

FMC 18.72.xxx**GENERAL AND SPECIAL REGULATIONS – ALL ZONES****Density Bonuses for Affordable Housing on Religious Organization Property**

Density bonuses for affordable housing on religious organization property, per Table 1, shall apply to any affordable housing development of any single-family or multifamily residence located on real property owned or controlled by a religious organization. A higher maximum number of single-family or multifamily dwelling units is allowed to exceed the maximum density of the underlying zone provided that:

1. The affordable housing development is set aside for or occupied exclusively by low-income households. To qualify, affordable units shall be owned or managed by an affordable housing provider per Chapter 18.08 FMC; and
2. The affordable housing development is part of a lease or other binding obligation that requires the development to be used exclusively for affordable housing purposes for at least fifty years, even if the religious organization no longer owns the property; and
3. The affordable housing development does not discriminate against any person who qualifies as a member of a low-income household based on race, creed, color, national origin, sex, veteran or military status, sexual orientation, or mental or physical disability; or otherwise act in violation of the federal fair housing amendments act of 1988 (42 U.S.C. Sec. 3601 et seq.).

Commented [JA1]: How is this enforced?

Table 1.

Commented [JA2]: From 18.69

Commented [JA3R2]: Starting Point?

<u>Underlying Zone</u>	<u>Density Calculation</u>	<u>Minimum Density (Dwelling Units)</u>	<u>Maximum Density (Dwelling Units)</u>
RS Low Single-Family Dwelling	Per Net Acre	3	7 (9*)
RS Medium Single-Family Dwelling	Per Net Acre	4	7 (10*)
RS High Single-Family Dwelling	Per Net Acre	6	9 (12*)
RMM – Residential Multifamily Medium	Per Gross Acre	10	30 (40*)

<u>Underlying Zone</u>	<u>Density Calculation</u>	<u>Minimum Density (Dwelling Units)</u>	<u>Maximum Density (Dwelling Units)</u>
<u>RMH – Residential Multifamily High</u>	<u>Per Gross Acre</u>	<u>15</u>	<u>No maximum</u>
<u>RO – Residential Office</u>	<u>Per Gross Acre</u>	<u>See FMC 18.40.050</u>	<u>27 (35*)</u>
<u>UR – Urban Residential</u>	<u>Per Gross Acre</u>	<u>15</u>	<u>No Maximum</u>
<u>MXD – Mixed Use Commercial District</u>	<u>Per Gross Acre</u>	<u>No Minimum</u>	<u>No Maximum</u>
<u>CC – City Center</u>	<u>Per Gross Acre</u>	<u>15</u>	<u>No Maximum</u>

Table Notes

* Denotes maximum number of units available with affordable housing bonus.