

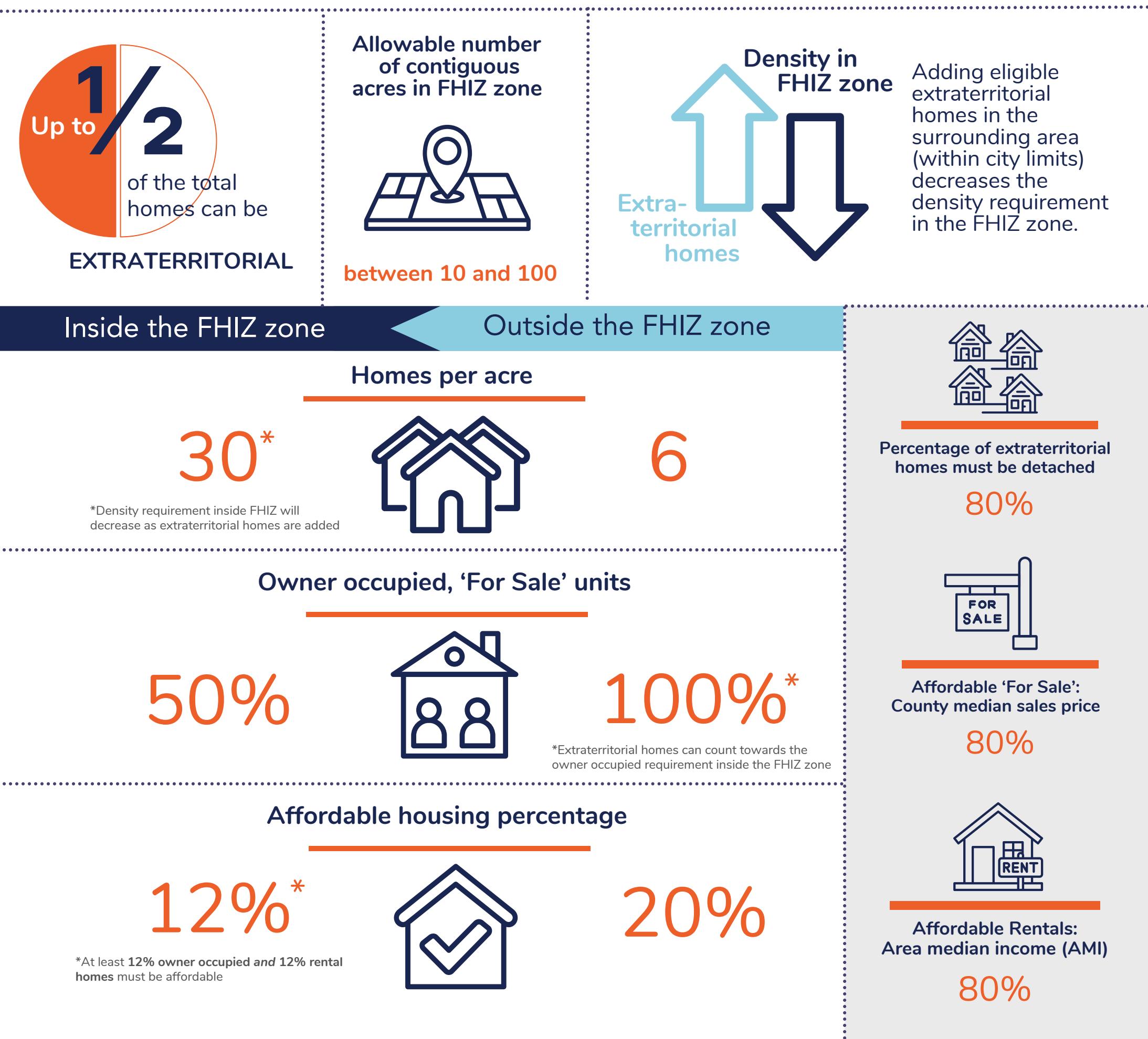


Governor's Office of Economic Opportunity

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.



WHAT DOES DENSITY LOOK LIKE?

FHZ 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.

FHZ 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.

FHZ 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.