

## 2018 Workforce Housing Program Monitoring Report

**Name of Project:** **Preserve at Robinson Farm**  
Townsend, Delaware

**Description of Location:** **Council District 12.** Preserve at Robinson Farm is located on Fieldsboro Road, just a quarter mile off South DuPont Highway (Route 13). The surrounding area can still be described as rural. 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:** Robinson Investments Two LLC  
5169 W. Woodmill Drive  
Suite 10  
Wilmington, DE 19808

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<b><u>Number of Units Approved:</u></b>	<b>476</b>
<b><u>Number of Units Completed:</u></b>	<b>73</b>
<b><u>Percentage of Total Units Completed:</u></b>	<b>15.3%</b>
<b><u>Number of Workforce Housing Units Required:</u></b>	<b>66</b>
Workforce Housing Units Sold:	8
Workforce Housing Units Rented:	0
<b><u>Percentage of WFH Units Completed:</u></b>	<b>12.1%</b>

*as of September 30, 2018*

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### **Narrative:**

On June 6, 2018, Tasheena Friend and Stephanie Rizzo of the Department of Community Services performed the annual monitoring inspection. The meeting took place at the model home. Rob Allen and Paul Handler, Handler Homes, represented the developer, Robinson Investments Two LLC at the meeting. Jillian Rowles, Sales Associate for Handler Homes was also on hand for the inspection.

It was advised that a plan had been approved by the Department of Land Use eliminating the apartments and creating all single-family lots. The north section of the development will become a 55+ community and some lots will be sold to Ryan Homes, which is called "Legacy at the Preserve at Robinson Farms." Handler Homes is calling their section of 55+ the "Villas at Preserve at Robinson Farms." There will be a clubhouse and lot maintenance included in the monthly maintenance fee.

On September 11, 2018, TaSheena Friend and Stephanie Rizzo met with Tina Bizaari, Ryan Homes at the model home for the Legacy at the Preserve at Robinson Farms. The Workforce Housing program was described, and information was provided to the sales manager.

The developer and sales staff were 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 at time of inspection.

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**Key Issues and Recommendation:**

New Castle County is thrilled to be able to offer the option of a 55+ community to interested applicants. There is a great need for age-restricted in Southern New Castle County and this will be the ONLY Workforce Housing age-restricted option. Since a majority of the age-restricted buyers received non-taxable income, this may help fill the void of “low-income” workforce housing buyers.

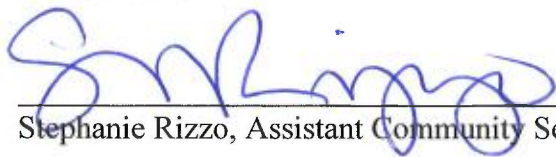
Both builders participated in New Castle County Councilwoman Diller’s Fifth District Homebuyer Fair at the Newark Free Library.

Photos and floor plans of Preserve at Robinson Farms models are attached to this report.

Current Maximum Sales Price Chart is attached.

The updated (1/11/18) Preserve at Robinson Farm Staging Plan attached.

Completed by:

  
Stephanie Rizzo, Assistant Community Services Administrator

Date: 12/6/18

Reviewed and approved by:

  
Marcus Henry, General Manager

Date: 12/8/18

## Preserve at Robinson Farm



Neighborhood Entrance



Twin home WFH unit



Townhouse WFH unit



Under Construction



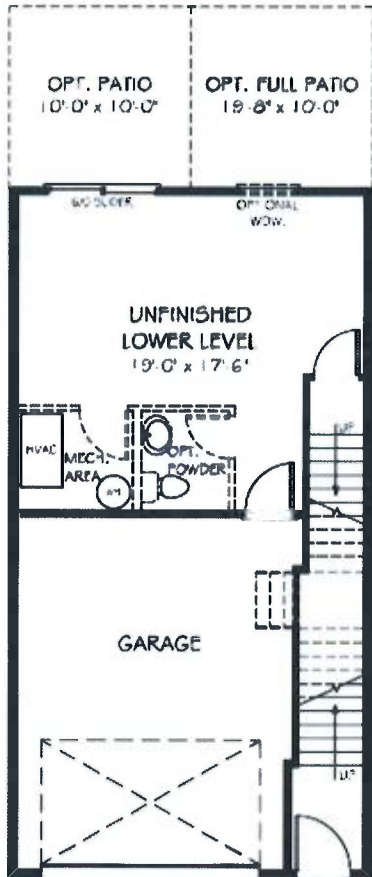
Handler Homes  
The Villas Pembroke



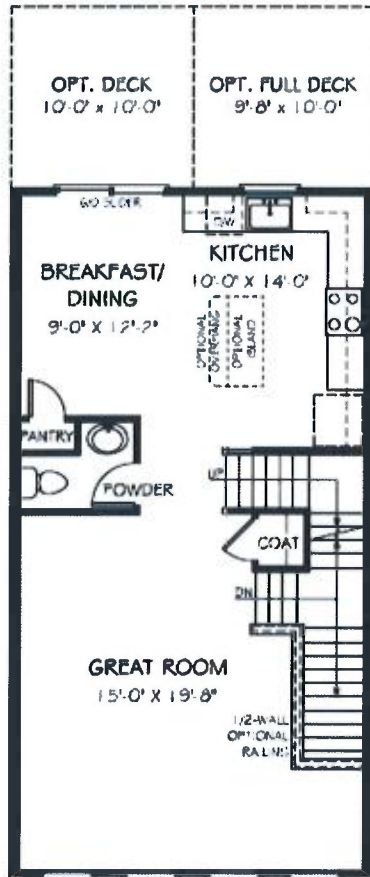
Ryan Homes 55+ Model Home

The SOMERSET I Floor Plan - Townhouse

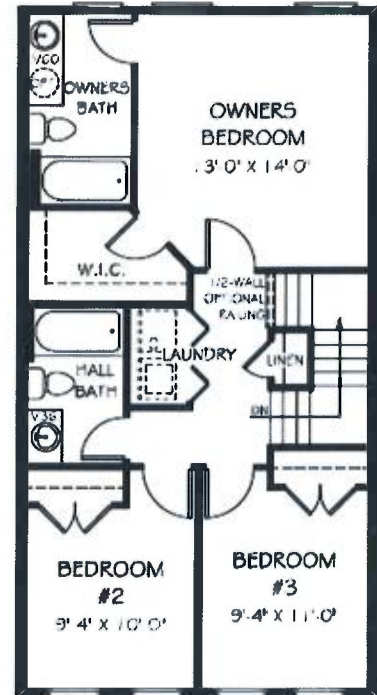
*The Preserve at Robinson Farms*



LOWER LEVEL



FIRST FLOOR



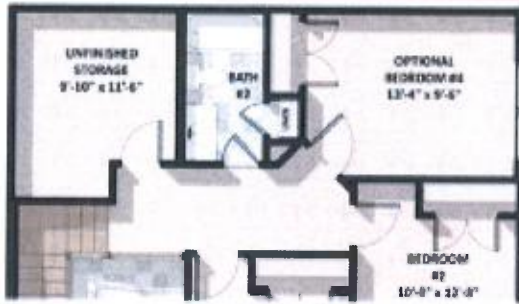
SECOND FLOOR

The SOMERSET I (INTERIOR UNIT)



Drawing is an artist's concept, not to scale, and should not be relied upon for any type of binding agreement. Some options may be shown. Floorplans, elevations & Options may vary per community. ALL DIMENSIONS ARE APPROXIMATE. Please see our Sales Professional for specific details. Builder reserves the right to change prices, specifications and standard features without notice. Dealer materials and construction methods may vary. DropBox\FOP BROCHURES\SOMERSET I 1/20/20 4 WPD 2005. © The Handler Corp. 2012

