

# 8300 Cooper Chapel Rd.

Public Hearing

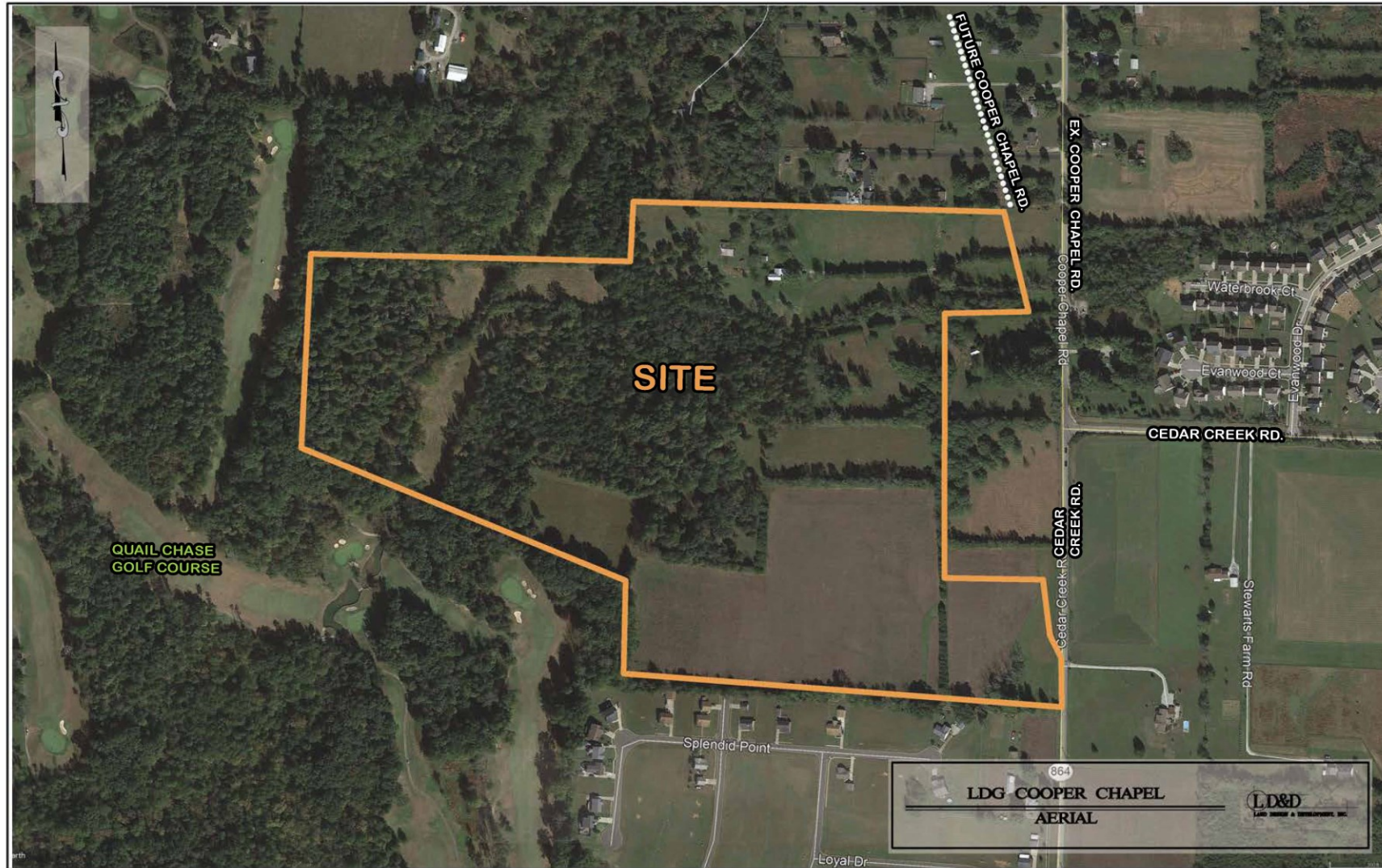
April 21, 2022

Proposed Major Preliminary Subdivision using MRDI, LDC 4.3.20

# Mixed Residential Development Incentive

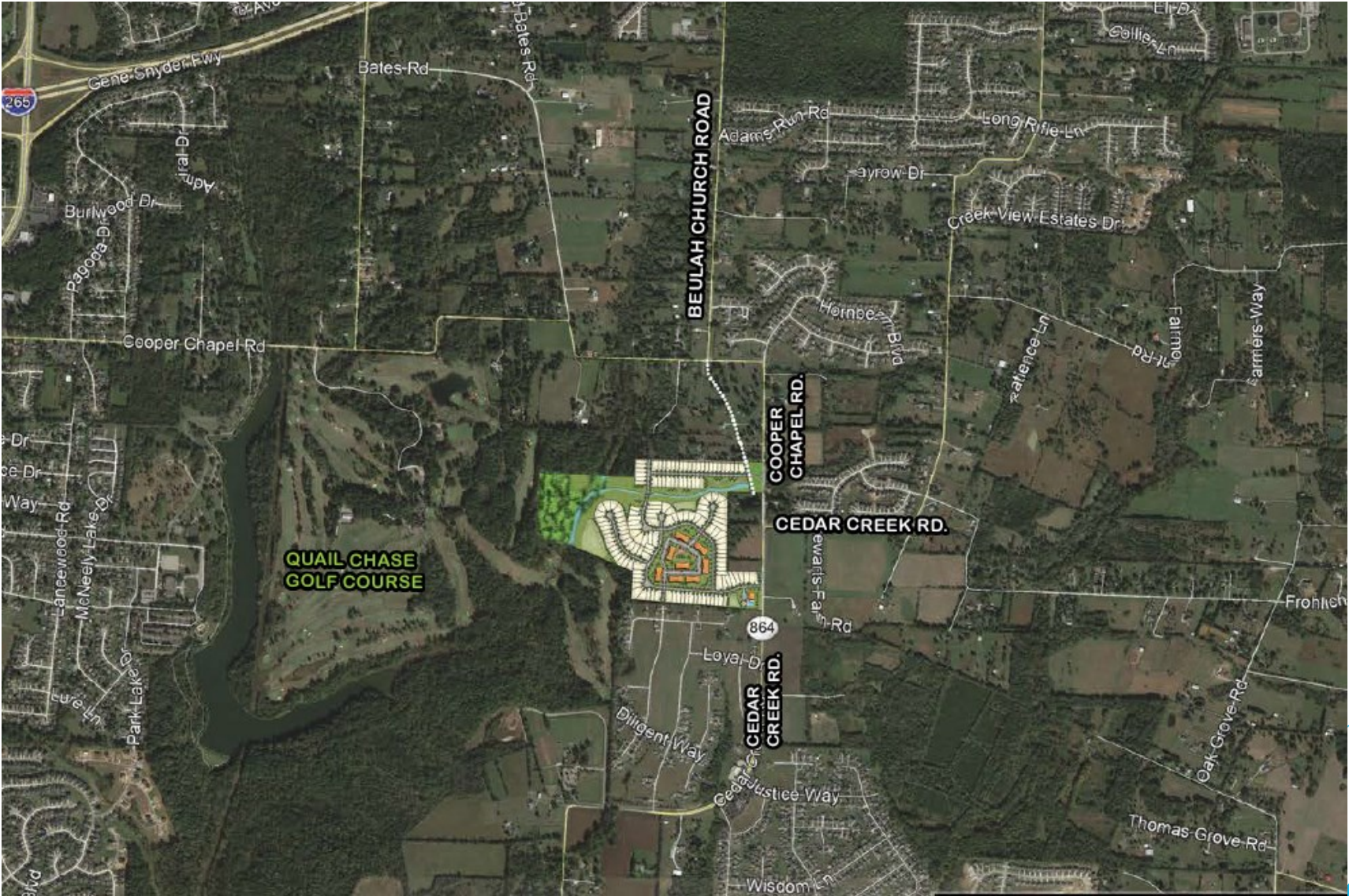
- ▶ Designed to allow flexibility of design within a narrow range and subject to provision of affordable housing, multi-family housing, open space
- ▶ Mandates lot size minimums in width and area
- ▶ Mandates lots be compatible with surrounding development
- ▶ Mandates inclusion of affordable housing WITHIN the development, not as an afterthought
- ▶ Limited Density Bonuses available

# Subject Property





# Proposed Development in Context





# Proposed Development and Surroundings





# Proposed Development



# Proposed Multifamily Elevations



1 Schematic Elevation- Type A - Rear  
02.03 10' x 10'



2 Schematic Elevation- Type A - Front  
02.03 10' x 10'









3 Schematic Elevation- Type A - Right  
02.03 10' x 10'



4 Schematic Elevation- Type A - Left  
02.03 10' x 10'

