

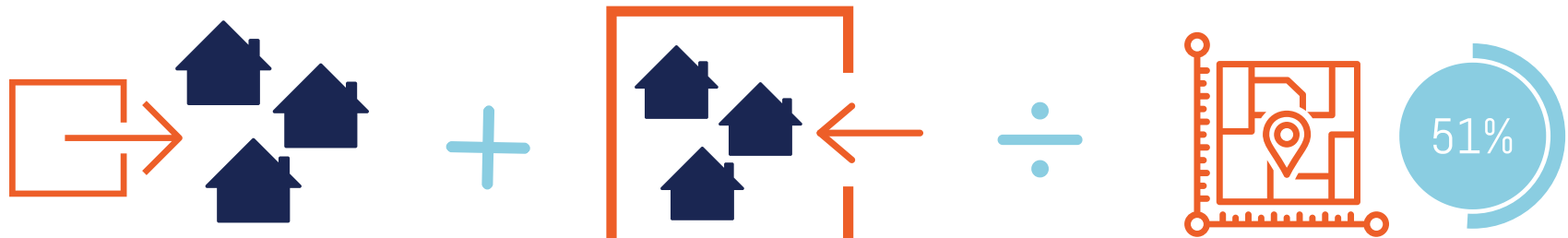


Governor's Office of Economic Opportunity

FIRST HOME INVESTMENT ZONE (FHIZ): HOUSING DENSITY

Calculating minimum density

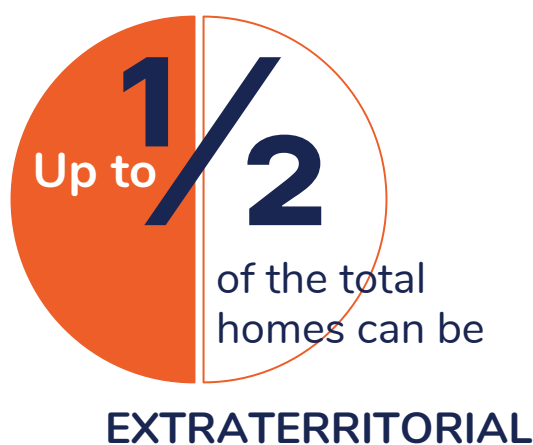
To calculate the required density, add the **number of extraterritorial homes** with the **number of homes within the FHIZ**, and then **divide by a number equal to 51% of the total developable acres** within the FHIZ.



extraterritorial homes

homes within FHIZ

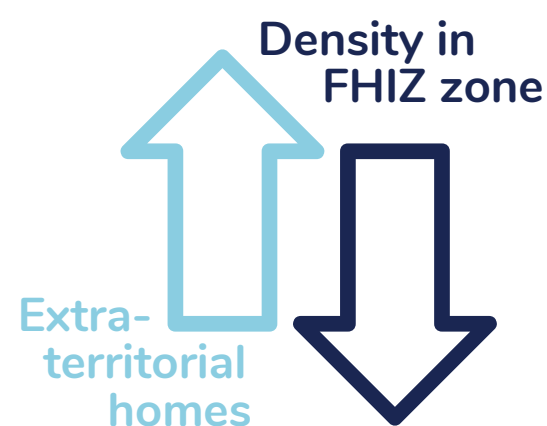
number equal to 51% of the
total developable acres



Allowable number
of contiguous
acres in FHIZ zone



between 10 and 100



Adding eligible
extraterritorial
homes in the
surrounding area
(within city limits)
decreases the
density requirement
in the FHIZ zone.

Inside the FHIZ zone

Outside the FHIZ zone

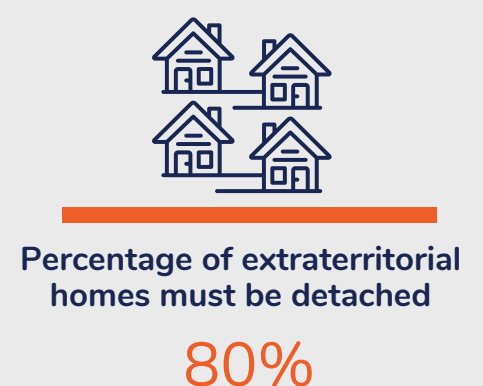
Homes per acre

30*



6

*Density requirement inside FHIZ will
decrease as extraterritorial homes are added



Owner occupied, 'For Sale' units

50%



100%*

*Extraterritorial homes can count towards the
owner occupied requirement inside the FHIZ zone



Affordable housing percentage

12%*



20%

*At least 12% owner occupied and 12% rental
homes must be affordable



WHAT DOES DENSITY LOOK LIKE?

FHIZ ZONE WITH NO EXTRATERRITORIAL HOMES



30
units per acre
in FHIZ zone*

Key characteristics of a FHIZ development include mixed-use buildings that may include residential, commercial, retail, and office space. To achieve this density, some buildings would likely be multi-story, ranging from two to four stories, with commercial, retail, or office spaces on the ground floor and residential units above. Housing types will vary from apartment buildings to condos and possibly some townhomes.

FHIZ ZONE WITH SOME EXTRATERRITORIAL HOMES



16-29
units per acre
in FHIZ zone*

Including extraterritorial homes in the FHIZ plan allows the required density of the FHIZ zone to decrease. There could be fewer apartments and condos and more townhomes integrated into the mixed-use FHIZ plan.

The extraterritorial area will be residential and include predominantly detached single-family homes, with the possibility of smaller cluster homes or townhomes.

FHIZ ZONE WITH MAXIMUM EXTRATERRITORIAL HOMES



15
units per acre
in FHIZ zone*

With the addition of the maximum amount of extraterritorial homes (half of the total homes), the density requirement for the FHIZ zone lowers to roughly 15 units per acre. This plays a significant role in decreasing the amount of vertical integration necessary within the FHIZ zone.

Extraterritorial homes remain largely detached single family homes, with the possibility of smaller cluster homes or townhomes.

*On 51% of developable land in FHIZ zone.