

# AFFORDABILITY

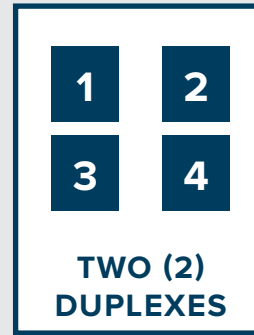
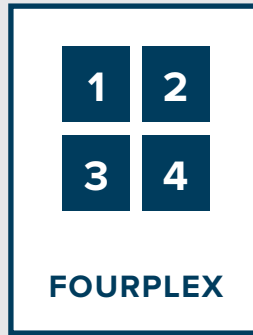
ZONES: **R-1A** | **R-1B** | **R-1C**

New and modified homes in **R-1A**, **R-1B**, and **R-1C** zones with units meeting affordability standards, for sale and for rent.

## Benefits

Up to four (4) units. Units may be in the form of a triplex, fourplex, or other combination of units. All other zoning requirements must be met per site conditions.

### POSSIBLE COMBINATIONS OF UNITS



## Requirements

### AFFORDABLE UNITS

**1** **2** **ONE OF TWO UNITS** must meet affordability requirements.

**1** **2** **3** **ONE OF THREE UNITS** must meet affordability requirements.

**1** **2** **TWO OF FOUR UNITS** must meet affordability requirements.

**3** **4**

#### UNITS FOR RENT

Income-restricted units at **80% AMI**, published annually, for a period of 20 years.

#### UNITS FOR SALE

Income-restricted units at **120% AMI**, published annually, for a period of 20 years.

### AFFORDABILITY VERIFICATION

All projects using this incentive will be required to:

1. Sign the City of Boise's Affordability Covenant recorded with Ada County.
2. Submit an income verification form annually with the City of Boise (rental units).



### FEE INCENTIVES

*Projects meeting or exceeding affordability requirements may qualify for deferred city impact fees and sewer connection fees as well as deferred or exempted building permit fees.*

[cityofboise.org/housing-fee-deferral](http://cityofboise.org/housing-fee-deferral)

NEIGHBORHOOD HOUSING INCENTIVE  
**AFFORDABILITY**

# Schedule

DESIGN PHASE

## EARLY ASSISTANCE WITH CITY PLANNER

### SCHEDULE

Schedule an **Early Assistance Meeting** with a city planner to discuss incentive options by emailing [zoninginfo@cityofboise.org](mailto:zoninginfo@cityofboise.org) or start a “PLN” case online at [cityofboise.org/permits](http://cityofboise.org/permits).



## CONCEPT REVIEW WITH CITY PLANNER

### SCHEDULE

Produce a site plan and project description for a **Concept Review Meeting** to discuss the project.



### INCENTIVE CHOICE

Connect with the Division of Housing and Community Development to learn requirements for affordability verification.



## ARCHITECTURAL DESIGN

### PROJECT DESIGN

Work with a professional designer or builder to complete the design materials and submittal checklist items required for Planning approval.

PLANNING APPROVAL

## SUBMIT FOR PLANNING APPROVAL

### SUBMITTAL

Submit design drawings, specifications, and all application materials to the planning division at [cityofboise.org/permits](http://cityofboise.org/permits).



## PLANNING REVIEW

### REVIEW

Planning staff will review the project per the requirements of the Zoning Code. Many projects will be eligible for administrative review rather than proceeding to public hearing.

## PLANNING APPROVAL

### INCENTIVE CHECK

Compliance with the **Affordability Incentive** requirements will be a condition of planning approval (see front). Review draft **Affordability Covenant** with the Division of Housing and Community Development. A signed covenant will be required before building permit approvals.



BUILDING APPROVAL

## SUBMIT FOR BUILDING PERMIT

### SUBMITTAL

Submit design drawings, specifications, and all application materials to the building division at [cityofboise.org/permits](http://cityofboise.org/permits).



## BUILDING PERMIT REVIEW

### INCENTIVE CHECK Affordability Covenant

is reviewed and verified during plan review prior to issuing **Building Permits**. For more information, visit [cityofboise.org/pds](http://cityofboise.org/pds).



