

The units inspected are listed below:

Inspected Unit #	AMI	Bedroom Size	Rent
109	Less than 80%	2 BR	\$1,325
140	Less than 120%	2 BR	\$1,400
203	Less than 120%	2 BR	\$1,350
215	Less than 80%	2 BR	\$1,292
321	Less than 120%	2 BR	\$1,311
341	Less than 120%	2 BR	\$1,340
408	Less than 80%	1 BR	\$1,111
423	Less than 80%	2 BR	\$1,287
512	Less than 80%	1 BR	\$1,205
542	Less than 80%	2 BR	\$1,360

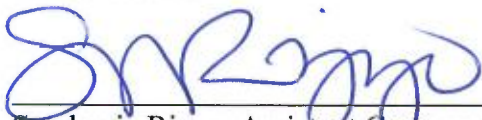
Key Notes/Recommendation

This is the second year Reserve at Becks Pond has been at less than 100% capacity. The Master Workforce Housing Agreement states the developer shall re-let the Rental Unit within a commercially reasonable period of time to an Eligible Tenant. Management is providing applications to fulfill their quota, but some Workforce Housing tenants are also moving out. They have people on their waiting list to move in case of vacancy. Some of those people may or may not qualify for Workforce Housing. It is a gray area, but management is showing attempt to comply with Agreement.

It was learned that Reserve at Becks Pond will ask potential tenants to apply for Workforce Housing. If the tenant income qualifies as “low,” they receive a discount on the rent because the Maximum Rent for the apartment according to bedroom size is less than market rate. However, if they income qualify as “moderate,” no discount is given. They still count as “moderate” in our program, but no incentive is received by the tenant.

Current Maximum Affordable Rent Chart is attached.

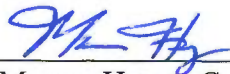
Completed by:



Stephanie Rizzo, Assistant Community Services Administrator

Date: 12/11/18

Reviewed and approved by:



