

**EXECUTIVE ORDER NO. 2 - 07**

**INCLUSIONARY HOUSING WORKING GROUP**

**WHEREAS**, as a result of the City's strategic policies and investments through the Neighborhood Transformation Initiative (NTI), the focused deployment of City services, and property tax abatements thousands of housing units are being developed across the City in neighborhoods that historically have experienced either no new housing development or very little revitalization; and

**WHEREAS**, the vast majority of the new housing units being created are market rate units available to individuals and families able to afford housing prices that have increased dramatically over the last five years; and

**WHEREAS**, notwithstanding significant efforts to promote the creation of affordable and moderate income housing in the City, there remains a high demand for such housing; and

**WHEREAS**, an important strategy to consider in increasing the supply of affordable and moderate income housing is the establishment of requirements linking the development of affordable, moderate and market rate housing development projects, as well as other requirements that promote the creation of mixed-income communities; and

**WHEREAS**, housing experts have critical information and viewpoints that can assist the development of policy in this area; and

**WHEREAS**, views of the public and affected communities should also be canvassed regarding these issues important to community development;

**NOW, THEREFORE**, I, John F. Street, by the power vested in me as the Mayor of the City of Philadelphia, do hereby order as follows:

**Section 1. Creation Of The Inclusionary Housing Working Group**

The Inclusionary Housing Working Group is hereby established.

**Section 2. Membership of the Working Group**

The Working Group shall be chaired by Councilman Darrell Clarke and Kevin Hanna, Secretary of Housing and shall consist of approximately twenty-five members appointed by the Mayor. The Working Group shall include representatives of:

- Market-rate housing developer(s);
- Affordable housing developer(s);
- Community development corporations;
- Affordable housing advocates;
- Academics;
- Philanthropic organizations;
- Labor unions;
- City Council;
- The City Administration, including the Mayor's Office of Housing and Community Development; the Office of Neighborhood Transformation; the Commerce Department; the City Planning Commission; and the Law Department; and
- The Philadelphia Housing Authority.

**Section 3. Duties of the Working Group**

The Working Group shall engage in the following tasks:

- review inclusionary housing programs in other cities to identify best practices used in other locations;
- review the body of existing empirical data that may further inform the efforts to develop suitable policy;
- make recommendations regarding the creation of inclusionary housing policy, including: the method or methods by which inclusionary housing policy should be established; the appropriate income levels of those who should directly benefit from inclusionary housing policy; the types and sizes of housing developments to which the policy should apply; the geographic relationship of affordable and moderate income housing built pursuant to the policy to housing developments to which the policy applies; the possibility of alternatives to direct creation of affordable housing in connection with general housing development;
- make recommendations regarding the adoption of a proposed inclusionary housing program in Philadelphia; and
- prepare legislation or other legal documents, in consultation with the Law Department, to implement the proposed program and policy recommendations.

The Working Group shall engage in such public process, including conducting public hearings, as it deems necessary or appropriate to accomplish these tasks. Recommendations shall be provided to the Mayor no later than September 14, 2007, to allow for the adoption of legislation as may be necessary to implement the program or policies recommended, before the end of the current City Council term.

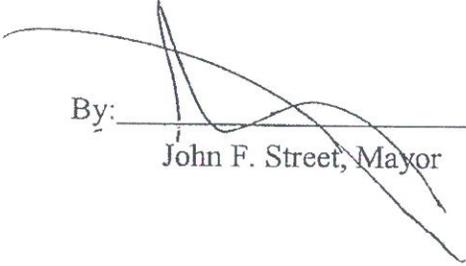
#### **Section 4. Staff Support**

The Office of Housing and Community Development shall provide staff and administrative support to the Working Group.

**Section 5. Effective Date.**

This Order shall take effect immediately.

Date: 5/7/07

By:   
John F. Street, Mayor