

# Preliminary Determination of Inclusionary Housing Compliance

Amended 11/2018

BRC 9-13-9

Include this form with any Land Use Review application. This document represents an estimate of how you intend to satisfy the Inclusionary Housing (IH) requirement for your development. This is not a commitment but provides information for further discussion. Please arrange to meet with a housing planner to discuss options and incentives.

Date Land Use Application submitted:	
Project Name:	
Project Address:	
Applicant's Name (contact person):	
Street Address or PO, City, State, Zip Code:	
Phone:	
E-mail:	

Each new residential unit developed on the property is subject to 9-13 B.R.C., 1981, "Inclusionary Housing" that requires all new residential developments with 5 or more dwelling units dedicate 25 percent (25%) of the total units as permanently affordable housing affordable to low/moderate and middle -income households. Developments with four or fewer units are required to dedicate 20% of the units as permanently affordable housing. For-sale developments should provide half of the required affordable units on-site. The remaining half may be satisfied by dedicating existing or building new units off-site, donating land, or contributing cash-in-lieu. Rental developments do not have an on-site requirement and may satisfy the requirement with any of the above options.

The program includes incentives for providing for-sale affordable units on-site.

- All for-sale affordable units provided on-site in developments with twenty (20) or fewer total units will qualify for middle-income pricing;
- When fifty percent (50%) or more of required for-sale affordable units are provided on-site the remaining cash-in-lieu will be reduced by half; and
- When seventy-five percent (75%) or more of required for-sale affordable units are provided on-site half of the affordable units may be priced to be affordable to middle-income households.

A Cash-in-lieu & Affordable Unit Calculator for determining the Inclusionary requirement and additional information about Boulder's Inclusionary Housing Program may be found at [www.boulderaffordablehomes.com](http://www.boulderaffordablehomes.com).

<b>Project Data</b>	
Total proposed units in your development (include all market units and any proposed as permanently affordable)	
Twenty-five percent (25%) of all units (developments with 5 or more units) OR twenty percent (20%) of all units (developments with 4 or fewer units)	
Are the units rental or for-sale?	
Number of single family homes	
Number of Townhomes	
Number of small attached units (attached units in buildings with 1-8 units)	
Number of large attached units (attached units in building with 9 or more units)	

**Preliminary Proposal to Satisfy the Inclusionary Requirement**

Number of affordable units provided on-site:	Are the proposed on-site affordable units rental or for-sale?
Number of affordable units provided off-site:	Are the proposed off-site affordable units rental or for-sale?
Number of affordable units provided as a cash-in-lieu	

Other