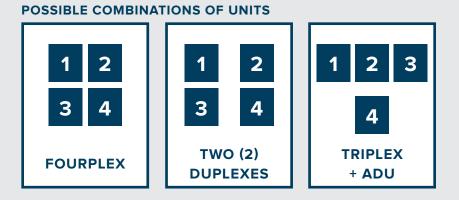
## NEIGHBORHOOD HOUSING INCENTIVE



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 THREE UNITS

must meet affordability requirements.

# 1 2 3 4

## **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:

- 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

# Schedule

#### EARLY ASSISTANCE WITH CITY PLANNER

#### SCHEDULE

**DESIGN PHASE** 

#### 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

PLANNING APPROVAL



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

SUBMITTAL

Submit design

#### 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



is reviewed and verified during plan review prior to issuing **Building Permits.** For more information, visit cityofboise.org/pds.

#### OCCUPANCY FINAL INSPECTION