## OCCUPANCY FINAL INSPECTION



# NEIGHBORHOOD HOUSING INCENTIVE SUSTAINABILITY

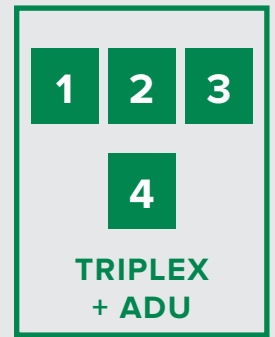
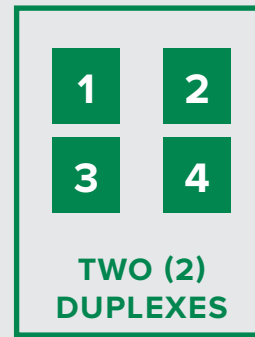
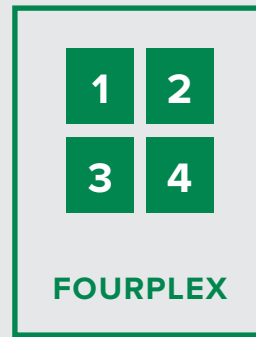
ZONES: R-1A | R-1B | R-1C

Sustainable design and construction for new and modified homes in R-1A, R-1B, and R-1C zones with energy and water conservation features.

## Benefits

Up to four (4) units. Units may be in the form of a triplex, fourplex, or other combination of units. All other zoning requirements must be met per site conditions.

### POSSIBLE COMBINATIONS OF UNITS



## Requirements

The project must demonstrate compliance with clean energy, energy conservation, and water conservation features.

### CLEAN ENERGY

All dwelling units must use clean energy to meet heating, hot water, and appliance needs.

#### COMPLIANCE

Use exclusively electrical or geothermal energy sources.

### WATER CONSERVATION

All dwelling units must consume at least **15% less water**.

#### COMPLIANCE

Install **WaterSense** water efficient plumbing fixtures throughout all dwelling units.

**CITY of BOISE**

PLANNING AND DEVELOPMENT SERVICES



### ENERGY CONSERVATION

All dwelling units must be **15% more energy efficient** than required by the City of Boise's adopted energy code.

#### COMPLIANCE

*Must meet one of the following four requirements:*

1. Qualify and receive Idaho Power residential new construction program energy efficiency incentive, Tier 2 or Tier 3. Visit IdahoPower.com for details.
2. Model building energy performance with accepted building design modeling software such as ResCheck.
3. Meet adopted Boise Green Building Code.
4. Meet the most recently published version of the International Energy Conservation Code (IECC).

NEIGHBORHOOD HOUSING INCENTIVE  
**SUSTAINABILITY**

# Schedule



# NEIGHBORHOOD INFILL

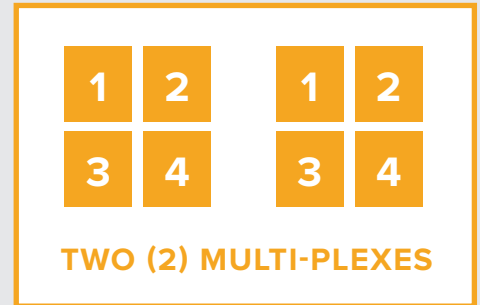
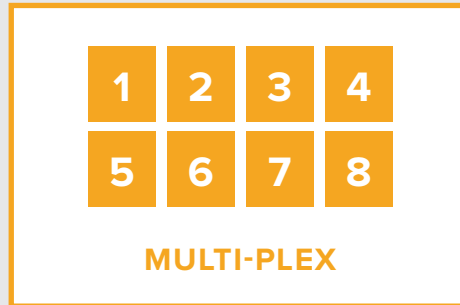
**ZONES: R-1B | R-1C**

Neighborhood-scale multi-family homes on existing lots in **R-1B**, and **R-1C** neighborhoods meeting infill requirements.

## Benefits

Up to **12 units**. Units may be in the form of a small multi-plex or other combination of units. All other zoning requirements must be met per site conditions.

### POSSIBLE COMBINATIONS OF UNITS



## Requirements

Must meet all site and affordability requirements.

