



## ZOA19-00002 / Planning and Development Services

### Summary

Planning and Development Services is proposing an amendment to the standards of the Development Code related to Accessory Dwelling Units (Section 11-06-03.1(A) to allow a slight increase in size, a second bedroom, and to remove the parking requirement for single bedroom units.

### Prepared By

Cody Riddle, Deputy Planning Director

### Recommendation

Approval

### Reason for the Decision

The proposed amendment complies with the approval criteria detailed in Boise City Code Section 11-03-04.1. It is necessary for the general welfare of Boise's residents. The City's population is estimated to grow by roughly 50,000 people in the next 20 years. This creates the need for approximately 20,000 new homes. Accessory dwelling units (ADUs) are a low impact, simple solution to meeting a portion of this need. Current standards effectively preclude these units from providing an affordable housing option for small families. The amendment will remove this barrier and accommodate a compact form of housing with minimal impact on existing neighborhoods.

As further detailed in the project report, the amendment is supported by a host of Comprehensive Plan policies. It will remove a barrier to a desirable, compact form of development (*Principle NAC11.3 and PDP1.2*). ADUs are an affordable housing alternative in neighborhoods where traditional housing product might otherwise be unattainable. This amendment should make them a feasible housing option for a greater number of residents (*Goals NAC1, NAC7 & NAC8, & Principles NAC9.1 & GDP-N.3*). Incorporating additional ADUs into existing neighborhoods will have environmental benefits. *Principles ES1.4 and CC1.1* promote compact, walkable development patterns as a way to reduce vehicle miles traveled and avoid costly extensions of infrastructure. ADUs are a prime example of compact infill development. They require very little in the way of infrastructure and have minimal impact on existing neighborhoods. The proposed changes will allow ADUs to contribute to the City's housing stock, and place residents in locations where they can rely less on automobiles to meet daily needs.



# Planning Division Project Report

**File Number** ZOA19-00002  
**Applicant** Boise City Planning and Development Services

**Public Hearing Date** May 6, 2019  
**Heard by** Planning and Zoning Commission

**Prepared by** Cody Riddle, Deputy Planning Director

## Public Notification

Draft ordinance transmitted on: March 26, 2019  
 Newspaper notification published on: April 20, 2019

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### Exhibits

- [Public Testimony\(Received Prior toDraft Ordinance\)](#)
- [Public Commenton ProposedOrdinance](#)
- [Grow Our HousingBooklet](#)



## 1. Project Data and Facts

| Project Data          |                                                                                                      |
|-----------------------|------------------------------------------------------------------------------------------------------|
| <b>Applicant</b>      | Boise City Planning and Development Services                                                         |
| <b>Representative</b> | Cody Riddle-Deputy Planning Director                                                                 |
| <b>Procedure</b>      | The Planning and Zoning Commission is a recommending body and City Council renders a final decision. |

| Description of Request                                                                                                                                                                                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Planning and Development Services is recommending changes to the Accessory Dwelling Unit (ADU) standards to allow a slight increase in size, second bedroom, and to remove the parking requirement for single bedroom units. |

## 2. Development Code [\(Boise City Code Title 11\)](#)

| Section      | Description                              |
|--------------|------------------------------------------|
| 11-03-04.1   | Specific Procedures: Code Text Amendment |
| 11-06-03.1.A | Accessory Dwelling Unit                  |

## 3. Comprehensive Plan [\(Blueprint Boise\)](#)

| Chapter                                      | Goals, Objectives & Policies                                                                                                                                                                                                |
|----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Chapter 2:<br>Citywide Visions and Policies  | <ul style="list-style-type: none"> <li>• Predictable Development Pattern</li> <li>• Stable Neighborhoods and Vibrant Mixed-Use Activity Centers</li> <li>• Connected Community</li> <li>• Strong Diverse Economy</li> </ul> |
| Chapter 3:<br>Community Structure and Design | <ul style="list-style-type: none"> <li>• General Design Principles</li> <li>• Infill Design Principles</li> <li>• Design Principles for Neighborhoods</li> <li>• Infill Design Principles for Neighborhoods</li> </ul>      |



## 4. Analysis

In February of 2018, the City launched an initiative called “Grow Our Housing,” a series of strategic planning sessions to better understand the dynamics in Boise and guide the vision for housing and the use of tools available. The effort culminated in four key strategies, including a desire to Maximize Land Use Allowances. One component of this strategy is to explore changes to the Accessory Dwelling Unit (ADU) standards as a way to facilitate additional housing. ADUs have been allowed for a number of years as a way to provide affordable housing with minimal impact on existing neighborhoods. In the last ten years, a total of 143 ADUs have been approved.

As part of the initiative, Planning and Development Services presented four potential changes to the ADU ordinance to attendees of Community Conversation workshops. The goal was to receive preliminary feedback before drafting an actual ordinance amendment targeted at creating additional opportunity for this type of housing. These same concepts were subsequently transmitted to neighborhood associations, public agencies, and posted on the City website for comment.

The City received approximately [650 responses](#) through the website and email. Feedback mirrored that received during the Community Conversations. It confirmed measurable support for increasing the maximum size of ADUs, and allowing second bedrooms. There was less support for a blanket removal of a parking requirement, and significant opposition to removing the owner-occupancy requirement. The Planning Team presented a summary of the outreach and feedback to Mayor and City Council at the March 12, 2019, Work Session. They directed the Planning Team to prepare an amendment to the Development Code based on public feedback. The following summarizes each change included in the attached redline/strikeout amendment:

**1. Increase the maximum allowable size of ADUs from 600 to 700 square feet.**

ADUs are currently limited to a maximum of 600 square feet, or 10 percent of a property size, whichever is more restrictive. The amendment increases the maximum to 700 square feet, while retaining the restriction based on lot size. This will essentially allow the slightly larger units on properties larger than 6,000 square feet. Retaining the limit based on parcel size is a simple, effective way to ensure open space remains and the single-family character of the property is preserved.

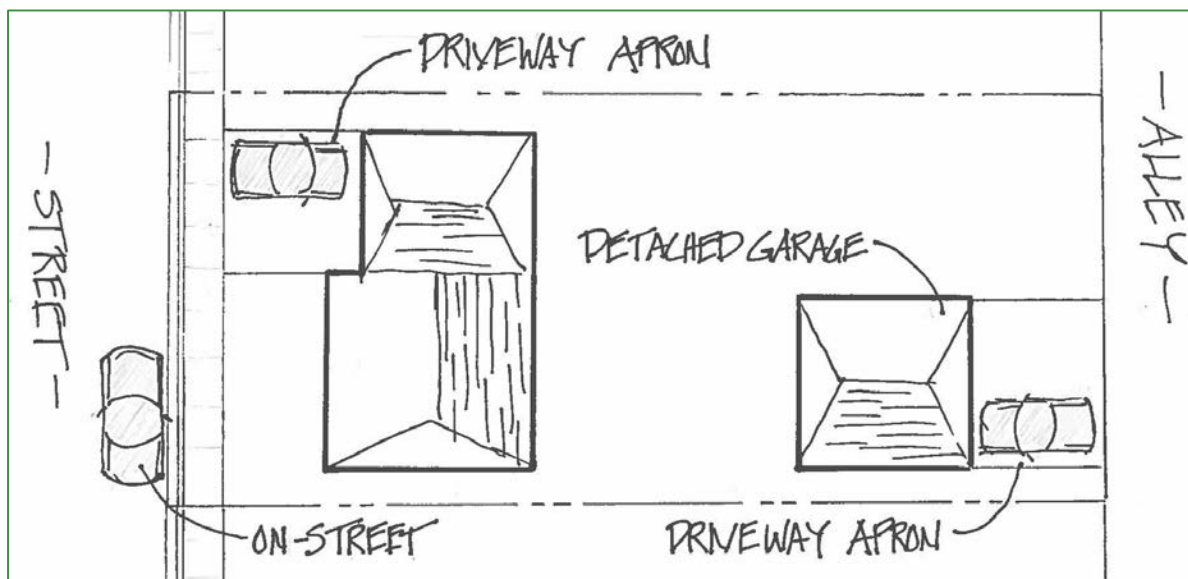
**2. Allow a second bedroom.**

ADUs are currently limited to one bedroom. This effectively precludes them from providing housing for a small family or single parent. Allowing a second bedroom will remove this barrier, and in conjunction with the size limit described above, will ensure this allowance does not result in negative impacts on existing neighborhoods.



### 3. Require one parking space for ADUs with a second bedroom.

One parking space is currently required for ADUs. The driveway apron in the front setback can meet this requirement. Rather than completely remove the requirement, the proposal is to require a parking space only for those ADUs with two bedrooms. In addition to enclosed parking, this space could be located in any adequately sized driveway apron (including along the alley), or if available immediately adjacent to the site, along the street. The street could not be signed "no parking," or include curb cuts or other obstructions that would prevent parking. Any of these alternatives would have minimal impact on the surrounding neighborhood.



(Examples of ADU Parking Locations)

A final concept discussed at the Community Conversations was the removal of the current requirement for the owner to reside on a property with an ADU. This is often a deterrent for potential applicants. However, this requirement helps ensure a balance of home ownership and rental properties in neighborhoods. A topic that came up in conversation, and is reflected in some of the feedback received to date relates to short-term rentals. Some have suggested changes to ADU standards would result in an increase of short-term rentals at the detriment of neighborhood character. Most tied this concern to the owner occupancy standard. Based on public feedback, there are no changes proposed to this standard. The property owner will still be required to reside on properties that include an ADU.

ADUs have been allowed for years, and there is no data to suggest the other, relatively minor changes, will suddenly result in a proliferation of short-term rentals. Further, any concern with short-term rentals is not tied exclusively to ADUs, and should not delay what is a positive update to the development code. Any attempt to regulate short term rentals should be taken up as a separate, comprehensive effort.

In conclusion, the changes are consistent with the Grow Our Housing initiative, and have been crafted based on substantial public input, most of which is in support. ADUs are a unique form of housing that adds an affordable option to the City's existing neighborhoods with little impact and minimal demand on existing infrastructure. As detailed below, the amendment is consistent with the standards for approval.

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## 5. Approval Criteria

### Code Text Amendment (11-03-04.1B(7a))

***The Council shall approve, approve with modifications, or deny pursuant to Section 11-03-03.4 and this Section. To approve it must be found that the amendment:***

***i. Complies with and conforms to the Comprehensive Plan, and***

The amendment is supported by a number of goals and policies of *Blueprint Boise*. *Principle NAC11.3* encourages the removal of barriers to desirable development patterns. More specific, *Principle PDP1.2* promotes changes to zoning allowances, and specifically references accessory dwelling units (ADUs) as an opportunity to provide additional housing. The current size and bedroom limit effectively precludes ADUs from providing housing for a small family. This amendment will remove this unnecessary barrier, and allow ADUs as a form of housing for a larger demographic.

The Plan includes a host of policies supporting a compact, diverse mix of housing, not only in terms of product type, but also for varied income levels. An emphasis is placed on providing this diversity at the neighborhood level. Historically, most ADUs have been located in existing neighborhoods where residents have immediate access to services and amenities, often within walking distance of these as well as employment and schools. They provide an affordable housing alternative in neighborhoods that might otherwise be unattainable. This amendment should make ADUs a feasible housing option for a greater number of residents (*Goals NAC1, NAC7 & NAC8, & Principles NAC9.1 & GDP-N.3*).

Incorporating additional housing, including ADUs, into existing neighborhood fabric also has environmental benefits. *Principles ES1.4 and CC1.1* promote compact, walkable development patterns as a way to reduce vehicle miles traveled and avoid costly extensions of infrastructure. ADUs are a prime example of compact, infill development. They require very little in the way of infrastructure and have minimal impact on existing neighborhoods. The proposed changes will allow ADUs to contribute more to the City's housing stock, and place residents in locations where they can rely less on automobiles to meet daily needs.



ii. *Is required for public convenience or general welfare.*

The amendment is required for the general welfare of Boise's current, and future residents. The Grow Our Housing initiative estimated a population increase of approximately 50,000 new residents in the next 20 years, with a corresponding need for roughly 20,000 new living units. To meet this need, it is critical the City look for ways to provide housing other than single family homes on larger lots that consume the remaining agricultural lands and open space. The initiative is based on three core principles (Balanced, Compact and Possible).

ADUs are not the only solution to a growing need for housing. However, they are certainly a viable, sustainable alternative to the sprawling land use pattern that consumes a dwindling inventory of vacant land on the edge the City and outlying communities. This amendment will help *balance* the housing stock by further accommodating an affordable option. ADUs are a *compact* form of development that integrate seamlessly in existing neighborhoods. It is typically *possible*, if not likely, they can be added to a residential property with minimal need for infrastructure.

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## 6. Ordinance Amendment

The proposed changes to **Section 11-06-03.1(A)** are as follows:

### A. *Accessory Dwelling Unit*

- (1) *The accessory dwelling unit (ADU) must be not larger than ten percent of the lot area or ~~600~~ 700 square feet, whichever is smaller, and shall not have more than ~~one~~ two bedrooms. Where practical, the ten percent size standard may be altered to accommodate logical expansions or internal conversions. Examples of this include, but are not limited to, the addition of a second floor to a detached garage or the separation of a basement as an accessory unit. Under no circumstances may the ~~600~~ 700 square foot maximum be exceeded.*

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- (5) *One parking space (full size or compact) shall be provided for ~~the accessory dwelling unit in addition to the existing minimum parking requirement for the primary dwelling~~ accessory dwelling units with two bedrooms. This space is in addition to those required for the primary dwelling. The driveway apron (~~driveway space within the front yard setback~~) or unrestricted on-street parking immediately adjacent to the site may be utilized for this requirement. A waiver to the parking requirement may be granted by the Director subject to documentation that unusual circumstances of the occupancy will result in a reduced need for parking on the premises and will not negatively impact the neighborhood. The waiver and circumstances allowing for the waiver will be documented in the deed restriction required in Section (8), below.*





**2** Please do not do this to our North End Neighborhood, Increase traffic and loss of green space will ruin our neighborhood. Do not do this!!!!

**3** I believe it is essential that we have owner occupancy included in the regulations. Without this it opens up the space to neglect. Pride of ownership and sense of community needs to be kept with the consideration of the new rules. Also we need to keep the added parking guideline.

**4** I am in favor of the increase. I am looking to put an ADU on my property to use as a place to take care of aging parents. I have cared for my grandmother and mother in their later life and feel I have some good feedback from my experience. I would also be willing to talk at a hearing or to the Planning team.  
Thanks, Bill Fritz

**5** Please keep the on site parking requirement and the owner occupied requirement

**6** Please disapprove this AUD proposal. This will not help with the current dwelling crisis we are having. This is only going to cause people to want this extra space so they can use as an Airbnb and make money on the side which in turn, will increase the cost of rentals. There's a reason that the cost of renting has increased 17% in Boise over the last year. Please disapprove of this.

**7** Thanks for the chance to comment on this! Creating incentives and lowering barriers for infill is important in order to encourage growth into areas where infrastructure already exists. I am fully in support of the three of these concepts: Increase Maximum Size for ADU's, Allow More Than One Bedroom in ADU's, and Eliminate On-Site Parking Requirement. These are the right goals, and the right incentives.

I have concerns with your final concept: Eliminate Owner Occupancy Requirement. With the introduction of AirBnb into the market, removing the owner occupancy requirement could have a converse effect by pulling more affordable housing into the short term market. If the intent is to loosen restrictions and incentivize investors to build affordable units, that's great, and I think could definitely lead to much high construction rates of ADU's. However, there needs to be restrictions in place to ensure that these newly built units remain occupied long term and allow neighborhoods to keep that key important element of COMMUNITY.

Thank your for your continued efforts to bring density and smart growth to the valley. --Sarah

**8** Hello,  
Much of this looks promising, but I am adamantly opposed to doing away with the owner occupancy requirement. This will certainly fuel increased speculation, which is already a major cause of inflated housing costs in the Valley.

If even for a designated period of years, please keep the owner occupancy requirement in place. This is critical.

Regards, Ken Winkleman

**9** Hello, I currently reside in the west end of Boise. I actually plan to build an ADU. I will likely have my office space there, (I have no employees) I would love to be able to rent my space on air bnb, maybe to a full time renter. I think air bnb's boost local economy in a very positive way. I stay in them often myself. I would love to see the size increase depending on the lot. I am opposed to removing the owner occupant requirement in at least one of the units. I am not opposed to growth, I would just like to keep some things about our city small and familiar, in order to keep the charm. Thank you

**10** While ADUs do help, I strongly oppose eliminating the Owner Occupancy requirement. This will sky rocket ccb investors buying up properties and adding ADUs for profit increasing rents etc.

**11** Negative on ADU

**12** The Southwest Ada Co. Alliance NA has reviewed the proposed changes to ADUs. Overall they appear to be positive changes. We have many residents who would like to have a separate but close space for an elderly parent, adult child with a disability, or to use as rental income. However, the one issue we have is the elimination of the owner occupancy requirement. Our neighborhoods should remain investments for people who live there, not for corporations that might see a large yard as a chance to create profit. Certainly there are commercial activities in our communities now, rentals, group homes, flippers. However, we fear that if the owner occupier requirement is removed it will create new competition for single family homes. Instead of potential residents bidding against each other, they might suddenly find themselves in a bidding war against a business with much more money available to them and a plan to buy up as many properties as they

can that could be developed as a dual rentals. Doing away with owner occupancy means that instead of one renter on the lot you now could have two. We believe that home ownership should be encouraged and fear that in many ways our economy and market is promoting a generation of renters, not because they want to rent, but because that is all they can find/afford. So allow the homeowner to rent their extra space, but do not encourage them turn both dwellings into rentals.

The other issue, and one that is not addressed as of yet is ADUs being used as short term rentals, through sites such as Air B&B or VRBO. While most people who use these rentals cause no problems, our neighborhoods were not meant to be hotels. The owner occupancy requirement puts responsibility on the homeowner to ensure that they stay in the neighbor's good graces by policing their short term tenants themselves. It may be time to look at some sort of policy on short term rentals to prevent future long term rentals from being taken off the market which contributes to the housing shortage we are experiencing.

Thank you, Marisa Keith  
Southwest Ada County Alliance Neighborhood Association  
President

**13** I approve of most of the considerations for ADU's by the city of Boise. Eliminating the owner occupancy requirement is a bad idea. Please do not remove that requirement. I do not want to see my neighborhood turn into an area where out of state real estate investors buy everything up and build ADU's to turn into air b n' b's. Allow for off-site parking and remove the parking requirements but do not allow an ADU to be built unless the owner lives on the property.

**14** Please study the effects of this ADU proposal further. None of this is compatible with established neighborhoods in Boise. Too many people would use this opportunity for short term rentals (airb&b, VRBO) . There are other areas in Boise to improve (add) density. I would vote against this if I had a chance. Please consider researching how other communities have solved the housing shortage. This is not the appropriate method.

**15** I have no problem with increasing the allowable size to 700 square feet and adding a second bedroom. Any larger than this, you have basically created a loophole that allows a developer to build two homes on a single lot.

Please do not eliminate the on-site parking requirement.

Older, urban neighborhood streets are crowded enough as is to accommodate over-occupied homes, Air BnBs, 10 bedroom duplexes, business parking & event parking. New ADUs should not be adding to the on-street parking burden.

I am very, very much opposed to eliminating the owner occupancy requirement. This opens the door for developers to purchase modest homes, demolish them, and build two new homes in their place. This threatens work force housing, especially in older neighbors where there are no CC&Rs for protection. Already we have seen numerous ADUs pop up in our neighborhood with many of these dwellings NOT housing low income families or even seniors, but being used as booshi Air BnBs.

Developers are already skirting building ordinances to create rental properties that are too large, and house too many people for existing neighborhoods. This is not only a threat to homeownership in our older neighborhoods but also rezones R-I zoned properties to duplex zoning.

While the intent to provide affordable housing is commendable, the reality is that allowing two houses where one used to exist will create all kinds of loopholes for developers to build projects that are wildly out of scale. It's only a matter of time before someone will discover a way to create a double 10-bedroom duplex on a 50 foot lot in which 20 people can be housed. Is this really what we want????

The change the city is proposing will not provide affordable housing... instead, it will take away existing work force housing unless certain standards are maintained... such as continuing enforce the on-site parking requirement and the owner occupancy requirement.

**16** If you decrease restrictions on ADUs, please also add a deed restriction to require owners to occupy for at least 10 years. This will prevent investors from buying up all the properties and thereby falsely inflating the property values and decreasing available affordable housing for Idahoans.

**17** Please do NOT change current regulations for SFD in Boise and keep the owner-occupied requirement. Your proposal will not help the rental/housing situation in our town.

**18** I am okay with increasing the allowable size to 700 square feet. Two bedrooms is okay; any more and in my opinion, the ADU is no longer secondary to the scale of

the main dwelling, which is an important distinction.

Do not eliminate the on-site parking requirement. Older neighborhoods are in danger of being swamped by an excess of parking on the street. New ADUs need to carry their own weight as far as not adding to the on-street parking burden. I am not in favor of allowing private developments to “deputize” the public realm, such as public streets, to satisfy their development needs. The livability of existing neighborhoods would suffer as a result.

I am emphatically opposed to eliminating the owner occupancy requirement. This would incentivize developers to purchase modest affordable homes, demolish them, and build two new homes in their place. This is not only a threat to homeownership in our older neighborhoods that have no CC and Rs, but effectively rezones R-1 zoned properties to duplex zoning. I happen to live near some properties that have ADUs where the owners no longer occupy a unit and they have become unsightly problems in the neighborhood. This change would only benefit developers and would tend to ghettoize existing neighborhoods. Part of Boise’s livability depends on healthy homeownership in our neighborhoods. Additionally, the City of Boise needs to do a much better job of enforcing existing ADUs that do not have an owner living in one unit.

**19** Please do not eliminate the owner-occupied requirement. It will encourage a flood of absentee owners. Home ownership is essential in building stronger community bonds, home ownership That should not be limited to the rich. It is a simple fact that owner occupied homes are better taken care of. This town has grown into the most beautiful Capital city in the nation, because has been affordable for people across the economic spectrum to own a home.

**20** My name is Jimmy Taylor and I am a resident of Boise, Idaho, residing in the Collister neighborhood.

I wanted to express my support for three of the four proposed changes related to accessory dwelling units. I believe that allowing for more than one room, increasing the maximum size of ADUs, and eliminating the requirement for parking are allow excellent changes in a positive direction. I wish that some of these changes (such as parking) could be applied to more than ADUs, but that’s a digression.

I have a good deal of reservation, however, about

eliminating the owner-occupied requirement. While I believe in the spirit of this change, what I am concerned with is the potential for these units to be converted to short-term rental units (a la AirBNB), thereby not really contributing to increasing housing supply in the city of Boise. If this rule change included restrictions for short-term rentals, I would be in support of this.

Ultimately, I believe the city of Boise has significantly too low of density, which causes some of our traffic issues to be a result of a large quantity of commuters residing in places outside of Boise. I believe we need significantly more housing near centers of work (like downtown Boise), more zoning changes to allow more mixed-use in suburban areas ,and improved alternative transportation options.

Thank you.

**21** I am all for having restrictions having restrictions removed from ADUs EXCEPT for the owner-occupancy requirement. With the price of housing skyrocketing in Boise and most of the country, it is incredulous that the City of Boise is even considering removing this requirement. Study after study shows that the rampant deregulation of AirBnB style vacation rentals is causing gentrification and housing shortages in most areas of the country. I’m aghast (but not surprised at this point) that the City of Boise would look to loosen regulations to allow real estate speculators and developers to build ADUs with the express interest of having them strictly for short term rental and not for curing our growing housing shortage problem. Double speak much?

**22** I am strongly opposed to changes to the ADU that weaken restrictions restrictions on parking and owner occupation. During the past 24 years, we have seen the character of our Bench neighborhood change as the number of infill projects has grown. It’s not much of a pleasure to take a walk anymore. Many streets have triple the volume of vehicle traffic and are constantly crowded with parked cars. A lot of these new units are investments: absentee landlords often pay little attention to the maintenance or appearance of their rental properties, so there’s a high turnover of renters. These issues seriously detract from the stability, security, and beauty of the neighborhood. Please don’t make it easier for corporate developers to exploit the Bench and accelerate these problems. As the city searches for sensible solutions to the housing shortage, I urge the Planning and Zoning Department to ensure that our neighborhoods retain their charm and livability by keeping sensible restrictions in place.

**23** I strongly oppose eliminating the owner occupancy requirement. We currently live next to an older house turned into a duplex, that the owners do not live in and rent out to a constant and frequent, turnover of tenants who have no investment in being good neighbors and demonstrate no respect for the neighborhood.

**24** First, I think it is wonderful the city is looking into the housing crises. However, relaxing all four restrictions will not increase housing for locals, it will increase short-term rentals and vacation rental properties. Neither of the short-term rental options will keep money in the valley. Large investment companies will buy up and rent out, such companies typically have headquarters and office space in other states, and all their overhead will be taxed and spent in communities far from Boise. Sure the initial building permits and labor/materials may support Boise, but in the big picture, the return on investment (ROI) will be collected by groups operating outside of the Treasure Valley.

The other major concerns I have include the increased roof space that impacts the micro-climate of Boise. Less trees, more roof surface, more driveway pads, more water usage - they all contribute towards us using up our natural resources in less than 50 years. Micro climate changes are real.

Traffic is always a concern, but if each house on just one block adds an ADU, without adequate off-street parking, parking becomes a scarcity. Our historic district is one example of how society changes. Older garages don't fit the larger SUV, trucks, and even medium sized SUV's. Families are no longer a one-car operation, they have one for each driving member, plus an extra 1-2 for play in our lovely foothills.

What about sewer capacity? We take longer showers, have more family and guests visiting our fine city, and since we again have more pavement and concrete covering over former dirt lots and roads, we need more capacity for our sewer and run-off drain lines.

Please do not change the owner-occupied requirement in the name of short term ROI, the long term degrading effects of high turnover of short-term tenants is worse than any growing city wants to deal with. Yes, you should take a look at some other large cities in the PNW that have blown up. Houses that were previously single-family occupied, are split up and the landscape neglect and parking issues are beyond control. When the owner lives on the property, maintenance is more likely to stay up to date and landscape is less likely to fall into disrepair. Cars are less likely to be

abandoned and neighborhood watch keeps crime more manageable.

Maxing out the size of a dwelling to encompass the entire lot is a tragedy for Boise and the Treasure Valley. We pride ourselves in being called the City of Trees, but would we still qualify today with the number of mature trees that are ripped down and not replaced when homes and ADU's are enlarged to the maximum of the lot?

None of these proposals will address the housing crisis that was brought upon ourselves with the marketing campaign launched by the City Council and Mayor. Please stop blaming different departments for the housing crisis, its time to slow down and get back to the normal rate of growth for a city of our size. Attracting out-of-state investment builders lines their pockets and benefits outside communities, not ours. Let us get back to thinking straight and within a normal operating budget.

**25** Please RETAIN the requirements of owner occupancy, and on site parking. I believe eliminating these requirements would lead to a substantial decline in neighborhood cohesiveness and character. Thank you.

**26** Not supportive of this proposal: There is still a significant amount of UNDEVELOPED property in the city ALREADY ZONED for multiple residential use. Boise is not Seattle or Portland where buildout has been achieved decades ago. There is no reason that affordable stocks cannot be built on property already designated for multi-unit use. There is no justifiable reason for the City to force higher density into established neighborhoods at this point in time. Developers and speculators love this proposal because it would allow them to modify or completely tear down and rebuild properties in existing neighborhoods that are desirable and can sell at a premium after being "up zoned" with a legitimate ADU which is "worth more". The losers are adjacent property owners and residents who then permanently deal with increased noise, parking issues, traffic, tenant issues, transient and short term rental issues and overall neighborhood impact.

Homeowners and residents of established neighborhoods are generally attracted to living or buying in the area because of their current zoning and resulting neighborhood feel. The City of Boise should respect existing zoning and maintain that for the benefit of owners and residents in the various neighborhoods and not continue to use loopholes and trickery to favor development interests and increase density and tax revenue

to the detriment of existing property owners and residents.

Over the last 3 decades the City has tried to force many vehicles on residents that have been detrimental to the look and feel of some of the most historic neighborhoods. Skinny houses, infill, lot splits, etc. Generally under the guise of “affordable housing” or “increasing density”. My observation over that period of time is that these programs seldom benefit actual homeowners but do benefit developers and speculators who buy developed or undeveloped properties, make use of these “density enhancing” tools then immediately sell the properties at a significant profit (and increase in tax base) and leave the neighborhood permanently changed as a result. There is generally no benefit to adjacent property owners and the detrimental effects are higher taxes, increased noise and other issues associated with higher density and an overall change to the feel of the neighborhood.

If the City feels so strongly that the existing zoning needs to be changed then the formal process should be undertaken to do so on a neighborhood by neighborhood basis. I imagine a number of communities would resist having their properties rezoned from RI or similar zonings for the reasons above. The existing zonings should be honored without more loopholes, and the existing process for approving ADUs with a variance is a far more reasonable plan to protect our neighborhoods and evaluate each proposal carefully. Again; most people are aware that the city favors the interests of developers and speculators; this behavior is not obscure.

As for the affordable housing assertion: it is unreasonable to expect that homeowners will expend the capital necessary to build a new ADU and then rent it at a rate that is considered “affordable”. What is more likely is that in high demand areas like the Depot Bench the units would rent above market value because they are new stock in a desirable area. The other more impactful possibility is that the units could be used in short term rental like AirBNB or VBRO or similar models which then increase transient population. Again at the detriment of adjacent property owners and only to the benefit of the renting owner and city (on the basis of sales tax revenue). The issue of short term rentals DEPLETING affordable housing stocks is a significant issue in areas like Blaine County where a significant amount of smaller and affordable properties, including existing non-conforming guest houses, apartments, and new ADUs have been rolled into short term service. Elimination of the owner occupancy requirement is an issue that contributes to this as well,

however it is a moot point because if an ADU is added to a property there is no way the city could effectively enforce the owner occupancy requirement. The unit is built and it will be in short or long term rental regardless of onsite owners or not. This whole concept is poorly thought out. It also benefits developers who may buy and flip a property while adding an ADU and have no real “ownership” connection and pass the property to a new owner who presumably can do whatever they want with the property. The owner occupancy requirement is unenforceable. Of course you want to eliminate it.

Onsite parking requirement elimination; Drive through the north end at any point day or night and try to convince neighborhood residents that this is a good idea. Until the City and County take steps to implement meaningful mass transit in the areas outside the downtown core there will be cars, lots of them. For example there is a triplex across the street from my property and at one point last summer the residents of that property had 9 cars... The 1 bedroom unit tenant presently has 3, all parked on the street.

Size: More than one bedroom at 600-800 sqft? Again, this is simply a way to increase density while circumventing existing and perfectly adequate zoning requirements. Units configured for more than a studio or one bedroom could be argued to be a “guest house”, “apartment” or “house” more than an ADU. This proposal is pushing the limits.

Reality: In established neighborhoods like the Depot Bench there are a wide variety of density enhancing properties already in place. There are a mix of apartment and duplex properties dating from the 60s and 70s, there are existing non-conforming accessory units, guest houses and cottages on many properties pre-dating the existing zoning laws of the late 1960s. Lastly there have been subdivision and lot splits of larger lots into multiple single or multiple unit properties since the 1990s. My property for example has been split twice, once in 1959 and again in 1990 and the resulting density increase is 4 residential units.

The point is that most people who are invested in their neighborhood like them they way that they are and chose to, and may have paid a premium to, live in the area because of its existing feel. This proposal again panders to OUTSIDE short term developers and speculators and flippers who have no tie to the neighborhood and only seek to maximize their short term investment. This is not something the community should accept or encourage and the City should be focusing on undeveloped property that is properly zoned before allowing existing neighborhoods to be reconfigured.

**27** I fully support all the options listed in this proposal as a way to increase reasonable density in Boise, especially desirable areas like the North and East end neighborhoods. As someone who has been through the ADU approval process, the current requirements can be difficult for homeowners with smaller lots to accommodate (like the parking requirement). This proposal (in part or whole) also encourages multi-generation and family-size units, without having to shoehorn tenants into smaller ADUs.

**28** Our son lived in Vancouver B.C for two years and these types of units allowed for him to economically live within the city boundaries and close to the public transit system as a car less resident. Both of the units we rented were two bedrooms allowing for a shared rent to make space affordable for tenants and bring in the necessary income for the landowner to stay in their home within the increasingly expensive city housing cost. We also rented space like this as an Airbnb visiting as a family with very little impact within a neighborhood environment for the permanent residents. As the beneficiary of using three of these types of units over two years and appreciating the experience, I would hope to see this implemented in Boise because of it's many benefits. With that being said all three units had the owners occupying the primary dwelling and that is a topic that will take careful consideration for the neighborhoods.

**29** Thanks for asking for feedback on this important topic. I certainly understand the problem with housing availability. The city has approved many 'in-fill' projects which make sense. However, relaxing your requirements for ADU's in the historic neighborhoods is a bad idea. If you relax the requirements, you may end up encouraging a very transient housing situation (ie. short term rentals, VRBOs) which will degrade the neighborhood and also deprive the city of hotel revenue and taxes (this is already happening). I am also very concerned about the parking situation. Do you really want to increase the already crowded city streets with more on-street parking? Ask your city employees how difficult it is to remove leaves from our streets with all the cars parked there. If you remove the 1 bedroom requirement to allow 2 bedrooms, you likely will add 2 more cars to the property. That could be 4 cars (on the street) per household. That is unworkable to say the least. I have lived in the North End for 12 years and have seen the thoughtful upgrades and remodeling that has occurred on old homes, ONLY because your guidelines have maintained the quality of the neighborhood. I know we need more housing, but these changes are a bad way

to increase housing density without a formal re-zoning process. You may solve one problem, only to introduce more problems that will make things worse.

**30** As a property owner I think the proposed changes reflect the needs of our communities and it's citizens in correlation with the costs of living in Boise. The burdens; taxes, rents, mortgages, licensure and permitting can be reduced by even the small increment Accessory Dwelling changes. I think there will be little if no impact on our communities and neighbors by these changes. Thank you for listening to my thoughts on this, Rachel

**31** I think that the proposed changes are modest in scope, will have little or no impact on surrounding neighbors, accommodates the needs of property owners while limiting community impact. It is a sound proposal.

**32** I understand the need to promote more affordable housing in the city. However, I don't believe some of the proposed changes to the ADU policy will actually accomplish this goal.

If you eliminate the owner occupancy requirement, you open up the city to a scenario where investors buy up large numbers of single family homes, build multiple bedroom ADUs on-site, and rent out entire properties. This could lead to previously owner-occupied neighborhoods becoming a majority rental. Without owners on-site who have a personal interest in their properties, you will likely end up with a community whose property values and quality of life are negatively impacted. Owners need to live on the property with their ADUs. Otherwise we are letting investors and developers set city policy and destroy our communities for personal gain.

Also, along the same vein, eliminating the on-site parking requirement could lead to a situation where all of the available on-street parking in a neighborhood is taken up by renters, leaving no room for guest or public parking. Boise has many neighborhoods with non-standard width roads that barely accommodate current residential off-site parking as it is. Everyone needs a car in this community, whether the renters have their own vehicle, or need space for rides to pick them up or their caregivers or guests to park. Eliminating this requirement could set up neighborhoods to have even more cars on the street, increasing congestion.

**33** I am against these changes.

**34** I support measures that accommodate ADUs to increase availability of affordable housing. However, I do NOT support eliminating the owner occupancy requirement associated with ADUs. My concern is that eliminating this requirement will increase the number of properties dedicated solely to short- and long-term rentals. In my experience as an East End resident, non-owner-occupied properties are typically not as well maintained as owner-occupied properties (even those with a rental ADU). I believe that eliminating the owner-occupied requirement would lead to an increase in investor-owned properties, which generally do not result in affordable housing (especially if used for short-term rentals), which increase a feeling of neighborhood transience, and which lead to greater demands on on-street parking. This is not consistent with preserving and maintaining our existing historical neighborhoods.

Thank you for the opportunity to comment.

**35** I worry that this could ruin our neighborhoods. We value our single family dwelling neighborhood and don't want it to change. Zoning laws exist to prevent this exact situation. Please don't pass this!

**36** I would be a huge proponent of these changes, especially eliminating the owner occupant requirement. It was this reason I did not add an ADU in southeast Boise last year unfortunately.

**37** I am opposed to allowing the changes for the ADU regarding size, occupancy, and parking requirements. I do not want to see a housing situation where any single family neighborhood can have these dwellings. We need to provide more affordable traditional housing instead of doubling up on single-family residences for just any circumstance. People who have chosen to live in a traditional single-family neighborhood should have the ability to see that their neighborhood stays that way. There are some areas of California that I am aware of that have made these changes. People who have moved here from California have nothing good to say about the situation. As a single-family property owner, I deserve to continue to have the right to expect that my neighborhood will stay that way. I believe allowing for a "mother-in-law quarter" is the way to keep the ordinance. There has to be a better way of addressing things than changing it against people's will. There is too much government dictating what we can do rather than listening to the taxpayers. I am sure some neighborhoods would want this change. I want the ability to choose to live or not live in one of those neighborhoods.

I don't want it just happening around me without some say in the matter. Please reconsider these changes.

**38** We are fighting, right now CAR18-00024 to keep our neighborhood as it is. Its been one home per acre since 1962. Planning and zoning said it should remain as it is "One of the okder intact neighbors still in Boise.

**39** Increasing the maximum size for ADUs and allowing more than one bedroom would make sense if the City is attempting to increase density and promote public transition. However, without regulations on who can use and rent out ADU's the proposal is rife for short-term rentals to pop up to the benefit of out of state owners or investors. Any action taken should put reasonable restrictions on who can rent out ADU's and for what purpose (ie. long term rentals only, homeowners only).

