Project: Marra Landing
Newport Gap Pike
Wilmington, Delaware

Description of Location: Council District 3. Marra Landing is located on Newport Gap Pike close to the intersection of McKennan's Church Road and Loveville Road. The property is located in the Red Clay Consolidated School District. There is no current DART Bus Route serving this site. However, there is a Park and Ride for Route 20 two miles north on Lancaster Pike.

Property Owner: Marra Landing LLC (Joseph Marra)
3904 Heather Drive
Greenville, DE 19807

Number of Units Approved: 27

Number of Units Completed: 27

Percentage of Total Units Completed: 100%

Number of Workforce Housing Units Required: 6
Number of Workforce Housing Units Sold: 1
Number of Workforce Housing Units Rented: 5*

Narrative:

On January 19, 2018, the Office of Code Enforcement issued a violation notice after all three extension requests have expired. The Violation (UDC-A.I.1.C) was of the Record Plan and was for addresses 508 and 516 Giada Drive.

On January 29, 2018, Stephanie Rizzo, Department of Community Services, George Haggerty and Antoni Sekowski, Department of Land Use, and Fred Mitsdarfer, Drinker Biddle and Reath, met regarding the legal interpretation memo regarding the process for moving units off-site. To relocate the established workforce housing units, the developer shall:

1. Comply with the UDC provisions addressing deed restriction changes including securing County Council approval;
2. Record applicable documents to remove affordability controls from the established workforce housing unit;
3. Create affordability controls to run with the new workforce housing unit; and
4. Amend the staging plan and record plan as necessary to accurately reflect the location of the workforce housing units (see UDC § 40.07.314).
5. If the Master Workforce Housing Agreement requires amendment or revision due to the relocation of a workforce unit, that agreement must also undergo revision.

**One unit is currently in violation*

On March 20, 2018 a Rule to Show Cause Hearing occurred. Mary Jacobson, Department of Law, Stephanie Rizzo, Department of Community Services, and Christopher Yasik, Office of Code Enforcement, attended representing New Castle County. Regina Roark was the Hearing Officer. Joseph Marra, JJ Marra Properties, Shawn Tucker and Fred Mitsdarfer, Drink Biddle and Reath, and Robert Young, Patterson Schwartz, attended for the developer. Marra Properties was found to be in violation at 516 Giada Drive. A directive was given to bring the property into compliance and provide monthly status reports.

On March 29, 2018, the vacant Workforce Housing unit at 508 Giada Drive was listed for sale at \$399,900. There were many inquiries regarding the property but no applications. The property was changed to a lease-purchase agreement and an income qualified applicant was approved in July 2018. The rent is \$2,000/month with a purchase price of \$399,900.

On May 23, 2018, TaSheena Friend and Stephanie Rizzo performed the annual monitoring inspection. Joseph Marra, JJ Marra Properties, and Rob Young, Patterson Schwartz, were available for the inspection. It was determined that 516 Giada Drive is still in violation. The developer advised that he intends to put a soon-to-be vacant Workforce unit (110 Dominic Drive) on the market as a designated "LOW" unit.

On June 29th, 110 Dominic Drive was listed for sale at \$282,900 – the maximum sales price for a 3 BR unit for a "LOW" designated unit. One applicant applied and was approved based on income. This property went to settlement on July 20, 2018.

Key Issues and Recommendation:

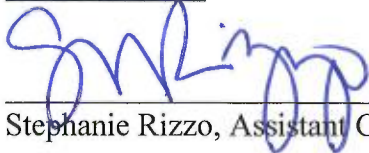
The property at 516 Giada Drive remains in violation.

In August 2018, the developer submitted a revision to the staging plan moving three units off-site. The location off-site was not designated. The Department is working with the developer on moving this plan through the process.

Photos of Marra Landing and floor plans are attached to this report.

Current Maximum Affordable Rent Chart is attached.

Completed by:



Stephanie Rizzo, Assistant Community Services Administrator

Date: 10/17/18

Reviewed and approved by:



Marcus Henry, General Manager

Date: 10/18/18

Marra Landing – Model “A”



Model “A” Floor Plan



FIRST FLOOR

OPTIONS SHOWN, SEE AGENT FOR DETAILS



SECOND FLOOR

OPTIONS SHOWN, SEE AGENT FOR DETAILS

Photos from Marra Landing:



Neighborhood Entrance



Mailboxes



Cul-de-sac and Private Open Space



516 Giada Drive



519 Giada Drive



513 Giada Drive



508 Giada Drive



510 Giada Drive



110 Dominic Drive

MARRA LANDING
Affordable Rent Charts
Effective July 1, 2018

Income Level	80%	80%	80%	80%	80%	80%	120%	120%	120%	120%	120%	120%
Bedroom Size	Studio	1	2	3	4	5	Studio	1	2	3	4	5
Household Size	1	2	3	4	5	6	1	2	3	4	5	6
Annual Income	\$ 48,950.00	\$ 55,950.00	\$ 62,950.00	\$ 69,900.00	\$ 75,600.00	\$ 81,100.00	\$ 73,440.00	\$ 84,000.00	\$ 94,440.00	\$ 104,880.00	\$ 113,280.00	\$ 121,680.00
Annual Income/12X30%	\$ 1,223.75	\$ 1,398.75	\$ 1,573.75	\$ 1,747.50	\$ 1,887.50	\$ 2,027.50	\$ 1,836.00	\$ 2,100.00	\$ 2,361.00	\$ 2,622.00	\$ 2,832.00	\$ 3,042.00
Affordable Rent Rounded Down to Nearest \$10	\$ 1,220.00	\$ 1,390.00	\$ 1,570.00	\$ 1,740.00	\$ 1,880.00	\$ 2,020.00	\$ 1,830.00	\$ 2,100.00	\$ 2,360.00	\$ 2,620.00	\$ 2,830.00	\$ 3,040.00

ALLOWANCE FOR TENANT FURNISHED UTILITIES AND OTHER SERVICES IS NOT REFLECTED IN ABOVE AMOUNTS.
 THE CHART WILL BE COMPLETED FOR EACH UNIT BASED ON UNIT SIZE, TYPE AND UTILITIES AND SERVICES NOT PROVIDED BY LANDLORD.
 Please contact New Castle County Department of Community Services for determination of utility allowance for each unit.

Affordable Rent Chart for

Marra Landing, Townhouse

Approved by:


 Marcus Henry, Department of Community Services General Manager

Date

7/1/18

Allowance for Tenant Furnished Utilities & Other Services calculated by HAPPY Software for New Castle County Department of Community Services on an annual basis, effective July 1st each year; Rents Rounded Down to Nearest \$10. Allowance for Sewer Service Charge is determined by New Castle County based upon prior year average sewer service charge for New Castle County.

Tenant paid utilities/services	Studio	1 BR	2 BR	3 BR	4 BR	5 BR	Studio	1 BR	2 BR	3 BR	4 BR	5 BR
Heating-Gas				\$66.00						\$66.00		
Cooking-Gas				\$13.00						\$13.00		
Other Electricity				\$58.00						\$58.00		
Air Conditioning				\$18.00						\$18.00		
Water Heating-Electric				\$23.00						\$23.00		
Water				\$85.00						\$85.00		
Sewer				\$ -						\$ -		
Trash Collection				\$ -						\$ -		
Range/Microwave				\$ -						\$ -		
Refrigerator				\$ -						\$ -		
Other - Specify				\$ -						\$ -		
Total Tenant Paid Utilities				\$263.00						\$263.00		
30% Affordability Level				\$1,740.00						\$ 2,620.00		
Maximum Amount (after deduction of tenant paid items)				\$ 1,477.00						\$ 2,357.00		
MAXIMUM RENT Rounded Down to Nearest \$10				\$1,470.00						\$2,350.00		

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
Household Size	1	2	3	4	5	6
Annual Median Household Income for Household Size*	80%	80%	80%	80%	80%	80%
	\$48,950.00	\$55,950.00	\$62,950.00	\$69,900.00	\$75,500.00	\$81,100.00

Annual Housing Affordability Level**	\$14,885.00	\$16,785.00	\$18,865.00	\$20,970.00	\$22,850.00	\$24,330.00
Monthly Housing Affordability Level	\$1,223.75	\$1,398.75	\$1,573.75	\$1,747.50	\$1,887.50	\$2,027.50
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%)	\$61.19	\$69.94	\$76.69	\$87.38	\$94.38	\$101.38
Monthly Maintenance Association Fee*****	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50
Available for Mortgage Payment	\$911.59	\$1,077.84	\$1,244.09	\$1,409.16	\$1,542.16	\$1,675.16

Interest Rate for Prevailing Rate-30 Year Fully Amortized Fixed Rate	Mortgage Calculation			
	Interest Rate*****	4.72%	Factor Per Thousand	\$5.18
	FreddieMac September 27, 2018			

Maximum Mortgage Loan Amount	\$175,983.11	\$208,077.70	\$240,172.30	\$272,037.64	\$297,713.32	\$323,389.00
-------------------------------------	---------------------	---------------------	---------------------	---------------------	---------------------	---------------------

Maximum Sales Price <i>Rounded Down to Nearest \$100</i>	\$175,900.00	\$208,000.00	\$240,100.00	\$272,000.00	\$297,700.00	\$323,300.00
--	---------------------	---------------------	---------------------	---------------------	---------------------	---------------------

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

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	\$26,332.00	\$31,464.00	\$33,984.00	\$36,504.00
Monthly Housing Affordability Level	\$1,836.00	\$2,100.00	\$2,381.00	\$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	\$141.80	\$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

Interest Rate for Prevailing Rate-30 Year Fully Amortized Fixed Rate	Mortgage Calculation			
	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	\$432,418.62	\$470,932.43	\$509,446.96
-------------------------------------	---------------------	---------------------	---------------------	---------------------	---------------------	---------------------

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