### SITE QUALIFICATIONS

#### LOCATION

Must be entirely within **300 feet** of a collector or arterial roadway, or within **1/4-mile** of a property zoned MX-3 or MX-4.

#### LOT CHARACTERISTICS

Must meet one of the following three requirements:

1. Vacant lot.
2. Improvement/structure assessed value is no greater than 25% value of total property.
3. Existing structure will be incorporated into project.

#### DEMOLITION

No recent demolitions on lot in the previous three years.

#### FRONTAGE

Must have **55 feet** of lot frontage.

#### PARKING

Parking must be located to the rear of the buildings via one access point and must be accessed from an alley, where present.



#### PARKING REDUCTION

*Projects with 5 or more units qualify for a 50% parking reduction.*

### AFFORDABILITY

#### 3-4 DWELLING UNITS

No affordability requirements.

#### 5-8 DWELLING UNITS

One (1) unit must meet affordability requirements.

#### 9-12 DWELLING UNITS

Two (2) units must meet affordability requirements.

#### UNITS FOR RENT

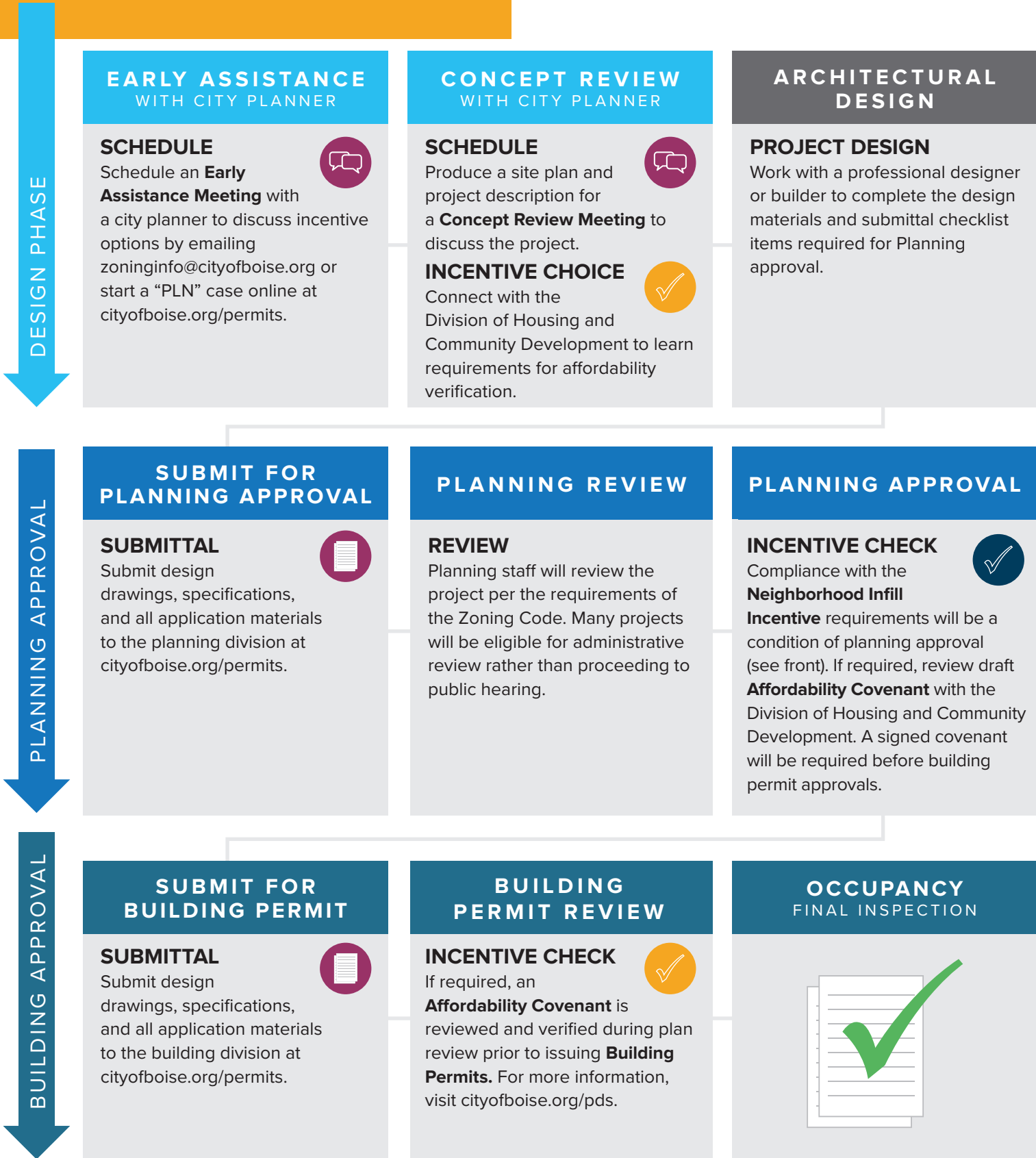
Income-restricted units at **80% AMI**, published annually, for a period of 20 years.

