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Councilwoman Maria Quiñones Sánchez, Council President Darrell L. Clarke, Councilwoman Jannie Blackwell, and Councilman Kenyatta Johnson Introduce Landmark Mixed Income Housing Program

Today, Councilwoman Maria Quiñones Sánchez joined co-sponsors Council President Darrell L. Clarke, Councilwoman Jannie L. Blackwell, and Councilman Kenyatta Johnson in introducing an ordinance to establish the Mixed Income Housing Program, to create and preserve long-term affordable housing.

In 2007, Council President Clarke sponsored Inclusionary Housing legislation to promote the growth of affordable development through private-market construction and rehabilitation. Despite rapid residential growth since that time, City Council has heard from constituents across the city that we need affordable housing in every neighborhood more than ever.

The Mixed Income Housing Program incorporates best practices from more than 500 diverse municipalities nationwide to promote affordability by tailoring zoning incentives and affordability standards to the size, scale, and neighborhood of each development. The program provides incentives for height, density, and number of dwelling units, while requiring that residential housing developments of ten or more units set aside ten percent of units at affordable neighborhood rates.

Councilwoman Sánchez said, "Mixed income housing makes neighborhoods stronger and preserves community diversity. When folks can live affordably near their jobs, transit, good schools, and amenities, the result is a more stable workforce, increased economic and educational opportunity, and a more vibrant and prosperous community."

Council President Clarke said, "This City Council continues to take a proactive approach toward fighting economic inequality and housing segregation. Inclusionary housing makes communities stronger and more desirable, which broadens our tax base. That's good for businesses and residents. I'm especially grateful to Councilwoman Sánchez, Councilwoman Blackwell and Councilman Johnson for their leadership and work toward making sure every neighborhood in Philadelphia can be a community of choice."

Councilwoman Jannie L. Blackwell said, "No one should feel excluded in any neighborhood. The Mixed Income Housing Program is an opportunity for our city to create a national model for supporting diverse and inclusive communities. In a time of so much anger and division, let's make sure Philadelphia shows the rest of the country how beautiful it is when people of all backgrounds work and live together."

Councilman Kenyatta Johnson said, "As the real estate market booms in many Philadelphia neighborhoods, we must take care that the rising tide lifts some little boats along with the big ones. By providing incentives to developers, this bill encourages production of affordable new housing in some of Philadelphia's priciest neighborhoods at no cost to taxpayers. When Philadelphians from every walk of life live side by side, our communities are healthier and stronger. With this bill, we are one step closer to that ideal."

Beth McConnell, Policy Director of the Philadelphia Association of CDCs said, "Everyone should benefit from a growing city, and that Philadelphia must become a model for equity and inclusion. That's why we support the Mixed Income Housing Program's promise to create more affordable homes in every part of the city."

The Mixed Income Housing Working Group of community stakeholders will meet throughout the summer to ensure the swift, accessible, and effective passage and implementation of this program.

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