**40** With regard to ADUs, I believe that most of the proposed changes are okay. However, the having the Owner occupy one of the buildings is important. Otherwise, the entire North and West ends of Boise are likely to become investment property for Airbnb-type units. Such a change would ensure that even fewer Boiseans could afford to live near downtown. I don't think that this is one of the objectives of more ADUs.

**41** I believe ADU's are a great option for providing more housing, but I don't believe that it will make housing more affordable. The only regulation I would change would be the current one room requirement. Keep the parking requirement and owner occupied requirement. This protects the neighborhood and the home values. Some rental homes in my neighborhood have 5 to 6 people with 5 to 6 cars with only parking for 2 vehicles! if you are going to reduce the restrictions you better be ready for increased calls from unhappy homeowners.

**42** Owner occupancy is very important. I live next to a home that is rented, absentee owner and the place is a mess we don't need more of that in the neighborhood or more cars. More vehicles would also affect traffic speeds which are out of control on eighth street. There will be an injury soon.

**43** While I think allowing more ADU's could be helpful, I do not like the idea of removing the owner occupancy or current parking requirements. Parking is already a major issue for many neighborhoods, because of lack of public transit, and it doesn't seem fair to further stress

the parking situation of current neighborhood residents to generate an income stream for one owner. I think these units will be used primarily as air BnB's instead of providing housing for low income residents, which doesn't address Boise's affordable housing issue.

**44** We are homeowners in the North End (1501 N 21st) but currently live in Austin where we are fighting similar issues. Would very much like to see if looser terms can be made for ADU's in Boise. Austin recently raised size of ADU's from either 750 sq ft limit to 1100 sq ft and this is really a game changer in being able to allow for a well thought out 2 or 3 bedroom for a family. Also considering allowing all of the square footage to be on one floor would be helpful as well to allow those who currently own and live in these homes to essentially "age in place" in a smaller footprint. Thanks for considering, I would welcome the opportunity to be a part of any task force created. Sincerely, Chrissy Hand, Coldwell Banker Realtors, Austin, TX

**45** These changes are a positive direction. As our society ages "in-law" quarters or on-site care quarters will be a great need.

**46** need to add more square footage and allow for kitchens as well

**47** You will not solve the "housing crisis" in the City of Boise by allowing investors to buy properties, add accessory dwelling units and rent those units at a steep price increase. Relaxing the currently ineffective law is merely going to further erode neighborhoods and drive up prices of single family homes in areas which already suffer from blight and zoning code violations. Until the city invests in more inspectors to ensure that the current laws are followed, I would discourage Boise City from taking this step to allow less ADU regulation which creates density issues and further polarizes our community. The Treasure Valley is currently experiencing a greed crisis, not an affordable housing crisis.

**48** I am supportive of considering how to leverage ADUs to provide affordable housing in Boise. However, I do not agree with the proposal to eliminate the owner occupancy requirement. I see this as a slippery slope that opens doors to out of town/state investors who are not accountable or engaged in the neighborhood and community. Also, I think the on-site parking requirements could be revisited,

but this should be addressed with caution so as not to cause unwanted impacts to the community. I live in a neighborhood with a lot of foot traffic and feel this should be considered along with the safety concerns caused by congestion and significant on street parking. You simply can't see the children and others walking to and from school. I also see this as driving code enforcement challenges and I can anticipate an increase in broken down vehicles or abandoned ones. I've seen it in my neighborhood where we already have a lot of low income rentals.

**49** OWNER OCCUPANCY IS A MUST. PLEASE STRIKE THE PROVISION TO ELIMINATE THIS REQUIREMENT.

**50** I am against the changes to the current regulations. These current regs are in place to protect the neighborhoods and our city from rental units where they should not be, over crowding and property values.

**51** I don't like this idea. It will decrease parking, raise rent and crowd us even more.

**52** ADUs may be a viable housing option, however, the requirement that the property owner must live on site should be maintained. Otherwise the property turns into a speculative real estate investment. And that's what's already happening because I don't see city enforcement of existing ADU rules. Also, an ADU of 600 sq feet having one bedroom remains fine. 700 sq feet can have 2, and no ADU should be over 1000 sq feet with 3 bedrooms. I don't believe ADUs solve the housing crunch for families and that's not really what they should do. Maybe all lot splits should be for low income housing instead? Currently that's a speculative market that seeks to build McMansions in the North End quite successfully and further inflates real estate prices.

**53** I feel like given the need for space accessible dwelling units are best with more than one person if the other person is a spouse or family member if they are not it is a little bit too little room for only two people also people should be able to have a permit to park street parking if we are going to expand where they can park

**54** I personally think larger ADUs that didn't require the owner to live on site would be beneficial in creating more housing in Boise, as would the option of having more bedrooms and less strict space constraints.

**55** I have concerns about removing the parking space because there's already not enough parking space on the street sides, or there isn't enough room for cars to physically pass in some areas. It feels like an uninformed decision to make. Please do more actual research on this.

I don't agree with eliminating the owner occupancy requirement as it removes any responsibility to maintain said ADU residence or parent residence as the owner may not live in the neighborhood in which the ADU resides. I imagine that, like any other area in Boise that is full of non-owner-residing rental properties, it will fall to disrepair quite rapidly. With Boise starting to have "big city problems" without any real effort from the city council or politicians to address this, I feel like this is just one more thing to worry about. Do some actual research on this before suggesting it as an option.

I'm not generally opposed to adding more bedrooms or expanding the square footage while maintaining the 10% limit, but I do think there should be a cap made on occupancy count. More bedrooms might also invite more people than space could reasonably accommodate.

**56** The removal of owner occupancy restrictions and parking requirements for ADU's, especially in my area of SouthEast Boise, will encourage, at best, more short-term rentals that further degrade the single-family character of neighborhoods and, therefore, contravene Blueprint Boise. There will not be, as the promo from the city spins it, "mother-in-law" or "multi-generational" structures around BSU; instead, more mini-dorms and out-of-area owned AirBnB's will be added to already proliferating mini-dorm "duplexes" and other structures overriding neighborhood quality. The ADU ordinance is a blanket approach to density aimed at undermining, even stopping, appeals to P&Z and the City Council that refer to Blueprint Boise's support for the quality of single-family neighborhoods. The push for density by this proposal would create a blanket ordinance that fails to democratize density within Boise's city limits. So we face developers' unlimited discretion in an already overly-dense area. It is an attack on Blueprint Boise that will not address affordable housing in my area; it will just add more short-term dormitories and further kill off this part of a now-eroding, livable city.

**57** Yes, we need Mother-in-law quarters. Increase the size constraints of the units. Parking should not be a requirement of being able to build the unit.

Cost of permit is a bit high-We would want our kids to move into the existing house-we would build for the mother-in-law dwelling enabling us to remain in our own home for longer as we age. Family next door would provide extra care we might need.

**58** Owner Occupancy Requirement SHOULD NOT be Eliminated or relaxed because doing so will only create a haven for property rental investors to exploit. It will bring with it the kind of unwanted problems we don't want here in Idaho.

**59** I do not approve of the Elimination of the Owner Occupancy Requirement. Let's keep the quality of life that we have worked hard to create here in Boise.

**60** Encouraging ADUs will reduce property values while increasing neighborhood density. This means more traffic and more people in the neighborhood. It also means more renters who may not care as much about the neighborhood as a home owner. Knowing the human desire for money, some people will abuse this. Think of the AIRBNB situation developing, or other money making schemes. Instead, local government should develop a realistic master plan for the valley and then enforce it. It should be designed for all residents, home owners and renters based on current and future trends. Politicians should not accept money for their reelection campaigns from those businesses or people who will benefit from turning Boise into the next Portland or LA.

**61** I do NOT support the option to "Eliminate Owner Occupancy Requirement." The nature of our neighborhoods is already changing as investors with large cash holdings from other states purchase multiple homes in Boise. Eliminating the requirement for owner occupancy on ADUs allows investors to outbid local families for properties and substantially increase the number of rentals in our neighborhoods.

It is already difficult for families on the Idaho wage scale to compete when buying housing. The elimination of this requirement will only make it more difficult.

**62** I greatly favor the increase in ADU size. Not only is this this an answer to Boise's housing issue, it will provide jobs for skilled trades. Additionally it will improve the overall economy in Boise through tax revenues and additional income for residents.

**63** I live in the North End and don't find any issue with these changes EXCEPT for the elimination of Owner Occupancy restriction. This would lead to many properties being bought, ADUs added, and then rented out with no cares from the owner who may live out of state. I already have rentals around me and some are trashy with no care or upkeep by the owner who is a local but never seen. I don't want this to spread.

**64** Hi, I agree with all 4 proposals, enlarging size of ADU, having the ability to have more bedrooms, eliminating on site parking and eliminating owner occupancy. I believe this will help the housing situation here in Boise.

**65** Hello! I am currently in a neighborhood which has been targeted by developers for high density, above zoning developments. The city has not only failed to stop these, but chides neighbors for caring about these developments. The proposals above would not only do nothing to address concerns about affordability and livability, but would exacerbate these issues by turning ADUs into rentable duplexes and triplexes.

As to the above proposals specifically - I see no problem with increasing the size, within reason. The bedroom restriction makes sense to me, as these are designed as AFFORDABLE add-ons. Not max profit rentals. If the owner-occupancy restriction is removed and the bedroom restriction is removed, what is there to differentiate these from a duplex? Nothing. I also understand the City wants to remove the AirBNB restriction. This would only push pricing UP, again doing nothing to address affordability. I am growing increasingly dubious that the City seriously wants Boise to remain affordable OR livable. My trust in the council is shrinking. For these reasons I OPPOSE the above changes.

**66** To Whom it may concern:

I've been listening to the conversation around ADU's through social channels and have been excited to see the conversation emerge and evolve. Personally and professionally I support the proposed rule changes to allow for affordable housing to meet the growing demand. I have been a real estate agent in the valley since 2004 and a residential property manager since 2006. Here are my points:

I. Owner occupancy rule: There are many existing ADU's

that have been on the market for sale that would require investors to be owner occupied. Affordable housing requires investment from the broader community to assist in solving the affordability issue which stems from lack of inventory. Keeping investors out of the ADU market forces city, county, and state programs to stand in and fill the gap. Allowing investors to be non-owner occupied would fuel investment dollars into the market, and provide a net-gain inventory of rentals in existing neighborhoods. I personally have had investors skip over ADU's in concentrated rental areas as investment opportunities because of the owner occupied rule. This rule requires a unique situation and owner to invest, and/or it encourages non-compliance with code for people willing to break the rule.

2. 1-Bedroom Rule, smart growth, and generational concerns: As a buyer's representative, my team and I are getting numerous requests for multi-generational housing options. ADU's meet this requirement in certain cases, but not all. Most practical "mother-in-law" suites available in our market are typically associated with new construction which happens to be predominately in West Ada County. Two concerns: increased sprawl, and increased traffic. Allowing ADU's to be larger and accommodate more than one room would help in eliminating much of the boom and bust sprawl and with new construction prices leading the market upward so quickly, it does little to address affordability.

3. Counter argument to Airbnb's: I've heard many argue that if this is allowed, more properties would simply be used as short term rentals like Airbnb.

I currently manage 15 Airbnb's in Boise. I'd consider myself an expert with the Airbnb market statistics. Since 2015, Airbnb inventory has seen a tremendous boom (Over 500% inventory in some zip codes). Many people have converted their long term rentals into an Airbnb for hopes of generating more income, but with so many people join in on the wave, the profitability has really taken a sharp dive in recent months. Many owners today will have no good reason to convert or consider an Airbnb from a financial standpoint with out a very comprehensive plan and strategy to be profitable. I've seen multiple attempts by "investors/owners" to convert their homes to Airbnb, but have immediately found them less profitable due to a list of reasons.

An additional Airbnb argument is on the issue of traffic. Airbnb's do not necessarily generate more traffic. In our experience, many guests use ride share apps like, Lyft and

Uber. In other cases, they have usually just one car. I think the traffic argument is generally unfounded.

In conclusion, I support these rule changes because they would be a good answer to the current and future housing shortages which help drive affordability issues. I think it also answers questions around transit, traffic and an aging populous willing to live in multi-generational situations.

Thanks for the consideration,

Aaron Catt  
Boise Property Solutions LLC

**67** The existing regulations need to stay in effect. Owner occupancy is important to help keep these properties in good shape. Otherwise it turns them into run-down rentals which we already have way to many around town. Boise is to nice a place to pack it full with so called “Low Income or Affordable Housing”. Especially older/established neighborhoods where you find pride of ownership will be heavily affected is the regulations change.

Full means Full!

**68** A challenge for the ADU question. If this is such a great idea, how about putting this ADU in effect for “high-end” neighborhoods. If they reject the idea, then why would a lower-income neighborhood embrace it? I think the ADU ideas change the character of the neighborhoods. I have lived in a 3-generational family home. These instances are relatively rare. If there is a need or desire for a 3-generation family unit situation, then those requests could be dealt with in a case by case basis.

**69** I do not approve of the Elimination of the Owner Occupancy Requirement

**70** I am for all provisions except eliminating the Owner Occupancy Requirement.

**71** I agree with all the provisions except eliminating owner occupancy. I believe neighborhoods will be heathier and more sustainable with mixed occupancy.

**72** I DO NOT believe this is the right solution for the housing crisis. I will not support this initiative.

**73** I am not in favor of this. I believe there needs to be a lot of restrictions to protect the neighborhood and owner occupied properties.

**74** NO! as a resident living on N. 14th Street near Washington School in the North End, I do NOT want to have any regulations relaxed for accessory dwelling units. What I do want to see are regulations developed for limiting the DENSITY of these ADU's per block in residential areas.

For example:

This block currently has a trailer at the end of the alley being used for Air B&B. There is a mother-in-law over garage apartment added to the lot next to ours--it was supposed to actually BE a mother-in-law apartment but when those plans fell through it became an Air B&B. The home with the Air B&B trailer is now petitioning to have an over-the-garage apartment built on their home ‘for family use’. Nope. It will be used as an Air B&B. Owners are realtors. They also have added to the petition for a covering over their patio (...so they can have some privacy on their property?).

One of the biggest problems with these 2nd story short-time rentals is PRIVACY! We have absolutely no privacy any more in our backyard or in any of the back yards for most of the block. There is NOTHING that goes on in any of our back yards that is not in full view of whoever is staying in that short-term rental apartment. Renters could, if they wanted, document the daily schedules of coming and going during each day; they certainly can plainly see what equipment is in any of the yards; they know when you're home and when you're gone. I have had Air B&B renters open the windows to shout comments to me as I am gardening in the ‘privacy’ of my yard. Another neighbor has had loud complaints shouted across the alley because there was too much early evening noise coming from young children played in their back yard. Another neighbor with an open driveway to the alley, found strangers staring into the back windows of his house. Dogs being walked down the alley by the renters and consistently no piles being picked up. Damage to fences as renters back in and out of parking areas. Little things that add up over time.

These are old, established neighborhoods. We know our neighbors for blocks in most directions. We all get along well. No one would mind if a family member actually did move in to one of the small apartments as a permanent residence. But NOT the short-term rental businesses... the Air B&B's.

Not requiring the owner to actually live on the property with the ADU? so you want to change the zoning from single family dwelling to commercial apartments? No.

Once you do these things, there is no going back. And who profits from these changes?? That's a loaded question. My guess is realtors and the few individuals who own multiple properties and want to make more money by increasing the density of their rental units on existing properties. Some of these owners take good care of their properties. Many do not.

Not requiring a parking space for the ADU's? That would result in more on-street parking in areas with a lot of existing on-street parking. If you're going to add an apartment to your property, there needs to be a parking area for those residents.

What neighborhoods in Boise will be most impacted by these ADU's? Higher income communities in, for instance, the foothills? No. The greatest impacts will be on the older established middle-income neighborhoods in East Boise and the benches. Neighborhoods included in the North End Historic district. Quiet neighborhoods with straight streets and nearby schools.

Focus on developing regulations defining the density of short-term rentals and ADU's in established neighborhoods. Take on that problem before deciding to relax regulations for additional ADU's. Address the current problems before adding more problems.

**75** I am opposed to the current ADU proposal. I live at 3 S. Mesa Vista Drive, Boise, ID 83705. In the Bench areas where the skinny houses have been allowed, there is an excessive number of vehicles consistently on the street. The houses themselves have not been built with the same quality of workmanship as many of the existing homes. The neighborhoods affected should not be made to bear the burden of decreasing home values because multiple units are being allowed to be built on a property or abutted to an existing structure. It is one thing to have another family member be able to live on a property, but I did not see a provision stipulating that the landowner must occupy the existing home or even live on the property. This suggestion would significantly change the characteristics of the existing subdivisions.

I oppose this ADU proposal.  
Leane Chaffee

**76** I believe some changes will be a good move for ADU. I think 1 or 2 bedrooms is acceptable for a ADU. Parking should be considered carefully as some streets on the bench have cars parked everywhere. I do think there

should be an additional off street parking space even if it is not concrete. Is there currently a limit to the number of automobiles as some single family homes have 5-6 cars parked on their property and fill the street as well. Although I am not thrilled about the possibility of a SFU and ADU both being short term rentals, I do know many people on the bench already have housemates, and rent rooms and have lots of cars. I can support the driveway apron being counted as an additional space if it has the ability to hold more than one car or if the garage is actually used to park a car. I also appreciate the income generated by the sharing economy helps many homeowners (and especially single women) who need supplemental income to be able to afford their homes . . . and there is a substantial segment of the population that needs to rent a room due to underemployment or just the low wages paid in Idaho.

**77** As a longtime resident and homeowner in Boise, I support proposals to allow for slightly larger ADUs and to allow for more than 1 bedroom. I also support proposals to no longer require on-site parking when sufficient parking is available nearby. I do not support the proposal to eliminate the owner occupancy requirement.

I believe that more thoughtfully placed and designed ADUs can be an important way for the city to foster additional affordable housing and to increase density and reduce committing needs for residents.

Thank you - Justin

**78** Don't remove the owner occupancy rule. Provide tax incentive for current owners who would be willing to build but are concerned with higher taxes to their property.

**79** Excellent proposal! Allow square footage to be bigger, allow more than one bedroom, and the on site parking is nice.

**80** I am for increasing the maximum size and the number of bedrooms for ADU's since it would allow for small families.

However, I believe the onsite parking and the Owner occupancy requirements should remain. The parking is a concern because most north-end streets are narrow and already hard for two way traffic to navigate with the cars already parking on the streets. Having the owner onsite would encourage taking care of problems immediately rather than tempting an out of sight out of mind attitude.

**81** I understand the need to be flexible and stuff more bodies in to a smaller space. I am not in favor of eliminating the owner occupancy requirement. This requirement hopefully maintains some neighborhood continuity and combat an area becoming a rental community.

**82** I am opposed to the changes to the Accessory Dwelling Ordinance for two reasons.

1) Eliminating the on-site parking requirements. I live the west downtown neighborhood and parking is a big problem, even with Residential Parking requirements. We already several rental properties and home owner occupied residences in the neighborhood that do not have on-site parking, requiring residents to park on the street. If the city eliminates this requirement on additional properties, this will only make a bad situation worse.

2) Eliminating the home owner occupancy. In our neighborhood, we have a large number of rental properties that been changed into short term lease (VRBO) type housing Eliminating the home owner occupancy on ADUs would greatly increase the number of these types of businesses. It would encourage investors to buy homes, add ADUs and rent to short term tenants.

It is my understanding that the city wants to address the housing shortage, especially affordable housing, by changing the ADUs requirements, but until the city puts regulations or limitations in place to prevent property investors from utilizing for short term rentals, the city will only be creating more problems and not creating solutions. The current plan would only cause rental rates to increase and exasperate the affordable housing problem.

**83** I do not approve of the Elimination of the Owner Occupancy Requirement.

**84** I fully support all 4 proposals as described above.

**85** I fully support all 4 proposals as described above.

**86** My husband and I built an ADU for my Mother in 2017 and believe these dwellings are great opportunities for affordable housing as well as family members in need of assisted living. Our family believes that if we had been able to make the ADU larger than 600 SF. that would have been a great option, especially considering our lot is .25 acres and has plenty of room for a garage with an apartment above it over 600 SF. I believe that the ADU

size should be considered based on the size of the lot vs. the current, "one size fits all" policy. More than one bedroom layouts should also be an option, again, based on the size of the lot and if a 2 bedroom or larger square footage unit would fit properly.

I feel strongly that the current home owner should be living in one of the units. If the owner is not required to live on site, this would be a huge cause for concern on the quality of resident and impacts on the neighborhood. If these homes were essentially turned into short term rentals or part of Air bnb/Stay Alfred, we would see a huge decline in some of the wonderful neighborhoods and historic districts in Boise. Also, having the home owner live on site will help ensure the homes are both kept in good condition and that any potential renters are held accountable.

Parking should also remain a requirement. At least 1 parking spot should be available for the ADU. Parking in the city is already getting pretty cramped, especially closer to downtown and the North End.

**87** Agree with gist of this effort to create more affordable housing options in Boise. However, the owner residency requirement must remain in place to ensure that owners have 'skin in the game' and that investors are not incentivized to purchase properties to develop ADU's which all could become short term rentals. This does nothing to improve housing availability for Boise residents.

**88** While I support parts of the city's ADU restrictions being somewhat relaxed, I strongly oppose the removal of the owner-occupancy requirement. Removal of this requirement would greatly damage the very fabric of Boise's established neighborhoods and unfairly places the burden of density on a few select neighborhoods without any promise of benefit. Owners have buy-in, they have ownership, they have reason to contribute to the place they call home and reason to be a good neighbor. Removal of the owner occupancy restriction would offer immense incentive to external profiteers looking to make a buck, not contribute to a neighborhood or improve the lives of those around them. The removal of this restriction would also encourage investment speculators to cram single lots full of multiple short-term rentals, as those are generally more profitable than long-term rentals. People come and people go on a daily basis, with no ties to the place they are crashing because hey! It's only one night! And then all of a sudden you're living smack in the middle of the residential equivalent of a giant one night stand. And come on... we all know that one night stands are NEVER a good idea.

**89** I think increased size seems to be ok, the 10% number will not allow it to get too large and if the site is extremely large, there should be a cap (increased as mentioned). Increased bedrooms seem ok as well. A small family should be able to occupy these type of units. We should thrive for density of our city and not desire spread and sprawl. The parking requirement should be based off of zoning/neighborhood and existing parking conditions. If street parking is already pretty dense, parking for the unit should be required. If it is in a neighborhood that has plenty of street parking or other available options, a spot might not be needed. For the last one. The owner should be able to do what they want with their property. if they want to rent both units out, they should have the freedom to do what they want. That being said, HOAs can restrict this. The city itself should not control its residents like this. HOAs are something people buy into and agree with upon purchase of property.

**90** I do understand the need for more affordable housing however as a member of an HOA Board in West Boise I would urge you to really think this through prior to easing up on current regulations, from my experience the City of Boise didn't help much with current regulations.

I know firsthand how hard it is to enforce rules. We had a home in our community that for years was nuisance because of the ADU on the property. The homeowner lived out of state and we couldn't get Boise City Code Compliance or Boise City Building Department to give us any direction or help with the matter, the place turned into a junk yard, we called the City several times and because the property owner lived out state, the property was a rental, they would not extradite to Idaho for a misdemeanor. Because of this article shown on KTVB it has come to my attention there was a law that required Owner Occupancy in one of the dwellings. I think that would have been a nice thing for YOUR City Code Compliance Officer to know.

Our HOA spent years and hundreds of dollars fighting this.

Unfortunately people don't always police themselves, so please re-think this before you start making changes, and think about the fall out, the laws already make it tough on Home Owners Association to maintain their communities and be sure and educate your agencies.

**91** I do not approve of eliminating the owner occupancy requirement.

**92** My wife and I own a home in the North End and added an ADU roughly two years ago. The process was straightforward. The restrictions sensible. While ADUs would help with affordability, the rules should not be changed in a manner that will impact the character of a community or quality of life for residents. For those reasons, We are strongly against larger ADU's, more than one bedroom per ADU, the relaxation of parking requirements and/or the end of the requirement that the owner must reside in either the primary residence or ADU. Any of these changes will effectively turn residences into apartment buildings and drastically impact the character of the community. If the City wants to solve the issue of affordable housing, it should encourage the construction of multi-family dwellings in locations where they make sense.

**93** I think these are all great ideas to help with the housing issues.

**94** I provide this feedback as a licensed Realtor and a real estate investor who has lived in Boise for 20 years and been in the real estate industry for 15 years. I support all of the items that the City is considering based on the following reasons:

1. Each ADU built will have a smaller impact on existing infrastructure and minimally help to alleviate our current sprawl.
2. The cost of building an ADU, whether standalone or attached, at current building costs means the vast majority of ADU's will either be built in (1) high value areas such as N. Boise, NE Boise, and SE Boise where those ADU's are most likely going to be rentals, or (2) by individuals living on larger lots already who want to be able to add the ADU as a form of generational housing concerns. This could be children looking to have elderly parents live close but still maintain their independence and privacy, so they build them an ADU. Or, conversely, a parent may want to build an ADU for a recent graduate to live outside the house and have more responsibility and privacy. Either way, situations like this will be of minimal impact to existing neighborhoods and infrastructure, but make overall quality of life better.

In our current market of very limited inventory and high prices (which in my opinion has a negatively reinforcing effect) many homeowners don't want to sell their homes because they don't have anything available to buy and still stay in their current neighborhood or area. ADUs can help that dilemma.

ADUs and the construction associated with them will allow for more job growth and could act as a buffer if we have a slight downturn. ADUs will increase the tax base in a given area with minimal impact to existing infrastructure. ADUs will help improve existing, older infrastructure via additional permit and hookup fees and upgrades of existing home lines when necessary.

Overall, I think there are two main arguments for ADUs. On one side you have people that are concerned they will just lead to more investor owned homes and more rentals in certain areas, and that could lead to a demise in those neighborhoods. That's a valid concern that can be addressed by maintaining setback requirements and the 10% lot coverage rule.

On the other hand, I think more ADUs will be built as a way to add value to the existing homeowner, whether that's through parents/kids/or part time family help living in the units. As a real estate investor, I know most people are not willing to disrupt their lifestyle and spend over \$100k on an ADU just to rent it out for \$6-700/mo, which will net them about \$500/mo after expenses. They don't want to be bothered with tenants and have to perform landlord duties. If they did, they'd already own rentals and the last thing they'd do is build a rental in their backyard. That being said, I think it would be a poor idea to deed-restrict properties with ADU's to owner occupants only. I think that only serves to restrict the available capital that could be invested in our community and can result in future unintended consequences.

Thank you for your time in reading this and I hope it helps.  
Tyler

**95** I believe the owner occupancy requirement should be kept as a condition of accessory dwelling units.

**96** I think giving homeowners options in both size and number of bedrooms for ADUs is a good thing. I believe that the owner occupancy rule should remain as I would think that this would give rise to the incentive to buy income properties and may increase housing prices further. I would also suggest some regulation against short term vacation rentals as these do nothing to solve housing issues (and may take properties off the rental market)

**97** I support the first three, but not the fourth. We do not want long and short term rentals that are not owned by the resident. This opens the door for unmaintained and cared for rental units, harming the neighborhood character.

**98** I'd like to keep the existing limits in place. North end neighborhoods need to keep more permanent residents and the single family feel in our established areas. There seem to be plenty of rentals now and I see for rent sign that are up a while meaning rents are probably exorbitant. People just want to cash in and will fill up lots with little aesthetic appeal and cars crowding streets. Please don't loosen rules!

**99** I have lived in the North End of Boise for 25 years. I also am the owner of 4 rental units, (duplexes and single-family residences). If ADUs were allowed I would build a couple on 2 of the rental houses where they would fit in well. I have no interest in running AirBNB type operations as I do not want to deal with the work load. I would aim in the direction of a less expensive rental house. If people did put in more Airbnbs I would see the market becoming saturated at some point making long term rental more desirable. So in short as a long term resident of North Boise, I think allowing ADUs on non-owner occupied is a good idea.

**100** I am concerned with the changes to the ADU dwelling rules - particularly if owner occupancy is removed and parking requirements removed. Owner occupancy supports stability of neighborhoods and housing, removal of parking requirements can negatively impact the safety and standard of living for the surrounding neighborhood. I do support changing the size and bedroom limits/requirements for ADUs.

**101** Although I am all for growth in Boise, I do not agree with eliminating owner occupancy at all. Without having a personal interest in their properties, property values and quality of life for surrounding neighbors and tenants are negatively impacted. People want to live in the historical area of Boise for a reason, opening the door to exploit the community via outside investors is the worst possible thing that could happen. It will eventually ruin the historical north end as we know it.

**102** It's a great idea. I know there are a lot of discussions about this, but at the end of the day, we need these types of changes to keep up with growth and curb urban sprawl!

We also need to be careful not to infringe on owners property rights. Which I feel many are approaching on. America is based on property rights. Rights to own and rent are homes as we like.

**103** I am against the proposal as it is written which includes “eliminating owner occupancy requirement.” I feel it is necessary to have the owner occupancy requirement on the property and I do not approve of “eliminating owner occupancy requirement.”

**104** Sounds good! Allowing for bigger dwellings is key! I am, however, concerned about this benefiting Air BnB more than working families in need of affordable (and pleasant) housing. I’d rather have more ADUs than high-rise condos that most local people can’t afford. I am a 5th generation Boisean and make 50k a year as a solo parent and couldn’t afford to live in Boise if I have to move again... That’s silly – rent prices are a SERIOUS problem. Thanks for trying to help!

**105** If the City is hoping that amending the development code to “to maximize land use to support the creation of additional affordable housing in appropriate locations” will be done through ADUs, some limitations need to be made to ensure ADUs are actually being used for affordable housing (if they are being rented). There should be limitations on the rental of ADUs so that they are used as a long-term rental property to increase the rental inventory in Boise and not to be used as an Airbnb / vacation rental property. Vacation rental can still be allowable as long as it is under X number of days per year (vacation rental should be the secondary use of the unit). The goal should be to increase rental inventory if the unit is being rented.

**106** Please do not remove the owner occupant requirement as this will open up more properties to development for the benefit of developers and their ever increasing ROIs as they gobble up properties to exploit this loophole. This aspect alone can single-handedly undo the purpose of amending this code, which as stated above is “exploring ways to maximize land use to support the creation of additional affordable housing in appropriate locations”. We do not need another Fowler Building back-track situation, please thoroughly examine the implications of removing owner occupancy restrictions and consider letting it stay on the code.

**107** Keep parking restriction. Eliminating will do nothing but create problems. One residence must be owner occupied. Otherwise, this is a good idea.

**108** YES! With the “Baby Boomers” reaching an age of either sizing down or needing some additional support

either physically or financially it only makes sense to try and accommodate this need.

**109** I am in favor of any and all housing solutions from overnight only places to stay to keep the rain off a homeless persons head to additional housing to rent out via airbnb to long term rental.

For over night emergency assistance for the homeless can the city solve the problem alone by increasing taxes on those who are already being taxed out of their own homes?

Empower the people to make the best use of their own property to assist in the best way they can.

For those looking for an income source let them use their property any way they can to their own benefit.

I grew up in Boise. When the recession hit I was making close to. \$100,000 a year. For the remainder of my last 8 years working I was great ful to have a \$13 an hour job. If I hadn’t paid off our home the year before I would not have been able to make the payment on my home.

Even now we have to consider moving to other areas of the country were we can afford property taxes.

Do we want to move from our home of 22 years? No! Which is more important, those who don’t want anything to affect their increasing property values or the increasing number of people who can’t afford to pay for the cheapest rents and those who could help them and themselves by allowing property owners to use their property to help?

Perhaps by helping those in need other people of enterprise and good will will be attracted to our wonderful city. I believe in the power of and compassion of citizens left alone to be industrious and kind.

**110** I support the idea of increasing the maximum size of ADU’s as well as allowing more than one bedroom and not requiring additional parking. We should, however require the owner occupy one of the homes on the property. Sometimes an ADU is not for a mother-in-law, but rather for an adult child that is a single parent. Our daughter and her 2 children lived with us and our 2 high school aged children, one boy and one girl, for 2 years in our 3 bedroom home while waiting for an apartment to open up on the Nampa Housing waiting list. She is on full disability but can function. She receives approx \$800 a month to live on. She was also on the Boise Housing waiting list, but with the wave of refugees coming to Boise receiving preferential housing placement, she was told that it would

still be several more years before anything might possibly come available in Boise. I know that ours is not an isolated case and that this is becoming more and more common place.

**111** I think the changes are a good idea. HOWEVER, these new small properties shouldn't be allowed to be AirBNBs or other short term housing. It needs to be long term rentals. If you allow short term housing, then it will defeat the purpose of more affordable housing.

**112** It is essential to increase affordable housing options in the City of Boise. More than one bedroom should be allowed in ADU. Owners should not have to live on the property in order to build an ADU. There are many rentals that could have an ADU that would help with the housing crisis in Boise. Many people downtown ride bikes, walk, or take the bus so we shouldn't limit options by requiring on site parking! I also strongly believe that there should be an increase in the allowable size of the ADU. Please make it easier to have ADUs this will help the severe housing crisis we have in the City of Boise. Thank you for your consideration.

**113** I do NOT support removal of the owner occupied requirement for ADUs. I believe it will adversely affect the quality of our neighborhoods.

**114** I do not support removing the owner occupancy requirement. I strongly believe this will deteriorate the neighborhoods we all have come to love and enjoy. Please do not allow for this regulation to be removed.

**115** As the owner of an ADU in the North End of Boise, I am against eliminating the owner occupancy requirement. I believe this would be bad for Boise's growth and neighborhoods.

**116** I am in favor of increasing the maximum ADU size, allowing more than one bedroom in ADU's, eliminating the on-site parking requirement, and eliminating the owner occupancy requirement. More housing is a good thing!

**117** YES - increasing the square footage cap is a good idea. BUT, a lack of housing isn't what has Boise in crisis - the lack of AFFORDABLE housing is what has Boise in a crisis. These days, you can find so-called "garage apartments" all over - most of which are cheap squalor - renting for \$850/mo + (which for the vast majority of

workers is well over 50-75% of their income). These apartments can barely be considered "habitable," but are also dangerous for the average single person who has to put their safety at risk by living on-site with a complete stranger who may have full access to their space.

Add that to the \$900-1100/mo. average rental market rates, a minimum wage still set at \$7.25, and absolutely no central development of housing for non-BSU students, and you have a growing homeless population of solid, hardworking Boise residents who have every capability of paying for a home IF THEY COULD AFFORD ONE.

Instead, put a cap on rental prices. Allow tiny homes to find their place in Boise. Develop creative housing solutions that incorporate environmental solutions as well. Think outside the box.

**118** Do not remove the owner occupancy requirement.!

If you remove the owner from the property equation, you will be changing the property from a residential home with a rental to a duplex. A duplex property is an investment and the occupants are generally on a lease. This means that the occupants turn over every 6 months to 12 months. This changes the neighborhood from residential to rental.

You need to consider keeping the integrity of existing neighborhoods.

**119** I support increasing the ADU maximum size and allowing for more than one bedroom. I also support eliminating the on-site parking. I do not support eliminating the owner occupancy requirement. I live in South Boise Village near the BSU campus. The requirement for owner occupancy insures that these secondary units do not simply become another revenue source for absentee landlords. We have a significant problem with absentee landlords who allow too many renters into one unit and do not manage the property appropriately. Without the owner occupancy requirement, I believe this problem will become worse as more absentee landlords cram more tenants into accessory units on the same property.

**120** I know there are probably a lot of other local born Idahoans complaining about this proposal. This local thinks this proposal looks awesome! Thank you!

**121** I am opposed to increasing the maximum size, allowing more than one bedroom, eliminating on site

parking and eliminating owner occupancy. These will no longer be a “mother-in-law” home but a rental in a predominately already overcrowded area. Please don’t allow these dwellings to be rentals and/or larger in size for more than one person - if approved. Please don’t let Idaho turn into an area where homes and their occupants are packed in like sardines with limited, congested parking for existing homeowners.

**122** Having lived in an area years ago that allowed the very same thing, I am very opposed to this...Street parking, weekend parties (was near concert venues), zero enforcement of illegal additions, and occupancy checks, unsafe gas and other utility additions, as well as bring neighborhood home values down...We were not in a HOA that could over see, and override city rules...VERY POOR CHOICE TO SOLVE HOUSING PROBLEM!

**123** Please do not remove the onsite parking requirements or the owner occupancy. This only creates problems for the neighbors and runs down the neighborhood. This makes an area less desirable, looks terrible, increases traffic, increases crime, and increases overcrowding. Offsite owners are less likely to care for the units. Please do not let this happen in Boise. Please try to find another way to deal with the housing crisis.

**124** I am for this as long as the ADUs are not used for short term rentals, such as airbnb. Also, they should have a full or 3/4 bathroom.

**125** In favor of size increase, more than 1 bedroom, and easing the parking requirement.

Strongly oppose non owner occupancy. An accessory dwelling unit is an accessory to your primary dwelling. Dealing with an illegal adu across the street has been a nightmare. (The large drug bust at 6823 Fairfield). With no owner on site we are dealing with a rundown unmanaged multi family rental.

**126** I have no problem with allowing larger units as proposed but I do think that owner residency would continue to be a good idea.

**127** Maximum size: should respect the greenspace/open space requirement for residential lots, as well as existing setbacks and scale to main structure.

Allow more than one bedroom: as appropriate, and only

if retaining the on-site parking requirement and owner occupancy rules.

