



Neighborhood Development | v2009

Mixed-income diverse communities

NPDc4 | Possible 7 points

Intent

To promote socially equitable and engaging communities by enabling residents from a wide range of economic levels, household sizes, and age groups to live in a community.

Requirements

Meet the requirements of one or more options below.

Option 1. Diversity of housing types

Include a sufficient variety of housing sizes and types in the project such that the total variety of planned and existing housing within the project achieves a Simpson Diversity Index score greater than 0.5, using the housing categories below. Projects of less than 125 acres may calculate the Simpson Diversity Index for the area within 1/4 mile of the project's geographic center. The Simpson Diversity Index calculates the probability that any two randomly selected dwelling units in a project will be of a different type.

$$\text{Score} = 1 - \sum (n/N)^2$$

where n = the total number of dwelling units in a single category, and N = the total number of dwelling units in all categories.

Simpson Diversity Index score	Points
> 0.5 to < 0.6	1
≥ 0.6 to < 0.7	2
≥ 0.7	3

Housing categories are defined according to the dwelling unit's net square footage, exclusive of any garage, as listed in Table 2.

Type	Square feet
Detached residential, large	> 1,250
Detached residential, small	≤ 1,250
Duplex or townhouse, large	> 1,250
Duplex or townhouse, small	≤ 1,250
Dwelling unit in multiunit building with no elevator, large	> 1,250
Dwelling unit in multiunit building with no elevator, medium	> 750 to ≤ 1,250
Dwelling unit in multiunit building with no elevator, small	≤ 750
Dwelling unit in multiunit building with elevator, 4 stories or fewer, large	> 1,250
Dwelling unit in multiunit building with elevator, 4 stories or fewer, medium	> 750 to ≤ 1,250
Dwelling unit in multiunit building with elevator, 4 stories or fewer, small	≤ 750
Dwelling unit in multiunit building with elevator, 5 to 8 stories, large	> 1,250
Dwelling unit in multiunit building with elevator, 5 to 8 stories, medium	> 750 to ≤ 1,250
Dwelling unit in multiunit building with elevator, 5 to 8 stories, small	≤ 750
Dwelling unit in multiunit building with elevator, 9 stories or more, large	> 1,250
Dwelling unit in multiunit building with elevator, 9 stories or more, medium	> 750 to ≤ 1,250

Dwelling unit in multiunit building with elevator, 9 stories or more, small	≤ 750
Live-work space, large	> 1,250
Live-work space, small	≤ 1,250
Accessory dwelling unit, large	> 1,250
Accessory dwelling unit, small	≤ 1,250

For the purposes of this credit, townhouse and live-work units may have individual ground-level entrances and/or be within a multiunit or mixed-use building. Double counting is prohibited; each dwelling may be classified in only one category. The number of stories in a building is inclusive of the ground floor regardless of its use.

AND/OR

Option 2. Affordable housing

Include a proportion of new rental and/or for-sale dwelling units priced for households earning below the area median income (AMI). Rental units must be maintained at affordable levels for a minimum of 15 years. Existing dwelling units are exempt from requirement calculations. A maximum of 3 points may be earned by meeting any combination of thresholds in Table 3.

Rental dwelling units				For-sale dwelling units			
Priced up to 60% AMI		Priced up to 80% AMI		Priced up to 100% AMI		Priced up to 120% AMI	
Percentage of total rental units	Points	Percentage of total rental units	Points	Percentage of total for-sale units	Points	Percentage of total for-sale units	Points
5	1	10	1	5	1	8	1
10	2	15	2	10	2	12	2
15	3	25	3	15	3	--	--

AMI = area median income.

AND/OR

Option 3. Mixed-income diverse communities

A project may earn 1 additional point by earning at least 2 points in Option 1 and at least 2 points in Option 2 (at least one of which must be for providing housing at or below 100% AMI).