# Examples of Rent Levels for Affordable Units-Updated Annually

LIHTC Rent Limits for 2021  
(Based on 2021 MTSP/VLI Income Limits)

| Bedrooms (People) | Charts  | 60.00% | 80.00% | FMR   |
|-------------------|---|--------|--------|-------|
| Efficiency (1.0)  |    | 808    | 1,078  | 649   |
| 1 Bedroom (1.5)   |    | 866    | 1,155  | 760   |
| 2 Bedrooms (3.0)  |    | 1,039  | 1,386  | 918   |
| 3 Bedrooms (4.5)  |    | 1,200  | 1,600  | 1,229 |
| 4 Bedrooms (6.0)  |   | 1,339  | 1,786  | 1,408 |
| 5 Bedrooms (7.5)  |  | 1,477  | 1,970  |       |



# MRDI Compliance

- ▶ Providing 128 multifamily units (Mandatory Point A)
- ▶ Providing between 20% and 49% affordable units (Mandatory Point B)
- ▶ Exceeding Open Space Requirement (30% required v. 42% Provided) (Additional Points)
- ▶ Affordable Units will be interspersed throughout the development and indistinguishable from an architectural standpoint
- ▶ All lots appropriately sized
- ▶ Density still well below R-4 maximum, Average Lot Size exceeds R-4 Minimum