On-site parking: should be maintained.

Owner occupancy requirement: should be maintained, at the very least with a minimum 5-year deed restriction to the owner who builds the ADU.

I would like to see allowances made to make it easier to allow short- and long-term use of similar amount of plot size for tiny home placement.

**128** “Street-side parking” means more cars permanently parked on city streets. In neighborhoods like the East and North Ends, where city code regarding permanently or semi-permanently vehicles on streets is not being enforced, elimination of the on-site parking requirement will make street congestion worse, further complicate street sweeping and city maintenance activities, and decrease vehicular and pedestrian safety by degrading lines-of-sight. The on-site parking requirement needs to be retained.

Elimination of the owner occupancy requirement will encourage real estate speculation and will contribute to destabilization of established neighborhoods by removing regular owner oversight of rental ADUs. Inner neighborhoods already have a high level of absentee landlord rental properties. Boise should not encourage this trend by allowing ADU properties to be regarded solely as investment-generation vehicles for speculators. This requirement needs to be retained.

**129** I live in a neighborhood with larger lots where this is already happening. Currently thankful the owner has to live on the lot and deal with the extra hassle. VERY thankful that they must have on site parking as having streets filled with cars is a hassle and leads to more car break ins

We bought houses on these types of lots because we wanted more buffer between us and the neighbors. Not because we wanted to live next to 2 families and more barking dogs I could seek increasing the size a bit but going to more bedrooms changes the dynamics of the people who would live there.

**130** Please require the owner to occupy the primary or accessory unit. Also do not allow street side parking.

**131** I need to downsize and there is no way I could afford a smaller house on my own so I am looking at living with my daughter and her family. We are looking at houses with a mother-in-law addition. I think increasing the maximum size and offering more than one bedroom is a good idea.

**132** I grew up in the North End, but rentals were more like owned homes because folks lived there for years & owners either lived next door OR lived in Boise & were attentive. I really oppose #4. It changes North End's noted friendly personality ... Not just Air B&B & In-&-out renters. Home values will be affected for other owner residents. Some reCAPTCHA images are too small for these mature eyes!

**133** I am against making any changes. Piling people on top of one another does nothing for the neighborhood except bring more congested roads and lowering home values. I think folks who buy single family homes in subdivisions do so because they want a lifestyle of breathing room.

**134** Do NOT eliminate the owner occupancy requirement.

**135** I support the changes to ADUs.

**136** Yes please allow ADU unit with relaxed restrictions.

**137** I completely support all of the proposed modifications, except removing the owner occupancy requirement. I think maintaining the owner occupancy requirement is necessary to prevent developers from adding ADUs solely to make more money by having two rentals on one property. I'd like to see up to an 800 square foot ADU maximum size. I have a dream of adding an ADU so my mom and my mother-in-law can share a single story living space/residence, if they ever need to, but two bedrooms, two bathrooms, would be necessary and I think 800 square feet would be reasonable.

**138** Regarding the city's proposed changes to code for ADUs, I don't take issue with increasing the maximum size (still within limits) or allowing more than one bedroom for ADUs; however, I am opposed to eliminating the requirements for on-site parking and owner occupancy. While I recognize the need for affordable housing in Boise, and greatly appreciate the ADU's potential value to families (as a pseudo-communal option for family members, as care-provider housing for seniors aging in place, etc.), I'm not in favor of changes which would compromise the

interests of existing homeowners and integrity of existing neighborhoods. Regardless of whether you believe the changes are being proposed to increase affordable housing or to increase tax revenue, it isn't right to do so at the expense of current homeowners and neighborhoods.

**139** 1. Increase Maximum Size for ADU's--YES  
2. Allow More Than One Bedroom in ADU's--YES  
3. Eliminate On-Site Parking Requirement--NO--will increase on street parking density raising safety issues with traffic/pedestrians. Also, ascetically the wrong direction.  
4. Eliminate Owner Occupancy Requirement--NO--looses the residential flavor; too easy to take the next step turning the residential to commercial like areas within an established neighborhood and destroying the ambience.

**140** I think it would be a great idea to reduce the regulations on ADUs. Land, especially downtown, is at a premium and expanding housing options in existing areas would be beneficial.

My husband and I have 2 adult daughters with autism and we would like them to be able to live near us in our North End home but it's cost prohibitive to rent them homes. Neither of them will ever be able to drive, relying on the city bus, so they won't need a parking place. If more people were able ride the bus because of housing near the bus line, parking wouldn't need to be required for all ADUs.

**141** This is in addition to my first response (#133).  
<https://nwcitizen.com/entry/accessory-dwelling-units-there-is-no-rush>

<https://www.msn.com/en-us/money/realestate/does-upzoning-boost-the-housing-supply-and-lower-prices-maybe-not/ar-BBT05sL?ocid=mailsignout>

I don't believe that the wholesale changes you are proposing are well considered and they will harm the neighborhoods on the bench. Will these changes also apply to historic properties in the city? Don't do this. Hire a planner to look at applications that you receive. Thanks.

**142** I would like to see that the owner occupied rule stay in place. Thanks!

**143** I do not agree with eliminating the owner occupied requirement. I want to continue with this requirement regardless of the other changes.

**144** I am all for this

**145** I support most aspects of this proposed change, however, I do NOT support the elimination of the owner occupied requirement. I am a renter in the East End and have already seen at least 4 other long-term renters kicked out of their homes so the absentee owner could make the properties into Air BnBs. Please don't encourage absentee landlords/investors to kill our neighborhood.

**146** In favor but owners need to live in either one of dwellings.

**147** I support increased size, more than one bedroom, and the elimination of off-street parking requirements. I'm ambivalent about the owner occupancy requirement, but this is perhaps difficult to enforce, post-entitlement.

**148** I would agree with proposals except for more than one room dwelling for ADU and allowing owner to live off site. I own only one car and agree that we are trying to increase walking and biking, however, if allowed more residents per unit they will need or desire a car and that would require more on street parking. The owner living off site is not a good option because I have lived in neighborhoods that become all rental and the property does decrease in care and ultimately value.

**149** We live in NW Boise, on 30th and Good and would like to give the following input: 1) keep the regulation that the owner must live in one of the units. This assures maintaining quality invested neighborhoods. 2) keep the ADU to a limit one bedroom. Lot sizes in the north end are too small for multiple-multiple families 3) yes, lets reduce parking requirements and large garages. It's time to take a bus, walk, bike, and scooter to work. Thanks for listening.

**150** Please do not eliminate the "Owner Occupancy Requirement". Thanks

**151** I am opposed to eliminating the owner occupancy requirement on ADU units. I agree with Preservation Idaho's position. Thank you for considering.

**152** While I agree with the enlarged ADU unit, I think they should be limited to two bedrooms, and the lifting of the onsite parking restriction should be reconsidered, and last Owners should be required to occupy at least one of the units on the property.

**153** I think this is great, except for eliminating owner occupancy. I fear this will lead to even more buy up of properties by investors which ultimately hurts families and can lead to a downfall in neighborhoods.

**154** Retain "owner occupancy requirement" please

**155** I strongly oppose removing the Owner Occupancy Requirement. This move would have the strong potential of turning entire neighborhoods into multi-family rental-only properties. Having moved here from a city that has large swaths of absentee ownership, I can personally vouch for the damage this presents to creating good neighborhoods and to the overall quality of life. The neighborhoods have no constancy. The "investor" owners often have very little concern regarding property maintenance - only in maximizing income. With the Owner Occupancy Requirement, the neighborhoods inherently have a core of residents who provide stability. The other three proposals make really good sense.

**156** The changes to the ADU development code are acceptable, except for eliminating owner occupancy requirement. I support the other three points.

**157** I do not approve of the Elimination of the Owner Occupancy Requirement. Please keep this requirement.

**158** I've seen what has happened to my neighborhood over the last 40 years as rentals come and go. I'd prefer that the owner occupancy requirement not be eliminated.

**159** Please do not remove the owner occupancy requirement. People who live in our neighborhoods have more ownership and care for their homes and their communities. Thank you!

**160** Owner Occupancy requirement is a must. As someone who rented from an owner it was nice to have them there to introduce me to others in the neighborhood and it didn't make me seem like an "outsider" or "invader" when I met neighbors. The required parking location should be enforced more as I didn't even know about this and my landlord never provided me a spot to park my car aside from the street. All the other changes are fine.

**161** I approve of all proposed changes except for the elimination of owner occupancy requirement. I believe that without an invested owner on-site, properties are too

likely to fall into disrepair. It's important to keep a mix of owners and renters who all feel accountable for the places they live. I foresee that, without the requirement, there's the huge possibility that investors would buy large swaths of homes and property while not being present on them, thereby removing the human factor that makes Boise so wonderful!

**162** Owner occupancy requirement is a must. Do not eliminate.

**163** Removing the owner the occupancy requirement would have multiple negative impacts on our community with very little if any positive. These units work when they add a diversity and flexibility to our living environment that is self-governed by pride of ownership and an emotional investment in the neighborhood. Developer driven income potential rarely brings a sensitive approach to enriching a neighborhood fabric. Adding that component to the mix ruins all that we're trying to maintain. I'm don't disagree with increasing the size, but I would still cap it not at 10% alone, but perhaps something like "10% max, but never to exceed 1200 SF" or something similar. This is meant as affordable housing for young people, senior and others on a limited income , not necessarily a vehicle for large families. If it was for families you would need to reconsider the parking requirement so as not to be insufficient.

**164** Absolutely against this proposal. Boise has sadly moved toward a big house on a postage stamp lot.

The decreased space with increasing number of irresponsible home owners and pet owners has already raised tensions between neighbors. This change would favor the irresponsible and inconsiderate since local law enforcement has neither the time nor interest in addressing personal or pet conflicts (from experience).

Such a change would also create a preference for the wealthier who can actually afford this.

This is a horrible way for Ada County to try to jack your property taxes and destroy existing communities.

**165** Hello,  
I think that eliminating the owner occupancy portion would be a bad for the homeowners in the neighborhoods. It seems to me that would just open it up for real estate speculation and not do a thing for affordable housing. Also parking is already an issue on the streets in my

neighborhood it is going to get worse, so fun having friends over for dinner and not having any where for them to park because the rental across the street has 6 cars parked in front of your house is kind of a pain. In all honesty if you need a spot, there is a bunch of land the City wants to build a new stadium on.... put that land to good use.

**166** I think that the property owner should reside at the property in order to preserve the good character of the neighborhood.

**167** I am against eliminating the owner occupancy requirement. I believe it would hurt our neighborhoods to not require that the owners live on the property. There should still be strict guidelines for ADU's.

**168** ADU's are a great way to address some of Boise's affordable housing issues. I support increasing max size, allowing two bedrooms, and eliminating the off-street parking requirement. I will support eliminating the owner-occupancy requirement if additional policy changes are taken to address the short-term rental market.

Of the seven neighbors which I've discussed these changes, all oppose eliminating owner-occupancy requirement-- not because of concerns about investor ownership of long term rentals--but because of the negative impacts short-term rentals (e.g. Air BnB, VRBO) are having in their neighborhoods.

We need to increase supply above all else right now and eliminating the owner-occupancy requirement will aid in more ADUs getting built. But to get community support, the seemingly unrelated short-term rental issues need to be addressed.

City of Boise should require a short term rental license (with a fiscally meaningful annual fee) and also require GBAD room taxes be paid. These economic policies will help balance two unfair scenarios: hotel vs. short term rentals and short term vs. long term rentals. It will also help meter the proliferation of poorly managed short-term rentals throughout existing residential neighborhoods.

Please address the negative impacts that the short term rental market is having on neighborhoods concurrently with revising ADU policy. You will be able to make better improvements to the ADU policy that result in increased housing supply by also addressing the short-term rental issues.

Thank you for this genuine public process and these thoughtful responses to Boise's current housing environment. You're doing positive and meaningful work.

**169** Steps made that improve property rights should be embraced. I would welcome Larger ADU's, more bedrooms, reduced parking requirement, and the elimination of Owner Occupancy Requirement.

**170** I would opt to keep the Owner Occupancy Requirement as it stands so the owner must occupy the property.

**171** I am totally opposed to changing the ADU policies. The growth in Boise is already unacceptable. Many neighborhoods like mine in NW Boise and other areas with lg lots and open space would suffer. If the owner occupancy requirement is eliminated, many places would be bought by investors who would turn them into rentals or Air BnBs. this would ruin the quality of life in these neighborhoods. Too many multistory apts have already changed the peaceful nature of these areas. This would also affect areas of historic and vintage homes if there is not control over what can be built. Please do not add anything more to change the livability of our town. you have ruined it enough already.

**172** I support the proposed changes to ADU regulations

**173** I agree with all of the first three. I do not agree with the concept of no owner occupancy. I believe the owner should live on site.

**174** In favor of all proposals

**175** Both renters and homeowners deserve better! This can lead to a situation where investor/owners do not maintain their rentals as well as they should to the detriment of renters, neighborhood homeowners, and the neighborhood in general.

Without owners who have a personal interest in their properties, you will likely end up with a community whose property values and quality of life are negatively impacted. It is crucial that owners live on the property with their ADUs. Don't let investors and developers set city policy and destroy our communities for the sake of their income.

**176** I support the first 3 items, but do not support eliminating the Owner Occupancy Requirement. I feel

that makes our neighborhoods vulnerable to investors and developers, and destroys the community quality.

**177** removing the owner occupied requirement could turn "family neighborhoods" into rental neighborhoods as it will increase investor buyers and price out owner occupants.

**178** I do not support the elimination of the Owner Occupancy Requirement, elimination of the parking requirement nor the expansion of additional rooms. All will have negative impacts to my neighborhood. There needs to be a focus on ensuring appropriate infrastructure first (schools, streets, geothermal piping, etc.).

**179** I support all of these ideas except the last one. Please do not eliminate the owner occupancy requirement. I feel that this is an upkeep issue and also a safety issue. Thank you for soliciting feedback.

**180** There are two aspects of the proposed changes that I do NOT support. First is the elimination of the onsite parking requirement. I live in the North End and many streets are narrow. With cars parked on both sides of the street and two vehicles in traffic approaching each other, there is insufficient space in the road on many streets. The elimination of the onsite parking requirement would make this situation worse. The second aspect of the proposed changes that I oppose is the elimination of the owner residence requirement. I've lived in neighborhoods where the mix of owners and renters shifted to a majority of renters. The result every time was a degradation of the neighborhood. Requiring owners to live onsite is the only sure way to assure the integrity of the neighborhood.

**181** I am in favor of all the suggestions with the exception of eliminating the owner occupancy requirement. This could lead to even more problems than this would solve. Please do not eliminate the owner occupancy requirement.

**182** I believe the ADUs will be used primarily for overnight rentals. That accelerates our affordable housing crisis and escalates the price of housing. I say NO.

**183** Increasing size and bedroom count as described sounds reasonable to me. Parking restrictions could be eased, but a spot off of the street should be maintained because street parking is already an issue in many neighborhoods. We should definitely not eliminate the

owner occupancy requirement. I believe this would be in direct contradiction to the desire for affordable housing because investors would buy all the properties and working residents cant compete with those cash offers. Also investors are not likely to rent at affordable rates.

**184** I cannot support, or condone in any way doing away with decades of current planning and zoning to solve an issue we did not cause.

**185** I am not in favor of theses rule changes. Maximum density is not a good option for Boise. I think the owner rules should not be changed.

**186** I do not approve of the Elimination of the Owner Occupancy Requirement.

**187** I agree with all of the above with the exception of item 4.

**188** Please do not eliminate the Owner Occupancy Requirement.

**189** I approve of all changes to the ADU policy except for the elimination of the Owner Occupancy Requirement, this adversely effects what you're trying to achieve. Please consider removing this from the amendments.

**190** I do not approve of the Elimination of the Owner Occupancy Requirement.

**191** Please do NOT eliminate the owner occupancy requirement! Owners should have a personal interest in their properties.

**192** Traffic congestion is going to be an increasing issue in Boise, and therefore eliminating the on-site parking requirement is only going to contribute to more street parking problems and further aggravate congestion. I do not support eliminating the on-site parking requirement for ADUs. Additionally, owners who occupy dwellings are more likely to be in tune with the needs of the neighborhood and invest in contributing to a positive neighborhood environment. Therefore, I do not support eliminating the owner occupancy requirement. I am not opposed to allowing larger ADUs or more bedrooms provided on-site parking and owner occupancy remain requirements. If these are eliminated, I do not support larger ADUs or more bedrooms.

I also think that this proposal may need to be neighborhood-specific, and not a blanket proposal for all of Boise. I reside in the Vista neighborhood, and we already have trailer parks, row homes, apartment complexes, etc. I feel as though we are already supporting the affordable housing crisis and do not need to cram additional housing density into an already saturated area. This proposal may be more appropriate for other neighborhoods who are not yet doing their part to support affordable housing.

**193** I like some of the new suggestions. I do not think the square footage should be increased and I do think the owner should live at the property. These accessory dwellings allow families, like mine, to provide housing for elderly parents and, just as important ly, grown children with disabilities. A small on site house allows a family to provide some Independence while continuing to support and manage daily living.. This is the compassionate affordable housing option that can work for many families. Owner occupancy is a crucial part of this sustainable, livable neighborhood model, no matter who lives in the cottage out back.

**194** Do Not eliminate the owner occupancy requirement

**195** I personally the proposed changes to the ADU policy to help increase the number of affordable housing units, EXCEPT for the last one. If you eliminate the Owner Occupancy Requirement, you open the city to a scenario where investors buy large numbers of single family homes, build multiple bedroom ADUs on-site and rent out the entire property either as long-term rentals or short-terms rentals (Airbnb, VRBO, etc.). Now, instead of well balanced neighborhoods with a mix of owners and rentals you may have neighborhoods with a majority of long-term and short-term rentals and increased on-street parking. This can lead to a situation where investor/owners do not maintain their rentals as well as they should to the detriment of renters, neighborhood homeowners, and the neighborhood in general. Both renters and homeowners deserve better!

**196** Hi, I am in favor of the first three suggestions to update the Accessory Dwelling Unit Ordinance. I am not in favor of eliminating the Owner Occupancy requirement.

**197** It would be a mistake to lessen the accessory dwelling requirements for the city of Boise and here are just a few reasons why.

It will decrease property values for the residents who are actually living here in Boise, it will also increase traffic in long established neighborhoods that are not suited for it, and we'd see an increase in the criminal activity in our neighborhoods where the homes are being purchased as investment properties by out of state slumloards who have no cares about "who" they rent to as long as the rent money continues filling their over privileged pockets; I mean the more tenants they can fit onto one plot of land the richer they get right?

No good can come out of this, it's just yet another way for these out of state invaders to push out the natives; first by driving up the home prices so that the locals can't even afford to buy a starter home with their stagnant (with nearly the lowest minimum wage in the nation) incomes, then there's the lack of infrastructure modification to accommodate the influx of vehicles making traffic an increased nightmare, then let's not forget the lack of accountability or responsibility these out of state leeches have when they should be PAYING for the increased cost of developing and restructuring our city to accommodate them in the form of Mello Roos taxes.

**198** My concerns are centered around the North End. It's a popular neighborhood that is at risk of being overrun. People have paid a premium to live in 83702 (as well as other areas) and should enjoy their homes, not be subject to neighboring investors who want to buy at the top of the market and then cash in by effectively subdividing a property into multiple households.

The North End is a Boise sales tool, helping to attract new Boiseans at record levels, but it would become a victim of its own success if additional living capacity accumulates over time (none is ever taken away, it seems). Quality of life would suffer in the showcase neighborhood that causes people to think Boise is such a great place. A good many houses are already in the short term rental market, taking away neighborhood cohesion. Additional back yard rental capacity will make things worse. Parking distances, add-on buildings shading others' back yards, noise, lost views, The North End already pays a price for its location...access into the neighborhood gets rerouted for races and parades at all times of the year. Traffic cuts through the area, heading to Boise High and downtown. It is serving the city well, and doesn't need more headaches.

**199** Maintain Owner Occupancy Requirement.

**200** I do not support any of the perposed changes to the code. I do not believe they would enhance our commuinity at all and would cause many problems.

**201** I have owned my home for 5 years and home next door has always had tenants. I never met owner not can I contact them to tell them of any problems. I strongly request that owners must be living on premises. Limit dwellings to 2 bedrooms. House I am referring to has 4 bedrooms and many single individuals and at one point 5 dogs living with them. Parking for rentals should be one vehicle. No trailers or boats. Thank you

**202** Do not remove owner occupancy requirements

**203** Do not remove owner occupied requirement

**204** I like the suggested changes to the ADU requirements except eliminating the owner occupancy requirement. I do not want our neighborhoods to become a center for Air BnB rentals and worry that the investors will buy properties and turn them into pure rentals destroying the fabric of our neighborhood.

**205** I agree to all 4 modifications to the city code as proposed above and entailed below.

1. Increase Maximum Size for ADU's
2. Allow More Than One Bedroom in ADU's
3. Eliminate On-Site Parking Requirement
4. Eliminate Owner Occupancy Requirement

If you have questions, please contact me.

**206** It makes sense that the property owner should live in one of the dwellings.

**207** My thoughts:

NO to Eliminating the Owner Occupancy Requirement

NO to Eliminating the on-site parking Requirement.

YES on Increasing Maximum Size

YES on allowing more than one bedroom.

**208** Any additional housing spaces should provide a parking space for the rental. Parking is already a problem in many neighborhoods, including the north end. Also setbacks from property lines need to be ample to prevent problems.

**209** Do not remove owner occupancy requirement, otherwise, it will result in total multiple rental properties. Parking needs to remain a stringent component. We are already overrun by multiple cars at many homes.

**210** I would only want this to pass if the owner still has an on-site residency requirement.

**211** I approve of the first 3 changes.. Increase size, allow more than one bedroom and eliminate onsite parking. I do not support the 4th change which is to eliminate owner occupancy as that will change the makeup of our neighborhoods.

**212** I like it! Let's do it! One question. How would this impact, or be impacted by, existing neighborhood/homeowners association rules?

**213** Please do not eliminate the owner occupation regulation. At least one building on the property needs to be owner occupied.

**214** I think this is a bad idea. I live in the Vista Depot bench neighborhood. I see this new zoning as a terrible idea. It will allow developers lots more free reign to buy up older properties and put multiple dwelling units on them. We constantly talk about quality of living in Boise, one of those qualities is our wonderful older neighborhoods. Let's work to keep them, not destroy them. You should be looking at requiring developers to include affordable housing in their developments instead of changing zoning regulations in established neighborhoods.

**215** I would agree with maximizing the ADU size to 10% of the larger parcel sizes, if it is more than 600 sq. ft. I feel that owner occupancy should be required. One bedroom only should be a maintained requirement. I would favor an alternative to on-street parking.

**216** -Please do not remove the owner occupancy requirement -Ok with not requiring onsite parking IF the occupant of the ADU does not have a car.

**217** I strongly support the ADU expansion although i would not be able to take advantage of it. Boise needs to infill! Preservation idaho is opposing the removal of owner occupancy. I have mixed feelings and see the point. But their argument seems unnecessarily alarmist. At most retain the owner occupied requirement only for historic districts.

**218** I agree with all except the last. There still should be the requirement for owner occupancy to ensure the care of the property, so please keep this requirement.

**219** I disagree with eliminating the on site parking requirement. For owners who live in their home renters without parking do not hesitate to park in our spots. Additionally I disagree with eliminating the owner occupancy requirement. I do not wish to be surrounded by investor owned properties without any real connection to or pride in our community.

**220** I think with the amount of property that some people have that having a small mother-in-law type house would be a good thing. Smaller, more affordable housing would be perfect for those just starting out in life.

**221** STOP the insanity of over-building. And, yes, i DO vote!!!

**222** I approve of all of the changes except for deleting the owner-occupancy rule. Owner-occupancy is important in maintaining the quality, upkeep and value of our neighborhoods.

**223** Do not agree with: Eliminate Owner Occupancy Requirement

**224** I do not approve of the elimination of the owner occupancy requirement in the Accessory Dwelling Unit proposal. Not requiring owner occupancy can easily lead to a majority of units becoming short-term and long-term rentals, increasing demand for on-street parking, and reducing property values and quality of life in the community. It is crucial that owners live on the property with their ADUs.

**225** Please DO NOT remove the requirement for Owner Occupied dwellings. I don't want the Infill when people build another house on their property and turn it into multiple family dwelling area. While we all understand there is a shortage of "affordable" housing in Boise, this type of change would destroy the entire concept of single family housing zoning and put us all into a multiple housing zone situation. Lets NOT turn ADU into Rental housing Options. I like my space.

I am a registered voter Precinct #2114 ; Legislative District 21 and Congressional District #1

**226** Opposed to eliminating the owner occupied provision of the ADU.

**227** I SUPPORT eliminating the requirement for additional parking and eliminating the owner occupied requirement. No opinion on the other two.

**228** I do not agree with the changes to on-site parking and owner occupancy. I think both of these requirements help keep neighborhoods focused on the people who reside in them on a full-time basis while allowing for additional units for residents with extenuating circumstances.

**229** I approve the first three changes but not the fourth. The owner occupancy requirement must remain in place. We must limit the kind of rental growth in Boise. We want to allow homeowners the income, not large rental organizations.

**230** I support two of the proposals but do not support the other two - parking and owner occupied. I live in the North End on a very tight block of parcels. Our curb parking is full. I think if someone on our block builds a rental property in their backyard, they should create a space for a car adjacent to the alley unless their property is on the corner which gives them two street options to park a car next their homes. I also think the property owner should live on the premises so that there is a better chance the property will be maintained.

**231** I am not in favor of changes relating to ADUs.

**232** ADUs can't solve the region's entire housing crisis, but these small homes could meet some of the need for burdened moderate- and low-income renter households -If it's done right and people follow the rules I think it's a fantastic idea not everybody is fortunate enough to own a home and if you're going to rent from somebody that's a personal homeowner right on your property I think that's a win win for both parties

**233** I oppose eliminating the requirement for the owner to live on the property. This will create a lot of poorly constructed poorly maintained properties by out of state or absentee owners. Terrible idea. We need to keep this requirement in place for accountability and quality neighborhoods.

**234** I live in an area of South Boise where ADU's are not allowed by CC&R's. However the house next door is a rental unit. It is poorly maintained and an eyesore. Therefore, the requirement that the owner live on the property is a needed requirement and should not be changed. Also, parking in Boise is never enough for new construction. Too many cars are parked on the street in neighborhoods. Size and number of bedrooms can be adjusted based on lot size.

**235** We are killing this beautiful area by cramming in more and more people. I am against all of the changes proposed

**236** Please continue to uphold ADU owner occupancy requirements. Without the owner having a personal connection to their property, we will continue to see neighborhoods and homes decline in beauty, cleanliness, and safety. Increased traffic in historic neighborhoods will lead to increased safety issues and street parking issues, both of which we have already seen a rise in while the ADU owner occupancy rules are already in effect. There are other ways to meet housing demands in Boise. Thank you.

**237** I do not support the proposed changes. I have lived where restrictions were lifted only to the detriment of the neighborhood and the area. This could potentially just turn good neighborhoods into rental communities that decline in value. Allowing on street parking is also another way to begin to allow neighborhoods to decline. I do not support removing the current restrictions.

**238** I agree with your proposals except eliminating the owner occupancy requirement. We've already seen far too many affordable residences sacrificed to AirBnBs and upscale speculation that removes workers from places they want to live. The purpose of ADUs is to provide MORE affordable housing, not less! Thank you.

**239** Owner occupancy should be required. Period. Without that requirement the pride of ownership absent would result in neighborhood degradation.

**240** I am opposed to eliminating owner occupancy requirements

**241** I am in favor of the changes to increase sizes of ADUs and to allow more than one bedroom in an ADU. I am opposed to the changes to eliminate on-site parking and especially opposed to the elimination of the

owner occupancy requirement. Removing the owner occupancy requirement will destroy the community nature of neighborhoods, increase noise and disregard for maintaining the property, and generally erode the positive elements that make Boise a great place to live.

**242** I am opposed to the elimination of the on site parking requirement and the requirement for owner occupancy. I believe both protect neighborhoods and that should be your primary obligation not just affordable housing.

**243** Please highly consider NOT expanding ADU rules. Let us not become cities like Portland, Seattle, Denver, etc. Keep Boise friendly, safe, clean and quiet. Kind regards.

**244** As our community continues to see unprecedented growth, it's important for us to address housing challenges. It's particularly important for us to address affordable housing. I believe expanding the square footage and bedroom requirements for an ADU seeks to address some of those housing affordability challenges. The other two changes, one to the parking requirements and two to the owner occupancy requirement will only serve to create more problems for our community. Removing the parking requirement makes no sense in a city growing like ours. If we remove the parking requirement we will see already congested street parking even more congested, pushing out existing residents. We don't want that. Removing the owner occupancy requirement will take our city from a community of dedicated and committed residents to a city full of properties owned by our of state developers and instead of encouraging affordable housing for residents will encourage a massive increase of vacation rental properties, meaning that the people who care the most about the community may be priced out of living in it. Please consider what these changes mean for residents, and not just what they mean in terms of lining the pockets of developers. Thank you.

**245** I think additional units should be for family members or care givers. This would be no more than two people in the ADU. Hence I don't like change one and three. I'm not fond of change two either since this could interfere with street sweepers and snow removal equipment.

**246** The city is considering 4 changes:

- Increase maximum size of ADU - YES
- Allow more than one bedroom - YES

- Eliminate on-site parking requirement - YES
- Eliminate owner occupancy requirement - NO, NO, NO

**247** Please consider keeping the owner occupancy the way it is. Many investors really don't think about the how some developments can have a real negative impact on the people that have homes already in the area, and there is always the ones that don't really care, it's about money.

Appreciate your interest on the matter,  
Thank You, Mildred Weaver

**248** I agree with all changes except one. The owner, or a family member should live on the property as pride of ownership makes a neighborhood stronger. For instance it could be an elderly parent living there with an ADU rented. I believe owner occupancy can be defined as family members

**249** Yes, this is just a drop in the bucket in terms of what regulations the city should change to spur affordable housing. The experience of other communities is this will not have any impact on either the neighborhood or in stimulating additional affordable units. The owner occupancy requirement is too difficult to administer, so delete it. Look at allowing for more than one unit on large estate lots. See Jackson, WY as example.

**250** I support I-3

I do not support the change to #4.

Owners should still be required to live on site. Keep our quality of life from being further impacted.

**251** I am opposed to eliminating the owner occupancy requirement. It's time for city government to put the housing needs of permanent year-round Boise City residents above the profits of investors and developers, many of whom don't even live in Idaho.

**252** Eliminating the Owner Occupancy Requirement will greatly impact housing availability for it's residence. Any more "investment opportunities" for rentals or vacation properties will I. lead to slumming properties by those experimenting with investing their money without business knowledge. 2. Families will be furthermore be out-priced of home ownership. Increasing the square footage and one-bedroom standard will blur the intention behind an ADU.

**253** I am in favor of increasing the MAXIMUM size of ADU's to the GREATER of maybe 1200? square feet or

10% of the property lot size. with multiply bedrooms, (Square footage to allow for full basement, and second floor ADU's, but add ons less.

ONLY OFF STREET ON SITE PARKING!!!!!! , minimum of two cars sites plus one more car site per bedroom!!!!!! Parking is getting tight already and will decrease safety and flow of city street.

And an idea or way to restricting multiple families/people from residing in one ADU. Maybe of a maximum of Two sets of Sur names in the ADU to try to keep it a family/ small group unit dwelling and not turn into a hovel as i have seen in NYC where a number of families were shareing small units. !!!! This seems to have happened two houses down form my house....up to 15 people not in the same family living in an amended R2 from a R1.5. The place looks in bad shape.

**254** I am in favor of all of these new initiatives particularly with the shortage of affordable housing in the city.

**255** I support the first 3 changes, but I'm concerned about removing the owner occupancy requirement. Neighborhoods will be negatively impacted in multiple ways if the primary home and ADU are both rentals.

**256** I believe owners need to live on site

**257** The following issues concern me:

1. The owner of the property should be required to live there.
2. Any ADU design should be approved by a design-review committee

In January, an oversized complex on the south side of Jefferson St. between 17th and 16th streets started going up, overcrowding the single family home next door. The angles and slants of the design should never have been okayed by the design and review committee. Its design is totally out of place. This could happen with ADUs

**258** I am in favor of changes

**259** Please keep the on site parking and owner occupancy guidelines for ADU in Boise.

Keep our precious neighborhoods in tact!!

**260** I have no objection to the concept in general but think it must be owner occupied. And parking is also an

issue. The developers have crammed so many houses on the open land around me and the houses are BIG for the lots they sit on and house a lot of people, for the most part, family members. The residents are then forced to park on the street creating a situation that is not attractive for a neighborhood of single family dwellings. Cars should be required to park ON the property.

**261** I believe the owners should be required to live on their property to maintain it

**262** Amending the ADU is not an appropriate solution to affordable housing. Specifically in the older neighborhoods encompassing the cities Historic Districts. The current rules are already inconsistently and randomly enforced and most ADUs already do not have on site parking. My by item feedback is below.

1.) Not knowing how much more than 600 sq ft you intend to go makes this unacceptable.

2.) More than one bedroom should also not be changed, if your concern is young families, perhaps you should look at a requirement of a minimum number of houses or units in condo's/apartment complexes being dedicated to low income families as rentals or rent to own in all the new developments occurring.

3.) On site parking, abandoning this in the already overly parked streets of the older sections of town is simply poor planning.

4.) The last item is of the most concern. The question is does the city want to invest in long term neighborhoods, or simply have a transient population of short term and longer term renters with no vested interest in the property? In neighborhoods of Single Family homes, I feel it is imperative that Owners be present on the property where ADUs are present. There is already an over abundance of speculation in real estate in this valley which is contributing to skyrocketing prices, and I think this would just create another loophole for this to take place.

**263** I oppose the elimination of the owner occupancy provision.

I also oppose the elimination of the off street parking provision.

**264** I do not support "eliminate owner occupancy requirement". Keep the owner occupancy please.

**265** I am not in favor of eliminating the off street

parking requirement or the owner occupancy requirement. The north end is already very congested as far as parking is concerned, we don't need more cars on the streets.

Dan Lute

**266** Absolutely no on all proposals except allowing an additional bedroom. Older neighborhoods just don't have the parking or infrastructure to accommodate more population density, not does the aging water system. Allowing ADU's and removing the property owner to be on-site requirement will open these up to investment companies. The main homes and ADU's will be turned into rentals, full time Air BnB's or simply sit empty. If you want to increase available housing, stop these investment companies from buying up houses and then letting them sit empty. I've lost count of the number of empty homes in my bench neighborhood because of this practice. No no no and a thousand times no.

**267** Do not eliminate the owner occupancy Requirement. Having the owner onsite encourages tidier, well kept property. Otherwise, I'm fine with the changes

**268** I agree with the first two changes. I think the last two changes are not good. If on-site parking isn't required, the streets could become cluttered and other residents in neighboring homes wouldn't be able to park on the street. Eliminating owner occupancy requirements is inviting disaster. The dwellings could become VRBO's, party houses with fraternity party like occurrences. Not good for fellow neighbors!

**269** All good except - do not eliminate the owner occupancy requirement. We need to retain our people-friendly neighborly neighborhoods, not turn them into rentals.

**270** Sorry I'm not resident of Boisangelos.

**271** I think things need to be looked at clearly. Changing the requirements is a start but I'm not seeing how these ideas are helpful to the people of Idaho or even for the people of Idaho.

Parking is scarce and taking away the housing providers responsibility to provide some kind of parking seems very irresponsible. Makes living in the area that is already having issues with space and places to park even more dense. Possibly causing friction with residents.

The requirement of AUD property owner living on the

property is a good rule preventing investors from other states and companies from taking over the area. Increasing the price of housing and not actually maintaining the property.

I believe making rules that eliminate these issues and even adding to it about the actual care of AUD housing. Should be where we are focusing on this next step.

**272** I do not support these ADU changes as this will likely negatively impact current home owners with increased density, parking issues, etc.

**273** I feel that the present ordinance is crafted well enough to cover accessory dwelling units without proposed changes.

**274** I support the first 3 changes, but not the third. I think requiring owner occupancy is important for ensuring that houses aren't bought up by developers or people who only want rental income.

**275** I agree with Preservation Idaho's position. Make the three changes but do NOT eliminate the owner occupancy requirement. Period. Thank you!

**276** Oh, no! Do not eliminate the owner-occupied requirement. Can't you see how that would play out? Investors would take over even more than they already do. Hopeful owners-to-be would never have a chance at home ownership as the available inventory will shrink as prices continue to explode!

Additionally, reconsider the parking proposal. Parking on the street is already congested enough AND owner-occupied properties without an ADU will be overrun by the vehicles of ADU property residents and their guests.

PLEASE be very careful what you do and don't rush to make any ol' changes to appease the short-sighted. That's how we got in this predicament in the first place. Thank you for your consideration.

**277** I believe the requirement that the owner reside in either the primary unit or accessory dwelling unit should be kept in the regulations.

**278** The changes are positive ones except for the elimination of owner occupancy requirements. This, to me, is a serious zoning violation since it would permit pockets of housing which are disruptive to the character

of the neighborhood. People buy their homes based on what they see the neighborhood to be and based on an expectation of some stability in that perceived neighborhood. This occupancy requirement elimination will remove the anticipated stability and will cause instability in the value of housing.

**279** Require owner occupancy.

**280** I feel that it is very important to keep the current regulations that require the property owner to reside in the primary unit or the accessory dwelling unit. Otherwise, neighborhoods will not be well cared for and in time, neighborhoods will become very rundown.

