



**Key Issues and Recommendation:**

Ironside Crossing is a small community of only 20 houses and offering two separate housing types, (14) townhouses and (6) twins. The builder is required to provide four (4) Workforce Housing units, two (2) at LOW (less than 80% Area Median Income (AMI)) and two (2) at MODERATE (less than 120% AMI).

The Department of Land Use allowed the developer to move a Workforce Housing unit. It was within the same building type (townhouse). However, there are now two (2) Workforce Housing units located next to each other. There are only 20 units, therefore, there is not much room to “disperse” units throughout the community. Additionally, in a development this small, timing of workforce dwelling units and stop levels based on issuance of building permits, this could make the staging tricky.

The two (2) LOW units have been occupied by income qualified households. Both signed a lease-purchase agreement, which expires in 2020.

Photos and floor plans of proposed Ironside Crossing twins and townhouses are attached.

Current Maximum Affordable Rent Chart and Maximum Sales Price Chart are attached.

Completed by:

  
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Stephanie Rizzo, Assistant Community Services Administrator

Date: 10/30/18

Reviewed and approved by:

  
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Marcus Henry, General Manager

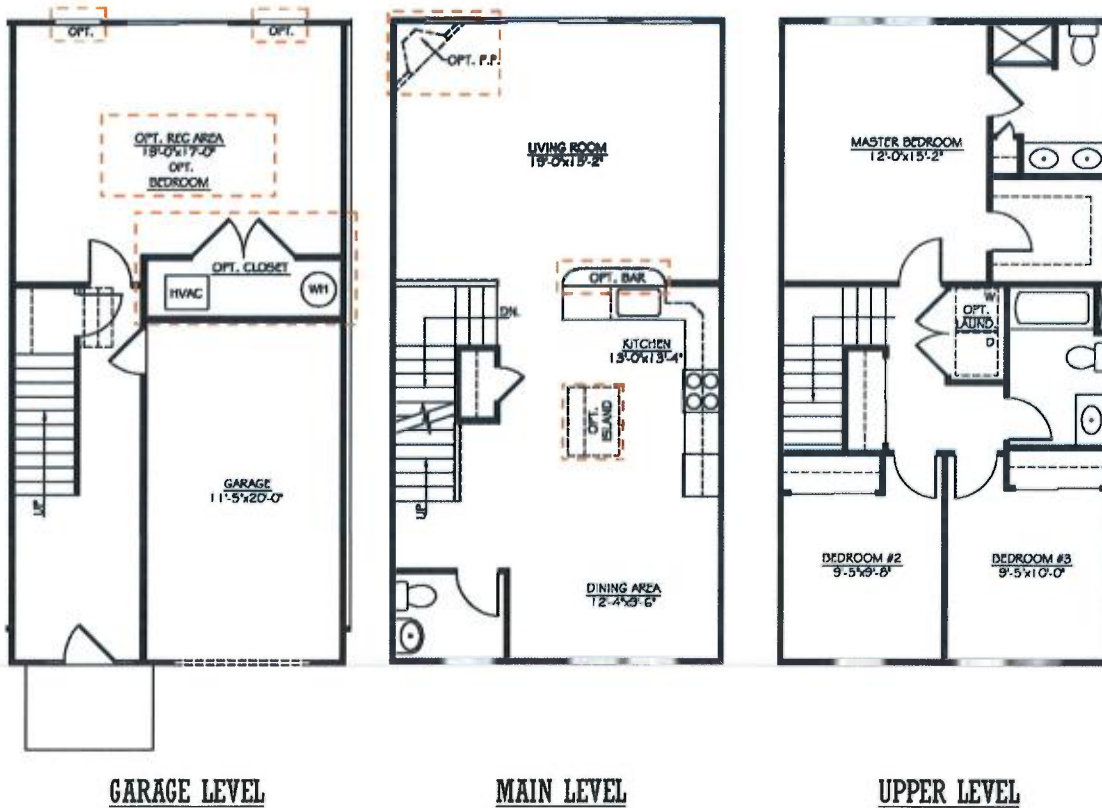
Date: 11/12/18

Photos of Ironside Crossing



Townhouses

**INTERIOR TOWNHOME FLOOR PLAN**





Twin Home

**TWIN HOME 1ST FLOOR MASTER BEDROOM FLOOR PLAN**







Entrance Sign



Complete Townhouses



Twin homes under construction



Site Work



Future home sites



Storm Water Management Area

# Ironside Crossing Maximum Affordable Rent Charts

## IRONSIDE CROSSING - TOWNHOUSE 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	\$ 76,500.00	\$ 81,100.00	\$ 73,440.00	\$ 84,000.00	\$ 94,440.00	\$ 104,880.00	\$ 113,280.00	\$ 121,680.00
Annual Income/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	\$ 2,381.00	\$ 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: **Ironside Crossing - Townhouse** Approved by:  Date: 7/17/18  
Marcus Henry, 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				\$ 66.00	\$ 80.00					\$ 66.00	\$ 80.00	
Cooking - Electric				\$ 17.00	\$ 21.00					\$ 17.00	\$ 21.00	
Other Electricity				\$ 66.00	\$ 72.00					\$ 66.00	\$ 72.00	
Air Conditioning				\$ 18.00	\$ 21.00					\$ 18.00	\$ 21.00	
Water Heating - Electric				\$ 23.00	\$ 28.00					\$ 23.00	\$ 28.00	
Water				\$ 65.00	\$ 96.00					\$ 65.00	\$ 96.00	
Sewer												
Trash Collection												
Range/Microwave												
Refrigerator												
Other - Specify												
<b>Total Tenant Paid Utilities</b>				\$ 267.00	\$ 318.00					\$ 267.00	\$ 318.00	
<b>30% Affordability Level</b>				\$ 1,740.00	\$ 1,880.00					\$ 2,620.00	\$ 2,830.00	
Maximum Amount (after deduction of tenant paid items)				\$ 1,473.00	\$ 1,562.00					\$ 2,353.00	\$ 2,512.00	
<b>MAXIMUM RENT Rounded Down to Nearest \$10</b>				\$ 1,470.00	\$ 1,560.00					\$ 2,350.00	\$ 2,510.00	