Marcus Henry, General Manager

Date: 12/12/18

Photos of Reserve at Becks Pond



Neighborhood Entrance



Clubhouse



Fitness Center



Recreation Area



Pool Area



Garages for Additional Rent



Exterior of Apartment Building



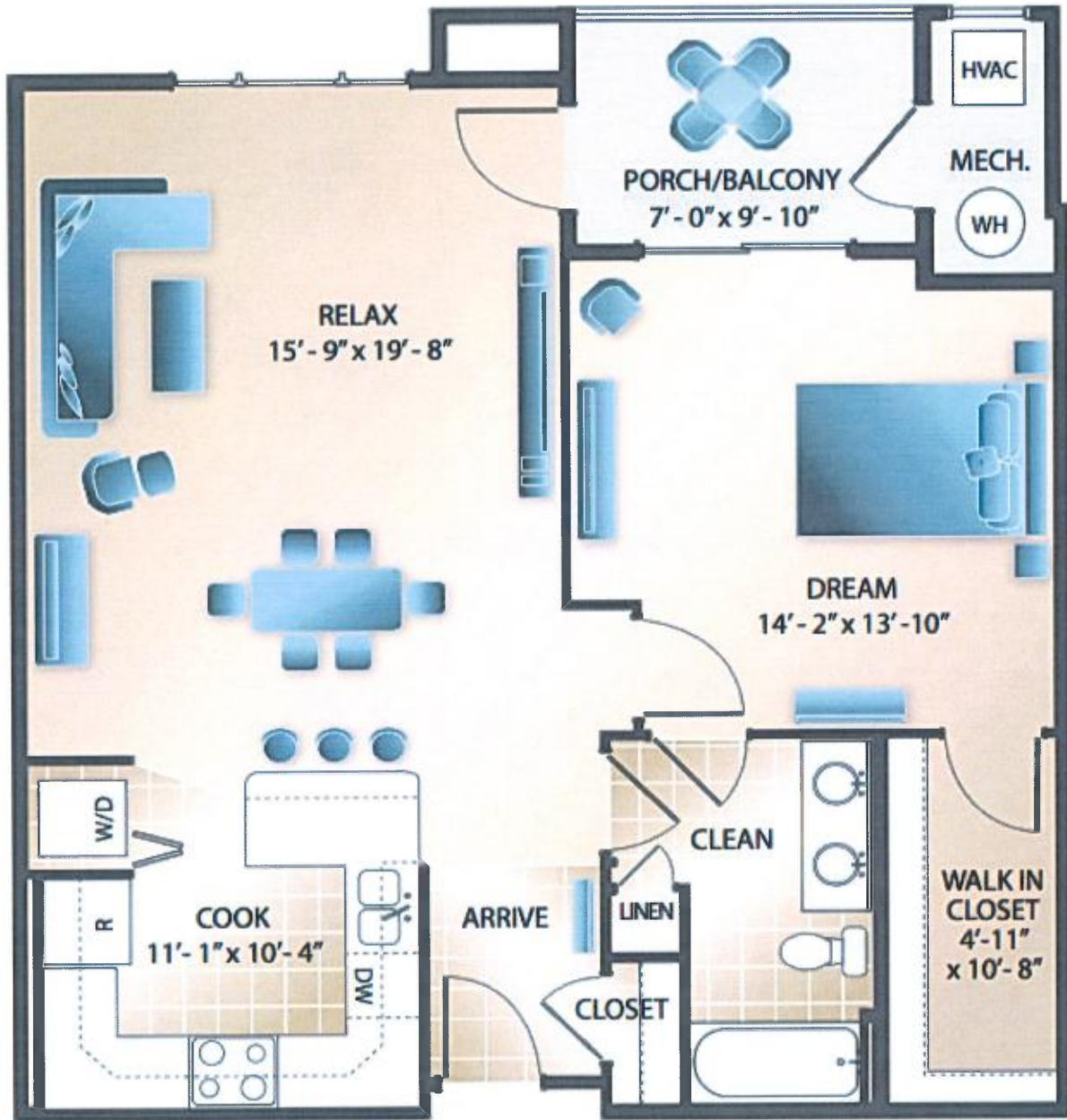
Hallway



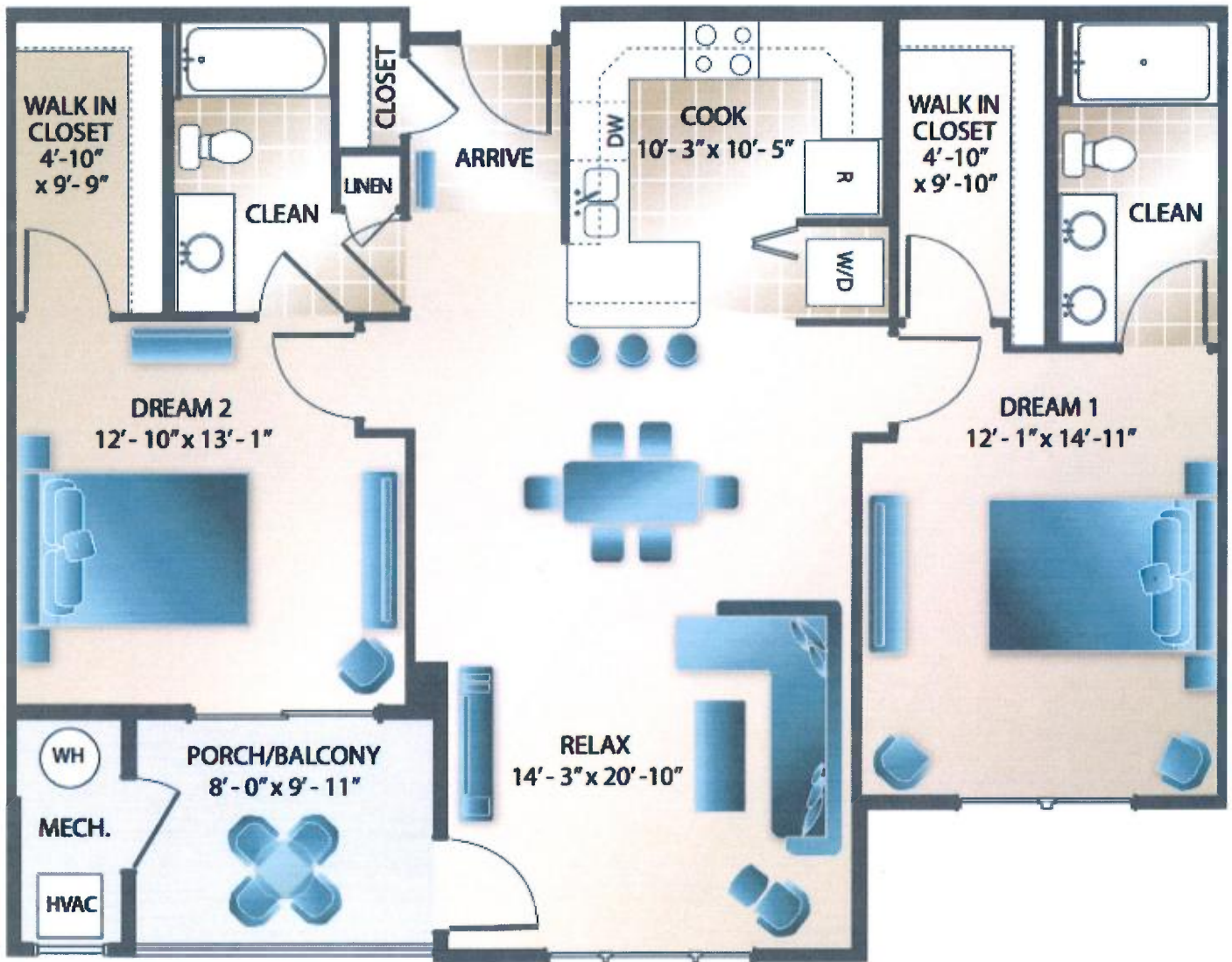
Elevator

Floor Plans:

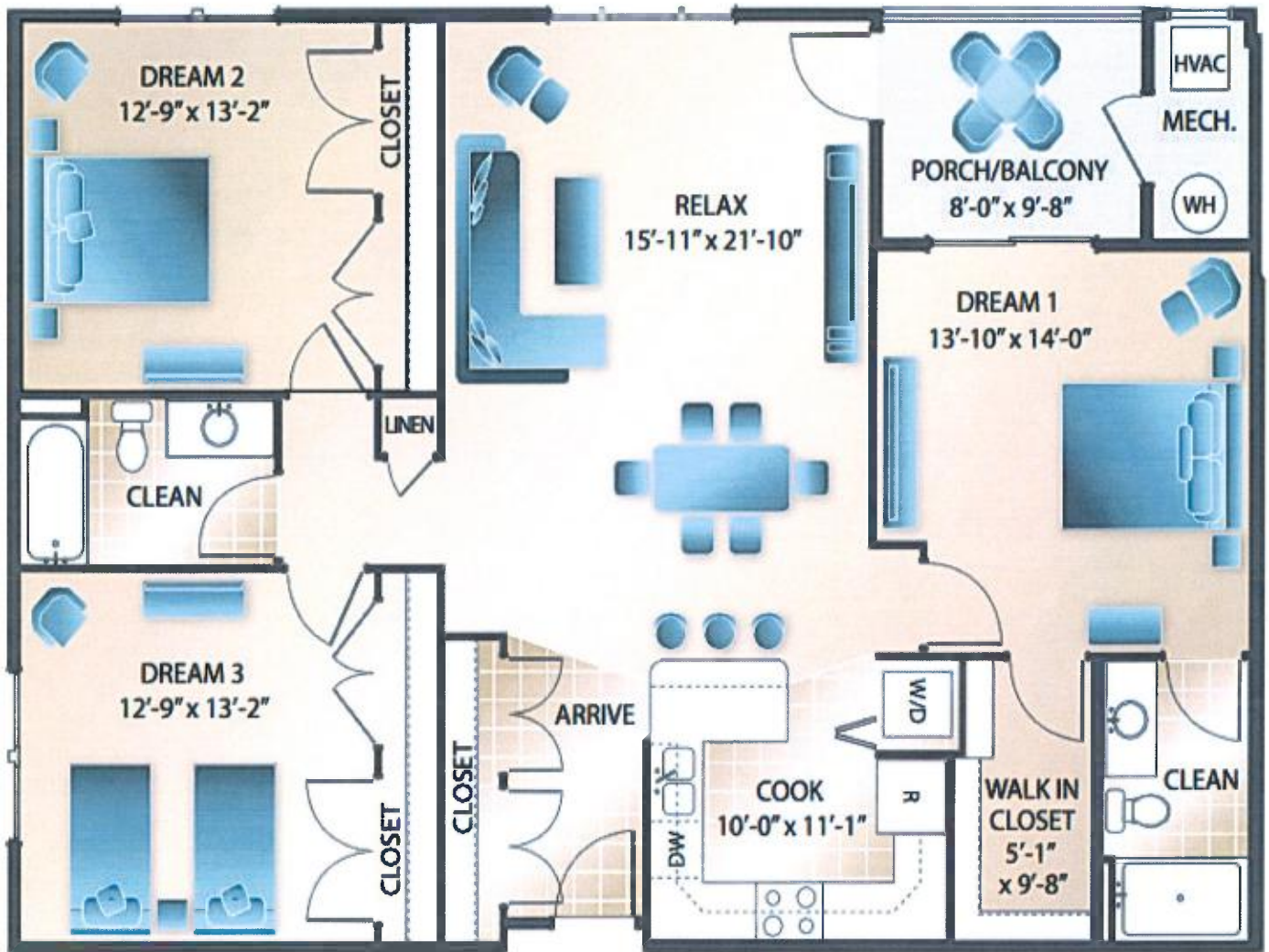
1 Bedroom • 829 Sq. Ft.