**281** I do not agree with increasing the # of bedrooms beyond one AND I am very opposed to eliminating owner occupancy requirements. Eliminating the owner occupancy requirement has the potential to negatively impact the integrity of neighborhoods by transforming them from predominantly owner occupied units to predominantly rental units.

**282** Please do NOT eliminate the owner occupancy requirement. This will have negative consequences.

**283** We disagree with points 2 and 3. By not requiring a parking space our street parking will become a problem. Increased cars in the street decreases visibility for pedestrians. As to the 4th point we disagree because non owner presence increases the likelihood of poorly maintained properties.

**284** I own several properties in Boise, and I am opposed to non-owner occupied ADU's in Boise

**285** While I support the first three changes (re: maximum size, bedrooms, and parking), I vehemently protest against the proposal to eliminate the owner occupancy requirement. Eliminating that requirement would produce absentee-owned and -mismanaged properties that would be unsightly and unsafe. Please reject this change! Preserve and cultivate vibrant communities owned and lived-in by Boiseans!

**286** I am NOT in support of eliminating owner occupancy requirement.

**287** I am against the proposed ADU changes

**288** I'm glad the city is looking at ways to increase the number of rentals available in the city. The conversion of many rentals to Air B&B units has reduced the availability of rentals in the North End. Therefore, I am opposed to changing the owner occupancy requirement for ADU development. Without it, lots of out-of-town investors could just buy up properties and have two short term rentals, not just one. Also, I can tell in my own neighborhood the difference in maintenance between rentals and owners. Don't turn our neighborhoods into slums!

**289** I am opposed to eliminating the owner occupancy requirement.

**290** I'm supportive of all the proposals except eliminating owner occupancy. I think eliminating that requirement would lead to neglect.

**291** I believe to prevent ADUs from becoming more Air B&B rentals, they must include owner occupied houses and no more than 2 bedrooms. The ADU must be smaller than the original dwelling or attached to it. If the City wants to create a new zone for co-housing, cottages, tiny homes, small lots etc, then that might be a good start as well.

**292** Dropping the owner residency requirement will negatively impact our neighborhoods. Providing creative infill is fine, but keep the landlord on site. Thank you

**293** I do not approve of the Elimination of the Owner Occupancy Requirement. We must keep the quality of life that we have worked hard to create. Thank you.

**294** Keep the owner/occupancy requirement

**295** I support allowing more than one bedroom. I'm very opposed to eliminating owner occupancy and onsite parking. Both are critical to minimizing negative impacts on the rest of the neighborhood.

**296** Do Not eliminate the Owner Occupancy requirement.

**297** I oppose the proposed changes for ADU's, particularly parking changes. Street parking threatens the livability of established neighborhoods. Lets work on getting more cars off the streets, not put more cars on. I think that out buildings should be limited to garages and other such ancillary building which support the primary living structure.

**298** I am very opposed to removing the owner requirement. Tenant neighborhoods get rundown quickly.

**299** I agree with Preservation Idaho's stance that while affordable housing is vital owners should live on the property to keep neighborhoods real communities with permanent residents who truly care about the area.

**300** I do not approve of the elimination of the owner occupancy requirement.

Let's keep our neighborhoods as neighborhoods with a balanced mix of owners and renters, living together, keeping the diversity of our city interesting, and keeping Boise a great place to live.

**301** These are going changes.

**302** Hi, I appreciate the efforts to provide housing given the current situation where there is limited stock combined with growth projections. I disagree with removing the owner occupancy requirement, as well as removing the need to provide a parking option. I don't want a situation where owners live elsewhere and aren't at all invested in the community, and as someone in an older home that relies upon street parking, I'd hate to see a situation that creates more demand for those spots. Thank you.

**303** Owner occupancy requirement is essential and should not be changed.

**304** I'm not supportive of removing the owner occupancy requirement. While the other proposals could contribute positively to inventory of affordable housing, the opposite seems true in removing the occupancy requirement. It would allow for higher priced rentals owned by speculators.

**305** I go along with all changes except for getting rid of the owner occupancy.

**306** Please do not eliminate the owner occupancy requirement. Problems will arise with investors buying up properties and adding still more rentals to the property.

**307** Do not change the owner occupied requirement! It's one thing for the owner to be on site making certain his property is maintained; it's another to turn the original dwelling and the ADU into rentals that neither person has any investment in.

**308** I object to the proposed change that eliminates the requirement for owner occupancy of either the main home or ADU. Presence of someone with a vested interest in the neighborhood and the well-being of the immediate community are necessary to the continued viability of our community. I also object to the proposed change in the on-site parking requirement. If the proposed idea is to allow a small family to live in the ADU, then possibly MORE than the currently-required one additional space could even be considered. While I realize this might not be practical, expecting ADU or main house occupants to compete for on-street parking seems to obviate some of the purported benefits. This would be especially true if a neighborhood is conducive to multiple ADU developments. However, I do agree that allowing more than one bedroom and an increase in the ADU minimum size may be practical. However, the proposal is vaguely written. How much is a "slight increase"?

**309** I think, in general, this is a great idea. However, to do away with parking requirement and owner occupied requirement is a recipe for disrupting the neighborhoods—the care of property will decline and parking will strangle interaction.

**310** I think the changes are OK, EXCEPT for #4, Eliminating the owner occupancy requirement. NOT A GOOD IDEA!!

Please don't change that requirement. We don't need rich folks scooping up the market and making money here without living and contributing to the community here.

**311** I approve of all the changes to the ADU ordinance except removing the owner occupied requirement. That requirement should remain.

**312** Please do \*not\* eliminate the owner occupancy requirement. Otherwise I am in favor.

**313** Do not eliminate the owner occupancy requirement

**314** I agree that these accessory dwelling units may help relieve the need for low-income housing in Boise. Many homes, especially in the North End, have already converted stand-alone garages, etc. I do NOT agree, however, with the option to eliminate Owner Occupancy. Investors are swarming in to Boise with no care about how growth affects the lifestyles and neighborhoods of our city. These dwellings should be on owner occupied property.

**315** This is not a good idea because it would change what is called a single family housing zoning. Everywhere these are built would become a multi-unit housing. How would property taxes be changed to include this? Single family housing should not be taxed in the same way these multi unit would be taxed. Street parking, especially in already congested areas would be impacted too. Every try to park in downtown Philly? Yes Philadelphia is a much larger city but we are growing!

**316** I am in support of all of the proposals. As a landlord, I would love to have more housing options for people having different needs, and this helps fulfill that desire.

**317** I am in support of all of the proposals. As a landlord, I would love to have more housing options for people having different needs, and this helps fulfill that desire.

**318** I am opposed to this idea for existing residential home zones. If you want something like this, start implementing it in new areas so people know what they are getting in to. Don't force it on those of us who didn't sign up for it.

**319** I strongly support the easing of the current restrictions on ADUs. The lack of affordable housing in Boise is a critical problem that ASUs may help ease.

**320** The increase in options and reduction of requirements that these propose are each beneficial to anyone looking to own Real Property. I'm a fairly new agent and also new resident to Idaho and from what I've learned thus far is allow the people their freedom with what they see as their largest asset in most cases. Restrictions hinder the market in ways that can't easily be seen, and therefore I am in favor of moving toward with these proposals.

**321** I live in the North End, and I think that every home should have an ADU--if they want to build one. This is a great idea and a great use of space; so many homes back up to an alley and that is the perfect place to build. There certainly need to be regulations, but they should not be onerous. Right now, some folks have such struggles to alter a garage while another person can come in nearby, buy a house and lot--and simply tear it all down and rebuild with a large lot-filling house/garage that dominate surrounding homes--while the permit for the new garage is denied. The historical character of a neighborhood is better preserved by being more liberal with ADUs in the back of a home rather than all new construction.

**322** "Maximizing land use" is what low income, mass apartment complexes are all about. I bought the house I am in, where it is, what it is, for a reason. I don't want the city to change the rules in a way which negates the kind of neighborhood I want to live in. Therefore, none of these 4 options are viable. If an elderly family member needs to be cared for, an additional bed room on an owners home makes sense, within the current rules. I know an elderly couple who live in a 300 sq.ft. room, beds, clothes, bath, and kitchen corner. They have access outside that room for socializing. Additional cars on many current streets would make the neighborhood feel like a shopping center parking lot. This could hamper emergency vehicle access. I do not want the city council to change the neighborhood in which I bought my home. There are other ways to accommodate the influx of people coming in from neighboring states. Thank you for listening.

**323** There aren't enough rules in place to protect quality of living. Require owner occupancy. Put stringent standards in place to prevent Airbnb & VRBO occupancy. And with parking already at a premium, consider caps.

**324** I'm a home health nurse, in the community, and I understand the need for affordable housing and the need to provide affordable and housing for a family member who needs assistance. However, I think much if this proposal is short-sighted. Yesterday, one of the aides I work with, was telling me how she has received hundreds of dollars in parking tickets to taking care of people when there is no parking available. When you allow development without adequate parking you are placing EVERYONE who provides services to the units in a difficult and potentially dangerous situation. Please picture the aide working night shift putting someone to bed walking blocks to their car. Imagin them getting a parking ticket that cost more than they make in a day. Also, everyone needs a plumber, electrician at some point. Where will they park?

Also, in my neighborhood a house has already been torn down and replaced by two huge houses. I think increasing the size up to, two bedrooms is fair but all the rest of this would encourage out-of-town developers to destroy our neighborhoods.

**325** I am against every single one of these proposed changes. Please do not move forward with these ridiculous, thoughtless changes.

**326** I am for all the changes except the elimination of the owner occupied requirements. I think they should stay.

**327** 1/ remove 600 sq ft limit but maintain 10% limit /2/ maintain 1 bedroom /3/ ok to eliminate on site requirement for parking /4/ maintain owner occupancy requirement

**328** As a resident in a neighborhood that already has a lot of traditional rental houses, I am concerned these changes will lead to higher density, less parking, and increase the possibility of infill development.

**329** I believe the only requirement that should stay is the one parking spot requirement.

**330** I do not want these changes.

**331** I am in full support of all four proposals. Please add me to the list of your supporters. Keep up the good work!

**332** I see the benefit of a slight increase to the 600 square foot cap, while maintaining the 10% limit, as well as the benefit of allowing more than one bedroom.

I oppose removing the owner-occupancy and on-site parking requirements.

When I drive around neighborhoods with lower cost housing, (and just about any neighborhood actually) I see a preponderance of vehicles (cars, trucks, campers, even RVs)...on the street, driveway, and even in the yards. Not allowing for sufficient parking can destroy the appearance of a neighborhood, and too many vehicles parked on the street can affect visibility, among other things. Removing the owner-occupant requirement starts a slippery slope in my assessment.

Please do not remove the owner occupancy and parking requirements.

Thank you for your consideration.

**333** I don't think this is the answer. People will still charge unaffordable rent in these units. I hate seeing families having to leave our city because the rent went up \$150.00 at their apartments last year. But these will be updated and unaffordable like all the houses flippers are doing on the bench. \$1200 for a 900 sqft house is crazy for a family here with wages where they are. We are thankful we own our home.

**334** I support allowing more than one bedroom in ADU.

I support elimination of on-site parking requirement, and ... incentive in neighborhood design for walking, biking, or public transportation as alternative to cars. I do NOT support elimination of owner occupancy requirement. I believe owner occupancy is necessary to preserve property maintenance and value, as well as neighbor relations. I support ADUs to allow affordable housing, to singles and families. Thank you.

**335** Allowing more bedrooms, getting rid of parking requirements, increasing the size and getting rid of the "owner occupancy" requirement is wrong. This would turn our single family area into multiple family dwelling area. While we all understand there is a shortage of "affordable" housing in Boise, this type of change would destroy the entire concept of single family housing zoning and put us all into a multiple housing zone situation. I am not in favor of any of the suggested changes.

**336** Please vote against this. We have enough growth, we don't need people stacked upon people.

**337** I think it is an excellent idea.

**338** Great idea. I want to add a unit above my garage

**339** Currently, I have an additional building on my 1 acre property near Cole and Northview. It is a one bedroom unit that has an attached garage plus a two car carport. It sits empty because it exceeds the 600 sq ft maximum now set for an adu. If this became eligible for a rental then I could use it to offset my climbing property taxes (fixed income, retired). Or I could move in myself and rent the main house. Otherwise, when I need to downsize or when my taxes exceed my income, I will have to sell my oasis in Boise and move to where my fixed income will go further. Regards, Russ Dodd

**340** Keep the off-street parking requirement. Boise's public transportation is not good enough to expect people to not have cars.

Yes, increase the size, and yes allow more than one bedroom.

Keep some form of owner occupancy, but allow owners to move away temporarily and rent out their primary home while away.

**341** This solution is good, but needs to be preceded or coupled with restrictions on AirB&B options (raising taxes on AirB&B sales, etc.)

**342** I am against the change to accessory dwelling units or “considering four changes that may remove barriers to affordable housing with minimal impact on existing neighborhoods” until a more detailed study, presentation of how it will work across the city, affect all the neighborhoods in the city and zoning plans are presented.

Is this city wide or for certain areas of the city? You are proposing to impact established neighborhoods and the neighbors next door. It seems like there is a lack of a general plan here other than to add houses for the individual owners. This lacks consideration for how this changes the established neighborhoods and neighbors.

How will this affect the value of the neighbors property? Does there have to be an owner onsite or are both units now available for rent? Is increased parking needed? How will noise affect neighbors? What are the impacts to utilities like sewers? Are visual blocks needed? Do you have specific areas you are targeting for this or is it city wide?

**343** I would love to see this. My granddaughter has disabilities and I've been trying to find out how I can get a small place built on my lot for her and her mother because rents are getting so high

**344** And after the “mother in law” has passed, does this mean its now available for a rental? This does not help the with the housing crisis. It creates crowd over populated areas. With out probably adequate sewer capacity if an entire area does it. Its furthering a housing problem, of disorganized growth in the city. In the long run not helping the organized city housing problem just creating khos.

**345** This is irresponsible planning!

**346** No, no, no. This is a horrible idea/proposal. You need to learn from other cities that have overcrowded their inner-cities and how that has ruined these areas. I got out of Seattle to get away from this very thing. DO NOT DESTROY THE BEAUTIFUL BOISE AREA WITH THIS PROPOSAL. If you want ideas that work, call me

**347** We are 50+ years on the bench and would like to know why we aren't notified when someone wants to build housing that no way blends in with the neighborhood.

Should t the neighbors be able to be notified of zoning hearing in advance of approval. I am very upset with what is happening in our older neighborhood. We are single family dwellings with a few townhomes that we're built to fit in the area. we do not need to have a bunch of vehicles up and down our streets like I have read about. We all had to have off street parking and that should not change. The streets are narrow and it can be hard to get around some vehicles. Building a rental home behind a home should be considered on an individual basis. Personally I would not like to have this type of housing on the bench unless they are for long term family members and it should be monitored. Multi story apartments, duplexes and ultra modern designs do not fit the neighborhood. The schools on the bench are small and any more density than we have now would put a great burden on the local schools. I'm sure greed plays apart in some of allowances you want to make in the older neighborhoods but, please consider that most of us love our area the way it is and housing should be built with the aesthetics of said neighborhood should b. Considered so everyone is happy. I thank my luck that I don't live next to that ugly monstrosity they have built down the block from me. It is so out of place in this neighborhood so I hope whoever issues permits in the future give current homeowners the chance to voice their opinions.

**348** I object to this increase in housing density and the elimination of owner occupied primary house.

**349** I am not in favor of any of the four proposals. Increasing housing density without proper forethought is looking for trouble. Boise is a beautiful, open city with plenty of space between housing units (though it is shrinking) and it should stay that way. The city leadership should develop a plan for growth that includes areas of higher density more affordable housing instead of letting people randomly add houses to existing single family lots.

**350** I oppose this increase to housing density and the elimination of owner occupied primary home.

**351** I oppose this increase to housing density and the elimination of owner occupied primary home.

**352** I don't agree with this type of expansion. The restrictions should stay in place. Thank-you.

**353** All humans deserve basic rights, housing should be a basic human right. If we are going to continue to develop/code development in a way that prevents the

most amount of people from being able to have adequate housing then the City Government needs to admit that it's against humans basic rights. The code should be changed to allow the most amount of people the chance to have a roof over their heads and climate control in their housing. More square footage should be allowed, the units should not be limited to one room only, the owner should not have to live in one of the units on the property, and the requirement for on-site parking spots should be renegotiated.

**354** This proposal says it will have “minimal impact on existing neighborhoods”. I strongly disagree. While we all understand there is a shortage of “affordable” housing in Boise, this type of change would destroy the entire concept of single family housing zoning and put us all into a multiple housing zone situation. I do not support this proposal and hope you reconsider this proposal. Please take a step back and comprehensively look at other options instead of leveraging shortcuts which would surely not be good in the long run.

**355** This is a bad decision, stop this unmodulated growth, you are only opening the door to more rules changes. For once listen to the citizens.

**356** I am absolutely against these new proposals and believe the primary residence MUST be owner occupied and onsite parking should remain a requirement. A unit with 600 square feet should also be limited to one bedroom. I would support and attached unit.

**357** PLEASE if you are going ahead with this proposal (which I'm sure you will) put restrictions that owner has to live on site, only one bedroom so there isn't multiple people adding more traffic, parking and water usage along with any other pressures on amenities. I know money is number 1 with you but there is still a lot of land in Idaho, spread out!

**358** I agree with all the proposed amendments with exception to owner occupier removal. I believe an owner occupier should be in residence. After a period of time this may be relaxed, but I think removing this would increase corporate home purchase/development and rental without considering communities.

**359** Despite being in business of landlording and all these changes seem good for business but at times, one

has to take a stance between financial interests and what you really think is right for the community where you live and where, perhaps many future generations of ours and neighbors may live. Having travelled extensively across the globe as also within US, removal of ADU restrictions is a worst idea. Community understands need for affordable housing but it should not be at expense at destroying the core fabric and principals on which some of these ADU restrictions came in place. Logical approach would be to step back and look comprehensively at other options which can lead to affordable housing and meeting the needs of housing of existing families without compromising on quality of life in the valley. I am more than willing to volunteer my time and share my experiences and ideas which I have observed as I travelled and lived at various places both within US and outside of US, though I am sure Boise city can surely tap on great minds in the country and internationally to get it right so as to ensure sustainable living for decades for this valley and its residents. (I travel a bit and have slightly more than normally busy schedule but I commit to assist / help share any of my time and ideas, if I can in anyway impact this in a positive manner and whenever I leave this earth, I shall hopefully try to leave it in a better place than where it was).

**360** ADU Max Size increase - This seems reasonable as worded now to enable lots over 6,000 sq ft to have a larger ADU. I would hesitate to have it greater than 1200 sq ft if it was to be a residence. However, if it was a garage or shop not used for business, I would not have a size restriction other than the 10% of the total property.

2+ Bedrooms - Maybe go to 2, but I would hesitate to make over 2.

On-site parking - This is a bad idea. We already have the mess allowed to be created at Maple Grove south of Lake Hazel for the apartments. Come down to this area one evening to see the 150+ vehicles parked in the street making the area a major eyesore!

Owner Occupied removal - This is the worst idea. You are allowing much higher density in areas that people have purchased homes for investments as single family residences and now you are going to allow that to go to double the number of residents in that same area without allowing for Mother-in-law situations that would be fine.

**361** I fully support larger units and removing the parking restriction. But I think that keeping the Owner Occupying requirement is important.

**362** I do not approve of the change to allow multiple homes on a property. Our roads are over crowded and can't meet the demand that is already here. Multiple units would look unsightly and decrease the value of the existing area.

**363** I attended the community conversation session where these potential ENORMOUS changes to neighborhood character and livability were introduced. I think its fair to say that the discussions could have gone on for hours in that room, with many different points of view represented. What I didn't feel was present was the option of leaving zoning and density conditions alone until the city and Ada County iron out some serious issues. Blueprint Boise is touted as a viable guideline, but almost every developer just runs around it with a variance or CUP. That isn't how to direct or manage growth for those taxpaying individuals who already live /work in central Boise. Increasing densities with the stroke of a brush will cause unintended changes in character to many, many distinct Boise communities.

ADUs are intended to be MIL or family-overflow housing, not a slapdash lunge for rental income or the creation of hundreds of Faux-duplexes in every backyard thats large enough. Additionally, non-owner occupancy of the main DU is a recipe for entire communities to sprout short term rentals; such as AirBnb or VRBO properties. How does that improve the existing community, and how would it help those looking for longer-term housing? Please look at cities such as San Francisco and local communities like McCall and Ketchum, where the \$\$\$ of rentals is sky high because of the ease of creating vacation rentals from former long-term rental inventory. If there is an owner-occupied main DU, then there is a good chance adjacent properties won't be adversely affected. So....NO on calling this sort of infill "affordable" housing because without the relationships that grow between neighbors, there is no neighborhood.

Parking...absolutely there must be parking for every additional ADU created. Our streets are already clogged with vehicles that don't move for months or years, obstructing visibility at intersections and creating years-old leaf litter, weeds and general trashiness.

Boise needs to create an interactive map of all proposed, existing and annexed neighborhoods and actually visualize what smaller lot sizes, shoehorned ADUs, expensive short term rentals and increased street parking would look like... not just from the perspective of easing immediate pressure

for affordable housing, but for the long term...20-50 years. Once space is gone, we will NEVER get it back and never have the same overarching sense of community that our neighborhoods currently have. Please wait and learn.

**364** I moved to The Bench in 2015. It seems this area still has the detrimental effects of poor zoning, thoughtful regulation and too many permit variances. I sight the dilapidated trail park homes and yards filled with junk as evidence. So your proposal to allow expansion of ADU housing implies a further deterioration of the neighborhood. I would suggest that the city keep working on the proposal to make sure that their advocacy for affordable housing avoids unintended consequences that promote more rental homes which tend to deteriorate over time. Apartments and town homes seem a better way to incease density and ensure a greater focus on repairs and maintenance.

**365** I agree to all 4 of the proposed changes: increasing size, removing owner occupant requirement, flexible parking options, and more than 1 room.

**366** I am supportive of the above listed proposed changes to ADU's with the exception of owner occupancy. I am very ambivalent about the types of stunts that have been pulled by absentee landlords in other cities, for example many foreign owned homes in Detroit are not maintained and over rented, so it seems like these kinds of property improvements need to be made with an eye toward what benefits the community. Absentee owners are not really invested in quality of life in our neighborhoods.

**367** Please do not turn single-family neighborhood s into multiple family rentals.

Eliminating the owner-occupancy and parking requirements will turn all neighborhoods into a neighborhood that looks like mine.

The streets are lined with 5 cars in front of 1 lot. Lawns are unkept.

Affordable housing is needed but please manage where multiple housing is available. Thus the practical application of zoning.

**368** That sounds like all reasonable changes, may want to look at making sure that properties that add units can effectively drain storm water from increased roof/impermeable space within their property boundaries.

**369** I love expanding what an ADU can be. I have concerns about taking away the owner occupied requirement. Too many homes are already turned into Air bnbs, effectively eliminating the available rental units when housing is in such short supply anyway. Those places could then easily an an ADU and have more impact on neighborhoods that is not desirable. At least if the owner has to occupy some portion of the property, they still have an investment in the neighborhood. But I think there are ways to make this work as an option to increase housing for those in the highest need categories. I'm all for it.

**370** 1) I am in favor of increasing the maximum size for ADUs.

2) I am in favor of removing the one bedroom restriction, which would allow for more bedrooms, contingent upon the overall size of the ADU.

3) I am in favor of removing the on-site parking requirement if an acceptable alternative is available, such as a driveway apron, street-side parking or other option.

4) I am in favor of removing the requirement that the property owner reside on site.

**371** I'm in favor of helping the homeless in Boise. I agree with most of the four points provided but I don't understand the last one regarding Owner Occupancy do I have to withhold my approval on it.

**372** This is a terrible idea and I am 100% against it. This will only add to the overcrowding and traffic in Boise and surriounding areas. I don't want to see this go any further into over crowding and cheap rental homes and apartment buildings. We don't need affordable housing. We need nice housing that attracts familys who own, take care of their own lived in housing with driveways and garages to park their cars in. I don't want cars parked all over the road because there are no driveways or garages. I am so sick and tired of the way the growth here has been managed. It's a total failure of the council to let this happen. Boise has been nice a wonderful place to live and we don't need to change it and make it San Francisco.

**373** I agree with all of the proposed changes.

**374** I support this proposal with all considerations of removing requirements and increasing size of the ADU's.

**375** I am not a fan of any of these Accessory Dwelling change proposals. What we have now is more than generous. Having multiple families living out of the same residence sounds like something out of Los Angeles not Idaho. Please do not turn Idaho into california.

**376** No we do not need more densely packed housing. Do not even consider this. It does not help the housing crisis at all. It just ruins neighborhoods. I bought my home on the Bench with a larger lot to enjoy the spacious yards separating the homes. You cannot find this with any new communities - please don't ruin our spaciousness. I vote No to having multiple houses on lots surrounding me. Not an answer.

**377** I'm against all these changes to the current situation. This wording allows for multiple rentals on one lot without a homeowner. I live on a cul-de-sac and there isn't room for on street parking of multiple vehicles, provision for parking is needed. I do not want high density housing in a single family subdivision. There are other ways to address a shortage of affordable housing besides cramming multi-bedroom houses onto lots already having a multiple bedroom home on it. Please reconsider these amendments, they're going to result with a negative impact on our home values.

**378** I am opposed to multi bedroom and eliminating the parking requirements. I think these small structures are awesome for low occupancy rates. High occupancy rates I see as probmatic for density of residential areas. By the elimination of parking requirements and increased occupancy, streets will be lined with cars. Residential streets should encourage bikeing, walking and children playing. Cars parked all along residential streets will decrease safety and walk ability.

**379** This will destroy property values and our way of life! NO absolutely NOT.

**380** I am totally against such a proposal! This would soon turn our neighborhood into a highly populated jungle. The appealing thing about living here is the quiet, low occupancy. If I wanted this, I may as well opt for a low income apartment complex! No, No, no!!!

**381** I am not in favor of this proposal, nor are many of my neighbor in the Rainbow Estates Subdivision. There are adverse consequences for such an allowance; increased

traffic, limited parking, and often increased crime as a result of non-stakeholders now as renters. Please advise our Mayor that he is an elected official and he needs to listen to his constituency. Thank You

**382** I do not support this idea in its entirety. I believe the the rule should require the units should stay owner occupied. Between outside investors and air B&B rentals, the local community can not afford additional competition for space. Changing this rule would permit a doubling of capacity in areas without the infrastructure to handle them. The lots able to accommodate these dwellings are generally in older neighborhoods. I don't want to see a situation where in-fills are being designed as a primary residence and an ADU as a way to by pass multiple dwelling rules.

**383** I support.

**384** I do not believe the proposed changes would be beneficial. Each of these changes would effectively turn single family dwelling zoning into multiple family zoning. By allowing more bedrooms and eliminating owner occupancy specifically encourage renting out of these accessory buildings. It destroys the concept of single family dwelling zoning. The current requirements allow for people to have accessory housing for family members which is consistent with the idea of zoning regulations. Please do not change these requirements.

**385** I support property rights. If an ADU reasonably fits on the property and can add income or more living space for the owner they should be allowed to do it. It will go along way in addressing the housing affordability issue. Less density inherently means more expensive home prices.

**386** I approve all the suggested changes.

However, I am missing one suggestion that was discussed at our table during the second Community Conversation meeting.

Why only add dwellings on residential areas? Somebody at our table recommended adding apartments on top of commercial buildings. This would reduce commute time and expenses since people would have the option to live where they work.

**387** Affordable housing is the difference between someone having a home or being homeless!

**388** Dear Boise City Council Members and Planners, I oppose the easing of the restrictions for the construction and parking, and ownership of ADU's. Wholesale, large scale changes in tried and true planning processes really cannot prevent nor predict the problems that will result when this process of putting up ADU's takes off at a pace that only developers can sustain. Private residential property is just that, and as owners wish to make changes the process should hold firm. It is folly for you (Boise City) to think that little ADU's across the bench, or across the city help with the housing problems. You all keep saying this isn't a small town any more, that we are having to deal with growth issues. Well, this is an example of your growth push that is not welcomed by homeowners. Parking is especially an issue because the planners create these loopholes and expect the citizens to just live with the haphazardness that results. And it does result. By and large, the population does not stop to consider the impacts of their actions on others. Vote against this completely. Make planning do their hobs by hiring planners to deal with this issue one item at a time. Pound foolish.

**389** I think this is a great idea that will help those who need housing with out having to rent outside of city or nothing at all.

**390** Please do not eliminate owner occupancy requirements. If this is eleimated, more and more sales will be made by out of state investors and used for short term rentals, making it very difficult for locals to find long term rental options and also kills neighborhoods by driving out residents in exchange for short term weekend guests.

**391** Hi there!

I think ADU development is a wonderful thing to have! Maximizing the space, and allowing homeowners that do not occupy the house is a great thing. The treasure valley is growing and more and more people are finding themselves homeless. Having more access to spaces to rent, will help with this issue. Wealthier home owners can buy more properties for the less wealthy to rent from. ADU's are wonderful!

**392** Maintain owner-occupied and parking requirements. Without these requirements a neighborhood can be changed from a stable, owner-occupied community into a short-term, transient neighborhood, with lots of illegal parking and resulting traffic congestion. I saw this first hand when I lived in Portland, OR.

**393** I think it make a lot of sense / it allows people to utilize the land they already own but still has some restrictions. Great balance! Love it.

**394** With the need to have more affordable housing, these options look very promising. There is a lot of property in the city of Boise where smaller units would be viable.

**395** Developers found a way to exploit the Duplex ordinance and build 5 room duplexes (10 bedrooms w/10 bathrooms) in areas near the University. What protections are going to be put in place with this change to prevent further exploitation and destruction of the neighborhood near the University. The intent is a good one, but bad people will use this to overcrowd areas that could in the end create slum areas. As you drive out owner occupied residence, outside state investment money will crowd out local residence ability to afford these homes. The City continues to believe that reduced parking will sooner bring mass transit. While this may be true, it will also include a reduced quality of living in Boise.

**396** By in large the new ADU guidelines are sound except two issues.

First we need to keep the owner occupied requirement. Without this requirement you incentivize lots with the room for ADU's to be bought by developers to build the ADU and rent both, which puts higher pressure on the price of housing and prices out possible home owners. Part of the goal of ADU's is to help people be able to buy a home or pay their mortgage and increase their stability while at the same time increasing housing stock. This entire goal is eliminated when the owner occupied requirement is eliminated.

Second we need to put restrictions on temporary rentals such as AirBnb's because ADU's are often used in this manner, however this also undermines the goal here of increasing housing stock by instead only really increasing 'hotel stock'. This is a two fold issue as first you're completely undermining the goal of increasing housing stock, but also often short term rentals can be problem properties that can sour a neighborhood on the idea of ADU's, which is also exactly the opposite of the goals of this policy.

**397** i think this is a great modification to code that could be useful in the future.

**398** This may have some benefits for other neighborhoods but density is already very high in the North End. Parking on street with current usage has left very crowded neighborhood streets. Adding more residents to this neighborhood will degrade livability. Our current infrastructure is already maxed out: Schools are full, roads are full of parked cars and traffic, there no empty lots left in this part of the city.

I do not support this initiative. The city should be putting their resources towards projects that will contribute to the community, not working to degrade what is already there.

**399** I support these proposals, but only if they are implemented with concurrent restrictions on AirBnb type rentals. The units should be for residents, they should not become hotels.

**400** Yes allow one more bedroom. But DON'T eliminate onsite parking.

**401** I like the idea of more options for increasing density on existing lots. I'm for all 4 concepts. More housing flexibility in Boise means less sprawl and all the burden that creates. Let's be known for smart growth. That means reimagining some old models for land use and all for it!

**402** No, not a good idea!

**403** If there are future meetings I'd like to be notified. I think this is a great proposal

**404** I oppose the proposed amendments to the existing ADU regulations. Please protect our single family neighborhoods and our standard of living .

**405** I was born and raised on the bench, and I am now a fifty year old bench home owner. I highly object to the proposal to add smaller compact units to smaller plots with existing homes. We need to start utilizing different areas , perhaps out by the outlet mall?

**406** These proposed changes are very reasonable and I would encourage and support them, with the caveat of size increase need not be, or very modestly. I have experience working with clients through ADU design, permit documents, and the city approval process on attached ADUs, garage conversions, and detached ADUs. The unspoken hurdle that needs the most attention is the

permit fees and impact fees. This added approximately 10% to construction costs in numerous cases, very very onerous. One that is currently in review, without a creative parking solution we will spend an additional \$900 in permit fees, and \$500 in admin. and architecture fees to ask for permission for a parking reduction from the P&C commission...\$1,400 and 2 months time for a parking reduction (one not allowed in the proposed changes). So to truly encourage ADUs, all those proposed changes help, but the reality is, \$20,000 can go into paper work before an ADU can break ground and that's a non-starter in many, many cases. I see it, I crush dreams when I have to tell people the reality of the process.

**407** Bad idea. Leave codes as they are. Look what the in fill did to neighborhoods, they stand out like "ugly". I am a contractor, WILDMAN Construction, was started in 1953 by my dad. We live on the bench, some of the building that had already be aloud is simply put wrong, doesn't fit in.

**408** I would love to see all these measures appeoved to help provide affordable housing. I recently purchased a property and want to put 1 or 2 tiny homes on it. I would appreciate meeting w a member of the planning team. Please call me and we'll set up a time.  
Best regards, Teri

**409** I disagree with this proposal unless there is an actual provision to directly encourage affordable housing. For my neighborhood, the NE, this will only lead to more Airbnb and not allow affordable places to live with easy access to downtown.

**410** I agree with the 4 changes to the ADU code.

**411** My worry is that knowing the history of Boise and it's wild desire to develop every inch of free space, is that developers will end up putting up hundreds of these. If the city were going to restrict the number of ADU's and not allow them to go up like the skinny houses did in the late 90's, I would be okay with these proposals. I would not like to see, a "slumlord" type of thing, where one person will profit off the misfortune of others.

**412** I'm all for increasing size of AUD if it is appropriate for the neighborhood and does not impact the character. I'm also all for the opportunity of an owner being able to make a little income by renting out the AUD, this can build a shared sense of community. I am not in favor on non-owner occupied. There are many homes in Boise that

are being rented out to others and are bringing up the cost of rentals. This does not increase the opportunity for affordable housing this just increases the opportunity for others to make money.

**413** Can we just move in Camp Trailers and RV into out back yards and let people rent them. What are you thinking? Affordable housing is not 300K. Affordable housing is something you can a afford on minimum wage. Not all Boisean make what the Mayor City, Council etc.. makes. Don't ad more confusion to the situation.

**414** I support these changes but would like to see an actual number rather than 'slight increase' before I could comment on the increase in square footage referred to in change number #1.

**415** I think this is a wonderful idea...family's need this!

**416** I do not support this! The bench, north end, and other older neighborhoods can't support this type of occupancy.

**417** Yes, allow increases in size, and remove parking restrictions. We need more affordable housing, in this city and every city! So many people can't afford housing.

**418** I LOVE this!!! YES, 100% This will increase density in our city, provide much needed housing, offer income streams for people who want to add ADUs, etc. This is an amazing idea that I totally support.

**419** DO NOT ALLOW THIS!! My husband & I currently live on the Bench (by SJR). The neighborhood has been having issues for the last few years. Parents of BSU students are buying houses and their kids are staying in the houses with other students. There are three houses by our house that that has happened too. The comment from Mike Journee, Spokesperson, City of Boise regarding calling the police for issues (partying) doesn't work. We had one house that the students had to be back in the dorms before curfew, but the students partied at the house for hours. All those students drove drunk back down to BSU. I would like to have City Officials live next to this type of stuff....I bet it wouldn't last.

**420** This is a great idea.

More density will lead to more neighborhood amenities. Less parking will shift peoples idea about transportation,

maybe lead to more bike lanes and a better developed public transit system.

**421** I think that all these changes would be great to provide affordable housing options to smaller families.

**422** I oppose these changes. Boise is not an urban growth limited area and there is plenty of room to build more single family units. This would only serve to increase the utility of property for short term rentals which will worsen the already inflated housing market.

**423** No, no, and no. We have enough problems with growth in our city. Packing more people in our neighborhoods is not the answer.

**424** While I appreciate the attempt to try to increase affordable housing and I agree with the ability to make them larger, I disagree with two points. First, I don't think the requirement to have one of the units occupied by an owner is unreasonable or unnecessary. It seems that eliminating that requirement could result in out of state "investors" creating vacation rental properties out of both units, thus effectively eliminating housing for two local families. Second, I think the requirement that there be parking available on-site is a critical one, especially as our little city continues to grow. I could see some neighborhoods, like the North End in particular, become a parking nightmare (more so than it already is at times) and that problem could spread to other neighborhoods.

**425** I think removing the size and bedroom constraints is a good call.

There would need to be care taken if relying only on street-side parking - if there was a rush of ADUs built in a neighborhood with only street-side parking, the permitting would need to consider the number/lack of offstreet parking for existing residents. A number of houses (including mine) in the north end do not have offstreet parking (no garage or driveway). Should our neighbors with larger lots all add ADUs, our parking would be constrained. There should be some housing or ADU density constraints put in place this. Likewise, some newer neighborhoods provide limited curbspace in front of dwellings - there would need to be a minimum number of curb segments with a minimum length to provide for parking.

I'm not sure how I feel about owner occupancy - we already have a lot of absentee owners of properties, and code

violations (sidewalks left uncleared of ice for the entire winter) that already aren't enforced. Owner occupants tend to take better care of the property, but taking away that constraint would also allow for increased ADU development and better address the housing need. See what I mean - it's a tricky question.