# The SAVANNAH II Floor Plan - Twin



**SECOND FLOOR**  
W/ OPTIONAL BEDROOM #4



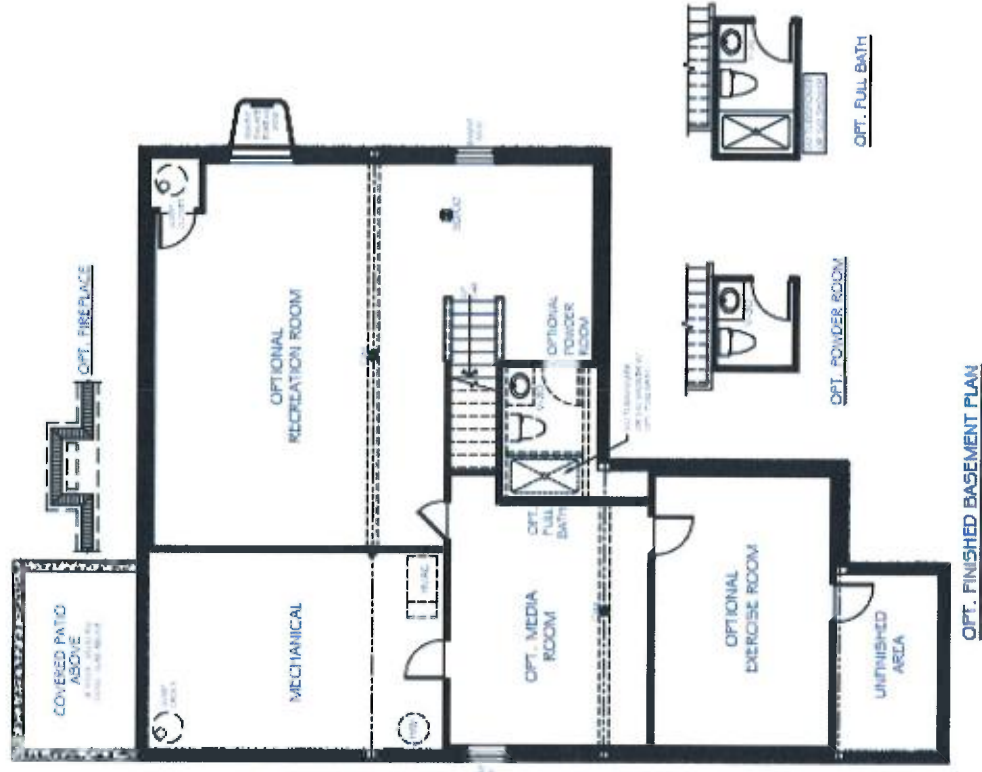
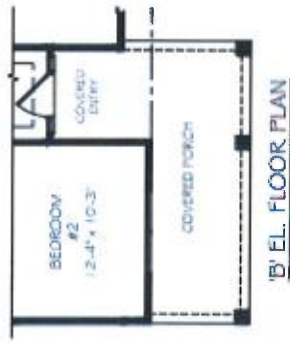
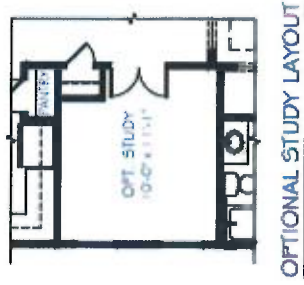
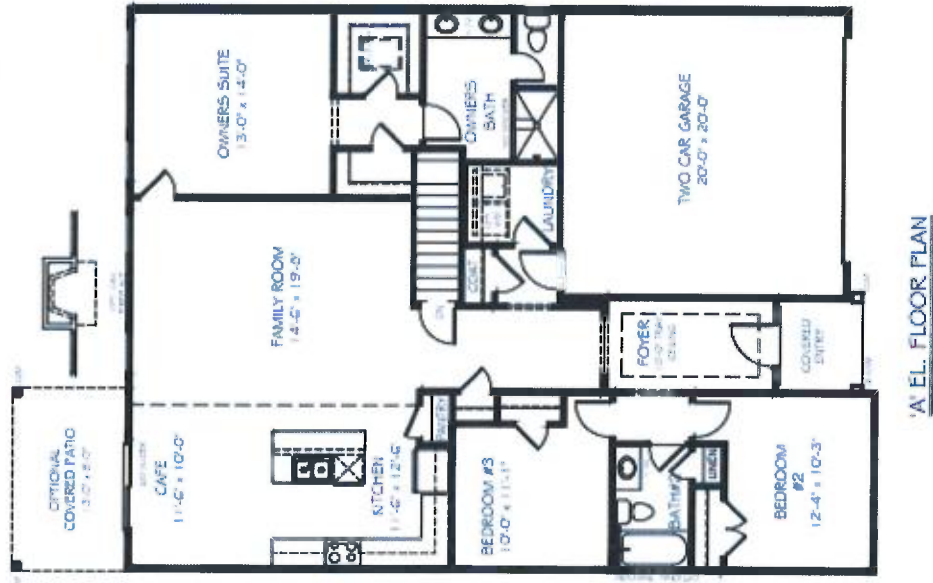
**FIRST FLOOR**