2 Bedroom • 1,082 Sq. Ft.



3 Bedroom • 1,362 Sq. Ft.



THE RESERVE AT BECKS POND
Affordable Rent Chart
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	\$ 75,500.00	\$ 81,100.00	\$ 73,440.00	\$ 84,000.00	\$ 94,440.00	\$ 104,880.00	\$ 113,280.00	\$ 121,680.00
Annual Income/H2X30%	\$ 1,223.75	\$ 1,398.75	\$ 1,573.75	\$ 1,747.50	\$ 1,887.50	\$ 2,027.50	\$ 1,838.00	\$ 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: **The Reserve at Becks Pond** Approved by: *M. H.* Date: 7/17/18
 Marcus Horry, Department of Community Services General Manager

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	Studio	1 BR	2 BR	3 BR	4 BR	5 BR	Studio	1 BR	2 BR	3 BR	4 BR	5 BR
Heating - Natural Gas	\$ 34.00	\$ 41.00	\$ 50.00				\$ 34.00	\$ 41.00	\$ 50.00			
Cooking - Electric	\$ 10.00	\$ 14.00	\$ 17.00				\$ 10.00	\$ 14.00	\$ 17.00			
Other Electricity	\$ 35.00	\$ 47.00	\$ 58.00				\$ 35.00	\$ 47.00	\$ 58.00			
Air Conditioning	\$ 10.00	\$ 13.00	\$ 16.00				\$ 10.00	\$ 13.00	\$ 16.00			
Water Heating - Electric	\$ 14.00	\$ 18.00	\$ 23.00				\$ 14.00	\$ 18.00	\$ 23.00			
Water	\$ -	\$ -	\$ -				\$ -	\$ -	\$ -			
Sewer	\$ -	\$ -	\$ -				\$ -	\$ -	\$ -			
Tresh Collection	\$ -	\$ -	\$ -				\$ -	\$ -	\$ -			
Range/Microwave	\$ -	\$ -	\$ -				\$ -	\$ -	\$ -			
Refrigerator	\$ -	\$ -	\$ -				\$ -	\$ -	\$ -			
Other - Specify	\$ -	\$ -	\$ -				\$ -	\$ -	\$ -			
Total Tenant Paid Utilities	\$ 103.00	\$ 133.00	\$ 164.00				\$ 103.00	\$ 133.00	\$ 164.00			
30% Affordability Level	\$ 1,390.00	\$ 1,570.00	\$ 1,740.00				\$ 2,100.00	\$ 2,360.00	\$ 2,620.00			
Maximum Amount (after deduction of tenant paid items)	\$ 1,287.00	\$ 1,437.00	\$ 1,576.00				\$ 1,997.00	\$ 2,227.00	\$ 2,458.00			
MAXIMUM RENT Rounded Down to Nearest \$10	\$ 1,280.00	\$ 1,430.00	\$ 1,570.00				\$ 1,990.00	\$ 2,220.00	\$ 2,450.00			