**426** I strongly support increasing density by making it easier for citizens to create ADUs.

Greatly reducing parking requirements for ADUs as well as all other development will have many positive effects that will outweigh the negative impact of existing residents having a more difficult time finding parking. For decades almost all development in Boise has assumed the residents will have cars. The future clearly will have fewer cars per person. Now is a great time to prepare for that future by reducing parking requirements so that land within the city is used toward its highest and best use.

What happens when it is more difficult to find a parking spot:

More likely to use transit

More likely to get rid of an underutilized car in the garage,

More likely to park a few houses away and say "hi" to one's neighbors

More likely to decide to walk or bike and become a bit more fit.

More likely to support local businesses as you and your neighbors are walking to transit.

In short a more connected, healthy community.

The current zoning laws have racist roots, Please question them. While the zoning rules on the books do provide stability and predictability to many owners are they worth the costs to our society? Please read this article <https://slate.com/business/2018/12/minneapolis-single-family-zoning-housing-racism.html>

I believe that density will strengthen our city and level the playing field. Allow ADU... allow big ADUs... even allow multiple ADU at each address.

I hear great ideas coming from our city leaders. Take it further! When we know that the status quo was created by people who no longer share our values (racist, homophobic) perhaps the method forward is not to pick which zoning laws to change... but pick which to keep.

**427** I am supportive of these proposed changes.

**428** For the ADU changes, I strongly agree with increasing the size of the ADU and keeping adding 10% to the lot size. I also support having more than one bedroom, this would allow for a child's room. I also support not having the ADU be Owner Occupied as a landlord I could quickly add an ADU on an existing property allowing for immediate housing in Ada County. I am not sure on the On-site parking, in Boise most people have cars and would need some parking I guess it would depend on the Option. Please keep me updated if this goes to P&Z and City Council.  
Thank you, Kathy Corless

**429** I am against this!

**430** We have an affordable housing crisis in Boise. Please remove all of the restrictions above!

**431** I believe you should keep size restrictions and owner occupancy. However, the on-site parking requirement seems flexible to me. I don't want the city losing green space by cramming giant ADUs onto lots, so the size restriction seems the most important.

**432** Yes, please do. The more options and flexibility the better. Otherwise, we are going to experience a severe housing shortage in the coming decades and prices will continue to rise. These units also help home buyers continue to afford purchasing a home as prices and interest rates rise.

**433** I can see a few problems with these proposals: Garage conversion will push more parking to streets. Will the city enforce/require permits to make sure basement and garage conversions meet code-- especially fire egress and firewall codes?

Allowing ADUs on non-owner occupied properties is asking for problems. Every slumlord in Boise will convert their rental property garage into an ADU. Hopefully, if this is allowed, it will not allow more than one ADU; only one basement or garage conversion on a property, not both. Access to the ADU is also an issue. If my neighbor has an ADU, do I really want his/her tenant(s) walking along the side of their house (hence my house's side, also) to the ADU's entrance-- especially at night?

Lighting is also an issue at night. I wouldn't want a side entrance porch light shining in my window at night.

I think perhaps there is not enough thought being put into this matter. Other than some absentee landlords making lots more money, I think this is a no-win situation for the neighborhoods.

**434** All of this should pass and there should no be a limit on size of home.

**435** I think this is a bad idea because it will decrease the quality of life by creating an increase in population density and will restrict available parking for tax paying residences. It would make better sense to invest in mass transportation such as trains, light rail and/or busses so that people who live in more affordable communities can commute into Boise. It will help their families stay together and will help local businesses that need lower wage employees to thrive. Many businesses are considering moving to Nampa and outlying areas in an effort to attract employees.

**436** The idea in itself is not a bad one. I think our main concern would be investors coming in and "building up" properties with more unaffordable housing. The parking issue that this would create also needs to be addressed effectively before eliminating the on-site parking requirement.

**437** I don't see this as a realistic solution to the housing problem.

But more importantly, I see this as degrading neighborhoods. By not requiring on-site parking, you create more street parking which makes the neighborhood look littered and congested. I see absentee landlords with no buy-in to the community also degrading family neighborhoods.

There are better solutions to the housing shortage.

**438** There is already a huge problem with the current row style homes here on the bench with adequate parking. I find it ridiculous not to require adequate parking to have these types of dwellings.

**439** Sorry no funding and nor room, I am a bankrupt disabled veteran living on a very low income provided by SS. The constant non-stop building of the might money hungry developers that are building up the Harris Ranch area.

**440** Great idea. Do keep the requirement for the property owner to live in one or the other. This keeps a

responsible individual on site. Two rental units on one property is a bad plan.

**441** We live on the bench. We are already having yo deal with your special Row House influx. We live in an older home no driveway ,no garage,no room for one. Riw houses are taking over our block. They all have garages,no one uses them,street parking multi cars,. Our available parking area is slowly disappearing and sometimes makes it difficult as we have disabilities.

**442** I am against relaxing rules for ADUs. I think ADUs should only be allowed for owners who live on the property with the ADU. We have to protect our neighborhoods from shady investors.

**443** I appreciate the need for more affordable housing, but growth needs to be managed, which is not happening now. In my area (west Boise) houses are springing up just a few feet apart. A home owner can stand at their kitchen window and literally see into the neighbor's bedroom. The distance between houses and the way they are positioned on the lots needs to be considered. Most of the houses being built today have no yards for children. Either families with children are being excluded or the children will be playing in the streets, as there is no alternative. Or is the plan to continue to develop a generation of obese children who spend all day in front of the TV or on their phones because they have no alternative? I own 1/3 acre. Am I willing to place an ADU in my backyard? A tiny house, maybe, but nothing larger that would preclude having outdoor space. Please rethink the codes and add required outdoor space.

**444** As an architect who designs a lot of ADUs, primarily in the North End, I believe increasing the maximum size along with allowing two bedrooms would be a good idea. As Boise grows, we're going to have to start finding ways of creating more living units in our downtown core. After my divorce, I had a very difficult time finding a place in the North End, near my son's school, for us to live that was affordable. I think more ADUs would open up options that don't currently exist, for couples and single-parents. I'm not in favor of eliminating the owner-occupancy requirement. I think it would too easy for investors (especially out-of-area investors) to "densify" a lot and then rent it out with no care for maintenance or property upkeep.

As for the parking requirement...we typically get a waiver

for that space anyway, so I don't think it would make much difference if that requirement went away.

**445** I would prefer they eliminated ADU's all together. They look trashy and ruin neighborhoods. We need to preserve the city we love.

**446** The size of ADU should be allowed to increase, AS LONG as the one room requirement is met. I do not believe that allowing more bed rooms should be added to these structures because it would act as bait for companies and persons looking to take advantage of homeless families by offering them as standard apartments. Parking is tricky, I don't feel comfortable commenting on that as I do not agree with the number of cars people use. My most important input however, is that OWNERS SHOULD BE REQUIRED to live at the location of the unit. Again, this will curb off site (out of state) buyers who will use their ADU as shitty apartments to take advantage of renters. If someone wants to rent their ADU out they should be required to shoulder the responsibility of maintaining the unit in real time and while having the right to see that their renter is treating the property with respect.

**447** My biggest objection is to removing the requirement that the owner lives in one of the dwellings. If so, I think it would benefit real estate speculators and property management companies more than individual citizens. I also wonder if this proposal would affect all property within the city of Boise. We chose to buy our home in the Collister neighborhood because it is not as densely populated as most areas of the city. If this change affected our neighborhood, I would sadly start looking for a new home outside the City of Boise.

**448** I am against in favor of the first two proposals (size and 1-bedroom restrictions) and against the elimination of the parking requirement and owner-residency restriction. Removing the owner-residency requirement will create an incentive for wealthier investors and/or developers to further increase skyrocketing housing prices in Boise as they seek more properties to own and rent out, either through AirBnb or leases. Requiring the owner to live in one of the two buildings means that they have a personal ownership stake in the neighborhood, which is a necessary counterweight to decisions being made solely on the basis of profit. As for parking, streets are already crowded enough and eliminating the requirement to provide parking will only add to the congestion and difficulty in finding a parking spot in many places.

**449** Nope. No. This is a bad idea, not a solution.

**450** I support all of the changes except for the elimination of the owner occupancy requirement.

**451** With the exception of the on site parking, I support these plans as a way to provide affordable housing and support families, many of whom use these dwellings to care for family members or help pay their mortgage. However, I think that requiring on site parking is important to keep streets flowing well, and also as a measure to help ensure that the number of people living in these dwellings remains reasonable for their size. We want to relax the restrictions without dramatically increasing population density.

**452** Because I don't have time, and this person said it all, I am pasting from a post on Facebook for this feedback. This is an infected band aid being placed on the gaping wound called affordable housing. It is an attempt to place the burden of solving this issue on current home owners in older neighborhoods that do not have HOA's or CCR's or on new construction.

The bench already carries the burden of a high percentage of rentals, city owned housing, old trailer parks and numerous small multi family infill, duplexes and manufactured housing. Our neighborhoods and existing home owners have and are doing their part in addressing the affordable housing issue. Enough is enough!

In the past builders addressed affordable homes as that was the product they could sell quickly due to the local economy. Numerous builders (Corey Barton, Hubble, Trueax homes and others) got their start by building small affordable units from single family homes to town homes to condos. Today builders, developers and the city have turned their back on this issue when approving new subdivisions and infill projects. New construction is where the answer is, not punishing current home owners. The city even has an incentive program for high end downtown condominiums, but not for affordable housing outside of downtown.

How many times has your NA supported a variance for a duplex or multi family? Or a rezone to allow higher density? I do not think you have, except for a specific, nicely designed project here and there in a very specific location.

I cannot support, condone in any way doing away with decades of current planning and zoning too solve an issue we did not cause.

I also fully believe our neighborhoods will be invaded by corporate investors, buying up any old homes on a larger lots in order to build these ADU's as investment Air BnB's. This will actually increase the cost of housing even more! As the supply of older duplexes, multi family homes and rental single family homes turn over, do you really think the new owner will keep those properties as low end rentals? No they will be remodeled- nicely, an ADU added and new higher end Air BnB's will pop up all over, next door, across the street.

I hope you will take this issue seriously and send a response.

Think about all the new subdivisions, apartment complexes that have been built in the last 5 years. How many have provisions for affordable homes? Very little. Now in an attempt to catch up, the city wants to place the burden on current home owners and older neighborhoods.

**453** Please keep owner occupancy requirement or there will be a lot more vacation rentals popping up such as VRBO or AB&B. This would defeat the goal of affordable housing for city dwellers.

**454** I'm not opposed to larger ADU's where the lot allows for it, but I do want to keep the owner-occupancy and parking requirements. It seems to me that this type of change will disproportionately impact already-distressed areas like my neighborhood on the bench. I am not even opposed to increasing density, but parking and quality need to be addressed fairly. We should incentivize affordable infill projects rather than further distress older neighborhoods.

**455** NO NO, NO! For example, The North End used to be eclectic and affordable to people looking for a home in every price range. Now with all the huge "garages" that are bigger than a lot of the houses in the neighborhood it has changed the entire character of this neighborhood. These huge ADUs or "garages", etc often accompany a big remodel of the house too. In my opinion, these massive houses with their overbuilt "garages" do not fit their lot either.

**456** I have a couple very important objections to this which I detail below.

In my humble opinion, this proposal is a disaster for older neighborhoods and current home owners. It is basically an across the board up zone to allow duplexes everywhere!

This proposal increases the size of ADU's, removes parking requirements and the owner occupant requirement without a restriction on Air BnB type of rentals.

This is an infected band aid being placed on the gaping wound called affordable housing. It is an attempt to place the burden of solving this issue on current home owners in older neighborhoods that do not have HOA's or CCR's or on new construction.

The bench already carries the burden of a high percentage of rentals, city owned housing, old trailer parks and numerous small multi family infill, duplexes and manufactured housing. Our neighborhoods and existing home owners have and are doing their part in addressing the affordable housing issue. Enough is enough! In the past builders address affordable homes as that was the product they could sell quickly due to the local economy. Numerous builders (Corey Barton, Hubble, Trueax homes and others) got their start by building small affordable units from single family homes to town homes to condos. Our neighborhood are littered with skinny homes. Today builders, developers and the city have turned their back on this issue when approving new subdivisions and infill projects. That is where the answer is, not punishing current home owners. The city even has an incentive program for high end downtown condominiums, but not for affordable housing!

How many times has your NA supported a variance for a duplex or multi family? Or a rezone to allow higher density? I do not think they have, except for a specific, nicely designed project here and there in a very specific location. I cannot support, condone in any way doing away with decades of current planning and zoning too solve an issue we did not cause. I also fully believe our neighborhoods will be invaded by corporate investors, buying up any old homes on a larger lots in order to build these ADU's as investment Air BNB's. This will actually increase the cost of housing even more!

The pressure needs to be placed on new construction and incentives to build affordable homes.

**457** As a homeowner living in a neighborhood consisting of mainly rentals, I would be opposed to the bedrooms being unrestricted and the owner occupied requirement being dropped. I'm afraid developers will jump on this update and remove single family homes and put two rentals on the same property. The livability of our neighborhood has significantly deteriorated (more traffic, noise, garbage,

code violations, cars on lawns, garbage cans left out on street, rapid turnover of renters, more calls to police, etc.) as is has transitioned from mostly owner occupied homes to mostly rentals. Please don't drop the owner occupied requirement.

**458** The first two proposals seem reasonable. Given that the 10% rule would stay in effect.

The place I see problems is with increase of traffic -- both due to the possibility of doubling the occupancy on each lot and street side parking that is used as the alternative. This might not be an issue in some neighborhoods, but it might have a big impact in others. Has this been looked at? Overall, I'm in favor of the "infill" model -- but I know a lot of people who are opposed to their neighborhoods changing that way and they usually talk about increased traffic.

**459** I fully support these changes. Would be nice if Fannie Mae understood the need for these types of structures in a normal loan. My husband is a realtor, and unless a buyer has cash, a home with an ADU cannot be sold. Conventional loans cannot be backed by Fannie Mae if there is an ADU.

**460** Please watch AirBNB Nightmares on Netflix. This is an eye-opening documentary that is so in-line with this topic it's creepy!

We need to protect our communities and these options that are being considered are going to harm our city. No more than one bedroom, parking needs to be available and OWNER occupied is the only option. Property management companies are taking over and we cannot let them.

**461** I do not like this idea and I question that this would disproportionately occur in less affluent and older areas of Boise. How many wealthy areas of Boise or newer upscale areas with strict HOAs are going to allow this? I feel that once again certain areas of Boise will be negatively impacted and I think it will cause the poorer and older areas of Boise to be hurt the most. This doesn't solve the housing crisis it just allows for more rentals whose landlords can continually raise rents causing turn over of renters all while making money for themselves. Who benefits? Builders, landlords, city property tax collection and some renters. Remember the losers vote too.

**462** My daughter, her husband, and my grandchild are living in an RV at an RV park. They did this because they can't afford to rent anywhere. For awhile, the RV was

parked in my driveway, and plugged into my house, they used my bathroom facilities, and cooking facilities inside the house. The city forced them to move the RV. Now they are paying 550 a month through February, and then it's rising to 866 a month, because of the season. Let them pull back into my driveway! Let them live, and be able to save so someday they CAN buy a lil house.

**463** Great Idea , it's done all the time in Los Angeles. What sq footage is allowed for in the 2 bedroom option ? Will all code requirements like egress be possible in such a tiny building or addition? Will Homeowners associations restrictions override this new option?

**464** I think the ideas of allowing ADUs to be larger and have more than one bedroom are fine. I strongly disagree with doing away with owner occupancy. This would encourage investors to snap up single-family homes in order to add ADUs and increase their rental income. Owner occupancy ought to be required.

**465** Perhaps it is because of my age, 47, that when I think of an ADU I think of housing my aunt or another elderly relative on my property. So, that is my main lens as I review the ADU proposals. I am in favor for increasing the maximum size and eliminating the on-site parking requirement. I am not as in favor for eliminating owner occupancy requirement. I think eliminating owner occupancy will open more landlord situations than actual families helping out their own or other families. Owner occupancy will build better neighborhoods. Allowing more than one bedroom is geared toward single parents with children. I think that I would prefer to view more information to see if single parent families would be amenable to an ADU.

**466** This I a great idea, especially in the North End

**467** I would agree with allowing larger ADUs with more bedrooms, but would want the property owner to live in one of the houses and for parking to be on their property, not on the street. I'm afraid that without those two requirements a nice neighborhood of owner occupied homes will be subdivided into a crowded neighborhood of temporary residents.

**468** I oppose the elimination of owner occupation and on site parking requirements. Owner occupation is, in my view, a way to protect neighborhoods from having

properties owned and operated like a commercial rental property for short term rentals by absentee landlords. Non resident owners, would not necessarily be concerned with issues of property maintenance, safety and nuisance. Non on site parking would cause renters to park on street potentially taking up spaces already used by residents and increasing congestion.

**469** Increasing density should be planned to not make existing residents suffer. As a 26 year homeowner in the Northend, I don't want to turn my neighborhood into a transient rental ghetto. I see this causing two issues in the Northend. Parking is already very tight and higher density without off street parking will make this worse. Regarding Airbnb's, we have 17 units within a quarter of a mile of my house and six within a block radius. Parking is much worse when they are rented particularly by party groups. They are detrimental to the neighborhood community because no one really lives there, and they make the rental housing problem worse. I know two families nearby who were kicked out of their long term rentals for Airbnb conversions.

**470** No. This idea will promote more absentee owner rentals and further increase housing costs for people wanting to own. Also, allowing an additional house behind the front home has a definite negative impact on the property owners who's land backs to that parcel. This will increase street parking which isn't monitored now and more cars on lawn areas, more yards will become run down and overall have many more negatives than positives. In areas that don't have sidewalks, the additional cars parking on the streets create more hazards for walkers and bike riders by pushing those folks further into the traffic lane. There are many more ways this is a bad area but I have limited time and space.

**471** Do not change existing ADU requirements. Existing ADU regulations are adequate and do not need to be amended.

Do not remove the existing parking space requirements of 1.0 off street parking spots per ADU. Reducing parking requirements and increasing bedroom allowances is an unacceptable imbalance to existing Boise city design standards. Any increase in the bedroom allowance should require an increase in off street parking requirement in alignment with existing design standards e.g. two bedroom dwellings are required to have 1.25 off-street parking locations. I have dealt with access issues to my property as a result of in adequate off-street parking for existing alley

apartments. In addition, Inadequate access to primary dwellings and ADU's due to parking congestion is a safety issue in the event of a medical or fire emergency response

Do not change the requirement for owner occupancy.

**472** I am a small business owner and I own a property management company that deals exclusively with short term vacation rentals (AirBnB, VRBO, etc). The proposed changes would be incredible for my small business and would be a great way to help put Boise on the map as a tourist destination. Secondly, I am a small family of 2 and we can barely afford our rent; the only reason we can is because we rent from family at a significantly discounted rate from market value. An ADU would be a great solution for young people like me (early-mid 20s) who are just starting out in life strapped with student loans from our degrees and not quite making a great wage just yet. Additionally, ADUs would be amazing for our homeless population as a source of affordable housing from honest owners, not faceless property management companies. I wholeheartedly endorse this change and implore you not to regulate against vacation rentals.

**473** Please consider allowing tiny houses WITHOUT a permanent foundation (ie on RV certified trailers that the houses are built on). They can be secured and skirted much like a manufactured home but on a smaller scale. This would allow an affordable alternative to foundation-built structures.

**474** While I think these ideas are a creative solution to adding housing, I feel that now is not the correct time for this change. Currently, many rentals in Boise are used for vacation and short term rentals (VBRO, Airbnb). Many of the newer and denser housing stock in my neighborhood has become short term and vacation rentals. Until legislative measures are put in place to limit or control (via fees, taxes, licensing) vacation rentals these changes to the ADU ordinances will not provide the additional affordable housing stock that Boise needs.

**475** I am in favor of your proposed changes except for parking. I feel that there needs to be at least onsite parking for at least one car. My sister and I own three rentals in Boise and would like to add a new garage with an ADU above at one of them. It would certainly be nice for my son to have an affordable place to live. Thank you.

**476** I love absolutely everything about this plan except

for the change to Owner Occupancy Requirement. I have observed and strongly believe better communities come when a majority of properties are lived in by those with "skin in the game". Requiring owner occupancy in ADU-dense areas would help keep the rate up above 50%. All in all neighborhoods with multi-family ADU and large homes repurposed for multi-family and multi-generation use is what I want Boise to be.

**477** I generally strongly support the idea of making ADUs easier to permit and build, as I believe it is a human-scale solution to our housing crisis that can both directly confront the issue of affordability (ADUs will tend to be priced reasonably) while allowing the people who live in a neighborhood to work out issues among those who have a social and, likely, financial stake in the long term success of the area. The parking issue may need to be fine-tuned to the specific location, but I am generally supportive of that as well. I entirely support removal of the one bedroom requirement. However, and this is essential -- I support none of these changes if the owner occupancy requirement is removed. Removing this requirement takes away all of the benefits of local control and human scale investment. It will likely lead to the building of 'luxury' ADUs designed for short term rentals or as investment vehicles from speculators that are increasingly able to invest in existing neighborhoods through financial bundling of single family homes. There has been discussion of allowing the owner occupancy requirement to sunset after a specified number of years (eg 10 years), and that might work to give owners the long term rationale to invest in creating an ADU but discourage short term speculators from buying single family homes with the intention of creating new rentals (perhaps short term rentals) by adding an ADU to each. The major question I have with that suggestion is whether the time period would reset upon each transfer of ownership -- this would require public discussion.

I hope that support of 'tiny houses' (ie houses on trailers) might also be added to this topic, or as an additional one. Tiny houses have the obvious advantage of being able to be moved with an owner and thus giving a person who would likely only have renting as an option due to financial constraints an opportunity for at least some of the security of home ownership.

Thank you for the opportunity to comment!

**478** I believe there needs to be on site parking. My neighborhood gets filled up cars that park on the wrong side of the street, too close to stop signs, block our

driveway and too close to fire hydrants. I also think owner occupied is necessary. It is important to keep our neighborhood beautiful. Tenets are not as vested in the neighborhood as owners. Issues can be solved faster and less likely to build.

**479** I support approval for ADUs in Boise. Eliminating the on-site parking requirement is a great idea, especially for ADUs in the Boise core where parking is limited as a general rule (northend, east end). I also support increasing the maximum size as long as the structures are reviewed and found in good taste with the neighborhoods. As long as an ADU has the interior space for more than one bedroom, I would support allowing up to two bedrooms per ADU. More than that could create too many people in a tight space and create problems with parking. I'd caution against allowing investors to build ADUs on income properties without some kind of residency requirement - 3-5 years would be reasonable and would keep out of area investors in check.

Additionally, I do NOT support the new restriction that requires dormers to be 8 feet or less. Dormers are a necessary option for building upper level ADUs and restricting these to 8' significantly limits the livable space in architectural design. Not to mention, there will be no construction diversity in the area if all dormers are stuck at 8'.

**480** This is a positive step! Thank you for considering such a proposal. I have read through all four items. I support the initiative.

**481** Please do not remove owner occupancy requirement. This will result in wholesale investor owned rental neighborhoods. The other considerations may have merit. Two bedrooms will lead to higher density and larger family units which in turn will impact neighborhoods.

**482** How would this apply to above garage apartment? Owner occupied? Parking requirement eliminated

**483** This is a great change if made. I have a huge lot of basically unusable land. Putting another unit on it would be a nice option. I do not want to move but also do not want to maintain a large spread of grass.

**484** great proposals

**485** I believe the points here are very valid. Boise is in need for affordable housing.

**486** I favor removing the restrictions for Accessory Dwelling Units. We need more affordable housing.

**487** Let me begin by saying that I am a big fan of ADUs. They are a way to increase density and economic diversity in the neighborhood without affecting its essential character.

Also, I don't have a problem with the first two proposals; if ADUs are a bit bigger, or have a second bedroom, that's fine.

I worry a bit about the third proposal. In our neighborhood, we mainly don't have driveways, and the garages open off of alleys and are being converted into ADUs. There is already occasional competition for on street parking and throwing more cars on the street could make that more heated. So I (would prefer that new ADUs come with an additional parking spot.

I am strongly opposed to the notion of eliminating the owner occupancy requirement. We live next door to an ADU and I have strong evidence to believe that that requirement is a major reason why we have always had neighbors there who are respectful of quiet during the normal quiet hours.

Finally, it is not mentioned here, but I have strong reservations about ADUs being constructed solely to be turned into airbnbs. That does nothing to increase density or alleviate the housing shortage and it leaves gaps in the social fabric when the units sit unoccupied.

**488** I support the city in 1) Increasing the maximum ADU size, 2) allowing more than one bedroom in an ADU, and 3) eliminating the on-site parking requirement for ADUs for the reasons the city states above. I do not support eliminating the owner occupancy requirement unless it is extremely carefully thought out so as to prevent a speculative market in desirable neighborhood within the city. Rental properties are essential. AirBnBs and slum lords are not what we are looking for, though, and eliminating the owner occupancy requirement would create conditions that are more amenable to those issues.

**489** I'm in support of ADU changes only if there is a deed restriction where the property will be owner occupied for a set period of time. I moved into my home in 2003. There were 10 owner occupied properties. Today, there are five owner occupied homes, three Air B&Bs, three rentals, and three, possibly four, out of state owners. My property value is up about 300% while my property taxes are up

1,150%. Take out school bonds, which I support, and my taxes are only up 800%. It is not a directly correlation of property value in any sort of way. More investment properties mean more out of state buyers/investors who will most likely make these short term and vacation rentals which does nothing to create affordably housing. For this bill to create affordable housing, there needs to be a deed restriction or to follow suit of cities where those offering short terms like Air B&B pay the same taxes as hotels and purchase the same insurance as their competition.

**490** Please do NOT do away with the owner occupancy requirement. There are several ADUs in our immediate neighborhood (North End) and one reason that they work so well is that the owner is our neighbor! If there is a problem with noise or parking or dogs on the loose or anything else, we can usually resolve it ourselves without having to ask city government to intervene. We do not need more absentee landlords who don't give two figs about the neighborhood.

Our houses are very close together--ADUs will be right up against our bedrooms in many cases. If the owner is living on the property she/he will be exposed to the same issues that affect us--less likely to occur.

Airbnbs are another huge issue that needs to be resolved! Right now, many ADUs are not providing affordable housing for residents, they are providing the alternative to a hotel room to people who have no stake in the neighborhood. Airbnbs unregulated create holes in the fabric of the neighborhood. If you do away with the owner occupancy requirement of ADUs guaranteed you'll get two airbnbs on the property, not two rentals.

I have no problem with increasing the size or more than one bedroom. In the North End, parking is a real issue with very few driveways. Perhaps this can be customized for different neighborhoods?

**491** Please do not eliminate the owner occupancy requirement!  
I feel very strongly about this!  
Really!

**492** Please consider the addition of ADUs for property owners in Boise. By allowing owners more flexibility, we would have more choices to age in place, or maintain our existing properties by using rental money to offset expenses. Our housing situation is dire. People need more choices.

**493** I wonder about the possibility of overcrowding and radically changing neighborhoods, but at the same time, we have a "mother in law" cottage on our property that has worked out very well for us. My mother in law lives there, and it's a wonderful alternative to a senior citizens center. If you loosen the restrictions somewhat, it may help some families care for each other better!

**494** Benefits of ADU's are as follows:  
Increase in housing close to the downtown core.  
Benefit for land owner in receiving profitable rent.

There is no way to state that ADU's will provide "affordable" housing without some sort of rent control in trade for parking concessions. Size Increase: Most lots in the City of Boise are 7,000 sf min. so the 10% rule will always be 700 sf. Adding a second bedroom will add 2 parking spots. Many homes do not even have the required 2 off- street parking spaces for the primary dwelling. If a property does not meet the parking requirements for the main dwelling then they should not be allowed to add an ADU. Using the driveway apron for a parking spot is a good idea. Most people park there. Using the street can be problematic and create neighbor conflicts. I have only seen street parking used in downtown areas where the parking turnover is high.

Owner Occupied: Most primary dwelling units have 2 vehicles. If the primary residence is rented, then you will most likely have 3 vehicles. Adding the 2 vehicles from the ADU will require a need for 5 parking spaces. Many people use their driveway apron and do not park in their garage.

The current regulations for ADU's are reasonable. Removing the parking requirement and adding the second bedroom can create neighbor parking problems and destroy the single family neighborhoods that we know of.

I would like to be involved in the public discussion.

Thanks

**495** The current 600 sq ft requirement is very limiting, 750 is more realistic when trying to design a one bedroom unit with a living space and kitchen.

I believe the owner occupant rule should remain intact to prevent investors from taking advantage of the provision. Reduced parking requirements and flexibility with other rules are much needed, such as location of entry doors, utility connections, etc

**496** Please do not eliminate the owner occupy requirements. Our neighborhoods will be further monetized by investors—not residents. I live in the N End and I think this would be a disaster. I have no issue with ADUs as long as we don't start building two full size houses on one lot. It would ruin the character of our neighborhoods and the reason the area is so coveted in the first place.

**497** I am a fan of the proposals

**498** Please do not remove the owner occupancy requirement. ADUs are important for many people with different family situations. We need to have access to these types of houses.

When shopping for a home a few years ago my partner and I needed to find something with a mother in law space in order to house a disabled family member. As a regular home buyer (not a developer) it was incredibly difficult to find anything that would work for us let alone actually buy it. When a property is considered an investment property (anything with 2 kitchens usually is) it requires a much much higher downpayment.

Eventually we found a home that had previously been a duplex but had one kitchen ripped out to fit code because it didn't have enough off street parking to be a duplex. We were able to buy that and are slowly saving to redo things to work for our family. It has been a long process.

I appreciate that ADU rules are being updated. I would urge city council to look at how these properties can be financed in order to help citizens like myself in the future.

Having an occupancy requirement would also greatly help people like me by protecting these types of properties from certainly being converted into investment properties.

**499** Please pass these measures. As a Realtor and young homeowner with an ADU, I know that we need more affordable housing options for families. ADUs allow homeowners to increase housing supply while still preserving the look and character of our neighborhoods. Thank you for making these measures a priority!

**500** Allow more options for affordable housing and tiny houses.

**501** I'm in favor of the proposed changes to ADU rules, particularly the one that would allow these structures to have more than one bedroom. Small families and single

parents really need more affordable housing options, and this is a promising move in the right direction.

**502** Allow the changes and make whatever the regulations were seeking "performed based".

**503** Tax breaks for property owners

**504** As a home owner in the West End, I am not supportive of any of these changes with the exception of a slight change in size. Off site parking continues to be an issue in my and the adjacent neighborhoods where the only options for most primary units is on the curb or street. Increasing room limits, while providing for families would increase capacity but likely decrease quality of life. Finally, removing the owner occupancy requirements would change the very definition of an accessory unit and would continue to increase the density of our neighborhood over a carrying capacity. I understand the need, but there are already multiple multi-family housing opportunities in this neighborhood and community. These proposed changes would adversely change the character of this neighborhood that have attracted those that already live and own homes here.

Thanks for the opportunity to be involved.

**505** these are all great barriers to be taken down. let the people of this city share their homes with tiny houses for rent for those who need spaces. what a great way for a community to come together

**506** I don't have any complaints with the above changes. I think Boise needs to increase affordable housing. I want to see people live in the community where they work.

**507** I believe in this type of optional housing especially for elder parents. I'm not sure if I am onboard with more than one bedroom I can't see where that would help. Owner occupancy? If you remove that would it open up the location for airbnb and more rentals? It would be a good way for the owner to help with the mortgage. I think all of these options would be acceptable. Come on Boise, lets go tiny!

**508** While I'm supportive of the square footage and parking modifications, I believe it's critical to maintain the owner occupancy portion. Otherwise, it's not really an ADU but multi-unit rental. As is- ADUs offer a great opportunity for young families who must care for older relatives. I'd love to see ADUs regulations also explore options for free-standing/trailer based Tiny Homes.

**509** Consider requiring long-term rental requirement. A lot of ADUs are used for short-term rentals which defeats the purpose for affordable housing.

**510** I really have no issue with any part of these changes except for the elimination of owner occupancy in buildings. This seems like the beginning of slum lord in boise. Please don't get rid of this ordinance.

**511** I think ADU's are a bad idea with a good intent. We learned with the 'skinny house' craze that the opportunity to increase density will be seen as an investment opportunity, not a chance to improve Boise. Investors will look for every opportunity to profit without regard to long-term impacts to those who live nearby and care about their community.

**512** I like the idea, it allows home owners an option to support, college kids, elderly parents and or persons on low income situations. Also a nice air BnB to help off set retirees on a fixed income. Finally allows opportunity for out of town family to visit without incurring additional hotel expenses. The idea of also off setting additional impact on multi unit developments. They are needed but also unsightly. I could go on and on but you get the just.

**513** Please do everything you can to allow for affordable housing options for families in Boise. The ADU changes are needed and appreciated.

**514** These are all excellent ideas and we support them. We would be very happy to see ADUs expanded in Boise, which has a critical lack of affordable housing. We believe that ADUs can go a long way towards addressing the need for more housing in our city. Thank you.

**515** As a Boise homeowner, I understand the need to plan for and thoughtfully accomodate the growth of the city, while maintaining its desirability and livability. Much of this is linked to the single family neighborhoods. I don't support removing the owner occupation requirement. Having this requirement prevents investors from buying up homes and using them for short term/vacation rentals. This is not what we need. I also don't support removing the onsite parking requirement, especially in the already busy downtown areas. Much of the parking in the older neighborhoods is street side only, and there simply is not adequate space for more volume.

**516** I am so glad you are looking at these changes

**517** I support the proposed changes in particular the slight increase in sq footage and number of bedrooms. Basing the adu on reasonable lot sizes allows Boise to harness unused land in established neighborhoods for truly affordable housing. Overall, these modifications to ADU regulation promote cost effective development with minimal site improvement costs.

**518** I would like to see the on-site parking and max. 1 bedroom provisions removed. I think these assume a suburban housing model that is not relevant to the population today. I don't support removing the property owner living on site standard. I think keeping owners near these units help with upkeep or the property and is less likely to see entire neighborhoods bought up. I would encourage an expansion of the ADU allowance into the the R-I zones.

**519** I agree with all these changes. Best to make the adjustments now in front of a dramatic need for affordable housing. I experienced all these challenges building a DADU in Seattle which had historical requirements in place and it negatively impacted the project. Density is key to getting ahead of in-migration. Thanks!

**520** I am against this

It would lower and plunge property values. It would create so many problems.

As a homeowner, purchased in June, I oppose this.

**521** Please no on street parking and limit the number of people living in ADU to no more than 2 adults 2 children.

**522** Yes--allow more than 1 bedroom  
Yes--eliminate parking requirement  
Yes--eliminate owner occupancy requirement

**523** I live in the Boise East End and am strongly against the elimination of the owner-occupy provision. It is easy to see that the elimination of this provision would greatly benefit property investors, create bidding battles and cause housing prices to increase! I also have my reservations about the elimination of the parking requirement. I live in a neighborhood that has many basement apartments that are permitted and not permitted and parking is already very difficult.

**524** The owner occupancy requirement would seem to be a factor that would definitely limit the affordability of

these types of units. The truth is, sometimes a property owner wants to rent out their house, which may have an ADU associated with it. There should not be a law saying that this can't be done. Creating an ADU is a great way for someone to create additional income by having a rental unit, or even house a mother-in-law. The risk that there is a parking issue for some neighbors should not outweigh the benefits to the community at large.

**525** I am against doing away with the owner-occupy provision. Short term rentals, including air-bnb 'hotel rooms', without supervision will add an undue burden on neighboring home owners to deal with noise, unruly behavior, etc., that will lead to the devaluing of properties. Dropping the owner-occupy provision would not be good policy.

**526** I support all these measures. I'm actually a Garden City resident, but from what I understand there's some overlap in building code. I needed an affordable home, and many stars aligned for me to be in the position to build one in 2012. I live in 670 square feet of living space (two bedrooms and a combined living room/kitchen) with my family of 4, it's perfect for us and our monthly mortgage is very affordable. I am also in support of a changing the requirements to allow tiny homes, or homes built on trailers rather than foundations. I know there's a lot of interest in these but I've heard that they currently can't be connected to city utilities. I'd consider adding one on my own property if I could do so legally.

**527** I fully support anything that helps increase to stock of affordable housing, and loosening the restrictions on ADUs should definitely help with that effort.

**528** Support many of these changes.

**529** Yes, I am in favor of the changes to ADU outlined above. Curious to hear what other alternatives will be permitted I'd the parking space requirement is removed.

**530** I am in support of the proposed ADU changes. Boise is a growing city and making these changes would help keeping housing costs down for medium-sized families while allowing for greater density that will keep the population concentrated near where they work and play. I propose increasing the ADU size limit to 700 sf to allow an additional 100 sf bedroom to be added to existing ADUs.

**531** The owner occupancy requirement is an absolute necessity to keeping our communities clean and comfortable. I will not support removing this requirement.

**532** I am ok with the proposed changes in areas that wouldn't effect the overall character of an area. However, my concern is with new development in older neighborhoods. The landscape of these neighborhoods is being changed drastically. The cutting down of older trees and the trend of building housing to "max out" ones square footage is changing the look and feel of these older neighborhoods. We are loosing our green spaces, which I believe is what attributes to the lure of living in such neighborhoods. I would like to see limitations to building structures that change the character of our neighborhoods. I think this needs to extend beyond just historical districts.

