

OUR CITY WILL HAVE A STRATEGY TO PRODUCE SUSTAINABLE AND AFFORDABLE HOUSING

Affordability & Sustainability Incentives

| | Incentive | Affordability Requirement | Sustainability Requirement |
|--|---|--|---|
| Large Lot Residential (R-1A) Suburban Residential (R-1B) Traditional Residential (R-1C) | Allowance for a triplex or a fourplex | 1 of 3 or 2 of 4 units are income-restricted to households earning no more than 80% Area Median Income (AMI) | Must meet clean energy, energy savings, and water savings design requirements |
| Mixed Use Active (MX-3) | 50% reduction in minimum parking | 25% of all permitted homes are income-restricted to households earning no more than 60% Area Median Income (AMI) | Must meet clean energy, energy savings, and water savings design requirements |
| Mixed Use Transit Oriented Development (MX-4) | No parking requirement No height maximum | 25% of all permitted homes are income-restricted to households earning no more than 60% Area Median Income (AMI) | Must meet clean energy, energy savings, and water savings design requirements |

What is affordable housing?

Housing that is considered affordable costs no more than 30% of a household's income.

For example, a two-person household earning \$53,900 falls within the 80% of the Area Median Income (AMI). Rent affordable to this household is no more than \$1,348 a month.

A two-person household earning \$40,440 a year is at 60% AMI. An affordable rent for this household is no more than \$1,011 a month.

2022 Income Guidelines

| Income Type | Annual Gross Income | Affordable Rent* |
|---|---------------------|------------------|
| Income Guidelines (100% of Median Income) | \$70,026 | \$1,751 |
| Low Income Guidelines (80% of Median Income) | \$53,900 | \$1,348 |
| Very-Low Income Guidelines (60% of Median Income) | \$40,440 | \$1,011 |
| Extremely Low Income Guidelines (30% of Median Income) | \$20,200 | \$505 |

Boise City Median Income for a household of two is \$70,026.

For a full list of 2022 Income Guidelines, visit www.cityofboise.org/departments/planning-and-development-services/housing-and-community-development/income-guidelines/

What are Sustainability Requirements?



CLEAN ENERGY

The building must use electricity or geothermal energy



ENERGY SAVING

The building must consume at least 15 percent less electrical energy than would be consumed if the building met the adopted energy code.



WATER SAVING

The building must consume at least 15 percent less water than would be consumed if the building met all applicable water conservation standards applicable to similar development.