



77 READS WAY  
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DEPARTMENT OF COMMUNITY SERVICES

## What you need to know about Moderately Priced Dwelling Units

1. The Traditional Neighborhood Housing Program is an inclusionary zoning program with a mandatory and voluntary component. Moderately Price Dwelling Units (MPDUs) are required for all residential rezonings or variance applications with density increases proposing twenty-five (25) or more dwelling units except for mixed-use developments. **This initiative does not use Federal, State or County funding to accomplish the goal of providing Moderately Priced Dwelling Units.**
2. You must income qualify. The Traditional Neighborhood Housing Program is designed for people who make less than 90% of area median income as determined by the U.S. Department of Housing and Urban Development (HUD) for New Castle County. New Castle County uses Federal Adjusted Gross Income to establish eligibility.

<i>Number in Household</i>	<i>Less than 75% of Median Income</i>	<i>Less than 90% of Median Income</i>
1	\$47,325	\$56,790
2	\$54,075	\$64,890
3	\$60,825	\$72,990
4	\$68,670	\$81,090
5	\$74,130	\$87,660
6	\$78,450	\$94,140

*\*Effective April 24, 2019\**

*Income limits are subject to change without notice*

To be income qualified, you must complete an Inclusionary Housing Application. Every household member over the age of 18 must sign the application and are required to submit the required documents for qualification:

- Most recent Federal tax return (*Two years if self-employed*)
- Most recent paystub(s) covering three (3) months
- Most recent bank statement(s) covering three (3) months (*Six months if self-employed*)
- Copy of a State or Federal photo identification

3. Buyers must sign a declaration at settlement agreeing the property will remain owner-occupied during the affordability period. There will be annual monitoring occurring throughout the affordability period. Property may be sold before the affordability period expires, however, all reasonable efforts must be made to sell the MPDU to another qualified applicant. If the MPDU has been actively marketed for 180 continuous days and the seller has not received an offer for Resale Maximum Sales Price (RMSP), the MPDU can be sold to any purchaser. In this case, a portion of any resale profit must be paid to the Housing Trust Fund depending on the amount of months the property was originally occupied out of the requirement. For more information, please review the “MPDU Resale Profit” document on the website: [newcastlede.gov/mpdu](http://newcastlede.gov/mpdu)
4. Buyers are required to attend 8-hours of HUD certified housing counseling in Delaware. There are Delaware agencies which offer online courses. Please refer to the “Homebuyer Counseling Agency List” and contact the agencies to determine which agency fits your needs best.
5. Buyers must receive mortgage financing. Financing can be secured individually or through the builder. Debt-to-Income ratio must be below 52% and there is a liquid asset disqualifier of over 20% of purchase price. There are some exceptions and will be determined on a case by case basis.

*Please contact Stephanie Rizzo at 302-395-5611 or [stephanie.rizzo@newcastlede.gov](mailto:stephanie.rizzo@newcastlede.gov) or visit [www.newcastlede.gov/mpdu](http://www.newcastlede.gov/mpdu) for more information.*

**HONESTY ★ TRANSPARENCY ★ EFFICIENCY**