

**City of Boulder Inclusionary Housing 2020-21 Cash-in-lieu (CIL)
(July 1, 2020 – July 1, 2021)**

Updated July 1, 2020

*** Due to the impact of the Covid19 pandemic on the economy and both the residential and affordable housing markets the City Manager has concluded that an affordability gap based on last years stable housing market would not correctly reflect the 2020 market such that an accurate and responsible determination of cash-in-lieu can be made. Therefor the July 1 2020 CIL update has been deferred until July 1 2021. The CIL amounts below refect this decsion and are equivalent to those posted for the 2019-2020 period.

Developments of for-sale homes are required to provide a minimum of half of the required affordable units on-site. They may provide a CIL contribution for the other half. A for-sale developer may request to provide all of their required affordable units as cash-in-lieu by providing additional community benefit of fifty percent greater cash-in-lieu than typically provided for the affordable units required but not provided on-site. Rental developments do not have an on-site requirement.

Developments with five or more units [25% of all new residential development]

Avg. Size All Units	<349	350 - 399	400 - 449	450 - 499	500 - 549	550 - 599	600 - 649	650 - 699	700 - 749	750 - 799	800 - 849	850 - 899	900 - 949	950 - 999	1000 - 1049	1050 - 1099	1100 - 1149	1150 - 1199	>1,200
CIL for each required affordable single family detached home	\$62,330	\$72,718	\$83,106	\$93,495	\$103,883	\$114,271	\$124,660	\$135,048	\$145,436	\$155,825	\$166,213	\$176,601	\$186,989	\$197,378	\$207,766	\$218,154	\$228,543	\$238,931	\$249,319
CIL for each required affordable townhome or attached unit in small bldgs with 1-8 units	\$55,203	\$64,404	\$73,605	\$82,805	\$92,006	\$101,206	\$110,407	\$119,607	\$128,808	\$138,009	\$147,209	\$156,410	\$165,610	\$174,811	\$184,011	\$193,212	\$202,413	\$211,613	\$220,814
CIL for each required affordable attached unit in a large buildings with 9+ units	\$48,474	\$56,553	\$64,631	\$72,710	\$80,789	\$88,868	\$96,947	\$105,026	\$113,105	\$121,184	\$129,263	\$137,342	\$145,421	\$153,500	\$161,579	\$169,658	\$177,736	\$185,815	\$193,894

Developments with four or fewer units [20% of all new residential development]
CIL for one single family home with floor area => 1,200 sq. ft.
 Single-family detached unit = \$39,088

Avg. Size All Units	<349	350 - 399	400 - 449	450 - 499	500 - 549	550 - 599	600 - 649	650 - 699	700 - 749	750 - 799	800 - 849	850 - 899	900 - 949	950 - 999	1000 - 1049	1050 - 1099	1100 - 1149	1150 - 1199	>1,200
CIL for each required affordable single family detached home	\$48,860	\$57,003	\$65,146	\$73,290	\$81,433	\$89,576	\$97,720	\$105,863	\$114,006	\$122,149	\$130,293	\$138,436	\$146,579	\$154,723	\$162,866	\$171,009	\$179,153	\$187,296	\$195,439
CIL for each required affordable townhome or attached unit in small bldgs with 1-4 units	\$37,585	\$43,850	\$50,114	\$56,378	\$62,642	\$68,906	\$75,171	\$81,435	\$87,699	\$93,963	\$100,227	\$106,492	\$112,756	\$119,020	\$125,284	\$131,549	\$137,813	\$144,077	\$150,341