

Example Affordable Housing Bonus Density Worksheet

This worksheet is intended to assist in calculating the maximum allowable residential density of a site. The maximum allowable density is used to calculate the maximum permitted bonus density.

Example:

There is a 40-acre property zoned R-4 with an underlying Comprehensive Plan Designation of Mixed Use MU-3, Transect T-3. The assumption is that the total area can be utilized for the creation of individual residential lots. There is a proposal for 10% of low-income units to be provided with the development. The total lots that can be created, and the lots required to be low-income, are calculated below.

Maximum Allowable Residential Density

1. Comprehensive Plan Residential Density Calculation

Comprehensive Plan Classification	Transect (T-1, T-2, T-3, etc.)	Maximum Dwelling Units per Acre	Acreage	Maximum Allowable Residential Density
MU-3	T-3	12	40	480

2. Base by-right density

Zoning District	Maximum dwelling units per Acre	Acreage	Base by-right density
R-4	4.356	40	174.24

3. Percentage Density Bonus

10% low-income proposed. Utilizing Table 32-290.03a., the percentage of density bonus is 20%.

Percentage Low-Income Units	Percentage Density Bonus
10	20
11	21.5
12	23

Total Residential Development under 32-290.00

(Maximum Allowable Residential Density* x Percent Bonus Density) + Base by-right density

$(480 \times 20\%) + 174.24 = 270.24$

$270 \times 10\% = 27$ affordable units

Result: 270 total units allowed with 27 of those units required to be affordable.

*For this equation, you can utilize either the Maximum Allowable Residential Density calculated in table 1 or the Base by-right density calculated in table 2 above, whichever is greater.