

HOME INC

Housing Operations Management Enterprises (HOME), Inc.

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July 2, 2020

Alan Fredricksen
Land Use Administrator
Town of North Haven
18 Church Street
North Haven, CT 06473

Re: Lexington Gardens (500 Middletown Avenue, North Haven)
Status Report as of June 30, 2020 on Compliance with
Plan for Affordable Housing Units

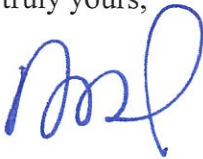
Dear Mr Fredricksen:

As you may know, HOME INC serves as Administrator under the referenced plan.

Enclosed please find the status report for the referenced affordable housing development.

Please contact me at bhill@homeinc-ct.org if you require any additional information.

Very truly yours,



Brett Hill
President

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JUL -6 2020
TOWN of NORTH HAVEN
LAND USE AND DEVELOPMENT

Status report dated as of June 30, 2020 regarding compliance by Lexington Properties LLC of the provisions of the “Plan for Affordable Housing Units at Lexington Gardens” dated January, 2013 (the “Affordability Plan”) for the Lexington Gardens development located at 500 Middletown Avenue, North Haven, CT.

I. UNIT SALES

To the effective date of this status report, Lexington Gardens has sold 23 price-restricted units as follows:

TABLE 1 PRICE-RESTRICTED UNIT SALES

Lot	Sale Date	Set-Aside %	No BR	Maximum Price	Actual Price
1	11/15/18	80	3	296,030	292,369
5	4/14/16	60	3	207,440	207,440
8	4/15/16	60	3	207,440	207,440
9	8/30/17	80	3	296,030	279,900
10	5/18/20	80	3	398,860	304,900
11	5/31/18	80	3	296,030	288,377
12	10/26/17	60	3	207,440	207,440
15	10/25/16	60	3	207,440	207,440
16	8/30/17	60	3	207,440	207,440
18	6/29/18	60	3	207,440	207,440
19	8/1/16	60	3	207,440	207,440
24	6/6/16	60	3	207,440	207,440
30	12/7/16	60	3	207,440	207,440
32	2/18/16	60	3	207,440	207,440
36	5/24/16	60	3	207,440	207,440
41	12/28/17	80	4	324,246	310,053
42	8/30/18	80	3	296,030	293,150
52	4/20/16	80	3	296,030	293,340

55	5/20/19	80	3	306,460	289,000
56	6/16/20	80	3	398,860	304,900
58	5/2/19	80	3	306,460	293,300
59	9/4/19	80	3	306,460	301,812
60	5/22/18	80	3	296,030	259,000

Each sale that has occurred prior to the effective date of this report includes a deed restriction that specifies a 40-year affordability period that begins on the sale date.

The administrator has calculated initial sales prices in accordance with the procedure specified in the Affordability Plan and CGS 8-30g.

In all cases purchasers have paid a sum equal to or less than 20% of the purchase price of the affordable unit.

To the best of Lexington Garden's knowledge all purchasers have occupied the units as their household's principal residence.

This constitutes 100% of the sales required by the Affordability Plan.

II. UNIT DESIGNATIONS

23 units have been designated as price-restricted as required by the Affordability Plan.

III. UNIT CHARACTERISTICS

Of the 23 affordable housing units completed and sold to date, all are comparable to the market-rate units as follows:

- the affordable housing units are comparable in square footage to the market-rate units
- the affordable housing units are constructed with the architectural design and using exterior materials comparable to and compatible with those used in the market-rate units

In no case has a purchaser of an affordable unit been charged fees that have caused that purchaser to pay in excess of the affordable price as calculated under the Affordability Plan.

In all cases purchasers of affordable units have the same rights and privileges as owners of market-rate units, including access to and use of recreational and community amenities.

IV. PURCHASER QUALIFICATION

To the effective date of this status report, Lexington Gardens has qualified 36 households as being eligible to purchase a price-restricted unit as follows:

TABLE 2 PURCHASER QUALIFICATION

HH Number	Date Eligibility Certified	Certified Income (\$)
1	April 29, 2015	126
2	April 29, 2015	45,391
3	April 29, 2015	59,219
4	April 29, 2015	42,143
5	May 11, 2015	41,080
6	May 28, 2015	33,085
7	May 28, 2015	30,341
8	June 3, 2015	35,904
9	June 10, 2015	29,110
10	June 24, 2015	48,120
11	August 3, 2015	30,263
12	August 3, 2015	61,311
13	October 8, 2015	58,169
14	October 12, 2015	49,204
15	October 13, 2015	47,314
16	October 26, 2015	45,911
17	November 4, 2015	41,833
18	February 9, 2016	39,882
19	April 26, 2016	48,001
20	February 7, 2017	26,016
21	March 31, 2017	60,102
22	August 30, 2017	76,855
23	September 20, 2017	18,431

24	October 6, 2017	67,213
25	October 25, 2017	56,610
26	March 1, 2018	53,106
27	July 10, 2018	56,170
28	January 18, 2019	72,929
29	May 18, 2018	66,741
30	November 20, 2017	49,933
31	October 23, 2018	64,593
32	March 7, 2019	53,364
33	May 20, 2019	70,735
34	March 16, 2020	39,729
35	April 13, 2020	76,278
36	May 4, 2020	78,485

In determining eligibility, the administrator followed the procedure specified in CGS 8-30g (including utilizing HUD Handbook 4350.3 income-determination procedures) in determining eligibility.

There has been no need for a lottery to prioritize purchasers.

V. ADMINISTRATION AND MARKETING

Lexington Gardens LLC has designated Housing Operations Management Enterprises (HOME), Inc. ("HOME INC") as the administrator of the Affordability Plan.

Lexington Gardens advertised availability of units on numerous occasions (including approximately 55 occasions between October 2015 and October 2016) in the New Haven Register, the Post/Chronicle, and others. These advertisements were conducted in conformity with the fair housing act.

Of the 36 qualified households, 6 (17%) appear to be of minority race or ethnicity. This is somewhat more diverse than North Haven town (12.5%, per 2019 Census estimate).

CONCLUSION

Based on the above, Lexington Gardens has substantially complied with its Affordability Plan.