# LADREY REDEVELOPMENT STATUS UPDATE 100% AFFORDABLE MAY 8, 2023

WinnCompanies **a** IBF Development

1

# **Project Overview**

Thoughtfully programmed and seamlessly integrated within the context of the neighborhood

2 Bed

840

10

4

10

Total

677

78

27

170

275

**275** units of criticallyneeded housing

100%

at < 80% AMI

square feet of

amenity space

of units affordable

12,000

18,900

square feet open

green space

**123** parking spaces (1.45:1 ratio)

**3.9** FAR (with CDD

Amendment)

85'

Maximum height

LEED Gold certification

Companies

1 Bed

640

68

23

160

Unit Mix

80% AMI

60% AMI

30% AMI

Total

Avg Size (SF)

∃ IBF Developme

P

% of

Total

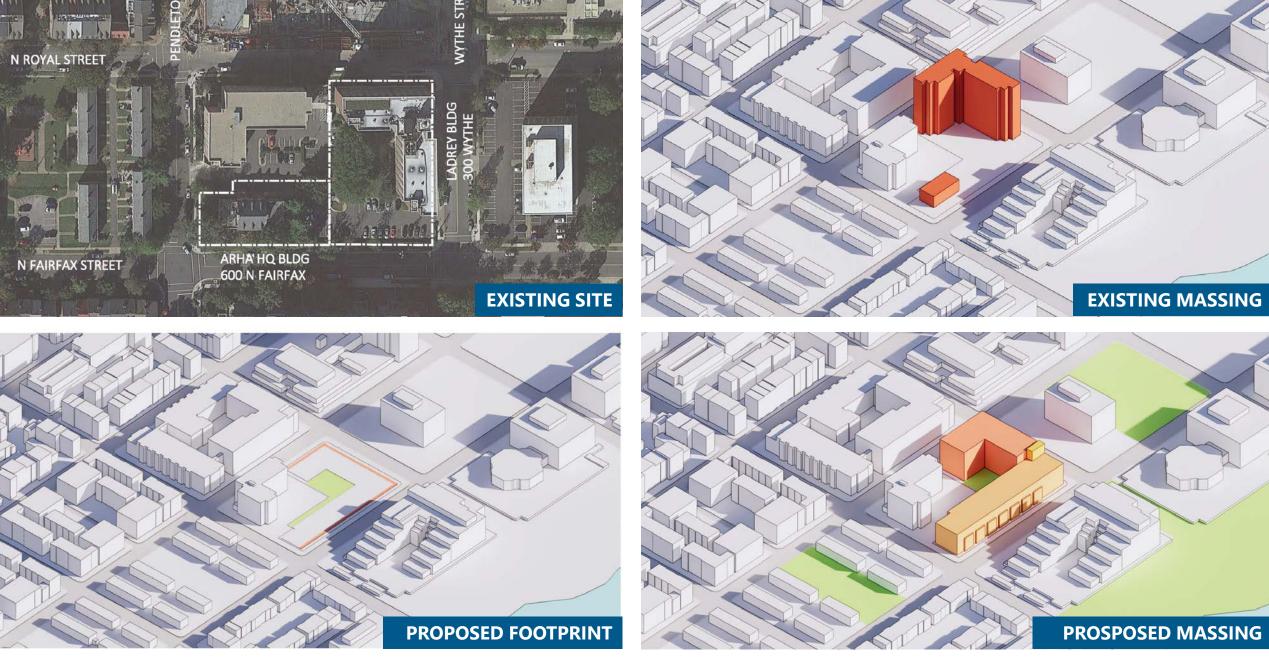
29%

10%

62%

100%

2









	(0-30%) AMI*	60% AMI**	80% AMI**	Marketplace***
1 Bedroom	\$300	\$1,477	\$2,011	\$2,493
2 Bedroom	\$300	\$1,797	\$2,437	\$3,500

\*For these 170 units, the residents pay 30% of their income. Current average rent is \$300. Section 18 approval from HUD. Current HUD submarket rent 1BR (\$2280) and 2BR (\$2600).

\*\* The 60% and 80% numbers represent the inclusion of a \$125 utility allowance (ie. The original rent for a 1 BR was \$1,602.)

\*\*\*The Market place rent comparables (took the average) include Alexan Florence, Gables Old Town North, Platform, The Kingsley, The Porter Del Ray, The Bradley, The Dalton, The Asher, and 1111 Belle Pre Apartments



## **Resident Visioning Meeting 2/23/23**

### PROPOSED BUILDING OVERVIEW









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PROPOSED EXTERIOR DESIGN FEATURES

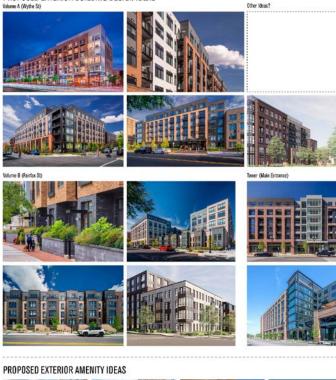


LADREY APARTMENTS REDEVELOPMENT



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PROPOSED EXTERIOR BUILDING DESIGN IDEAS





LADREY APARTMENTS REDEVELOPMENT









Pantry or Vending Area





Mail Room w/ Package Storage



Resident Lounge w/ Game + Craft Room Management Offices Other ideas?

### UNIT DESIGN IDEAS Typical One Bedroom Unit



Welk-in closes in select uni or identification of the accessed circulation search smaller come and st doors High efficiency heating and plumbing systems • Balconies (asme units)

dated central air systems



in-unit Laund

sibility in select units

Two Bedroom Unit w/ Live-In Aide

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