

# AFFORDABILITY

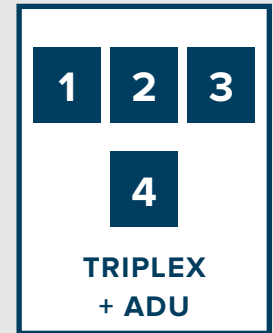
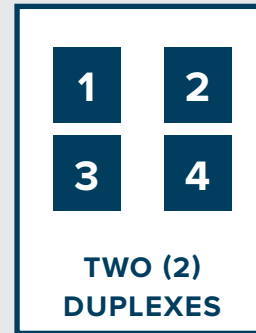
**ZONES: R-1A | R-1B | R-1C**

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

**ONE OF THREE UNITS** must meet affordability requirements.

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

### 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).

### 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.



### 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)

# Schedule

