Delegation of IPAH Funding Authority

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About the Resolution

- Delegates authority to the City Manager to approve agreements between $100,000 - $1,000,000 with developers of affordable housing projects
- Funding comes from Incentive Policy for Affordable Housing and is used to pay for and/or reimburse City permits and fees
- Requires City Manager and Council notification of all IPAH funding requests and awards; **Council approval required for funding awards over $1,000,000**

IPAH Basics

Incentive Policy for Affordable Housing (IPAH)

- Adopted 2009, amended 2025
- Reduces or covers the cost of city permits and fees
- Annual allocation from General Fund
- +$2,000,000 spent so far
- Demand for financial incentives is growing

IPAH Award Process

- After budget allocation, staff reserve max funding amount for projects via agreements
- Agreements are between City and developer, City Manager signs
- Administrative approval is responsive to development process

IPAH Affordability Criteria

	Rental	**Ownership**
Minimum % Affordable	10%	10%
Area Median Income Limit	Max 100%	Max 150%
Period of Affordability	30 years	99 years

Questions

TEAM FLAGSTAFF

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