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.

Requirements

AFFORDABLE UNITS

ONE OF TWO UNITS must meet affordability requirements.

ONE OF THREE UNITS must meet affordability requirements.

TWO OF FOUR 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.

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

cityofboise.org/pds
**Neighborhood Housing Incentive Affordability**

**Schedule**

**Early Assistance with City Planner**
- **Schedule**
  - Schedule an *Early Assistance Meeting* with a city planner to discuss incentive options by emailing zoninginfo@cityofboise.org or start a “PLN” case online at 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.

**Submit for Planning Approval**
- **Submittial**
  - Submit design drawings, specifications, and all application materials to the planning division at 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.

**Submit for Building Permit**
- **Submittal**
  - Submit design drawings, specifications, and all application materials to the building division at 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.

**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.

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.

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.


4. Meet the most recently published version of the International Energy Conservation Code (IECC).
NEIGHBORHOOD HOUSING INCENTIVE
SUSTAINABILITY

Schedule

**EARLY ASSISTANCE WITH CITY PLANNER**

**SCHEDULE**
Schedule an Early Assistance Meeting with a city planner to discuss incentive options by emailing zoninginfo@cityofboise.org or start a “PLN” case online at 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**
Choose the best incentive for your project

**ARCHITECTURAL DESIGN**

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

**SUBMIT FOR PLANNING APPROVAL**

**SUBMITTAL**
Submit design drawings, specifications, and all application materials to the planning division at cityofboise.org/permits.

**ADMINISTRATIVE 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.

**INCENTIVE CHECK**
Compliance with the Sustainability Incentive requirements will be a condition of planning approval (see front).

**SUBMIT FOR BUILDING PERMIT**

**SUBMITTAL**
Submit design drawings, specifications, and all application materials to the building division at cityofboise.org/permits. Application must indicate what methods of Clean Energy, Energy Consumption and Water Conservation will be utilized to verify compliance (see front).

**BUILDING PERMIT REVIEW**

**INCENTIVE CHECK**
Clean Energy, Energy Conservation, and Water Conservation features are reviewed and verified during plan review as well as on-site inspections prior to issuing the Certificate of Occupancy. For more information, visit cityofboise.org/pds.

**OCCUPANCY FINAL INSPECTION**
NEIGHBORHOOD HOUSING INCENTIVE

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.

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.

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.

POSSIBLE COMBINATIONS OF UNITS

MULTI-PLEX

1 2 3 4
5 6 7 8

TWO (2) MULTI-PLEXES

1 2
3 4
3 4

PARKING REDUCTION
Projects with 5 or more units qualify for a 50% parking reduction.
**Neighborhood Infill Schedule**

**Design Phase**

1. **Early Assistance with City Planner**
   - **Schedule**
     - Schedule an Early Assistance Meeting with a city planner to discuss incentive options by emailing zoninginfo@cityofboise.org or start a “PLN” case online at cityofboise.org/permits.

2. **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.

**Planning Approval**

3. **Submit for Planning Approval**
   - **Submittal**
     - Submit design drawings, specifications, and all application materials to the planning division at cityofboise.org/permits.

4. **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.

5. **Planning Approval**
   - **Incentive Check**
     - Compliance with the Neighborhood Infill Incentive requirements will be a condition of planning approval (see front). If required, review draft Affordability Covenant with the Division of Housing and Community Development. A signed covenant will be required before building permit approvals.

**Building Permit Approval**

6. **Submit for Building Permit**
   - **Submittal**
     - Submit design drawings, specifications, and all application materials to the building division at cityofboise.org/permits.

7. **Building Permit Review**
   - **Incentive Check**
     - If required, an Affordability Covenant is reviewed and verified during plan review prior to issuing Building Permits. For more information, visit cityofboise.org/pds.

**Occupancy Final Inspection**

- **Incentive Check**
  - ✔️
NEIGHBORHOOD HOUSING INCENTIVE
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

CONVERSION
Dwelling units must meet all applicable building code requirements.

DESIGN
Development must meet landscaping, fencing, walls, and screening standards.

ADDITIONS & DEMOLITION
Limited to no more than 10% of total building area.

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.

CITY of BOISE
PLANNING AND DEVELOPMENT SERVICES
cityofboise.org/pds
**Submit for Planning Approval**

**Submittal**
Submit design drawings, specifications, and all application materials to the planning division at cityofboise.org/permits.

**Concept Review**

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

**Incentive Choice**
Choose the best incentive for your project.

**Planning Approval**

**Incentive Check**
Compliance with the Adaptive Reuse Incentive requirements will be a condition of planning approval (see front of sheet).

**Submit for Building Permit**

**Submittal**
Submit design drawings, specifications, and all application materials to the building division at cityofboise.org/permits.

**Building Permit Review**

**Review**
Building staff will review the project per the requirements of the Building Code.

**Occupancy**

**Final Inspection**