**533** I am against changing the current restrictions. Please keep the existing ADU planning code.

**534** These would be great and welcome changes. I live in the North End, and Im dismayed that the NENA and others seem to have an out-sized amount of influence when it comes to preventing changes to houses in the neighborhood. These changes will help the neighborhood

**535** Dear City of Boise,  
As a former AUD renter in Oakland, CA I would urge you to expand the options/opportunities for AUD units in Boise. For 4 years I lived in a 440 sq ft converted garage sharing a property with my landlord. This affordable living space allowed this young professional to pay off student loans, live in a walking friendly and safe neighborhood which I could have never afforded to buy, and share resources (washer/dryer/garden) with my landlord and her housemates. Not only was the size and sharing of the property more affordable for everyone involved but it was great for the environment (less water/garbage/electricity/ etc).

As a former AUD renter, I can strongly attest that they strengthen neighborhoods, provide much-needed affordable housing and also lessen our footprint on the planet. Let's keep up with the times, a house can be a home...regardless of the size.

Thank you for tackling this important issue.

**536** Two of the Provisions being discussed for change/modification, that I DO NOT SUPPORT are the "Eliminate Owner Occupancy Requirement," and the

“Eliminate On-Site Parking Requirement,” as per my reasoning here: 1.) By eliminating the Owner Occupancy Requirement would give even more incentive to “housing investors” to turn our Single Family Home (SFH) neighborhoods into investment vehicles which would ultimately drive up housing prices even more. But, by having the “Owner-Occupied” restriction for SFH’s with ACU’s will keep local homeowners in control of this market and the ACU pricing; and 2.) By eliminating the “On-Site Parking Requirement” is a formula for making neighborhood parking a nightmare, in particular, for all the surrounding neighbors. The home-owner who is getting the benefit of the ACU (financial or otherwise), needs to have some parking requirements that will not negatively affect others living in the immediate area. And, lastly, and equally as important, is there needs to be restrictions eliminating ACU’s from any sort of “vacation or seasonal renting,” as that would provide zero relief toward solving our affordable housing crisis, but it would bring unwelcome inhabitants and traffic to those neighborhoods.

**537** ADU’s are a great way to maximize space. Changing restrictions on them seems to be a step in the right direction. They are a wonderful option for singles, students, and even elderly folks who may not need a lot of space or parking. Please do change requirements to allow for more. With such a shortage of affordable housing, ADU’s a good option.

**538** ADUs must remain small. I support more than 1 bedroom but the 600 square foot limit should remain. The owner occupied requirement MUST remain!!! Otherwise investors will drive up the prices of rentals even more. The parking space requirement is also good the way it is as it limits the contribution of ADUs to increased traffic congestion.

**539** Let people build as they please. If they build wrong, their property value will take a hit. If the next owner doesn’t like it, he can tear it down.

**540** RE:Eliminate Owner Occupancy Requirement, rather than eliminating - institute a “deed restriction” that it must be owner-occupied for the first 10 years. Keep the on-site parking restriction. Please let me know if you have questions on my comments.

**541** All of these ideas are good. Boise desperately needs more reasonably-priced housing. The one suggestion I

would make would be to make more than a small adjustment to the 600 sq ft limit. A two bedroom unit that will fit a family will likely need to be at least 800 sq ft (even that is pretty small). Why not make the limit 1000 sq ft or 10% of lot size? If the lot is big enough to accommodate a 1000 sq ft unit without going over the 10% limit, why not allow it?

**542** This proposal is a win-win: owners can systematically improve their homes while creating rental income for themselves - helping the improvements pay for themselves. The second win is for renters who would benefit from a smaller SAFE space.

**543** Keep the owner occupancy requirement. We also need to think carefully about parking. We want this to stay a bike friendly city.

**544** I am in favor of all the amendments described above. My husband and I are planning to build a property with an ADU in Boise and there are so many limitations that is discouraging aside from expensive to develop this idea.

Thanks, Elia Sierra

**545** I think allowing a larger unit is fine on larger lots. I think allowing two smaller bedrooms is fine on a larger lot.

Please DO NOT eliminate the requirement for on site parking. This can be accomplished via a driveway apron or other on-property option, but not street parking. Please DO NOT eliminate the requirement that the property be owner occupied. ADUs should not result in rental units being crammed into residential areas.

**546** I do not support the elimination of the parking requirement. The other proposed changes sound good.

**547** I support all of these changes. I personally want to build an ADU in my backyard, and anything that makes it easier would be appreciated.

**548** I support all of these proposed changes.

**549** Most of the ideas are moving in the right direction, but eliminating the owner occupancy requirement would mostly defeat any benefit the extra housing would provide, as it would encourage more properties to become investment properties for things like Airbnb

**550** Hello, I am a homeowner in the area just south of

the university and I support all of these proposed changes.

**551** I support all four of these changes wholeheartedly! It's consistent with Boise's neighborly vision to improve access to affordable housing for everyone, and there's certainly no reason to constrain peoples' options unnecessarily.

**552** All of these changes appear to support the goal of creating more affordable housing.

**553** I believe this is mostly a positive proposal to increase density & affordable housing, and avoid contributing to sprawl. However I disagree with eliminating the owner occupancy requirement. Owners on site take better care of property, and maintain connection with the community. A possible compromise would be owners that occupy a residence within 1-2 miles of additional properties. This would allow for local investment property owners, but not absentee investment property owners. Local property owners are vital to maintaining the quality of our neighborhoods, please do not eliminate a provision that maintains this component of community.

**554** I think maximum ADU size should be increased.

I think 2br ADUs are a great idea.

However I think onsite parking should be mandatory. There should be a mandated one spot per bedroom.

I think instead of eliminating owner occupancy statutes you instead allow owners to apply for a license to live elsewhere and a requirement of that license is that property cant be used for vacation rentals and they must set their rent at a city mandated level.

**555** This looks to be a great solution. However you incentivize investors by removing the occupancy requirement. As long as investors are incentivized, affordability will remain an issue.

**556** Here are my comments regarding proposed changes to the ADU ordinance. 1. I own one of the remaining relatively large properties on the Boise bench, .6 acres with my single family home, garage, small greenhouse and tool shed. The property is configured with the home and garage on one side of the property with 55' of frontage on the garden side. That was intentional in case we got to a point where we might want to build an

ADU or split the lot and build a smaller cottage home and sell the main house to one of our kids. Based on the current ordinance the property could support 4-6 skinny homes, we constantly get developers wanting to buy it for that purpose. 2. I would support increasing size of the ADU so it can accommodate two bedrooms many spouses sleep in separate rooms for health reasons, single parents would not need to share their bed with a child. 3. Keep the requirement that the property owner must occupy the main home or the ADU. Requiring the property owner to reside on the property maintains the purpose of the ADU ordinance and makes enforcement easier. An alternative would be to have a conditional use or variance application showing that essentially turning the residence into two rentals is not going to negatively affect the adjoining properties. 4. Require that ADU be long term leases occupied by the tenant. There are already too many horror stories about short term rentals like AirBNB negatively affecting the adjoining properties. 5. Eliminating on site parking should be evaluated on a case by case basis. Some properties, like mine, will have plenty of room for a couple of more cars. Others will not and may not even have on street overflow parking available. It is not fair to push parking for one lot onto the adjoining homes street frontage.

**557** Yes, yes, yes and yes

**558** Please do not eliminate the owner occupancy requirement. That is what will keep the dwellings nice and neighborhood friendly/compatible.

**559** I don't believe the city should allow an increase to the size (keep the limit of 600 sft) - this could allow for larger lots to build what could be a full size house and could cram lots and deter from the neighborhood appeal of older areas. One bedroom should be the limit - the idea is to provide affordable housing for smaller needs and if the ADU is just like a house the owners will be charging more to keep in line with normal prices. Keep the one parking space on site, we don't need more parked cars on the streets. Owner should be required to occupy main residence for at least 10 years - we are already experiencing out of state investors contributing to the increase in housing costs and this shouldn't be another perk for investment property.

**560** As a long time Boise homeowner with a deep investment in the quality of my neighborhood, I am very much in favor of ADU's as a way to provide affordable

housing in general, but also to encourage the benefits of extended families to live on the same property to care for each other. HOWEVER, I do think the Owner Occupancy Requirement should stay in place. It is what will maintain the integrity of our beautiful neighborhoods, as owners are more likely to respect the impacts to neighbors. It will discourage non-resident investors from increasing density without actually having to manage the consequences in their own neighborhoods.

Please retain the Owner Occupancy provision.

**561** Please consider the full parking capacity at a home including driveway. Easing up restrictions on ADUs will be a great way to ease the housing shortage in neighborhoods where there is no or limited land to build new homes. It will also help bring in more young people or single people who don't need or can't afford a larger home.

**562** Considering the housing market at this time, there are many renters and homeowners that need a way to afford to live with the increased property value. If this is a viable option, I say go for it.

**563** As a Boise homeowner, I feel that there truly is a housing crisis in this area and appreciate the efforts being taken to alleviate that crisis. However, I am also concerned about some of the changes being considered. My input:

1.) I am IN FAVOR of allowing larger ADUs, as long as reasonable size limits are maintained. This allows for meaningfully sized units that may support a growing family until they can afford a traditional home.

2.) I am AGAINST removal of the parking requirement. This is an example of how these ADUs can cause undue stress on their neighbors: by clogging the nearby streets with cars and reducing parking available for current owners. I believe that if an ADU is to be built, it must provide parking. My preference would be for one parking space per bedroom.

3.) I am IN FAVOR of allowing more than one bedroom, IF the total square footage of living space will allow it. Allowing many bedrooms in a small ADU will encourage "dorm room" style living, which will create undue stress on nearby homeowners. I would prefer to see limits such as "one bedroom for ADUs up to 900 sqft, 2 bedrooms for 900-1200" and so on.

4.) I am IN FAVOR of reducing but am AGAINST

eliminating the owner residency requirement. A reduction from 10 to 5 years will allow the neighborhoods to adjust to the new construction.

**564** amend the codes to make them inclusive of low-income housing--allow anything within reason to add to the housing stock ie: co-housing, tiny houses on foundations, tiny houses on wheels, manufactured homes, and lower the permit fees, lower the fees in general--make it easier for homeowners to build adu's--quit raising the assessment of housing just to get more taxes. spend some money on invitations of more of the community to your round tables and LISTEN to them.

**565** Thank you for asking for feedback. I do hope that you consider the feedback you received. I believe ADU modifications are needed. However, I disagree completely removing the owner occupied clause, for at least a reasonable amount of time (say 3-7 years). The downtown Boise market is being eaten up by out of state investors who are paying cash for houses and charging unreasonable rents (my block has 2-3 just in the last few years). By requiring some sort of owner occupancy for a set period of time, the city leaders (yes, YOU!) can help our neighborhoods remain vibrant neighborhoods, not just the wealthy and higher income levels. I have lived in the NorthEnd for 25 years and was born and raised in Idaho and I love that our neighborhoods are eclectic mixes of so many income levels, backgrounds & ethnicities. This is your opportunity to help ensure that middle income families can still own a home in the neighborhood while having an ADU for smaller families, couples or single people. Homes and neighborhoods are better cared for when their are permanent residents living in them, and they will in turn care for their renters and rentals as well. Help give middle income families the opportunity to serve a population of residents that need housing, it is a win-win for both. And by requiring an owner occupancy situation, you help both types of residents. There are so many opportunities for ADU in other areas of Boise as well (not just the North End where they are most common), but by requiring that they are owner occupied, you help ensure that these neighborhoods do not drive out all levels of home owners and renters that are currently there. The owner occupied requirement helps protect both current renters and homeowners from one non resident landlord drastically changing their neighborhood and living situation.

I also believe you need to ensure some sort of parking requirement. I realize this is a hassle for the owners and

builders of the ADU, but I would like to see you drive down some of the current streets with multi-unit housing, and the thought of adding more cars to those areas is overwhelming to all residents. If you want to avoid the issues of Portland, Seattle and San Francisco, this is the moment you as city leaders have to shape our community and LEARN from the lessons of these cities! Don't make Boise look the same as the cities so many are fleeing. Pave a new path so that we can provide more housing, but not just for the rich and wealthy! Let Boise become a haven for all who want a better life, while thinking hard how to do better than the cities people are fleeing. All neighborhoods, not just the northend want a place to park their cars, and they need a place to park. By requiring at least one parking spot, some of that need is taken off of the streets and helps the entire neighborhood remain peaceful and a place that is desired to be.

I also strongly believe these modifications need to work hand in hand with the historic district. There are so many valuable protections held within the historic district clauses, but they must also be reviewed and ensure they do not conflict.

It is crucial that these changes are well thought out and their impacts are noted for all areas of Boise. I would encourage the city leaders to drive up on the bench, through the streets of west Boise, in the subdivisions behind Collister, and in the side streets off of Emerald and envision a street where ADU's are built up and what the impact to those areas would be. Would it be positive? Yes, it could be! But thoughtful changes are needed. Owner occupancy could be one of the most thoughtful decisions at this point to assist in maintaining these neighborhoods and helping Boise continue to be a respite for those families and citizens fleeing overpriced rentals of bigger cities. Keep Boise vibrant while growing and changing. Don't let us become a haven for only the rich and powerful.

I would love to visit more with anyone in the city that wishes to. I hope you will take all the survey info seriously.  
--Brooke Haechrel  
208-850-5024   cbhaechrel@msn.com

**566** This looks like a recipe to have investors cannibalize our neighborhoods. This ADU proposal will simply incentivize investors to turn our neighborhoods into investment vehicles. I am very opposed to the relaxing of the owner occupied rule. This will have the opposite effect than intended. It will drive up speculation and drive

up housing prices in the meantime. It will also cause the destruction of the historic nature of our neighborhoods. Please don't pass these measures.

**567** I believe this can be a positive thing to allow the ADUs but I think it important that you Do NOT remove the Owner Occupant requirement and Do NOT remove the on site parking requirement. Neighborhoods with owner occupied homes are much more stable. ADUs can be a good solution but be careful!! You want to get it right the first time!! Thank you.

**568** I am in favor of all of these proposed changes except for the elimination of the Owner Occupancy Requirement. This requirement helps to ensure that the ADUs will be true residential occupancies and not vacation rentals. Thanks for the opportunity to give input!

**569** I believe the city is moving in the right direction. However, I would not remove the requirement to have the property owner occupy one structure. If this requirement is removed, investors would purchase the homes and continue to drive up prices and the affordability of these housing units would not be available to those who need them most. Likewise, I would not remove the parking requirement. Keeping vehicles off of roads and on public property is a smart idea both for the safety of our roads and for the aesthetic appeal of our streets to new residents.

**570** Please do not eliminate the onsite parking provision and owner occupancy at the same time! That will create housing that is junky. Do consider relaxing requirements over a set period of time rather than all at once.

**571** Please do not remove owner occupancy requirement. We need affordable housing for extended families and working poor. Not more investment property and short-term vacation rentals in our neighborhoods.

**572** Terrible idea. The only people this would benefit is the wealthy building more inexpensive housing at the expense of everyone around them. Are you TRYING to become Seattle?... (That's not a good thing in case you were wondering)

**573** I am 100% in favor of this proposal.

**574** I think this is a great idea. I live in the foothills north of Hill Road. I'd like to have an ADU in my backyard.

**575** Please keep the owner occupancy requirement!!!

**576** Please don't eliminate the owner occupy provision. ADUs can be a great solution but must have accountability for the owner and to the neighborhood. The last thing Boise needs is more out of state investment firms turning existing neighborhoods in to Air B&B neighborhoods

**577** As with allowing a business to be approved without sufficient parking (Trader Joe's, and now another soon to be business as prime examples), on street parking will be impacted, along with filthier streets with excessive cars, ie: Peasley...Poor decision!

**578** I think this is a great idea and I like that attached(not internal) idea and detached idea.

**579** ADU's are good idea if they are only owner occupied and not for investment purposes.

**580** I support expansion of the size of ADU, increase to two bedrooms, allow parking on side street, apron but not blocking access to mailboxes or overloading street. I don't support the owner not living in the ADU or home.

**581** These are great ideas. Please move forward with this to encourage infill and limit sprawl.

**582** In my opinion, the 600sqft max size on adu's seems fairly arbitrary, I am much more in favor of the 10% rule, and I find that it is if anything too generous, I would recommend something closer to 7 or 8 percent, but I understand that this isn't really on the docket. Personally I don't see a problem with abolishing bedroom limits, and as someone who doesn't drive, I don't understand the parking requirement, and I support getting rid of it. Thanks for reading!

**583** I support this as a way to provide more affordable housing, but restrictions should be placed on how these ADUs can be used. They should not be available for AirBnB or other short-term rentals, otherwise they do nothing to solve the housing crisis. I think the owner occupancy rule should stay in place. I've already seen some ridiculously large garage/ADUs that dwarf their lots. Not sure that the maximum size needs increasing.

**584** This should not pass without the owner/occupy condition. Neighborhoods with a high percentage of

rentals tend to deteriorate quickly. Don't need broken windows and junked cars on the lawnHere

**585** Yes i'm all in favor of removing barriers for ADU's.

**586** Please keep the existing own-occupied portion of the requirements. I have a neighbor who illegally rents out space over his garage and he is never in town if there is an issue! Very frustrating.

**587** I am strongly against doing away with the parking requirement. The North End can be hard enough to find parking for those of us that live here and when we visit friends in the area. Also, I am vehemently opposed to eliminating the owner occupancy requirement unless there are protections to keep these units and the primary house from becoming Air BNB or other short term housing. That would totally eliminate the benefit of the new housing as well as change the character of residential neighborhoods. I understand the need for more housing but please don't do it at the expense of the existing residents and property owners (tax payers!)

**588** I think ADUs are a great tool for increasing density and encouraging affordability. They certainly aren't the only solution, but on the whole make quite an impact.

- Increase Maximum Size - Yes. 700 seems very reasonable. I'd imagine in most areas where these are in greatest demand, owners will have to contest with the site coverage limits.

- More than One Bedroom - Yes. I own an ADU and for nearly three years, a single-mom rented with her young son. The additional bedroom would have been a welcomed amenity for them I'm sure.

- Eliminate Parking Requirement - Yes. In most areas where ADUs are in strong demand, on-street parking exists. Reviewing that along with other features like driveway aprons is a smart approach. If on-street parking or other options don't exist, I can see the need for an off-street spot for the ADU, especially if the bedroom limit increases to two.

- Eliminate Owner Occupancy Requirement - On the fence. I appreciate the value of having a 'longer term' (greater than one month) tenants in a neighborhood. It builds trust, relationships and neighborhood strength. As competitive as Boise has become, I think this change would have unfavorable results on the housing market as a whole.

But, this one's hard for me, because I do see the value in short term rentals. Ultimately though, I think that in Boise, that type of system is prone to take off in much too dramatic and impactful ways for those that currently use ADUs has a mechanism for housing affordability.

**589** I support the proposed changes to the ADU regulations. As a landlord with rental property in the north end I struggle to keep my rents affordable for my tenants which include a single mother and a section 8 senior citizen (who has lived in the same apartment for 41 years). If I could add an ADU to my property the additional income would help with the upkeep of an 80 year old building in the historic district. The high property taxes along with historic district guidelines which create higher repair costs make it burdensome to offer affordable housing. I set the rent for my section 8 tenant at \$250 a month below market price to avoid displacing her. Removing the occupancy requirement to build an ADU would be a great help to landlords wanting to offer affordable housing in an expensive rental market by allowing infill to increase income on currently owned lots. Thank you for your consideration of my remarks on this issue. Nannette Nelson

**590** I would love to add an adu to our property. Our concern is that our taxes will go up exponentially. I think to give home owners a real incentive; it would need to come with a tax exception. We would be 100% on board to support an ADU if a change like that were to happen.

**591** Dear City of Boise, Thank you for requesting input on ADUs.

Only owners should be able to add ADUs. Not developers or landlords. Any owner-owned ADUs should be exempt from parking requirements.

Any owner who adds an ADU for a family member or person with disability will be walked through the process with building codes and ADA requirements up front, to the ADU can provide needed housing for people with disabilities.

If an owner sells a home with an ADU, the new owner may be the only one to rent out the ADU, unless the new owner ADDS the required parking spaces an owner-rented ADU is exempt from.

IF developers or landlords were to be included, they should pay a fee of over \$50,000 to add an ADU as this effectively splits a lot if a developer is allowed to build an ADU.

Strongly consider a program for anyone to add ADUs for people experiencing homelessness like the program in Portland, Oregon as this would allow neighbors, landlords, and developers to fight homelessness. When a developer or landlord or non-owner adds solely for the extremely low income population (income below federal poverty rate and/or without housing) the parking requirement is not in effect. These ADUs for homelessness must be used for these purposes ONLY or the parking requirement is reestablished.

Make it easier and less costly for homeowners to add by lowering costs and waiving parking place requirements. Make it much harder for developers and landlords to add by raising costs and maintaining existing parking space requirements. Then our city will be better. If a non-owner can add one of these cheaply, that is the equivalent of splitting a lot, which is illegal.

**592** I am in favor of the changes EXCEPT for eliminating the Owner Occupancy Requirement. This is especially true if you are going to allow more than one bedroom. Without the Owner Occupancy Requirement, you will encourage investors to buy up properties and increase the density strictly for rental income. This will negatively impact all our neighborhoods and will turn them into short and long-term rental communities instead of having a balanced mix of owners and rentals. Look at the neighborhoods that are mostly rentals; they tend to be more ragged and rundown and noise/misbehavior is more prevalent. This move would send the city in the wrong direction. Investors already have plenty of options for investment in Boise. Let's not damage the vital characteristics that makes a city a hometown rather than a temporary place of residence; pride of ownership and pride of place.

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wrong direction. Investors already have plenty of options for investment in Boise. Let's not damage the vital characteristics that makes a city a hometown rather than a temporary place of residence; pride of ownership and pride of place.

**594** I fully support the proposed changes. Modest increases in density via small accessory dwellings are a win/win solution to Boise's housing crunch. ADUs are ideal for aging parents, young adults and students, empty nesters and other housing insecure populations, while also creating a potential income stream for property owners. Removing barriers to the creation of affordable ADUs is the right thing to do!

**595** More than 600 sq ft has issues. If the small family has children, do they have a yard? Ok the city council is schizoid. They want to eliminate on street parking and here they wish to increase it. What is it? Accessory unit should not be more than 660 sq ft. Please review but Sweden built all their socialized housing for a family of four in ONLY 600 sq ft. Supposedly it was increased in the 90's. There should be an occupancy limit on accessory dwellings. I don't think the owner needs to occupy either. The other plus is for the elderly who may need help living in their home.

**596** I think this is a great idea. So many citizens are expressing serious concerns that they cannot afford rent above a certain amount. Usually 700 dollars. A lot of rentals go for 1.25 a square ft per month right or more, so the only way to get these kinds of rents is to encourage the use and development of units that are in the 500 ish as ft range.

This is probably one of the best ideas Boise has implemented in my lifetime. And the removal of owner occupancy requirements will only help to alleviate the lack of supply in the market of much smaller units.

I hope tiny homes exemptions will soon follow to allow more creative building within smaller footprints.

**597** I'm strongly in favor of these changes, and glad to see the city I live in consider these changes.

I did not grow up in Boise, but I moved here to attend BSU at age 18. I spent two years in the dorms, but dorm living is not for everyone, and I next moved to a basement apartment in the North End. During this time in my life, I did not own a car - I walked and cycled, and rode with

friends who did have cars to the places I needed to be. At the time, I didn't think any of this was strange - I needed a place to live, and it was cheap in that basement. If I bought a car it'd be a pain to park, so I didn't - I know the street isn't 'mine.' The family that lived in the house above me - I didn't know, or cared, if they owned the place, and I don't believe it would have mattered, or made a difference. At the end of the day, a place to live is what matters.

It was surprising to me, years later, to learn that Boise attaches all sorts of poison pills to building these basement/backyard apartments, a thing that is actually quite common in the older neighborhoods, and such an important part of my life, as well as a simple win-win (for the renter and the owner). Especially appalling to me is the parking space requirement - it is essentially a codified preference for cars over housing - which is ridiculous, given that the majority of neighborhoods still have permitted, free street parking (at least attempt to manage something before you declare it a problem). It is equally appalling as codified subsidy for cars and auto-orientation, something that is at odds with Boise's support of green initiatives.

Removing these poison pills is a win for renters, a win for owners, and clearly the right choice.

**598** Please consider the fact that many of us would use ADUs to provide housing for family members with special needs—and provide allowances for caregivers and other personal needs.

**599** Please require the current resident to continue their residence in addition to the ADU. I wouldn't like to see both the primary residence and the ADU become rental properties, I believe that this will degrade a residential neighborhood. As a condition of having an ADU the current owner should have to continue living in the primary residence for some period of time after the creation of the ADU.

I also feel that if an ADU is occupied by a low income family the property taxes on property the ADU should be reduced through some type of qualified "circuit breaker" or other type of tax reduction. Further if the owner of the primary residence is a senior citizen the property tax on the ADU should also be reduced. This would provide additional income to a senior citizen and would provide an incentive for the development of an ADU.

Finally, if the lot could accommodate it, a primary residence owner should be allowed to build more than Han

one ADU. My lot configuration could allow 2 ADU's, and if I wanted to have 2, I shouldn't be prohibited.

**600** ADU permits should not over ride previous neighborhood covenants. IF the city attempts to over ride these covenants expect that neighbors will mount legal defence. I live in Roosevelt Flats. I WILL be one of the historical neighbors funding and lobbying for defense for legally held neighborhood covenants. Do you want old neighborhoods that give character to Boise to fold under the pressure of short term rentals? DO NOT think ADUs are unrelated. I have several neighbors starting Air B&B.

Maybe it is time for us salt of the earth folk to move on. Is that what you want? I might take my tax dollars elsewhere. In the meantime, I'll fight this city tooth and nail for the life I bought my property for many years ago. This city breaks their contract with me each time they take away some of my control over my property. THANKS BOISE I'll let my friends know not to move here.

**601** We live in a large 1000 sqft AUD off of Fairview. We love it. The "big house" is occupied by the owner. That give us a degree of security and safety that we wouldn't have if it was another tenant occupied house. We're firm believers that this type of situation lends itself to security for both parties and even the neighborhood. The ten year owner occupancy seems reasonable.

My daughter lives off of Beacon in an older duplex. Finding street parking in her neighborhood when we visit, is nearly impossible because of all the garage conversions. Parking should be required for any added housing. If the lot is big enough and has an alley, then parking can be created in the back near the small home. Allowing larger, 2 bedrooms is a good idea. I've owned. I've rented. People need options. It needn't be one size fits all.

And while you're at it, allow modular homes (aka) mobile homes in decent lots. That's the only affordable option for most people who need wheelchair accessible housing who want to own their own place.

**602** Thank you for the opportunity to provide feedback regarding potential ordinance changes. While I support increasing the size of the current ADUs, I do not support eliminating the on-site parking requirement and the owner occupancy requirement. I feel as though the city is selling these changes as one way to address the affordable

housing crisis that the city (and the entire Treasure Valley) is experiencing. If accessory dwelling unit size is increased consideration should be made to the historical and neighborhood character.

There is no guarantee that by eliminating the on-site parking requirement and the owner occupancy requirement we will see an increase in affordable housing units. We may very well see an increase in housing inventory, but it may not be affordable for families making minimum wage or in some cases public sector employees. It's unclear what kind of research the city has conducted to determine the city's total rental housing inventory available for long-term rent versus how many homes and ADUs are current short-term rentals (Airbnb, Vacasa, VRBO).

The city should consider moving forward with increasing the ADU size and then a year or two later consider revisiting the potential elimination of on-site parking and owner occupancy requirements. Within a year or two of the ADU size ordinance update, the city should evaluate concerns/issues that have arisen from the ADU ordinance. Let's not hastily jump into a situation where we eliminate existing ordinances all under the guise of addressing affordable housing issue only to find out it's not alleviated the issue.

Thank you,

**603** I am for the proposal of additional outlined options for ADUs. Considering the housing situation it seems to be a viable good option.

**604** I agree and support the proposed changes. The City should also eliminate the required notice to neighbors. This should be a matter of a property owner's right to develop their property within the requirements of the code.

The City might include some incentive for property owners to disclose existing ADUs that were never permitted.

**605** Keep the current owner/occupancy rule that the owner must occupy one of the units. This will keep neighborhoods clean and avoid out of town investors buying places and turning into rentals that often are over priced and not maintained. Don't create the mess other cities are facing.

**606** Please do not remove the owner residency requirement, nor the parking requirement when considering ADUs

**607** The size limit increase I support. The other three adjustments I do not support.

**608** 1. I support increasing the maximum size to no more than 700 square feet while maintaining the 10% limit.

2. I support removal of the one bedroom limit.

3. I strongly OPPOSE the elimination of the parking requirement. On street parking is not a solution, this will just further clutter our neighborhoods with parked cars. Perhaps when ACHD and Boise agree to a workable mass transit improvement, this could be readdressed but for now NO.

4. DO NOT eliminate the owner requirement. The last thing I want is more price inflation due to REITs or other investors flooding our city's problem with their money.

Additionally, find some way to address the enormous tax increase hitting current single family dwelling owners with the home value inflation. I suggest a tiered approach to the homestead exemption -- get more or your property value exempted from property tax the longer you live in the home. This will reward more stability in our communities. Also ADUs must be taxed (as should AirBNBs) for what they are -- businesses. No exemption should be given to such property use.

**609** 1. Please DO NOT eliminate the owner-occupancy requirement. An entire subdivision/neighborhoods value is compromised when less and less inhabitants actually have "skin-in-the-game" regarding a long-term monetary investment in a property. Keeping this requirement will help maintain everyone's property values at a higher level, which ultimately impacts the total property tax revenue to be collected by the City. As a Board Member of my subdivision's HOA, I can speak from experience - most of the properties that do not abide by the CCR's and tend to become rundown and less maintained are the properties being rented out.

2. Please DO NOT eliminate the on-site parking requirement. This will adversely impact the ability of the workers whose job requires accessibility to mailboxes and collection bins - the postal service and rubbish/recycle/compost trucks drivers already have to navigate many obstacles and this would make their job harder, which is not fair. This problem is especially critical on the many narrow streets that ACHD has approved with parking only allowed on one side - but people do not abide by this, as well as congested parking issues that occur in a culdesac.

Furthermore, an increase in parking on the street will impact the ability for first responders to maneuver and access areas as well.

Finally, please review how any/all of these proposed changes would impact the numerous CCR's that many HOAs have in place, as this will cause additional impacts on HOAs to enforce compliance issues, which can be challenging and expensive for HOAs with limited annual dues amounts to use for legal assistance.

Thank you

**610** I can't believe that there currently any size limit. All of the ADUs in my neighborhood are above gargantuan garages. They loom over the neighboring yards and homes, cut off light and air, and are not in scale with the lot. When the historic district was proposed, a roof to ground ratio requirement was incorporated into the policies. That policy has been ignored for many years. I'll tour my neighborhood with you to point out specific examples, although they must be in your files. I'm all for dense housing (I live in a skinny house built at the turn of the last century that is on a .04-acre lot now defined as "non-buildable,") but height restrictions have to be part of the requirements. I see no discussion of height restrictions, and regardless, I have no faith that the City will follow its own policies. You've thrown BluePrint Boise out the window in our neighborhood too many times. Just do what you want and don't waste all of our time with "outreach."

**611** ADU's should only be authorized if it is owner occupied otherwise investors will flaunt the system and build out for the maximum return--i.e. Air B&B's and non owner occupied rentals.

**612** I built an ADU over a year ago, and I highly suggest keeping the parking off the streets as a requirement. Our street, Bacon dr is already littered with extra cars and very limited parking, especially in the summertime for concerts at botanical gardens. We put in a double driveway to accommodate my mothers vehicle (she is the adu resident) and are very glad we did. Please remember our already cramped streets and require an additional parking space for any ADUs being built.

**613** In 2010 we built a small ADU in the East End. It was initially conceived as an office and guest room, but in a move inspired by environmental/financial/social concerns our family of four now lives in it. We've found tremendous

benefits in all of the above categories and others as well. I fully support the City's proposed changes.

**614** I strongly feel the owner occupied occupancy requirement should NOT be eliminated.

- 615**
1. I support the higher density and affordability aspect of an ADU. They are less expensive than building a home which allows for a lower rental cost.
  2. I also support the reduction in parking, if we are building near the city core there are many alternatives to cars now.
  3. I support the NOO aspect, it makes no difference if the property is OO or NOO, in fact an investor will be quicker to add an ADU than a home owner.

I appreciate that this is an initiative that is not costing taxpayers anything, it is optional to participate and is a Win-Win for those that opt to build an affordable housing unit and reap the benefits of it.

Please consider one more step, reduce the cost of permitting and fees to build an ADU in Boise, much like the state of CA is in the process of doing, with amazing results. See this article: <https://nextcity.org/daily/entry/california-adu-applications-skyrocket-after-regulatory-reform>

**616** The owner occupied aspect of these proposed changes needs to remain intact and not be eliminated. Part of the reason for lack of affordable housing is due to investors from other states buying homes they never intend to live in, then renting them out for obscene amounts that have priced many locals out of both the homebuying and rental markets. I am a single mother with one income trying to hang on in a rental until my youngest son graduates from high school in another year and a half. Housing costs here in the Treasure Valley have forced me to rethink my retirement plans and start looking at other states that may offer more affordable housing options as I age. My rent has increased over \$400 a month in the last four years. I make just over \$40k a year and it now takes 50% of my income just for rent. It's hard to save for a downpayment on a home when half of my salary goes for rent. The unchecked and unplanned development and growth here in Boise has created a housing black hole for those of us in the lower middle class and has changed the culture of the city. The owner occupied rule is a must to get a handle on the housing crisis here in the Treasure Valley. The ACU option would be a great way to create affordable housing options without impacting current

neighborhoods or open spaces. But it only works if there is an owner occupied rule in place to prevent outside investors from continuing to drive the housing and rental market in a city that doesn't have the wage base to support current prices. I urge city leaders and planners to look beyond the property tax dollars and consider the needs of some of your most vulnerable citizens. I'm scared to death that my lease renewal will include another rent hike that leaves my sons and me with no place to live, because I can't continue to absorb the costs that greedy city leaders and developers/landlords place at my feet to meet your "vision" of progress and to line your pockets. This is a frightening time for those of us who have experienced life changes that leave us in rebuilding mode, financially and emotionally. Having the increased burden/question of affordable housing on my shoulders each month only adds to the overwhelming anxiety I feel as I try to get my feet back under me and my kids. Please listen to the voices of ALL of your citizens and how your decisions impact us, not just those with deep pockets who help promote your unchecked growth agenda. We are your constituents, too. We deserve to be heard and represented and included in the decision making process regarding affordable housing. No on eliminating Owner occupied rule for ADU.

**617** This is ridiculous. Without owner occupy clause this will not increase affordable housing in our neighborhood. What it will do is make these homes investment properties. They will ALL be rentals and the prices will remain high. Even with an owner occupy clause what is stopping these from all becoming short term rentals (i.e. Airbnb, VRBO, etc.)? This will bring unwanted traffic and parking issues. Yards and open space are important to our neighborhood. STOP TRYING TO PIMP OUT THE NORTHEAST. WE SHOULD NOT BE THE MAIN REVENUE SOURCE FOR THE CITY. This plan WILL NOT create more affordable housing.

**618** I am a RE Broker in Idaho and always interested in development that helps communities. I am FOR these proposals. It can (and will) help property owners and provides housing potential for more people.

**619** I am against the possibility of more ADU's in the Boise City limits. This is opening the door for a total mess with way too many people living in a single dwelling. I have lived near section 8 homes that were absolutely awful and changed the entire neighborhood. The people in the dwellings were not controlled and the homes destroyed the quality of life of everyone around them. Leave well enough

alone as far as what is already allowed within city limits. If the county wants to add these changes that's another story. Parking will become a horror for neighborhoods and once you open this can of worms it will be impossible to fix the mess you will create with overcrowding in already overcrowded neighborhoods!

**620** I strongly oppose the elimination of the owner occupancy requirement. We need to keep our neighborhoods neighborly and not simply a tool for investors! Also, I would be very cautious when considering the elimination of the on-site parking requirement. With an expanding population, roads becoming more crowded and continuing to be designed to promote driving, rather than walking and biking, one can only expect more, not less, cars. Thank you. I truly hope you will consider the input you receive.

**621** Please reconsider the non-owner occupied requirement. As a newer Boise resident I can attest to the huge impact that ADU's can have on a neighborhood. Specifically when 8 out of 10 are built to be used as airbnb's to begin with. Our neighborhood in Portland, OR exploded with huge ADU's that were almost never used as housing for additional full time residents, making parking and livability a nightmare due to transient visitors. Thankfully, the primary or ADU had to be owner-occupied. I am sure that many out of state investors would purchase a single family home here, build an ADU and rent out both units as short term rentals. This would effectively reduce the amount of full time residents and have an extremely negative impact on close knit neighborhoods. There are already many multi-unit short term properties in Boise, I believe removing the owner occupy requirement would be a terrible tack for infill planning. Thank you.

**622** Love all three ideas!

**623** AirBNB's is Not the solution. It only removes affordable homes from the market.

**624** I am very opposed the lifting the owner occupied restriction. If this is lifted, you are going to increase the number of people who buy just for investment and rentals. I live in a mixed used area (the Bench) where I already see rentals, owner occupied (from young to old), and also new builds and subdividing lots to squeeze large "row" homes in. By lifting the owner occupied restriction you are going

to continue to damage and tear up the neighborhood instead as businesses and investors come in, instead of families, owners, and people who are dedicated to improving the area.

I would not object to the size increase as long as the property is of a sufficient size, or relaxing parking requirements, but strongly oppose the owner occupied restriction. I also believe we have enough properties owned by out of state owners who are in it just for a profit. They never have to live with the consequences of the rentals, neighborhood, or destruction of property.

