

Preliminary Determination of Inclusionary Zoning Compliance

Amended 7/7/2010

BRC 9-13-9, AH Regulations 4.1

<p>Please complete and submit as part of the Land Use Review application form. This document represents an estimation for how you intend to meet the inclusionary housing requirements. The final affordable housing agreement will be documented with a Determination of Inclusionary Housing Compliance form after consultation with a housing planner.</p>			
Date Land Use Application submitted:			
Applicant's Name (contact person): Scott Pedersen		Project Name: RTD TOD at Boulder Junction	
Applicant's Mailing Address: P.O. Box 328		Project Address: 3151 Pearl St.	
City, State, Zip Code Boulder, CO 80306		City, State, Zip Code Boulder, CO 80301	
Phone 7203524794	E-mail Address scott@pedersendevelopment.com	Phone	Fax
<p>Inclusionary Zoning requires that new residential development contribute something toward permanently affordable housing in the city. Twenty percent of the total number of units must be made permanently affordable to low income households. A minimum of one half of the required affordable units must be built on-site. For the second half there are a variety of ways to meet the inclusionary requirement, including units on-site, dedicating existing or building new units off-site, land donation and cash-in-lieu (CIL) contribution. For the project listed above, indicate how you anticipate meeting the Inclusionary Zoning requirement.</p>			
Number of market rate detached units: 0		Number of on-site affordable detached units: 0	
Number of market rate attached units: 0		Number of on-site affordable attached units: 78	
If a portion of the required affordable units are not proposed built on-site, how will the IZ requirement be met?			
If cash-in-lieu of affordable units is proposed, how many units would the cash-in-lieu represent?			
Describe any proposed options for meeting the IZ requirement other than on-site units or CIL: (off-site units, land, other):			
Do you anticipate applying for a variance to provide less than half of the affordable units on-site? Provide a brief explanation.			
NO			