#### UNITS FOR SALE

Income-restricted units at **120% AMI**, published annually, for a period of 20 years.

# NEIGHBORHOOD INFILL

# Schedule



# ADAPTIVE RE-USE

ZONES: R-1A | R-1B | R-1C | R-2 | R-3

Conversion of existing structure into neighborhood-scale multi-family residential homes in R-1A, R-1B, R-1C, R-2, and R-3 zones.

## Benefits

No density limits and 50% parking reduction for projects incorporating existing structures. All other zoning requirements must be met per site conditions.

## Examples



Single-Family House Conversion



Historic Preservation Conversion



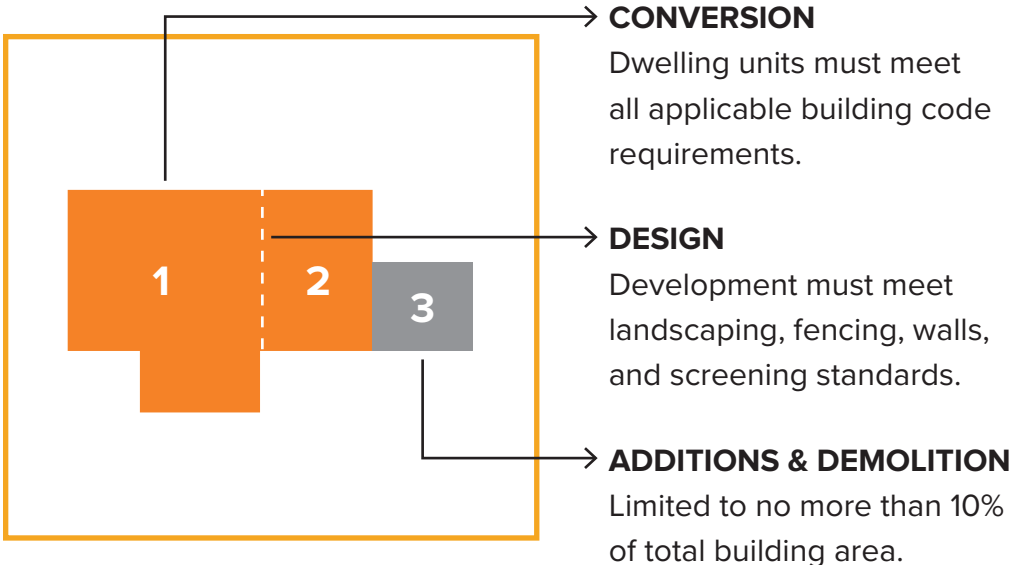
Commercial Structure to Residential Conversion

## Requirements

### EXISTING BUILDING

Adaptive re-use incentives require an existing structure be incorporated into the final project. The structure can increase or decrease by a maximum of 10% of the total existing building area.

#### Example: SINGLE FAMILY TO TRIPLEX CONVERSION



### IS THIS RIGHT FOR MY PROJECT?

*Historically, converting existing structures into small multifamily homes has been an economic and effective method of providing new, diverse homes while preserving neighborhood character and scale. Existing structures in need of repair or renovation are ideal candidates for adaptive re-use.*

# ADAPTIVE RE-USE

# Schedule