I strongly believe the city should also look at other options for low income housing. What about not allowing so many new high priced condos and apartments downtown. How about respecting the history and re-allowing apartments or renovations to bring older historic buildings offices and apartments up to code?

Let's preserve the wonderful things about our city and find a responsible long term, solution that works for all. Business owners, homeowners, neighborhoods, and downtown.

Please re-consider relaxing the ADU's owner occupancy requirement and find a different option to provide low income housing.

**625** Do NoT eliminate owner occupied requirement - this takes responsibility away from owner. Also, disallow AirBb type occupancy. This does not perpetuate neighborhoods nor does it solve housing problem.

**626** DO take away the owner occupancy requirement! It will be a rental - so what's the big deal. That way, it CAN be ( the main house) owner occupied or not. What if owner wanted to have family live in BOTH? That takes away that onerous restriction. What if owner had a job change or a life event that they had to leave for a time? Take away the owner occupancy rule! The argument that "Horrible investors" will a buy and raise rents is stupid. Everyone wants ROI even HOMEOWNERS. NOT many are going to rent these ADU'S for UNDER market rent, especially in PRIMO LOCATIONS. Plus putting that owner restriction does impact the future SALE of this property - what if the buyer CANNOT move in right away? This should not impact the sale- now or ever. I do worry about the parking on street as the N. & E End are getting really crowded with cars on street. some left for days or weeks. I would like to see a TIME limit on residential streets posted so that the cars MOVE- every 8-12 hours at least!

**627** We are losing our community to outside investors and greedy builders. This has happened in other places and they ended up with over crowded ghettos. Stop outside investors, stop the growth, and allow the market to settle. Native Idahoans are being priced out due because of government and builder greed.

**628** I don't agree with removing the owner-occupant restriction as I believe that it will encourage investors to purchase these properties and build a second unit for short term vacation rentals. Boise does not need more Air BnB units, it needs lower cost housing for displaced individuals and families who have been priced out of the housing market due to unmitigated growth. Boise is losing its charm due to sprawl and traffic and is becoming no longer livable, something this city touted thru the Chamber of Commerce to lure people here.

**629** Please do not remove the owner occupancy requirement!! We previously lived in Shaker Heights, OH and they were just starting to bring back certain parts of it by requiring owner occupancy and even giving discounted loans to the owners in order to convince people to move back to those areas that had become unsafe from years of the homes only being occupied by tenants. Owner occupancy keeps people more accountable for their tenants and from what we've experienced the owners and renters are more likely to have a vested interest in keeping the neighborhood a safe place.

Even when we moved to Boise in the North End, we were renting a house with a rental ADU in back. Our lovely next door neighbors were still finding broken glass in their yard (and having young children) because one set of renters that were above the garage were known to throw their glass bottles down from the balcony onto their patio when they partied. It took awhile for them to get evicted. While owner occupancy doesn't avoid all of that, I think the responsiveness and awareness of situations is much higher with owner occupancy. I understand trying to avoid sprawl and keeping affordable housing for families but it also needs to be safe housing or the families will leave anyway. Let's learn from Shaker Heights and not go down that road.

**630** I currently have an ADU being built. To meet my income goal, I think I have to offer it as an executive rental for one month minimum stays. I hope at some point, I can offer it as a long term rental.

I am very conflicted about the housing situation in Boise,

but if I get frustrated and sell, I feel that just feeds the dragon. So, at the moment, I stand firm.

I am only in favor of one change, and that is the parking requirement. I don't feel it's necessary. Many people who have garages never park in them. Instead, they use them for indoor storage and hoarding. Many people looking for studio housing, or starter apartments do not have cars to park, and use bicycles, or walk, for transportation. I propose that this restriction be lifted, because it's putting a burden on some, but not others.

Thank you, Lynn Zeller

**631** I think in general easing restrictions is a good idea. Taking away the owner occupied requirement is I think a mistake. I was recently (2017) a home buyer. My husband and I were interested in potentially buying a property with rental potential. We were literally told once that if we weren't all cash not to bother and another home went to flippers before we could even get in to see it. We wanted a home to live in with an affordable rental to off set our mortgage and were completely shut out by investors flipping. As a recent homebuyer I am happy to share my experience.

**632** I agree with these changes and very strongly support the increase in size of ADU buildings. This is a smart move by the City of Boise.

**633** I do not agree with the amendment to eliminate owner occupancy requirements. Owners on site will provide better oversight and selection of occupants. People from out of town may be more profit motivated, raise property prices and care less about the neighborhood feel of our communities.

**634** I think these are all fantastic changes to make housing more affordable, limit sprawl, give people greater housing options, and encourage transit use. I fully support them. They will make our community better.

**635** I agree with all of the proposals except the elimination of the owner occupancy requirement. To determine if this has been a problem in other cities, I'm assuming that you have looked at other cities which do not have this requirement and determined that it has not been a significant problem. If that's the case, I would also agree with that proposal. Thank you for attempting to ease the housing crisis; however, I think we could do a lot more than this, but this is a step in the right direction.

**636** I am strongly in favor of these changes. This will allow us to add much needed affordable housing to existing neighborhoods. I would be supportive of additional steps to make the ADU process even easier / more robust. I would also support broad upzonings (e.g., as was recently conducted in Minneapolis) across much of the city. Creating affordable housing requires us to allow housing of all types to be built. To avoid car-dependent sprawl (and support amenities and transit that are more feasible in more dense areas), new options for housing and infill within the existing city neighborhoods should be preferred and encouraged.

**637** I would love to have some group meetings on this to really discuss the pros and cons. Could we do some neighborhood discussion groups? We live in a historic home on WSA which has expensive upkeep. We called to see about adding a unit in our daylight basement as we go into retirement. We could only do a mother-in-law apartment because we don't have off street parking that is 15' from the street. This seemed funny when there is street parking. However VRT just added a bus stop (no warning) in front of my house. I called and they expect no parking within 45' which effectively lost our off street parking. The apartment would have adequate space to make it 2 bedroom, but we were told we could only do 1. This is obviously a more complicated issue. I don't want ADUs going in all over the historic neighborhoods that will not keep the character here, even though I do understand the need and desire to house more people. It might be something that needs exploration by neighborhood. Sorry to not be definitive here but I appreciate your openness to discuss.

**638** I am fine with adding an extra bedroom to these living spaces. However I am not happy with the thought of asking people to park on the street. This is what will really impact people who live near by. Constantly having other cars parking on the streets in front of or near your homes will make a huge impact on people's every day life and values of their homes. Please, please require them to provide parking.

**639** I approve a slight increase in ADU size but would like to know what that larger limit is. I approve adding a 2nd bedroom option.

I highly disapprove of eliminating on-site parking and owner occupation.

Although I would love to see a carless Boise, that is not going to happen any time soon. Even I own a car, although

it is parked in the garage most of the time. My neighbors also own just about 1 car per person. These cars are often parked for long periods of time too. Guess where they are parked? Smack dab in front of my curbside mailbox. With increasing housing density, we also have increased street side parking but those streets aren't growing longer to accommodate more and bigger cars.

By eliminating the owner-occupation of one facet of the ADU, I fear increased out-of-state investor landlords. An on-site landlord is the best guarantee of tenants who respect the property and the neighborhood.

Thank you for the opportunity to comment.

**640** I like this proposed change. Over the years, we have considered building a mother-in-law apartment, and have found the law limiting for our needs, given our huge backyard. In general it makes sense to fill in space we have all over Boise.

**641** I am in agreement with the first 3 proposals, however, I would like to see the city keep the ownership occupancy requirement.

Where can I find more information on the current ADU ordinance and proposed changes? Currently caring for aging, ill parents who live some distance away could quite possibly become more manageable and affordable if we were able to build a small unit on our own property in which they could reside, yet still have their privacy and some independence.

**642** I recommend allowing ADUs to be significantly larger than 600 square feet. It would easily take a tiny lot for an ADU to exceed the 10% lot size and max out at 600 square feet. Even apartments are larger than that. But who wants to live indefinitely in 600 square feet? And, larger lots are better suited to ADUs.

I suggest a maximum ADU size of 1000 square feet. Not everyone is a minimalist. A couple of people, their furniture, hobbies, and normal necessities may need more than 600 square feet.

This assumes that the ADU would be a long term housing solution and not an short-term residence (30 days or fewer).

If the concern is that an ADU will overwhelm the property with its size, then create a tier structure with maximum square footage varying with lot sizes.

**643** I do not support eliminating the parking requirement. Many neighborhoods already have parking issues and adding vehicles to these areas would just be creating more problems and ill will.

I also do not support eliminating the owner occupancy requirement. An onsite owner will help insure that the tenants will be good neighbors since the owner will in fact be choosing his own neighbors. Onsite will also be much better for the tenants as far as responsiveness to the tenants. It also is better for the neighborhood since the owner is known to the neighbors and can be more responsive to any issues brought up by the neighbors.

**644** I agree with all four proposals, especially removing the owner occupancy requirement. This never made sense when you compared an ADU to a duplex that had no such requirement and did not require an owner to live in one side of the duplex.

**645** I support removing the owner occupancy requirement. I support allowing more than one bedroom. I support eliminating the on-site parking requirement.

**646** I am in support of all of these measures. Based on what I heard at the meeting, the first two proposals most people supported without much restraint.

So I will address the latter two. Parking I think can be addressed by working the city towards parking districts. These are not uncommon in other cities and would allow an increased density in areas with limited space available for extra parking. This would also improve the experience for normal housing as the city (I assume) will start phasing out parking minimums. This may be a longer term solution, but I would be in favor of removing the

requirement now and working towards parking districts as an ideal in the future.

Most of the fear with removing the need for on-site landlords was due to Airbnb and property speculation. The later doesn't concern me. The former can be addressed by setting up a minimum lease period, say a month. This can save us from what Jeff Speck in his book, Walkable City Rules, dubs Airbnb blight. This is his idea, not mine. Even without this limitation in place, I think the advantages here outweigh the risk and most Airbnb concerns that would affect these are already hitting our normal housing stock. In short, this will not make the existing Airbnb problem worse. That being said, we should probably deal with that problem at some point.

I am supportive and hopeful that these measures will pass.

-Jared



## Brent Moore

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**From:** Cody Riddle  
**Sent:** Tuesday, February 5, 2019 3:22 PM  
**To:** Amanda Brown  
**Cc:** Brent Moore  
**Subject:** RE: [External] Re: My ADU comment to Boise

Amanda,

These go to Brent Moore, copied on this message. Thanks for sending it.

Cody

-----Original Message-----

From: Amanda Brown  
Sent: Tuesday, February 5, 2019 3:16 PM  
To: Cody Riddle <CRiddle@cityofboise.org>  
Subject: FW: [External] Re: My ADU comment to Boise

What's the account these are supposed to be going to?

-----Original Message-----

From: Lauren Mclean [mailto:mcleans@mac.com]  
Sent: Tuesday, February 5, 2019 3:03 PM  
To: Greg Briggs <idahomojo@gmail.com>  
Cc: Amanda Brown <ABrown@cityofboise.org>  
Subject: [External] Re: My ADU comment to Boise

Thank you Greg. I'll send to city.  
Lauren

Sent from my iPhone

> On Feb 5, 2019, at 12:45 PM, Greg Briggs <idahomojo@gmail.com> wrote:

>

> I have lived in the North End of Boise for 25 years. I also am the owner of 4 rental units, (duplexes and single-family residences). If ADUs were allowed I would build a couple on 2 of the rental houses where they would fit in well. I have no interest in running AirBNB type operations as I do not want to deal with the work load. I would aim in the direction of a less expensive rental house. If people did put in more Airbnbs I would see the market becoming saturated at some point making long term rental more desirable. So in short as a long term resident of North Boise, I think allowing ADUs on non-owner occupied is a good idea.

## Brent Moore

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**From:** Colleen Carroll  
**Sent:** Thursday, January 24, 2019 11:48 AM  
**To:** Brent Moore  
**Subject:** FW: [External] FW: Proposed ADU code changes

fyi

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**From:** Gregg Ostrow [mailto:geo@greggostrow.com]  
**Sent:** Thursday, January 24, 2019 11:45 AM  
**To:** Colleen Carroll <CCarroll@cityofboise.org>  
**Subject:** [External] FW: Proposed ADU code changes

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**From:** Gregg Ostrow  
**Sent:** Thursday, January 3, 2019 4:55 PM  
**To:** 'mayor@cityofboise.org' <[mayor@cityofboise.org](mailto:mayor@cityofboise.org)>  
**Subject:** Proposed ADU code changes

Mayor Bieter,

Since I will be out of town on Saturday, January 12<sup>th</sup> during your open house I feel it is important to express my concerns with the following proposed code changes for ADUs that are being considered:

- Removal of off-street parking
- Increase of size from 600 sf to 700 sf
- Removal of owner-occupied status

I can understand you desire to increase density in areas close to downtown, but I am concerned about the destruction of the single family neighborhood. Many of us live 10 feet apart from each other and need to work together to maintain a congenial relationship.

Increasing the size of the ADU will allow for a 2 bedroom unit. With most houses being 3 bedroom-2 bath, and the cost of rent in the area, you could have between 5 and 7 cars needing parking. Most of the houses in my area (N. Louisa St. across from M&W market) have 1 legal off-street parking space. Some have none.

I currently have a two car garage off the alley and with an extra parking space. I could add an ADU that meets the current code and could probably work with my neighbors. Being a good neighbor, I would not locate any windows into their backyards.

But if added a 2 bedroom unit with no parking, my neighbor would not be very happy with me. At the same time, if my neighbor constructed an ADU without parking and rented out their primary residence, I would not be happy. We already have an AIR BnB on the street that sometimes becomes a problem. We have been able to work everything out with the owner who occupies the primary residence.

Each project needs to be looked at individually. Maybe some sort of approval process should be attached for ADU's that requires neighbor approval. I am aware of residents in the East End being granted variances for ADU's at the expense of their neighbors already.

I would like to meet with you to discuss my concerns.

Thank you for your time.

**Please note that I am in the process of changing my business email address to [geo@greggstrow.com](mailto:geo@greggstrow.com)  
Please change your address book to match this new email.**

Gregg D. Ostrow, AIA  
208-866-3168



## Brent Moore

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**From:** Matthew Scott <boisetinyhousebuild@gmail.com>  
**Sent:** Monday, January 28, 2019 6:48 AM  
**To:** Brent Moore  
**Subject:** [External] Re: Grow Our Housing - Request for Comment / ZOA19-00002

Hi Brent,

1. Increase maximum size allowance----

ADUs are currently limited to 600 square feet or 10% of the parcel size, whichever is smaller. The City is considering a slight increase to the 600 square foot cap, while maintaining the 10% limit. This would effectively allow larger ADUs on larger

parcels. **This is good for housing families ---but letting the size become too large will encourage more waste of space**

2. Allow more than one bedroom

ADUs are currently limited to one bedroom. This effectively precludes them from providing affordable housing for a small family. The City is considering removing this restriction. **This is also good for housing families**

One additional parking space is currently required for ADUs. The City is considering removing this requirement if an acceptable alternative is available

(driveway apron, along the street, etc.) **This is also good also because not everyone has a car or wants one--this will open up lots more properties to adu's**

4. Eliminate owner occupancy requirement

Current regulations require the property owner reside in either the primary, or accessory dwelling unit. The City is considering removing this requirement.

**This would be good also---but some kind of provision should be added that speculators cannot build to use as air b and b's**

**I would suggest some additional revisions to the zoning code:**

**1. Allow Tiny houses on wheels to be an adu-- require them to be raised off the wheels like mobile homes are required to do if necessary-- require them to be hooked to water and sewer if necessary---or if they are self-contained with solar panels, composting toilets etc allow them not to be connected.**

**2. streamline the permitting process to exclude community meetings etc.**

3. when having round tables or asking the community for input--invite everyone--not just people that will say what the city wants to hear.

4. Allow Tiny Houses, container houses and other out of the box buildings...as long as they are structurally sound.....if the government will get out of the way we can house ourselves and solve our own problems. We (most of us) don't need the government to micromanage our lives.

5. There could possibly be a law that houses and land cannot sit idle while so many people are on the street---a "use it or lose it" provision could be instituted.

6. Allow micro-communities on single-family lots where 8 or 10 tiny houses could greatly increase the supply of housing

If the city truly wants to make it a "most livable city" include provisions for everyone even the low-income folks---who by the way do most of the "work" so the middle and upper class can profit while ignoring the fact that \$7.25 is way below a living wage. There are even some theories that the government should build public housing.

There are lots of great ideas to bring Boise out of the dark ages so that it won't be 10 or 20 years behind the rest of the country. Lets get outside the box and be a little more progressive--and by the way--we don't need a \$100,000,000 library as much as we need lots of other improvements first---that is just one more example of how the current administration ignores

the people they are here to serve. Put the library to a public vote.

and here is a link to a website that has a lot of great ideas.

<https://www.localhousingsolutions.org/act/>



Sincerely

Matthew Scott 208-570-3808

**(Click Links Below for our Pages)**

**Email:** [boisetinyhousebuild@gmail.com](mailto:boisetinyhousebuild@gmail.com)

**Facebook:** [www.facebook.com/boisetinyhousebuild](http://www.facebook.com/boisetinyhousebuild)

**Website:** [www.idahotinyhouse.com](http://www.idahotinyhouse.com)

Donate Paypal: [www.paypal.com/us/fundraiser/charity/1899847](http://www.paypal.com/us/fundraiser/charity/1899847)

**Donate:** [www.gofundme.com/zbv4vps](http://www.gofundme.com/zbv4vps)

**Meetup:** <http://www.meetup.com/Idaho-Tiny-House>

## Brent Moore

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**From:** Mike Witry <mwitry@ifhcidaho.org>  
**Sent:** Monday, January 28, 2019 8:00 AM  
**To:** Brent Moore  
**Subject:** [External] RE: Request for Comment / Grow Our Housing (ZOA19-00002)

1. Increase maximum size allowance

ADUs are currently limited to 600 square feet or 10% of the parcel size, whichever is smaller. The City is considering a slight increase to the 600 square foot cap, while maintaining the 10% limit. This would effectively allow larger ADUs on larger parcels.

*Comment:* I support this change. Increasing the 600 square foot cap to something like 850 would allow property owners to choose one of many modular home designs that fall under the larger cap, saving them money and time on construction.

2. Allow more than one bedroom

ADUs are currently limited to one bedroom. This effectively precludes them from providing affordable housing for a small family. The City is considering removing this restriction.

*Comment:* I support this change.

3. Eliminate on-site parking requirement

One additional parking space is currently required for ADUs. The City is considering removing this requirement if an acceptable alternative is available (driveway apron, along the street, etc.)

*Comment:* I strongly support this change. Adding parking is a major expense, and most of our roads are designed for street parking.

4. Eliminate owner occupancy requirement

Current regulations require the property owner reside in either the primary, or accessory dwelling unit. The City is considering removing this requirement.

*Comment:* I strongly support this change. A ban on rentals is a ban on renters, and a ban on renters is a ban on young, blue-collar people and a ban on immigrants. Owner-occupancy requirements make financing ADUs a challenge, and make it more difficult for developers to include ADUs in new developments. See this article: <https://www.sightline.org/2017/04/20/not-in-your-backyard-cottages-in-law-apartments-and-the-predatory-delay-of-halas-adu-rules/>

*Additional Comments:*

The city could also encourage the development of accessory dwellings by providing that HOAs within the city limits may not prohibit construction of ADUs.

Many of the people who are in the best position to build ADUs (upper middle class homeowners who are approaching retirement and who have never been involved in the world of development) would have no idea where to start, so the city should consider writing an ADU construction manual.

Only one percent of houses nationwide meet ANSI accessibility standards. The city could encourage both new development and accessible development by including additional goodies for people who build accessible ADUs, such as waiver of permit fees, waiver of architectural compatibility review, and so forth.

The city could speed up construction by pre-approving certain designs for ADUs anywhere in the city, such as some modular homes (many of which are built right here in Idaho) and other commercial plans like the popular Katrina cottages.

I will be starting a new job as of February 11. Please send additional information about growth workshops to my home email address, [witry@alumni.uidaho.edu](mailto:witry@alumni.uidaho.edu).

---

**From:** Brent Moore <[bdmoore@cityofboise.org](mailto:bdmoore@cityofboise.org)>  
**Sent:** Friday, January 25, 2019 3:44 PM  
**To:** Brent Moore <[bdmoore@cityofboise.org](mailto:bdmoore@cityofboise.org)>  
**Subject:** Request for Comment / Grow Our Housing (ZOA19-00002)

Hello,

The City is soliciting feedback regarding potential changes to Accessory Dwelling Unit requirements. Please see the attached letter and review these proposed suggestions online at: [www.livboise.org/liv-stories/2019/accessory-dwelling-units/](http://www.livboise.org/liv-stories/2019/accessory-dwelling-units/).

If you would take the time to consider these changes and share any comments or concerns you might have, it would be greatly appreciated. Your feedback will be used to begin crafting an appropriate amendment to the development code.

Questions should be directed to me at (208) 608-7086 or [bdmoore@cityofboise.org](mailto:bdmoore@cityofboise.org) referencing the permit number ZOA19-00002. Please provide feedback via email or through the [online form](#) no later than **5:00 p.m. on February 8, 2019**.

Thank you.



Brent Moore  
Senior Planner  
Planning and Development Services  
208-608-7086  
[bdmoore@cityofboise.org](mailto:bdmoore@cityofboise.org)

*Making Boise the most livable city in the country.*

## Brent Moore

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**From:** Cody Riddle  
**Sent:** Monday, March 4, 2019 8:13 AM  
**To:** Brent Moore  
**Subject:** FW: [External] Accessory Dwelling Units

For inclusion in our packet when we head to hearing.

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**From:** Amanda Brown  
**Sent:** Monday, March 4, 2019 8:10 AM  
**To:** Cody Riddle <CRiddle@cityofboise.org>  
**Subject:** FW: [External] Accessory Dwelling Units

I can't remember the email address we're using for this feedback. Can you get it to the right person for me?

---

**From:** Lauren McLean  
**Sent:** Sunday, March 3, 2019 4:12 PM  
**To:** MARY EMERY <[maryemery@cablone.net](mailto:maryemery@cablone.net)>  
**Cc:** Amanda Brown <[ABrown@cityofboise.org](mailto:ABrown@cityofboise.org)>; Holli Woodings <[hwoodings@cityofboise.org](mailto:hwoodings@cityofboise.org)>; TJ Thomson <[TJThomson@cityofboise.org](mailto:TJThomson@cityofboise.org)>; Elaine Clegg <[EClegg@cityofboise.org](mailto:EClegg@cityofboise.org)>; Scot Ludwig <[sludwig@cityofboise.org](mailto:sludwig@cityofboise.org)>; Lisa Sanchez <[lsanchez@cityofboise.org](mailto:lsanchez@cityofboise.org)>  
**Subject:** Re: [External] Accessory Dwelling Units

Hi Mary -

Thanks for your email. I'm copying City Council so they see it as well. I expect that we'll discuss this concern when it comes before us.

In response to concerns that several presented to me I did ask staff to see if they could come up with new ideas for how to provide assurances or protections if they are going to recommend that we allow these on non-owner occupied parcels. I look forward to seeing what they propose and believe that it might include conditions of approval or notes on the plat related to short term versus long term rentals.

We will have a full public hearing on changes, so you'll have the opportunity to review, engage and comment further before we made a decision.

Thanks,  
Lauren

Sent from my iPad

On Feb 28, 2019, at 7:33 PM, MARY EMERY <[maryemery@cablone.net](mailto:maryemery@cablone.net)> wrote:

Hi Lauren!

I was forwarded this piece from [www.livboise.org](http://www.livboise.org) by a friend.

I like 3 of the 4 changes being considered by the City.

I am opposed to eliminating the owner occupancy requirement. I was disappointed to see it being considered. To me, eliminating this option strengthens the possibility of those who can afford it to build and then rent ----- rather than truly provide affordable housing for buyers themselves, where I believe the greatest need is and the most limited availability.

Thank you for considering my opinion on this.

Mary Emery

## Brent Moore

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**From:** Edward Fritz  
**Sent:** Friday, February 8, 2019 12:35 PM  
**To:** Brent Moore  
**Subject:** ZOA19-00002

Brent,

Sorry for not responding sooner, with the deadline being this afternoon. My feedback is part question and part comment. It involved point #3 with eliminating the on-site parking requirements. Just wondering about the potential street congestion by adding additional cars parking on the streets? This mainly comes from my time as supervisor of the Abandoned Vehicle Unit when it was still under the PD. We dealt with many neighborhood parking issues that varied from section and town and neighborhood. I could see additional vehicles on the street being a frustration in some areas. Possibly to be considered when eliminating the on-site requirement.

I can think of a crime prevention aspect that would revolve around this too, but it does seem relatively minor.

Thanks,



Edward Fritz  
Crime Prevention Supv  
Boise Police Department  
Office: (208)570-6071  
efritz@cityofboise.org

*Making Boise the most livable city in the country.*



February 7th, 2019

## **Request for Comment / Grow Our Housing (ZOA19-00002)**

To the Mayor and City Council:

The following are comments from our Neighborhood Association as requested at <https://www.livboise.org/liv-stories/2019/accessory-dwelling-units/> .

### **FOUR AREAS OFFERED FOR COMMENTS**

#### **Increase Maximum Size for ADUs**

Slight increase to the potential size of ADUs would be consistent with surrounding cities, and doesn't seem likely to negatively impact our neighborhood. Giving property owners the flexibility to use their property however they choose is in alignment with American values. We are unable to provide additional comments without specifics.

#### **Allow More Than One Bedroom in ADUs**

Allowing more bedrooms to an ADU would impact our neighborhood. More bedrooms contributes to density. Adding bedrooms is likely to improve options for those property owners who add ADUs. We are not clear on the scale of the impact without further research and without additional specifics. For instance, what is the minimum bedroom size?

#### **Eliminate On-Site Parking Requirement**

More people equals more cars. REPORT: <http://www.umich.edu/~umtriswt/PDF/SWT-2017-4.pdf> states that "ownership rose to 0.766 per person in 2016."

The fact is, adding development that increases density will increase the demand for parking. Eliminating the need for on-site parking requires an explanation that will justify the impact on our neighborhood. We are not in support of eliminating on-site parking requirements without an explanation that addresses the facts.

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### **Eliminate Owner Occupancy Requirement**

It appears this regulation is intended to avoid a specific situation: having two rental units on the same property, when one unit is a single-family residence and the other is an ADU. The purpose of Owner Occupancy Requirement is to prevent non-conforming duplexing, and the decay that comes from higher density of rentals without the owner present. (How would separate utility-metering get resolved for tenants?) What would prevent a developer from building this option as an investment to sell?

The better question is: What can Boise do to improve homeownership? Do these encumbrances trouble lenders who might finance purchases or remodels or ADUs? Again, we are not clear on the scale of the impact without further research and without additional specifics proposed by the City of Boise.

### **ADDITIONAL COMMENTS**

In the future, it would serve the entire community if “public” comments were made “public” at the time they’re presented online. *“Comments are visible in the Item Thread to everyone who works on an article.”* This stimulates discussion and prevents voices from being isolated and siloed. An option could be given to the commenter for public or private.

Sincerely,

**Henry Wiebe; VNA President**

## Cody Riddle

---

**From:** Rachel Grosso <[rgrosso@kittelton.com](mailto:rgrosso@kittelton.com)>  
**Sent:** Thursday, April 25, 2019 9:07 AM  
**To:** Cody Riddle  
**Subject:** RE: [External] Case Number ZOA19 - 00002

Great, thank you!

My comment is as follows:

I highly support the adoption of the proposed change to the City of Boise code regarding Accessory Dwelling Units, specifically the increasing the maximum size, allowing two bedrooms, and *especially* removing the parking requirement for ADUs with only one bedroom. I support these changes as I believe they would create more access to housing, increase the quality of life of dwellers in these units, increase housing density (and therefore provide necessary impetus for transit routes), and encourage the use of alternative transportation in our city. With the goal of becoming and being a livable city, I think the City of Boise would do very well to accept and implement these changes. As a proud resident of the Central Bench, I would be happy to see these changes implemented in my neighborhood in the coming years. Thank you!

Best,  
Rachel Grosso

Rachel Grosso  
Transportation Analyst  
*Pronouns: she/her/hers*

[Kittelton & Associates, Inc.](#)

Transportation Engineering / Planning  
101 South Capitol Blvd, Suite 600  
Boise, Idaho 83702  
208.472.9807 (direct)

---

**From:** Cody Riddle <[CRiddle@cityofboise.org](mailto:CRiddle@cityofboise.org)>  
**Sent:** Thursday, April 25, 2019 8:00 AM  
**To:** Rachel Grosso <[rgrosso@kittelton.com](mailto:rgrosso@kittelton.com)>  
**Subject:** RE: [External] Case Number ZOA19 - 00002

Rachel,

You can email your comments directly to me.

Thanks,  
Cody

---

**From:** Rachel Grosso [<mailto:rgrosso@kittelton.com>]  
**Sent:** Thursday, April 25, 2019 7:47 AM  
**To:** Cody Riddle <[CRiddle@cityofboise.org](mailto:CRiddle@cityofboise.org)>  
**Subject:** [External] Case Number ZOA19 - 00002

Hi Cory!

I'd like to submit a written testimony on the above case, to be heard on May 6<sup>th</sup>. Could you instruct me on how to do this?

Thanks!

Rachel

Rachel Grosso

Transportation Analyst

*Pronouns: she/her/hers*

[Kittelson & Associates, Inc.](#)

Transportation Engineering / Planning

101 South Capitol Blvd, Suite 600

Boise, Idaho 83702

208.472.9807 (direct)

## Cody Riddle

---

**From:** Fred Fritchman <ffritchman@msn.com>  
**Sent:** Monday, April 29, 2019 12:03 PM  
**To:** Cody Riddle  
**Cc:** Erik Berg; Mariah Fowler  
**Subject:** [External] ZOA19-00002

Dear Cody Riddle and Members of the Boise Planning and Zoning Commission,

The Board of the SouthEast Neighborhood Association has voted to recommend the following modification to the proposed ADU changes in the above-referenced zoning amendment:

That the parking requirement of a single space per unit not be permitted to be satisfied by an adjacent on-street space for properties which are part of a residential parking district. In those areas of the city the parking space must be located on the site itself.

Many close-in neighborhoods already experience a shortage of on-street parking that is reflected by the establishment of a residential zone. Allowing a new ADU to use on-street parking to satisfy its requirement would exacerbate that parking shortage.

Thank you for your consideration.


Sincerely,  
Fred Fritchman, Board member  
South East Neighborhood Association

GROW |  | HOUSING  
OUR

**CITY** *of* **BOISE**  
**HOUSING STRATEGY**







Over the last several years Boise has seen tremendous vitality, with low unemployment, increased opportunity, and a growing national realization that Boise truly is becoming one of the most livable cities in the country. Boise's challenge is how to maintain the city's high livability in the face of the dramatic growth brought by this success. Recent forecasts estimate that over the next 20 years 50,000 new people will move to Boise, requiring 20,000 new places to live. How will Boise respond to this growth?



# BOISE'S HOUSING PRINCIPLES



A successful housing strategy is created from a shared set of core principles.

## BALANCED

A healthy housing ecosystem includes homes across all income ranges. By committing to a balanced approach, Boise can take steps to fill gaps unmet by the private market and ensure that our most vulnerable communities and our active workforce have achievable housing options for themselves and their families.

## COMPACT

Boise's high livability will continue only by maintaining its vibrant, walkable neighborhoods. By embracing density and limiting the expansion of the city's service area, Boise can make housing more affordable, maintain its authentic neighborhood fabric, and ensure Boise's long-term sustainability.

## POSSIBLE

A plan with unreachable goals serves no one. With limited resources at the city's disposal, its vision must be practical and achievable.





boise centre

CENTURYLINK ARENA

THE GROVE PLAZA

# ANTICIPATED GROWTH

Next 20 years:



Source: COMPASS Communities in Motion 2040 Plan, 2014;  
City of Boise 2015 Housing Needs Analysis

# COMPARABLE CITIES

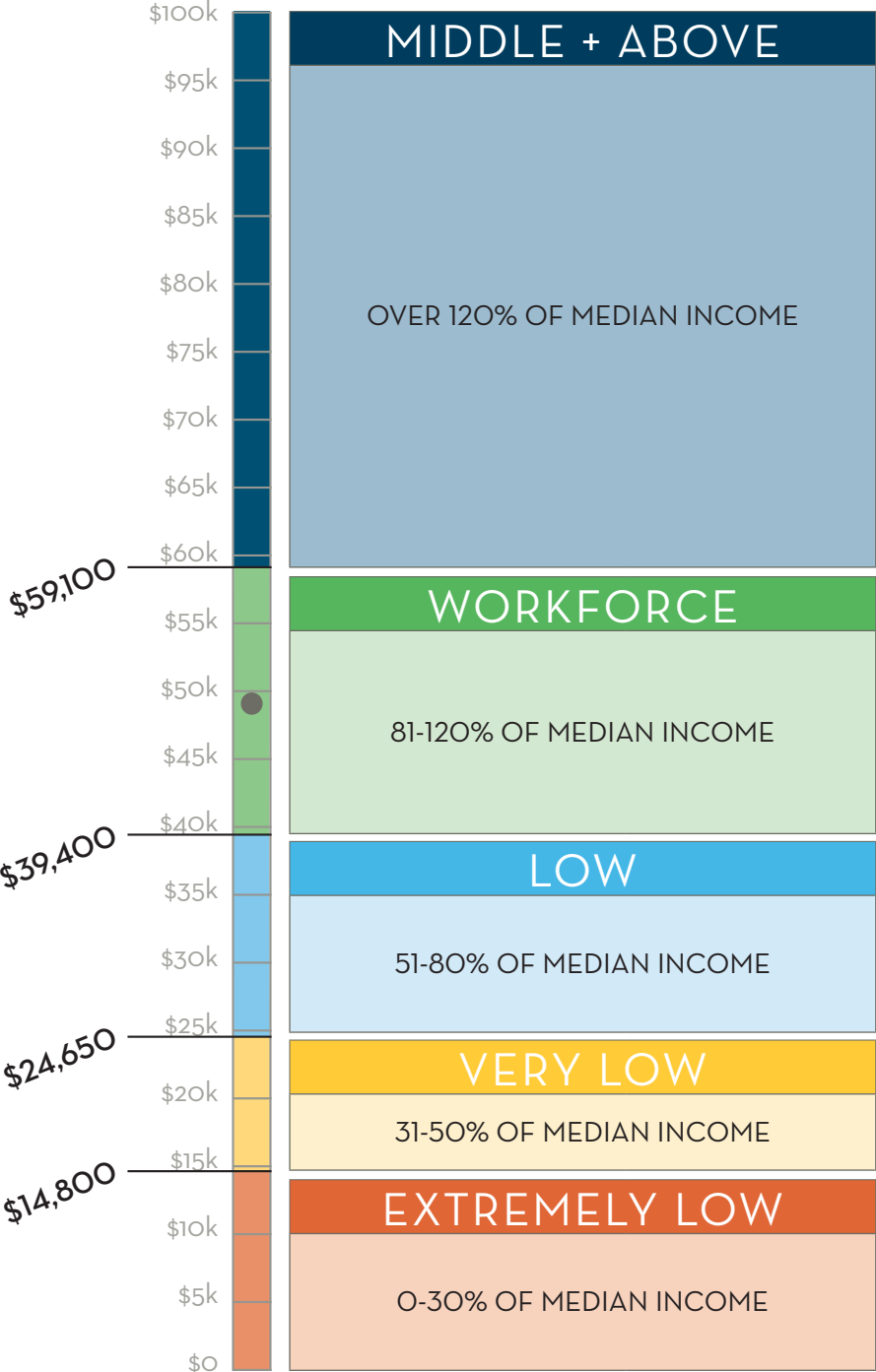
|                                      | BOISE     | FORT COLLINS | PORTLAND  | RENO      | SACRAMENTO |
|--------------------------------------|-----------|--------------|-----------|-----------|------------|
| MEDIAN HOUSEHOLD INCOME              | \$55,199  | \$59,357     | \$62,127  | \$51,313  | \$55,187   |
| POPULATION WITH BACHELOR'S OR HIGHER | 41.4%     | 56.5%        | 49.6%     | 30.4%     | 31%        |
| MEDIAN HOME PRICE (2016 estimate)    | \$219,200 | \$338,100    | \$395,100 | \$304,000 | \$306,900  |
| MEAN COMMUTE TIME                    | 18.4      | 19.8         | 27.4      | 19.9      | 25.2       |
| GROSS RENT                           | \$870     | \$1218       | \$1153    | \$908     | \$1119     |

Source: The Census Bureau's ACS 2016 Estimates

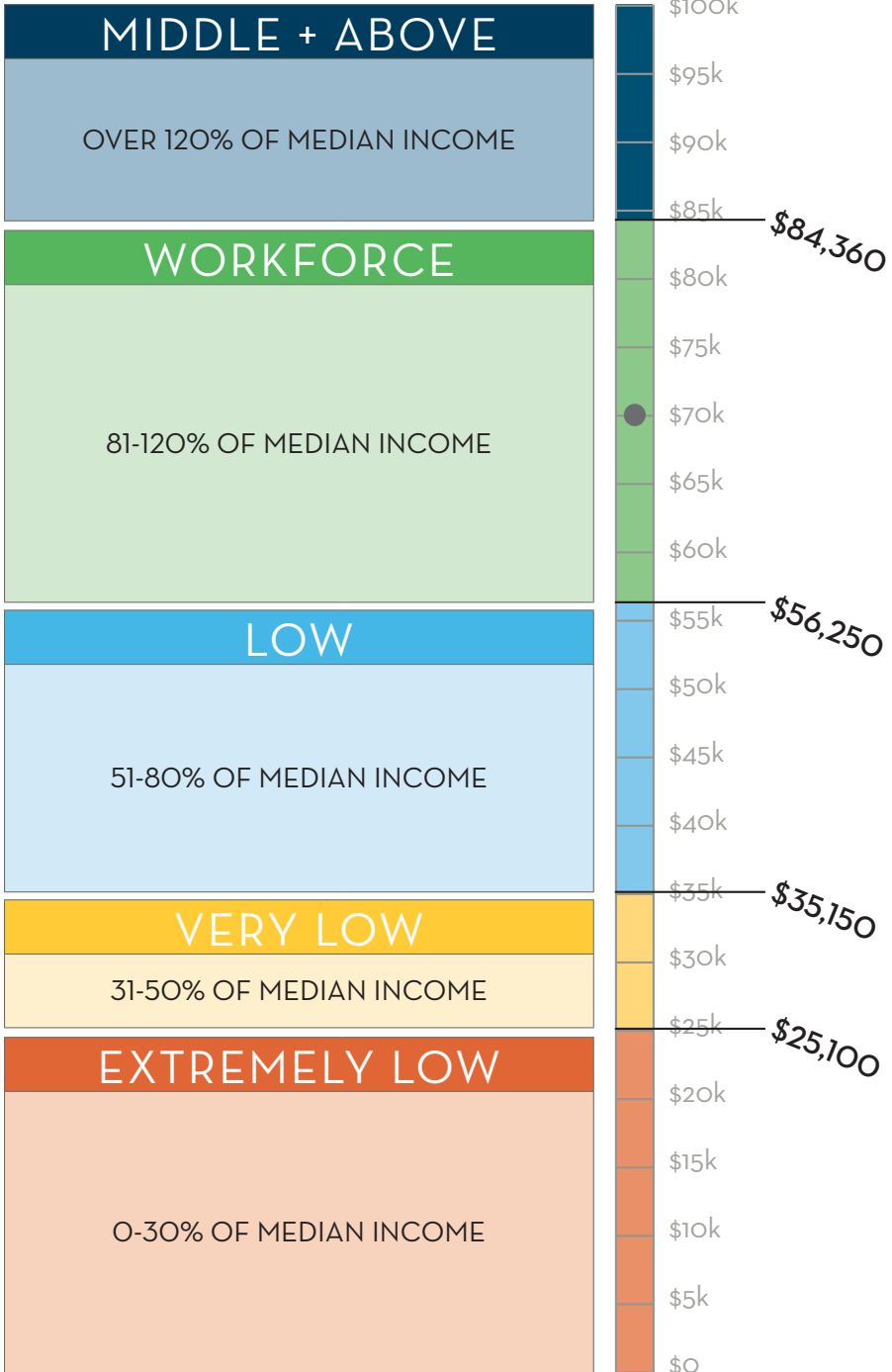
# INCOME CATEGORIES

**1 PERSON**  
INCOME RANGE

Boise's 2018 Median Income  
● 1 PERSON: \$49,250



Boise's 2018 Median Income  
 ● 4 PERSON: \$70,300



Source: US Department of Housing and Urban Development

# MAKING IT REAL

Below are examples of jobs that fall within each income category, based on entry-level salaries in Boise for 2016. All numbers are monthly based on a single-individual.

