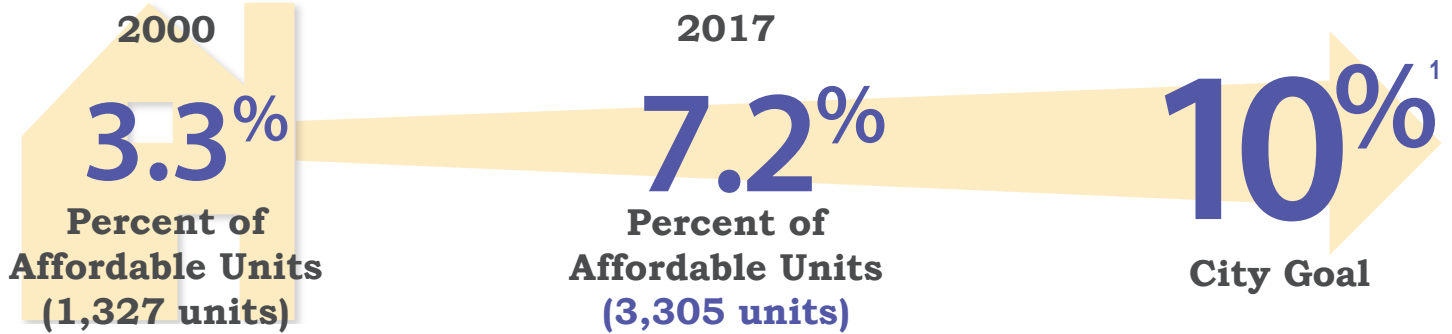
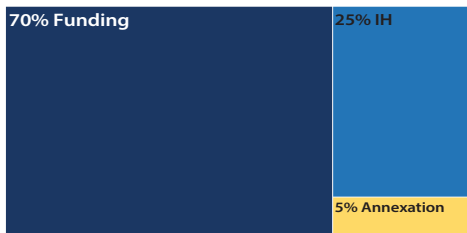


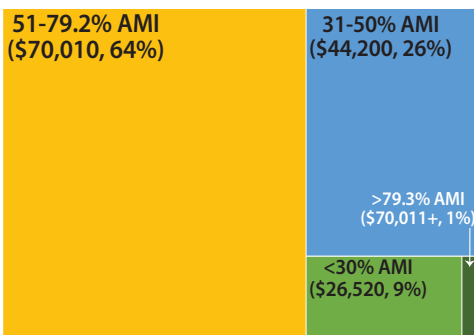
2017 Affordable Housing Trends



Overall Units Produced by Source¹

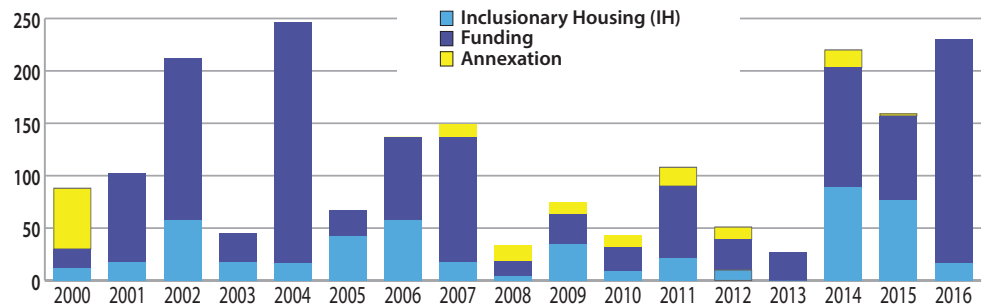


Income Levels Served¹

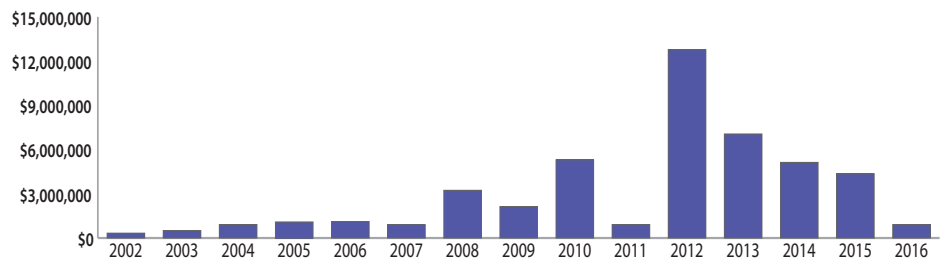


Income limits based on 2017 Area Median Income (AMI) for a 3 person household. In 2017, the 100% AMI for a 3 person household was \$88,400.

Permanently Affordable Units Produced by Source¹



Inclusionary Housing Cash-in-Lieu Payments¹



Sources for Units

Inclusionary Housing (IH)

All new residential development must contribute at least 20% of the total units as permanently affordable housing. Options: (1) Provide permanent affordable units onsite; (2) dedicate offsite, newly constructed, or existing units as permanently affordable; (3) dedicate vacant land for affordable unit development; or (4) make a cash contribution to the Affordable Housing Fund in lieu of providing affordable units. Options (3) and (4) are not included in the IH unit count.

Funding

The city's Division of Housing administers affordable housing funds, which are used to build,

rehabilitate, or acquire permanently affordable housing for low- and moderate-income residents. These are a mix of federal HOME and CDBG funds, and the local Community Housing Assistance Program (CHAP) and Affordable Housing Funds. Local funding sources include property and sales tax revenue, IH cash-in-lieu contributions, and the Housing Excise Tax.

Annexation

The city requires a high level of community benefit from annexations for residential development. Typically, half of the units produced must be permanently affordable to low, moderate and middle-income households.

2017 All Affordable Housing²

Units / Beds / Households

Permanently Affordable Units:		
Low/Moderate Income	2,324	61%
Middle Income	110	3%
Likely to Remain Affordable	981	26%
Other (e.g. shelter beds)	219	6%
Units in the Pipeline	183	5%
	3,817	100%

Additionally, 1,199 Housing Choice Vouchers were used within Boulder City limits.

Footnotes:

1. City Division of Housing data. The 10% goal is specific to units that serve low and moderate income households. Units are either permanently affordable (deed restricted) or owned by housing partners that are highly likely to remain affordable. Unit data between 2000-2016 was subject to an audit in early 2017 and reflects minor changes from previous reported data. 79% of Boulder's affordable units are rentals and 21% are owner occupied.
2. Additional affordable housing is available in the form of emergency shelter beds and section 8 rental vouchers. Also, the city has 183 units in the pipeline to be built in the near future.