## IRONSIDE CROSSING - DUPLEX 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	\$ 76,500.00	\$ 81,100.00	\$ 73,440.00	\$ 84,000.00	\$ 94,440.00	\$ 104,880.00	\$ 113,280.00	\$ 121,680.00
Annual Income/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	\$ 2,381.00	\$ 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: **Ironside Crossing - Duplex** Approved by:  Date: 7/17/18  
Marcus Henry, 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				\$ 75.00	\$ 88.00					\$ 75.00	\$ 88.00	
Cooking - Electric				\$ 17.00	\$ 21.00					\$ 17.00	\$ 21.00	
Other Electricity				\$ 66.00	\$ 72.00					\$ 66.00	\$ 72.00	
Air Conditioning				\$ 18.00	\$ 21.00					\$ 18.00	\$ 21.00	
Water Heating - Electric				\$ 23.00	\$ 28.00					\$ 23.00	\$ 28.00	
Water				\$ 65.00	\$ 96.00					\$ 65.00	\$ 96.00	
Sewer												
Trash Collection												
Range/Microwave												
Refrigerator												
Other - Specify												
<b>Total Tenant Paid Utilities</b>				\$ 276.00	\$ 326.00					\$ 276.00	\$ 326.00	
<b>30% Affordability Level</b>				\$ 1,740.00	\$ 1,880.00					\$ 2,620.00	\$ 2,830.00	
Maximum Amount (after deduction of tenant paid items)				\$ 1,464.00	\$ 1,554.00					\$ 2,344.00	\$ 2,506.00	
<b>MAXIMUM RENT Rounded Down to Nearest \$10</b>				\$ 1,460.00	\$ 1,550.00					\$ 2,340.00	\$ 2,500.00	



# Ironside Crossing Maximum Sales Price Charts

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

<b>Unit Bedroom Size</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
<b>Household Size</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>
<b>Annual Median Household Income for Household Size*</b>	<b>80%</b>	<b>80%</b>	<b>80%</b>	<b>80%</b>	<b>80%</b>	<b>80%</b>
	\$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	\$18,885.00	\$20,970.00	\$22,650.00	\$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	\$78.69	\$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	\$1,409.18	\$1,542.18	\$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
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<b>Maximum Sales Price</b> <i>Rounded Down to Nearest \$100</i>	<b>\$175,900.00</b>	<b>\$208,000.00</b>	<b>\$240,100.00</b>	<b>\$272,000.00</b>	<b>\$297,700.00</b>	<b>\$323,300.00</b>
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Approved by: *Marcus Henry* 10/2/18  
 Marcus Henry, General Manager, Department of Community Services Date

<b>Unit Bedroom Size</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
<b>Unit Household Size</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>
<b>Annual Median Household Income for Household Size*</b>	<b>120%</b>	<b>120%</b>	<b>120%</b>	<b>120%</b>	<b>120%</b>	<b>120%</b>
	\$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	\$141.80	\$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	\$432,418.92	\$470,932.43	\$509,445.95
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<b>Maximum Sales Price</b> <i>Rounded Down to Nearest \$100</i>	<b>\$288,268.00</b>	<b>\$336,600.00</b>	<b>\$384,500.00</b>	<b>\$432,400.00</b>	<b>\$470,900.00</b>	<b>\$509,400.00</b>
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Approved by: *Marcus Henry* 10/2/18  
 Marcus Henry, General Manager, Department of Community Services Date