



MARIA QUIÑONES SÁNCHEZ

COUNCILWOMAN 7th DISTRICT

Mixed Income Housing Program

The Mixed Income Housing Program creates and preserves long-term affordable units in private-market developments across the City of Philadelphia. The program uniquely equips developers with tools, incentives, and options to promote affordability in a city that continues to suffer deep poverty despite rapid residential growth.

The program applies to all residential housing projects consisting of the construction or substantial improvement of ten or more dwelling units. The Department of Planning and Development provides hands-on guidance to help developers readily access an array of incentives and options to meet affordability standards.

The Department has tailored incentives and options for developers of residential housing projects to the scale and size of each project as well as to the needs and market of the neighborhood served by the project.

Development Incentives for Residential Housing Projects

- ✓ Height limit increased to 45 feet for any lot within RM-1, C-1, C-2, CMX-1, CMX-2, and CMX-2.5 districts
- ✓ Maximum dwelling units increased by 50% for any lot within RM-1, CMX-1, CMX-2, and CMX-2.5 districts
- ✓ Maximum base floor area ratio increased by a factor of 1.3 for any lot within RM-2, RM-3, RM-4, RMX-1, RMX-2, RMX-3, IRMX, C-4, C-5, CMX-3, CMX-4, and CMX-5 districts

Development Standards for Residential Housing Projects

- ✓ The developer must create one unit of affordable housing per every nine units of market-rate housing
- ✓ At least 1/4 of affordable units must be provided on the site of the residential housing project
- ✓ The Department offers four options for the developer to create any remaining affordable units:
 - (1) Provide on-site affordable units within the residential housing project; or
 - (2) Provide off-site affordable units within the same neighborhood zone; or
 - (3) Pay the Philadelphia Housing Trust Fund to build affordable units; or
 - (4) Lease or sell affordable units to the Philadelphia Housing Authority

Defining Affordability in the City of Philadelphia

- ✓ An "affordable" sales or rental price must not exceed 30% of an eligible household's total income
- ✓ Downtown for-sale units must be affordable to households earning up to 80% of area median income
- ✓ Neighborhood for-sale units must be affordable to households earning up to 50% of area median income
- ✓ Downtown rental units must be affordable to households earning up to 50% of area median income
- ✓ Neighborhood rental units must be affordable to households earning up to 30% of area median income
- ✓ All affordable housing units created by this program must *remain* affordable for no less than 99 years