



# SUSSEX COUNTY'S MODERATELY PRICED HOUSING UNIT PROGRAM



## Summary

In January 2006, Sussex County Council adopted the Moderately Priced Housing Unit Program (MPHU) to combat the growing housing affordability crisis in the area.

### PROGRAM GOALS:

- Facilitate construction of moderately priced housing for people who live and work in Sussex County.
- Provide incentives for developers to construct moderately priced housing voluntarily.
- Promote an efficient and consistent regulatory environment.

### PROGRAM PARAMETERS:

#### Development Thresholds

- Minimum of 35 units.
- Owner-occupied.
- Located in growth areas as defined by the Sussex County Comprehensive Plan; or land designated in a town's comprehensive plan as lying with the town's growth and future annexation area.
- 15% of units must be affordable to households at 50-125% of HUD's area median income.
- Public water and sewer.

#### Developer Incentives

- 20-30% density bonus – based on income targeted.
- Full utilization of zoning designated.
- Expedited review.

#### Homebuyer Eligibility

- Live and work in Sussex County for at least one year.
- Earn between 50 – 125% of HUD's area median income.
- Must be primary occupant.
- Must be primary residence.

#### Affordability Controls

- 20-year affordability restriction that runs with the land.

### IMPLEMENTATION:

The Department currently accepts RFP applications on a rolling basis.

### INCOME AND PRICE LIMITS:

| Household Size | Eligible Household Incomes* |             |             | Maximum Sales Price** |             |             |
|----------------|-----------------------------|-------------|-------------|-----------------------|-------------|-------------|
|                | 80%/Tier C                  | 100%/Tier B | 125%/Tier A | 80%/Tier C            | 100%/Tier B | 125%/Tier A |
| 1              | \$33,350                    | \$41,700    | \$52,125    | \$144,000             | \$186,500   | \$239,500   |
| 2              | \$38,100                    | \$47,600    | \$59,500    | \$168,200             | \$216,500   | \$276,900   |
| 3              | \$42,850                    | \$53,600    | \$67,000    | \$192,300             | \$246,900   | \$315,000   |
| 4              | \$47,600                    | \$59,500    | \$74,375    | \$216,500             | \$276,900   | \$352,500   |
| 5              | \$51,450                    | \$64,300    | \$80,375    | \$236,000             | \$301,300   | \$383,000   |
| 6              | \$55,250                    | \$69,100    | \$86,375    | \$255,300             | \$325,700   | \$413,500   |

\*HUD Income Limits effective December 11, 2012

\*\*See Ordinance for assumptions used for Maximum Sales Price; Based on 30 yr FRM rate 3.41 as of 4/22/13 FreddieMac.com