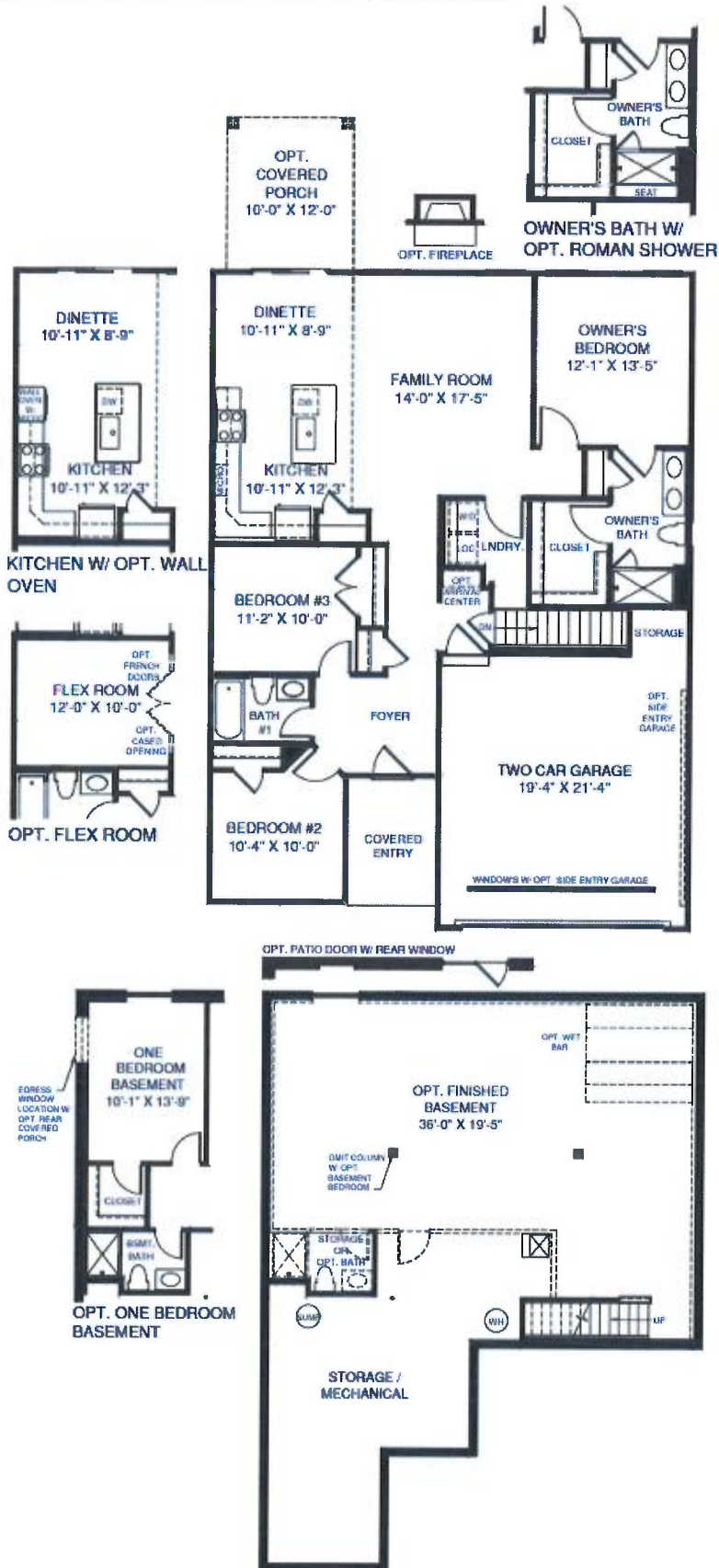
**SECOND FLOOR**

**HANDLER**  
HOMES • EST 1975

# The VILLAS PEMBROKE – 55+ Floor Plan Handler Homes



# ALBERTI RANCH Floor Plan - RYAN 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**

<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**	\$14,685.00	\$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	\$1,409.16	\$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
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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:  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**

<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	\$113,290.00	\$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	\$2,639.93