Boise's 88,000 households:

**MIDDLE + ABOVE/  
WORKFORCE**  
**65%**  
(57,200)

**LOW**  
**16%**  
(14,080)

**VERY LOW**  
**10%**  
(8,800)

**EXTREMELY  
LOW**  
**9%**  
(7,920)

## MIDDLE + ABOVE (\$4,926+)

Rent and Transportation: \$2,463+\*

| OCCUPATION             | MONTHLY WAGES |
|------------------------|---------------|
| Dietitian/Nutritionist | \$4,553       |
| Physical Therapist     | \$6,281       |
| Lawyer                 | \$7,616       |

## WORKFORCE (\$3,284 - \$4,925)

Rent and Transportation: \$1,642 - 2,462\*

| OCCUPATION                | MONTHLY WAGES |
|---------------------------|---------------|
| EMT/Paramedic             | \$3,113       |
| Elementary School Teacher | \$3,928       |
| Electrician               | \$3,981       |

## LOW (\$2,055 - \$3,283)

Rent and Transportation: \$1,028 - \$1,641\*

| OCCUPATION           | MONTHLY WAGES |
|----------------------|---------------|
| Hairdresser          | \$2,085       |
| Veterinary Assistant | \$2,121       |
| Retail Salesperson   | \$2,341       |

## VERY LOW (\$1,234 - \$2,054)

Rent and Transportation: \$617 - \$1,027\*

| OCCUPATION        | MONTHLY WAGES |
|-------------------|---------------|
| Child Care Worker | \$1,623       |
| Cashier           | \$1,734       |
| Waiter/Waitress   | \$1,754       |

## EXTREMELY LOW (\$0 - \$1,233)

Rent and Transportation: \$0 - \$616\*

| OCCUPATION                 | MONTHLY WAGES |
|----------------------------|---------------|
| Social Security/Disability | \$630         |
| Part-Time Employment       | \$915         |

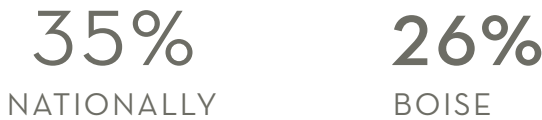
\* The ideal combined cost for rent and transportation is 45% according to the Housing and Transportation Index. Boise's current combined cost is 50%.

# HOUSEHOLD EXPENDITURES

According to the Housing and Transportation Index, to live affordably, no more than 45% of household income should be expended on housing and transportation. In Boise, housing and transportation costs are 50% of household income for families earning \$50,000 or less.



## HOUSING



## TRANSPORTATION



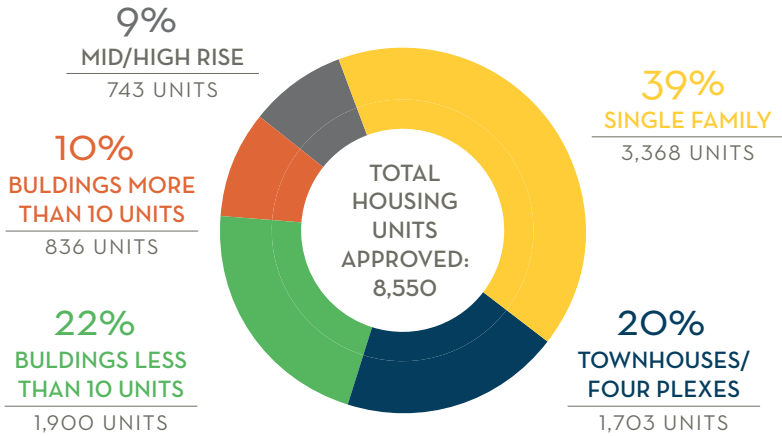
## TOTAL



Source: The Housing and Transportation Index <https://htaindex.cnt.org>

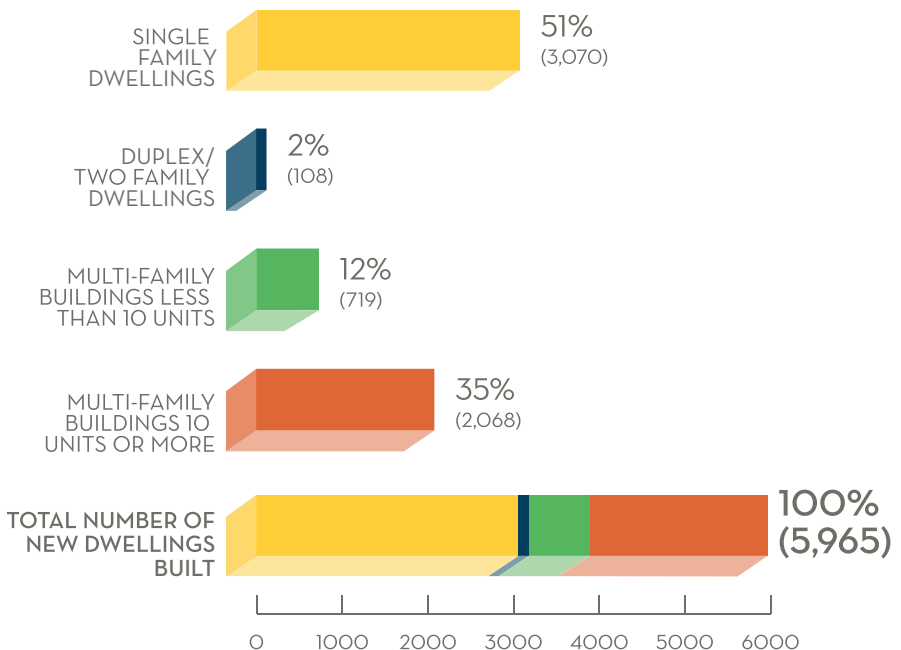
# HOUSING UNITS APPROVED BY CATEGORY 2013-2017

The total number of units approved over 5 years averages 1,710 units per year.



# BUILDING PERMIT TRENDS OVERALL TOTAL NUMBER OF NEW DWELLING UNITS CREATED 2013-2017

The average annual number of dwellings built in the last 5 years is 1,193 units per year.

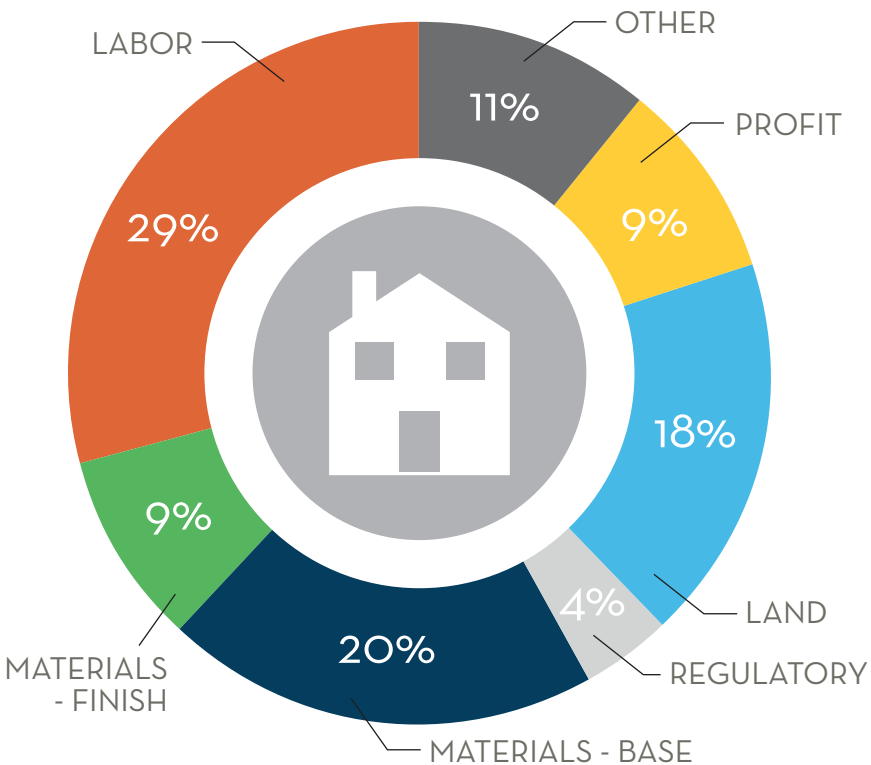




## HOUSING AFFORDABILITY

### FACTORS OF COST

A recent study from the National Association of Homebuilders categorized the relative share of costs associated with building an average single-family home in the United States. While the shares may differ slightly for Idaho, the presentation is representative of the composition of the factors driving price.



# Boise's Available Tools



To achieve the city's vision of creating housing that is balanced, compact and possible, it must have multiple tools to encourage private sector development that aligns with those principles and to allow public entities to fill housing gaps that jeopardize the lives of our most vulnerable residents.

Many of these tools are intended to increase density, reduce the cost of building and increase the supply of lower income housing.

Density is fundamental to the city's housing strategy, because creating dense development patterns protects livability by preserving open space and farmland, reducing transportation costs and commute times, and promoting walkable, bikeable neighborhoods.

Reducing building costs is critical to ensuring rents and purchase prices are within reach for residents of limited means. By utilizing tools such as reduced parking requirements and administrative approvals for projects that fit the city's vision, developers can build at a lower cost per unit and stabilize housing prices. Please note: administrative approvals require neighborhood meetings and are used only for smaller, less complicated approvals.

Most significantly, these tools allow Boise to increase its housing. With an estimated 20,000 new units needed over the next twenty years, the city must continue to fill our citizens' housing needs without impacting our livability. That is the essence of Boise's ongoing housing vision. The tools listed in these pages are the means for the city to fulfill that vision.

# PLANNING TOOLS

## LAND USE FLEXIBILITY

PURPOSE: Promote density and diversity in appropriate locations

### COMPREHENSIVE PLAN

- Land Use Map allows a variety of uses (zones) within each designation
- Areas of Change maps identify priority and incentive areas for higher density housing
- Comp Plan Activity Centers allow flexibility in land uses and densities
- Planned Community Areas require diversity and density

### ZONING CODE

11 zoning designations allow residential densities of at least 43.5 units per acre:

R-3 | L-O | C-1 | C-2 | C-3 | C-4 | C-5 | R-O | PC | U | HS

## HOUSING DIVERSITY

PURPOSE: Meet wider range of housing needs through product diversity

### CODE REQUIREMENT

All multi-family projects greater than two acres must have a mix of housing types:

Rental/Ownership | Bedroom Count | Height/Density/Design

# RESIDENTIAL DENSITY ALLOWANCE BY ZONING DISTRICT



| OPEN SPACE ZONES  |                              |                                                                                      |
|-------------------|------------------------------|--------------------------------------------------------------------------------------|
| ZONE              | UNITS                        | EXAMPLE                                                                              |
| A-2               | 1 Unit/40 Acres              | Natural Open Space in the foothills                                                  |
| A-1               | 1 Unit/Acre                  | Parks and some low density foothills subdivisions -Highlands Cove                    |
| RESIDENTIAL ZONES |                              |                                                                                      |
| R-1A              | 2.1 Units/Acre               | Large lot subdivisions in the Southwest Planning Area                                |
| R-1B              | 4.8 Units/Acre               | Medium lot subdivisions in the Southwest and West Bench Planning Areas               |
| R-1C              | 8.0 Units/Acre               | Most residential areas in the City - Central Bench, North End, Southeast, West Bench |
| R-2               | 14.5 Units/Acre              | Most areas with four-plexes, parts of Original Southeast Boise near BSU              |
| R-1M              | 17.0 Units/Acre              | Hyde Park Rowhouses                                                                  |
| R-3               | 43.5 Units/Acre              | High density apartments and condos in suburban settings - Crescent Rim Condos        |
| OFFICE ZONES      |                              |                                                                                      |
| N-O               | 14.5 Units/Acre              | Small offices next to neighborhoods                                                  |
| L-O               | 43.5 Units/Acre              | Most normal office parks                                                             |
| COMMERCIAL ZONES  |                              |                                                                                      |
| C-1               | 43.5 Units/Acre              | Small convenience stores and strip malls                                             |
| C-2               | 43.5 Units/Acre              | Most commercial corridors                                                            |
| C-3               | 43.5 Units/Acre              | Federal Way commercial area, including Fred Meyer/Home Depot Center                  |
| C-4               | 43.5 Units/Acre              | Commercial corridors - very limited usage                                            |
| MIXED USE ZONES   |                              |                                                                                      |
| PC                | 43.5 Units/Acre              | Bown Crossing, St. Mary's Crossing                                                   |
| R-O               | 87.1 Units/Acre              | Lusk Street Student Housing                                                          |
| C-5               | No Limit                     | Downtown, The Fowler                                                                 |
| OTHER ZONES       |                              |                                                                                      |
| U                 | No Limit for Student Housing | Boise State University                                                               |
| HS                | 43.5 Units/Acre              | St. Luke's                                                                           |

# PLANNING TOOLS

## ZONING INCENTIVES

PURPOSE: Encourage and support land use efficiency, quality urban design and housing supply while allowing public input and review.

### DENSITY BONUS ALLOWANCES

- 30% density bonus for projects located on bus routes
- Unlimited Floor Area Ratio bonus for housing in C-5 zone
- Height bonus for modulation in R-O zone

### DIMENSIONAL STANDARDS

- CUP process allows flexibility for creative and compact design (reduced lot sizes, interior setbacks, open space provision, etc.) with public input
- Front setback reductions for livable space allowed by right

### PARKING REDUCTIONS

- Credit for on-street parking
- Up to 30% parking reduction for:
  - Developments near bus lines
  - Vertical mixed-use
  - Affordable housing
  - Structured parking
  - Covered/secure bike parking

# PLANNING TOOLS

## SIMPLIFIED REVIEW + APPROVAL PROCESS

PURPOSE: Encourage desired housing types by decreasing processing time and expense

### ADMINISTRATIVE ALLOWANCES

(Requires neighborhood notification)

- Townhouses on Substandard Lots
- Duplexes in Single-Family Zones
- Accessory Dwelling Units

### SPECIFIC PLANS

Specific Plans such as Harris Ranch may promote density, mixed use and expedited approvals without CUPs or Administrative Approvals by extensive “up-front” public process.

### SPECIAL PURPOSE ZONES

R-1M zone allows attached and small lot housing by straight subdivision with no Administrative Approval required.

## IMPACT FEE REDUCTIONS

PURPOSE: Reduce cost and improve affordability

Reduced city Impact Fees to encourage small footprint housing (less than 700 sq. ft.).

\$4,673.00 for accessory dwelling unit (700 sq. ft.)

vs.

\$10,735.99 for average single family dwelling (1,848 sq. ft.)

# HOUSING AND COMMUNITY DEVELOPMENT TOOLS

## COMMUNITY DEVELOPMENT

PURPOSE: Align and leverage community investment

### ENERGIZE OUR NEIGHBORHOODS

- Neighborhood Investment Program
- Vista Corridor Improvements
- Mobility Enhancements
- Public Art, History and Placemaking
- Community Schools



# HOUSING/COMMUNITY DEVELOPMENT TOOLS

## FUNDING SOURCES

PURPOSE: Invest to preserve and grow housing

### CONSTRUCT + ACQUIRE

- Community Development Block Grant (CDBG)
- Home Investment Partnerships Program (HOME)
- Revolving Loan Funds
- Leverage City-Owned Land
- General Fund

### RENTAL ASSISTANCE/SERVICES

- Community Development Block Grant (CDBG)
- McKinney-Vento Homeless Assistance Act
- Homelessness Prevention and Rapid Re-Housing
- Neighbors in Need Trust Fund

### FEDERAL FUNDING

## COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ENTITLEMENTS TO CITY OF BOISE 1975-2018

1975  
**\$5 MILLION**  
POPULATION: 75,000  
\$66 PER PERSON



2018  
**\$1.3 MILLION**  
POPULATION: 220,000  
\$6 PER PERSON



# HOUSING AND COMMUNITY DEVELOPMENT TOOLS

## RENTAL HOUSING PORTFOLIO

PURPOSE: Provide housing choice and preserve affordability

### CITY-OWNED RENTAL HOUSING

- \$20 Million
- 300 Units
- 48 Locations
- Rents \$255 to \$950

## OTHER FUNDING SOURCES

PURPOSE: Invest to preserve and grow housing

### CAPITAL CITY DEVELOPMENT CORPORATION

- Tax Increment Financing

### IDAHO HOUSING AND FINANCE ASSOCIATION

- Low Income Housing Tax Credit Program
- Bonds
- National Housing Trust Fund
- Emergency Solutions Grant Program

### BOISE CITY/ADA COUNTY HOUSING AUTHORITIES

- Tenant-Based and Project-Based Vouchers
- Rental Housing Portfolio

### FEDERAL HOME LOAN BANK

- Affordable Housing Program

# BUILDING TOOLS



## CODE

PURPOSE: Reduce direct and operating costs and increase density

- Updated Special Design Standards for Type V Construction Ordinance (5 Story Wood Frame)
- Adopted latest Residential Building Code (reduced room sizes, reduced ceiling heights)
- Adopted Tiny Home Appendix
- Adopted Recent Energy Code

## SERVICE

PURPOSE: Streamline process to save time

- PDS Project Manager assigned to larger housing projects
- Electronic Submittals and Plan Reviews
- Implementing new Permitting + Licensing System
- “Best in Class” Permit Review Timeframes

# Boise's Strategies and Goals



Welcome to Boise Entrance Signs, Ward Hooper, 2006



In his 2018 State of the City address, Mayor David Bieter outlined the strategies he is proposing to address our community's housing needs. These housing strategies were presented to the City Council at a strategic planning session on September 25 at City Hall. In the coming months, the public will have multiple opportunities to provide input on the proposed strategies.

The proposed strategies are:

#### **1. ESTABLISH A HOUSING LAND TRUST**

The proposed \$20 million housing land trust, secured through \$10 million in public funding and \$10 million in philanthropy, would facilitate housing affordability in perpetuity by acquiring and assembling land in strategic locations for development.

#### **2. ALIGN PUBLIC AND PRIVATE FUNDING AND RESOURCES**

Prioritize and maximize housing affordability in policy and investment throughout the city by leveraging existing and new partnerships.

#### **3. EXPAND THE HOUSING INCENTIVE PROGRAM**

Expand the city's successful downtown Housing Incentive Program in strategic locations within the city. The program would provide a financial incentive for the creation of rental and homeownership opportunities affordable for households earning 80%-or-below of area median income.

#### **4. MAXIMIZE LAND USE ALLOWANCES**

Modify the standards in various sections of the zoning code to influence or incentivize housing, and change zoning on specific properties to increase allowed density.



# ASSUMPTIONS

The city conservatively estimates that our community will need to develop 1,000 units per year for the next 20 years. Of those 1,000 units, 350 will need to accommodate those individuals that fall at or below 80% area median income base (AMI).

**MIDDLE + ABOVE/  
WORKFORCE**  
**65%**  
(650 UNITS)

**LOW**  
**16%**  
(160 UNITS)

**VERY LOW**  
**10%**  
(100 UNITS)

**EXTREMELY  
LOW**  
**9%**  
(90 UNITS)

# FIVE YEAR HOUSING STRATEGIES (2018-2023)\*

| STRATEGY                                       | UNITS | INVESTMENT        |
|------------------------------------------------|-------|-------------------|
| Establish a Housing Land Trust                 | 1,000 | \$20 MILLION      |
| Align Public and Private Funding and Resources | 500   | TBD               |
| Expand the Housing Incentive Program           | 500   | UP TO \$1 MILLION |
| Maximize Land Use Allowances                   | TBD   | TBD               |

*\*All numbers are illustrative and for discussion purposes only*

# STRATEGY #1: ESTABLISH A HOUSING LAND TRUST\*



The proposed \$20 million housing trust, secured through \$10 million in public funding\* and \$10 million in private/philanthropic funding, would facilitate housing affordability in perpetuity by acquiring and assembling land in strategic locations for housing.



HOUSING TYPE  
**HOME OWNERSHIP  
+ RENTAL**



TOTAL UNITS  
**1,000**



TOTAL INVESTMENT  
**\$20 MILLION**

*\*Funding could include leveraging city-owned and/or other land contributions*

# STRATEGY #2: ALIGN PUBLIC AND PRIVATE FUNDING AND RESOURCES

Prioritize housing affordability in policy and investment throughout the city by leveraging partnerships.

## POTENTIAL PARTNERS

### CAPITAL CITY DEVELOPMENT CORPORATION

- Urban Renewal Tax Increment Financing
- Participation Program

### IDAHO HOUSING AND FINANCE ASSOCIATION

- National Housing Trust Fund
- Low Income Housing Tax Credits

### BOISE CITY/ADA COUNTY HOUSING AUTHORITY

- Section 8 Project-Based Investments
- Bond Financing

### CITY OF BOISE

- Energize Our Neighborhoods
- Community Development Block Program
- HOME Investment Partnerships Program
- Increase integration and capital funding for city assets

### FINANCIAL INSTITUTIONS

- Community Reinvestment Act (CRA)



HOUSING TYPE  
HOME OWNERSHIP  
+ RENTAL



TOTAL UNITS  
500



TOTAL INVESTMENT  
TBD

## STRATEGY #3: EXPAND THE HOUSING INCENTIVE PROGRAM

Expand the city's successful Downtown Housing Incentive Program into strategic locations within the city. The program would provide a financial incentive for the creation of housing that is affordable to households earning 80% or below area median income.



### GOAL OF 500 UNITS BY 2024 UP TO \$2,000/UNIT

Predefined application criteria could include:

#### LOCATION

- Strategic locations within the city
- Near public transportation or along a transportation corridor; near shopping, health facilities, recreation and employment opportunities

#### DESIGN

- Consistent with market-rate housing
- Preference for high-efficiency designs
- Innovation of building materials or construction methods

#### INTEGRATION

- Mixed-use, mixed-income when possible
- Compatibility with neighborhood surroundings

## STRATEGY #4: MAXIMIZE LAND USE ALLOWANCES

Modify the standards in various sections of the zoning code to influence or incentivize housing, and change zoning on specific properties to increase allowed density.



### MODIFY ACCESSORY DWELLING UNIT (ADU) REGULATIONS

- Increase maximum size to 700 square feet
- Allow two-bedroom ADUs
- Eliminate on-site parking requirement
- Two-bedroom ADUs must have at least one dedicated parking space on-site or on an immediately adjacent street with no exceptions

# STRATEGY #4 (continued): MAXIMIZE LAND USE ALLOWANCES

## RESIDENTIAL DENSITY IN ACTIVITY CENTERS

- Promote residential up-zones for increased housing density allowance in and around designated activity centers as designed by Blueprint Boise

## LOT SIZE AND DENSITY

Decrease minimum lot size and increase maximum density in most common residential zones.

- **R-1C:** Reduce minimum lot size and increase density from 8 to 10 units/acre.
- **R-2D:** Reduce minimum lot size and increase density from 14 to 20 units/acre.

## SMALL FOOTPRINT HOUSING DENSITY BONUS

- Grant 50% density bonus for small footprint housing developments in single family residential zones (less than 700 square feet).

## ELIMINATE CONVENTIONAL RESIDENTIAL DENSITY ALLOWANCES

- Base some residential density allowances on Floor Area Ratio rather than units/acre.
- Applicable zones may be: R-3 | R-O | L-O | C-Zones | PC

## NEW ZONING CLASSIFICATIONS

- Create new mixed-use and other urban zones that emphasize higher residential densities.

## DENSITY BONUS FOR HOUSING SERVING AT OR BELOW 80% AREA MEDIAN INCOME

- Provide density increase for guaranteed affordability of units.



HOUSING TYPE  
HOME OWNERSHIP  
+ RENTAL



TOTAL UNITS  
TBD



TOTAL INVESTMENT  
TBD

# GLOSSARY: CLARIFYING WHAT WE ARE TALKING ABOUT

# GLOSSARY

---

## ACCESSORY DWELLING UNITS (ADU)

A small dwelling unit (700 square feet or less) that can be legally added to an existing single family lot in addition to the primary dwelling.

## ACTIVITY CENTERS

Generally characterized as vibrant, mixed-use areas. Examples include Bown Crossing and 36th Street Garden Center.

## ADMINISTRATIVE APPROVAL

Zoning code uses classified as “A\*” are allowed with administrative review (Chapter 11-06-01). City planners review the project to ensure compliance with zoning code regulations and consistency with the comprehensive plan. As a staff-level review, no public hearing is required. The planning staff reviews the application and issues a written decision within 14 days. Notice of the decision is mailed to all adjacent property owners, allowing them to appeal to the Planning and Zoning Commission if they disagree with the decision. Administrative review for certain types of uses, including ADUs and duplexes, also require applicants to notify adjacent neighbors prior to application submittal.

## AREA MEDIAN INCOME (AMI)

A statistic published annually by the U.S. Department of Housing and Urban Development, the AMI is the household income for the median - or middle - household in a region. The current AMI for a four-person household in Boise is \$70,300.

## BOISE CITY / ADA COUNTY CONTINUUM OF CARE (COC)

The CoC seeks to ensure homelessness is prevented whenever possible, and is otherwise a rare, brief, and one-time experience. Using a Housing First philosophy, the CoC moves individuals and families experiencing homelessness into permanent housing as quickly as possible while providing support necessary to maintain that housing. The City performs administrative, planning, monitoring, reporting, and evaluation duties on behalf of the CoC and serves as the collaborative applicant for HUD funding made available nationally through the McKinney-Vento Homeless Assistance Act.

## BUILDING PERMIT AND PLAN REVIEW FEES

Calculated from an adopted schedule, based on the building permit valuation, to cover costs of plan review, building inspections, energy inspections, administrative functions and processing of permits.

## BUILDING PERMIT VALUATION

An estimated total value of work to construct a building including materials, labor, building components, electrical, gas, mechanical, plumbing, equipment and permanent systems. The total does not include land cost or real estate fees.

# GLOSSARY

## CAPITAL CITY DEVELOPMENT CORPORATION (CCDC)

Boise's redevelopment and urban renewal agency, CCDC prepares master plans and manages redevelopment activities (public and private projects). The Idaho State Code authorizes CCDC to undertake redevelopment activities in deteriorating and underdeveloped areas in urban renewal districts approved by the Boise City Council.

## CHRONIC HOMELESSNESS

Homeless individuals/families that live in a place not meant for human habitation, a safe haven, or an emergency shelter; and:

- Have been continuously homeless for a year or more, **or**
- Have had at least four episodes of homelessness in the past three years where those occasions cumulatively total at least 12 months, **and**
- Adult head of household with a disabling condition.

## CITY OF BOISE RENTAL HOUSING

Located near transit, the real estate portfolio includes a mix of bedroom sizes and housing products (Single Room Occupancy units, small multifamily, large multifamily and single family homes) leased for affordable rents in 48 locations across the city.

## CITY IMPACT FEES

Calculated during the building permit review and attached to the building permit fees. Impact fees help fund Parks, Police and Fire services.

## COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

A federal program that provides communities with resources to address a wide range of unique community development needs. The program works to ensure decent affordable housing, develop viable urban communities, and provide services to the most vulnerable citizens. Community development activities may support infrastructure, installation of public facilities, community centers, housing rehabilitation, public services, homeowner assistance, and other identified needs.

## COMMUNITY REINVESTMENT ACT (CRA)

CRA provides a framework for depository institutions and community organizations to work together to promote the availability of credit and other banking services in low- and moderate-income communities and for low- and moderate-income individuals.

## CONDO MAP

Also referred to as a Condo Plat, a condo map is a type of subdivision that creates individual ownership without dividing the land itself. The City of Boise ordinance defines a condominium as follows: Real estate, portions of which are designed for separate ownership and the remainder of which is designated for common ownership solely by the owners of those portions. Real estate is not a condominium unless the undivided interest in the common elements are vested in the unit owners.

# GLOSSARY

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## COST-BURDENED

According to the U.S. Department of Housing and Urban Development, households that pay more than 30% of their income on housing are considered “Cost-Burdened.”

## DENSITY, RESIDENTIAL

A zoning code requirement that establishes a maximum number of dwelling units allowed per acre for each zoning district. For example, Boise’s R-1C zone allows a maximum of 8 units per acre; the R-2 zone allows a maximum of 14.5 units per acre; and the R-3 zone allows 43.5 units per acre. (See chart, page 19)

## EMERGENCY SOLUTIONS GRANT

A federal program administered by Idaho Housing and Finance Association to prevent homelessness, rapidly re-house the homeless, and provide emergency shelter; assisting persons who are experience homelessness to move toward independent and stable housing.

## ENERGIZE OUR NEIGHBORHOODS

Energize Our Neighborhoods is a collaboration between Boise’s residents, public and private partners, and the city to keep our neighborhoods unique and desirable. The program channels neighborhood-level community engagement through eight focus areas to impact livability in Boise. It spreads awareness and utilizes city and community partner resources to stimulate civic engagement.

## FEDERAL HOME LOAN BANK (FHLB) AFFORDABLE HOUSING PROGRAM

A government-sponsored bank that provides liquidity to member financial institutions to support housing finance. The Affordable Housing Program is the most commonly used source of financing made available as a competitive grant through the FHLB.

## FLOOR AREA RATIO (FAR)

A zoning code requirement that establishes the maximum use of a site by calculating the gross floor area divided by the lot area. For example, a 10,000 square foot lot with a zoning limitation of FAR 4.0 would allow a maximum building size of 40,000 square feet. FAR standards are most often applied to office and commercial zones. When an FAR is established for a residential zone, a density limit is usually not applied.

## HOME INVESTMENT PARTNERSHIP PROGRAM (HOME)

Formula grants provided to states and localities by HUD to fund a range of activities that build, buy and/ or rehabilitate housing for rent or homeownership, or to provide direct rental assistance.

## HOMELESSNESS PREVENTION & RAPID RE-HOUSING PROGRAM (HPRP)

The City of Boise’s Homelessness Prevention & Rapid Re-Housing Program provides financial assistance and services to prevent households from becoming homeless, and to help quickly re-house and stabilize those experiencing homelessness.

# GLOSSARY

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## HOUSING LAND TRUST

The facilitation of housing affordability in perpetuity by acquiring and assembling land in strategic locations for housing.

## HOUSING AND TRANSPORTATION INDEX

This tool provides a method to measure the cost of housing and transportation combined at the city and neighborhood level. The tool's premise is that no more than 45% of household income is expended on housing and transportation to be considered affordable. According to the U.S. Department of Housing and Urban Development, income-eligible households should pay no more than 30% of their income for gross housing costs, including utilities.

## HUD-VASH

Combines HUD housing vouchers with VA supportive services to help veterans who are experiencing homelessness and their families find and sustain permanent housing.

## LOW-INCOME HOUSING TAX CREDIT (LIHTC)

A dollar-for-dollar tax credit. It encourages the investment of private equity in the development of affordable rental housing for income-restricted households.

## MARKET VALUE

The sales price of a building including land cost and real estate fees.

## MCKINNEY-VENTO HOMELESS ASSISTANCE ACT

Grant program that is the primary source of federal funding for programs serving people experiencing homelessness.

## MINOR LAND DIVISION

An allowance in the subdivision ordinance for staff-level approvals of small divisions of land of 4 lots or less. They are usually for single-family detached housing on relatively large lots.

## MULTI-FAMILY BUILDING

A building with three or more attached units intended for living, sleeping, eating, cooking and sanitation.

## NEIGHBORS IN NEED TRUST FUND

Fund established by the City of Boise in 2008 to support solutions for homelessness. Interest earned by the fund is invested in community efforts to provide services and housing opportunities.

## PERMANENT SUPPORTIVE HOUSING

Evidence-based housing intervention for people experiencing homelessness. It combines affordable housing assistance with wrap-around supportive services.

## PLANNED UNIT DEVELOPMENT (PUD)

Uses planned for a tract of land to be developed as a unit under single ownership or control and that may include two or more principle buildings. PUD approval requires Planning and Zoning Commission review at a public hearing. In most PUDs, various zoning standards (lot size, setback, density) can be modified to achieve a more creative and compact development.

# GLOSSARY

## PRELIMINARY PLAT

A preliminary plan of a proposed subdivision or condominium that contains all elements required by the development code and that provides sufficient information for public review and evaluation. A preliminary plat must be approved before a final plat can be approved.

## SUBSTANDARD LOT

A lot of record that does not meet the dimensional requirements of the zoning code. Most substandard lots are 25 feet wide and 125 feet deep.

## TAX INCREMENT FINANCING (TIF)

Revenue generated from increased property tax collection within urban renewal districts. Tax increment can be used for affordable housing preservation or construction financing.

## UNBUILT INVENTORY

Units approved by the Planning Division that remain unconstructed.

## UP-ZONE

A change in zoning to allow an increase in commercial activity or residential density.

## URBAN RENEWAL DISTRICTS (URD)

An area identified by an urban renewal agency for tax-increment financing up to 20 years. In Boise, only the increase of property values within a URD are redirected from the Ada County Assessor to CCDC for reinvestment into the URD. When the lifespan of the URD ends, the increased property values return to the county tax rolls.

## CITY OF BOISE RESOURCES

### CITY OF BOISE

[cityofboise.org](http://cityofboise.org)

### BLUEPRINT BOISE/ COMPREHENSIVE PLAN

[pds.cityofboise.org/blueprint-boise](http://pds.cityofboise.org/blueprint-boise)

### GIS MAPPING/ PROPERTY VIEWER

[cityofboise.org/property-viewer](http://cityofboise.org/property-viewer)

### HOUSING NEEDS ANALYSIS

[cityofboise.org/hcd](http://cityofboise.org/hcd)

### PLANNING AND DEVELOPMENT SERVICES

[cityofboise.org/pds](http://cityofboise.org/pds)

### ZONING ORDINANCE

[cityclerk.cityofboise.org/  
zoning-ordinance](http://cityclerk.cityofboise.org/zoning-ordinance)

## OTHER RESOURCES

### CCDC URBAN RENEWAL DISTRICTS

[ccdcboise.com/development/urban-renewal-districts/](http://ccdcboise.com/development/urban-renewal-districts/)

### U.S. HOUSING AND URBAN DEVELOPMENT

[hud.gov](http://hud.gov)





[CITYOFBOISE.ORG](http://CITYOFBOISE.ORG)



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Upon request, this document will be provided in a format that is accessible to persons with disabilities and/or persons with limited-English proficiency. The City of Boise prohibits discrimination in housing on the basis of race, color, sex, sexual orientation, gender identity/expression, national origin, religion, familial status, disability and age.