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 multiplex 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.
- Improvement/structure assessed value is no greater than 25% value of total property.
- 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.

Schedule

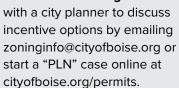
EARLY ASSISTANCE WITH CITY PLANNER

SCHEDULE

ESIGN PHASE

PLANNING APPROVAL

Schedule an Early **Assistance Meeting**



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

SUBMITTAL

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

PLANNING REVIEW

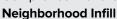
REVIEW

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



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.

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

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