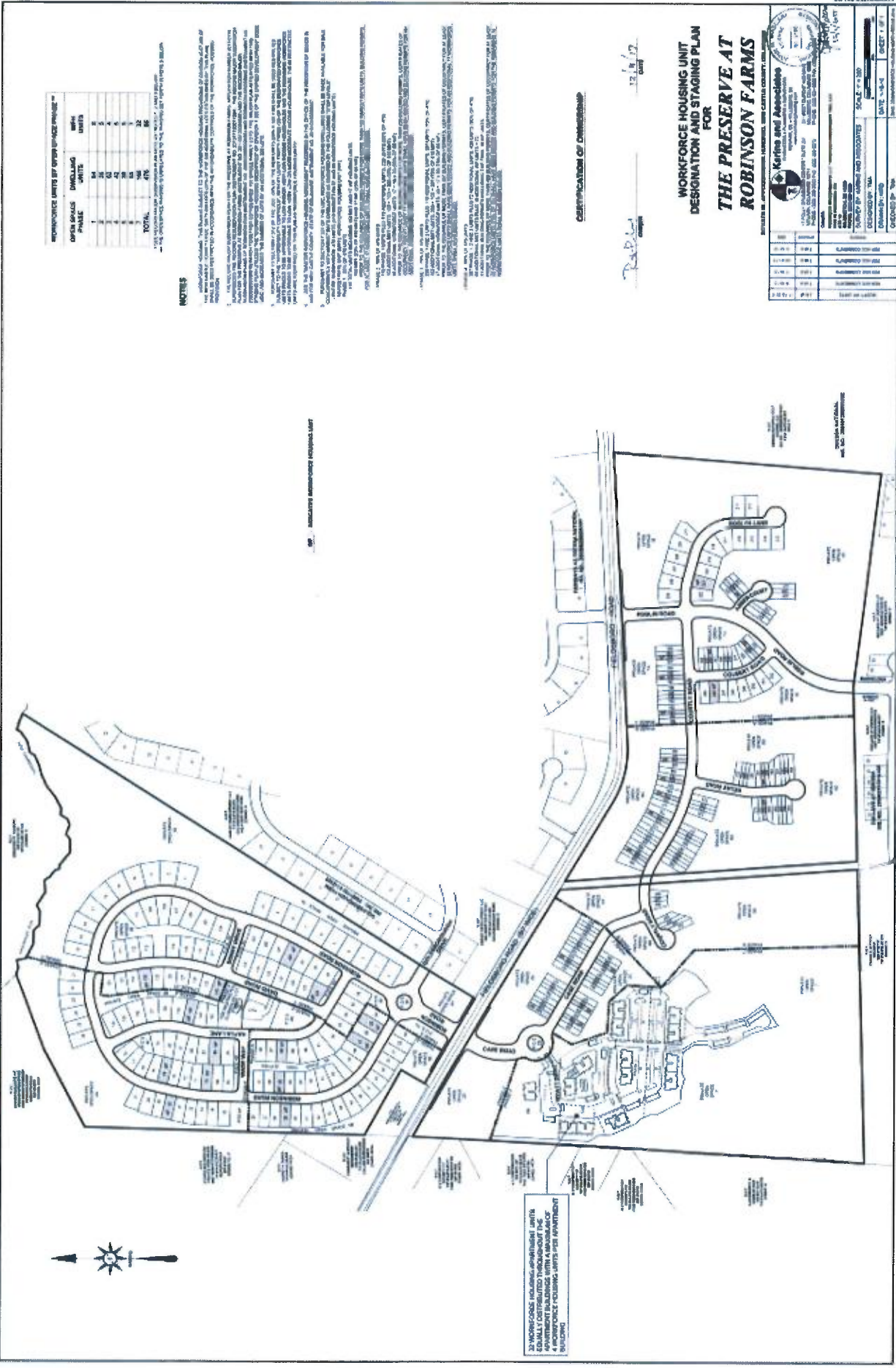
Interest Rate for Prevailing Rate-30 Year Fully Amortized Fixed Rate	Mortgage Calculation			
	Interest Rate*****	4.72%	Factor Per Thousand	\$5.18
	FreddieMac September 27, 2018			

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





WORKFORCE HOUSING UNITS BY STAGING PHASE

STAGING PHASE	APARTMENT UNITS	WORKFORCE HOUSING UNITS
PHASE 1	10	10
PHASE 2	10	10
PHASE 3	10	10
PHASE 4	10	10
PHASE 5	10	10
PHASE 6	10	10
PHASE 7	10	10
PHASE 8	10	10
PHASE 9	10	10
PHASE 10	10	10
TOTAL	100	100

NOTES:  
 1. THE WORKFORCE HOUSING UNITS SHOWN ON THIS PLAN ARE SUBJECT TO THE APPROVAL OF THE CITY OF HOUSTON AND THE HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT.  
 2. THE APARTMENT BUILDINGS SHOWN ON THIS PLAN ARE SUBJECT TO THE APPROVAL OF THE CITY OF HOUSTON AND THE HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT.  
 3. THE PARKING SPACES SHOWN ON THIS PLAN ARE SUBJECT TO THE APPROVAL OF THE CITY OF HOUSTON AND THE HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT.  
 4. THE STAGING PHASES SHOWN ON THIS PLAN ARE SUBJECT TO THE APPROVAL OF THE CITY OF HOUSTON AND THE HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT.  
 5. THE TOTAL NUMBER OF WORKFORCE HOUSING UNITS AND APARTMENT BUILDINGS SHOWN ON THIS PLAN IS SUBJECT TO THE APPROVAL OF THE CITY OF HOUSTON AND THE HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT.

CERTIFICATION OF OWNERSHIP  
 I, the undersigned, certify that I am the owner of the property described in this plan and that I have the authority to execute this plan.

WORKFORCE HOUSING UNIT DESIGNATION AND STAGING PLAN FOR THE PRESERVE AT ROBINSON FARMS

12/1/12

2007-0313 REVISED

Page | 9