

CITY *of* BOISE

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# HOUSING INVESTMENT PROGRAM

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The Housing Investment Program uses a flexible approach to invest in housing developments that serve a public good by providing affordable housing opportunities to income-qualified households. The Housing Investment Program achieves this public purpose to meet housing affordability goals by supporting the construction and preservation of affordable housing units and meeting market opportunities as budget, staff capacity, and leveraged fund sources allow.

This document seeks to translate the City's Housing and Community Development Division's overall objectives into clear guidelines for investment decisions. The framework is composed of program goals, investment strategy, and project requirements to inform the assessment and approval of funding decisions.

# PROGRAM GOALS & PHILOSOPHY

Housing affordability means something different to every community resident. And the implications and tradeoffs are bigger for some than others.

No matter a household's income, they need housing options that don't threaten their ability to pay their bills, put food on the table, seek and receive medical care, and contribute to our community in the ways they want to if they were not cost-burdened.

The City of Boise's Housing Investment Program will use strategic investments in housing production and preservation to serve Boise residents by:

- Centering the most marginalized
- Targeting resources where resources are needed most
- Embracing Housing First
- Approaching affordability holistically

## EXPECTED OUTCOMES

The city expects to enter partnerships with qualified affordable housing developers to make progress on its five-year goals:

- Produce 1,500 units at 60% AMI and below, including 250 units of supportive housing dedicated to Our Path Home
- Preserve 1,000 units at 80% AMI and below

As part of our holistic investment approach, the City considers a variety of metrics, including but not limited to: the amount of investment per affordable unit, the unit mix and unit size, a development's AMI portfolio, and the location of the development.

Additionally, through creative partnership, the City expects to not only produce much needed housing units for Boise residents, but to also use these investments to support other citywide goals such as climate action, movement for everyone, and economic development.

# INVESTMENT STRATEGY & PROCESS

The City of Boise will strategically invest in projects that produce multifamily rental housing units affordable to households earning 60% AMI and below or households exiting homelessness.

City public-private partnerships seek to use investments to produce or preserve affordable housing projects on City-owned land. The following are the ways for a developer to be selected to produce or preserve housing as part of the City’s land trust:

EXISTING LAND HOLDINGS	
DETAILS & QUALIFICATION PROCESS	BENEFITS
<p>Through a Request for Proposal (RFP) or Request for Qualifications (RFQ) process the City selects a development partner to produce or preserve affordable housing on City-owned land.</p>	<ul style="list-style-type: none"> <li>• Land value property tax abatement.</li> <li>• HCD project coordination and point of contact from concept to occupancy.</li> <li>• Eligibility for expedited building permitting</li> <li>• Project can be considered for additional investments beyond the land cost, subject to funding availability and circumstances.</li> </ul>
PREQUALIFIED PARTNERSHIP ACQUISITION	
DETAILS & QUALIFICATION PROCESS	BENEFITS
<p>Through a Request for Qualifications (RFQ) process, the City selects qualified development partner(s) to identify parcels for purchase during a designated timeframe.</p> <p>If the identified land meets agreed upon criteria and budget allows, the City will purchase the land to add to its land trust and the development partner enters a Land Trust partnership.</p>	<ul style="list-style-type: none"> <li>• Selected prequalified developers have clear assurance of City’s willingness to support land acquisition during a designated time period.</li> <li>• If land is purchased by City, then all the benefits of a City-owned Land Trust development apply.</li> </ul>

# PROJECT & DEVELOPER REQUIREMENTS

To be considered for the Housing Investment Program, the development team must have significant experience developing multi-family affordable rental housing. In addition, the project must meet the following *minimum* requirements:

## TERM

Groundlease projects will be a for a term of not less than 75 years with tiered rent increases. Income-restricted units must remain income-restricted for the length of the ground lease. Projects that do not utilize a groundlease must remain affordable for a minimum of 15 years.

## AFFORDABILITY MIX (New Construction)

A minimum of 50% of all produced multifamily units serve 60% AMI and below

## PER UNIT COST (Preservation)

A minimum of 50% of all preserved multifamily units serve 80% AMI and below

## PLANNING & ZONING

Have or be able to obtain all necessary planning, zoning, and building approvals

## SPECIAL POPULATIONS

Dedication of unit(s) to Our Path Home for households exiting homelessness and prioritization of units for voucher holders.

Each project will also be evaluated based on the following criteria with preference given to:

- Optimal site location:
  - Appropriate site zoning designation
  - Along a transit-oriented corridor
  - Near an activity center as designated in the City's comprehensive plan
- Innovative design and placemaking elements
- Ability to support other citywide Strategic Initiatives (e.g., use of green building code, dedication or land or proposed development of pathways, transit amenities, public open space).

# PROJECT & DEVELOPER REQUIREMENTS CON'T

All development projects that receive investment are expected to serve as community investments. Specific sites may be subject to additional requirements above and beyond those described above.

## QUALIFICATION CONSIDERATIONS

All respondents, regardless of qualification process, will be required to submit to the City development qualifications, a design concept, development budget, funding sources and uses, 30-year operating pro forma, and financial information including desired type of investment and needed amount.

An evaluation panel will evaluate proposals against the established criteria and may interview select respondents. Mayor and City Council will be informed and consulted throughout the selection process.



PLANNING AND DEVELOPMENT SERVICES  
(208) 608-7100 or [cityofboise.org/pds](http://cityofboise.org/pds)