



# WODA COOPER COMPANIES

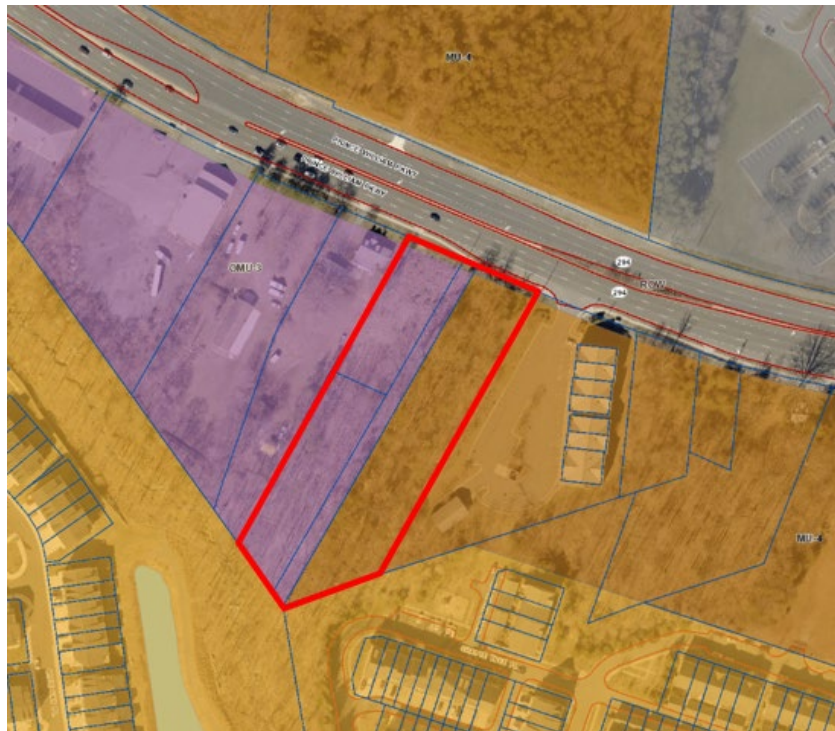
500 South Front St  
10th Floor  
Columbus, Ohio 43215

## Project Narrative

### **Dean Crossing** Woodbridge, Virginia

Woda Cooper Development, Inc. proposes the development of a 46-unit general occupancy affordable housing development. The development will consist of one building located at 4931 Prince William Pkwy, Woodbridge, VA. The units will consist of a combination of one, two, and three-bedroom units that are located on all levels of the four-story elevator building. Community space, a playground, and a picnic area will be provided along with the management and on-site services office spaces.

The site we are seeking to rezone consists of four parcels: 8093-92-4008, 8093-92-5127, 8093-92-4710, and 8093-92-5307, for a total land area of about 2.62 acres. We are seeking to rezone from A-1 to MXD-C, or another district that will enable our proposed use. As is depicted below, the Long Range Land Use for these parcels is split between OMU-3 and MU-4. OMU-3 calls for Workforce and Affordable Housing at a density up to 12 units per acre. MU-4 calls for multifamily housing at a density up to 24 units per acre. Both can be implemented with the MXD-C zoning district. With a 95% affordable housing density bonus, the proposed 46 units are well within the permitted density regardless of whether 12 or 24 units per acre is used.



The unit mix will be 8 one-bedroom, 27 two-bedroom, and 11 three-bedroom units. Each floor will be accessible via an elevator. The building will include 7 Type C units to aid residents who are mobility impaired. Parking will be adjacent to the building and will total 97 spaces. On site will be a playground and a picnic area equipped with a grill.

In congruence with Prince William County's Housing Plan, Dean Crossing will contribute to the goal of reaching the projected demand of 33% affordable housing in the area. At least 20% of units will be affordable to tenants who earn 30% of the Area Median Income (AMI) or lower. At least 50% will be affordable to tenants at 50% AMI or lower, and the entire development will be affordable to residents at 80% AMI or lower. 7 units will be set aside for individuals who are chronically homeless who will receive rental assistance and supportive services such as case management as part of this development. As part of the Low-Income Housing Tax Credit program, we will elect to maintain the affordability of the property for a minimum of 50 years, but our intention is to keep the property affordable indefinitely.

The Dean Crossing site is surrounded by large housing developments, mostly townhomes with some multifamily and some single-family homes. There are several office and retail uses along Prince William Parkway. This location is ideal for general occupancy housing due to the proximity to grocery stores, fitness centers, restaurants, retail, schooling, medical offices and the County Government Center. The site is serviced by the 92 Lake Ridge and 96 East-West Express bus routes, connecting residents directly to downtown Manassas, Potomac Mills, Sentara Northern Virginia Medical Center, and the Woodbridge stop of the Virginia Railway Express.

