

2021 ARO In-Lieu Fee Table – with 2022 CPI increases

Location	Option	Amount of In Lieu Fee per Unit for projects submitted* from October 1 to December 31, 2021.	Amount of In Lieu Fee for projects submitted* from January 1 to December 31, 2022.
Downtown	Option 1 (20% set-aside)	\$187,939	\$196,456
	Option 2 (16% set-aside)	\$234,924	\$245,570
	Option 3 (13% set-aside) (Rental only)	\$289,137	\$302,239
	Option 4 (10% set-aside) (Rental only)	\$375,878	\$392,911
Inclusionary Areas and Community Preservation Areas	Option 1 (20% set-aside)	\$134,242	\$140,325
	Option 2 (16% set-aside)	\$157,803	\$164,954
	Option 3 (13% set-aside) (Rental only)	\$206,526	\$215,885
	Option 4 (10% set-aside) (Rental only)	\$268,484	\$280,650
Low-Moderate Income Areas	Option 1 (10% set-aside)	\$53,697	\$56,130
	Option 2 (8% set-aside)	\$67,121	\$70,163

Calculation and Timing of Payment of In Lieu fees

The ARO includes a requirement that the in-lieu fee be adjusted annually, beginning on January 1, based on the United States Department of Labor, Bureau of Labor statistics Consumer Price Index (CPI) for all Urban Consumers for the Chicago metropolitan area. Between September 2020 and September 2021, the CPI index increased by 4.53%.

The in-lieu fee amount will be calculated at the time the Affordable Housing Profile (AHP) is signed by the ARO Project Manager, using the fee that is effective at that time. However, if payment is not made before the fee has been annually adjusted, the fee will be recalculated to the updated in lieu fee amount. For the full Ordinance and Rules, please visit www.cityofchicago.org/ARO