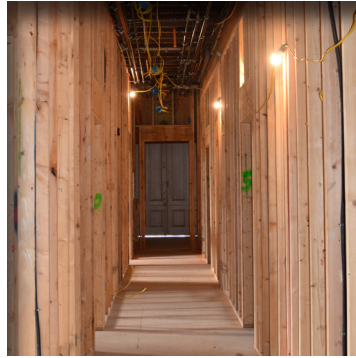


Philadelphia

# Mixed Income Housing Bonus Report



2019



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## Executive Summary

Philadelphia uses a variety of strategies to address the housing needs of its residents. Those methods—outlined in the City’s *Housing Action Plan*—support housing opportunities at every income level.

The Mixed Income Housing Bonus program produces both affordable and market-rate housing. It leverages private sector development to create new affordable homes and resources for housing programs.

The bonus was created in 2012 as part of the City’s new Zoning Code. Mayor Kenney and City Council expanded the program in 2018. In 2019, those changes started producing results.

The program is simple. A developer who includes affordable housing in a project can also build more market-rate units or a bigger building. The developer can also earn this bonus by making a payment to the City.

The program is tiered. The more affordable the homes or the larger the payment, the greater the bonus. The more intensive the zoning, the greater the bonus.

## 2019 Summary

In 2019 seven developments earning the bonus received building permits. The developers of those projects:

- Paid more than \$2.3 million to the City
- Began construction on four homes for low-income families
- Plan to build approximately 71 “bonus” market-rate units

Seventeen developments planning to use the bonus received zoning permits in 2019. If completed, those projects will:

- Pay more than \$5.8 million to the City
- Create four homes for low-income families
- Build approximately 164 extra market-rate homes

## Addressing Philadelphia’s housing needs

The results are important steps toward Philadelphia’s housing goals.

- If developers continue to earn 235 homes per year, the bonus housing units would comprise more than 15% of the market-rate homes called for in the *Housing Action Plan*.
- More than \$8.1 million in new revenue per year would provide critical resources to address Philadelphia’s affordable housing needs.
- The bonus will also help Philadelphia’s economy and its businesses. More than 70% of the bonus units are in commercial mixed-use zoning districts. Nearly 45% are in Center City.

The first year of the expanded Mixed Income Housing Bonus was a success. As more developers learn to use the program, the future looks even brighter.

## Introduction

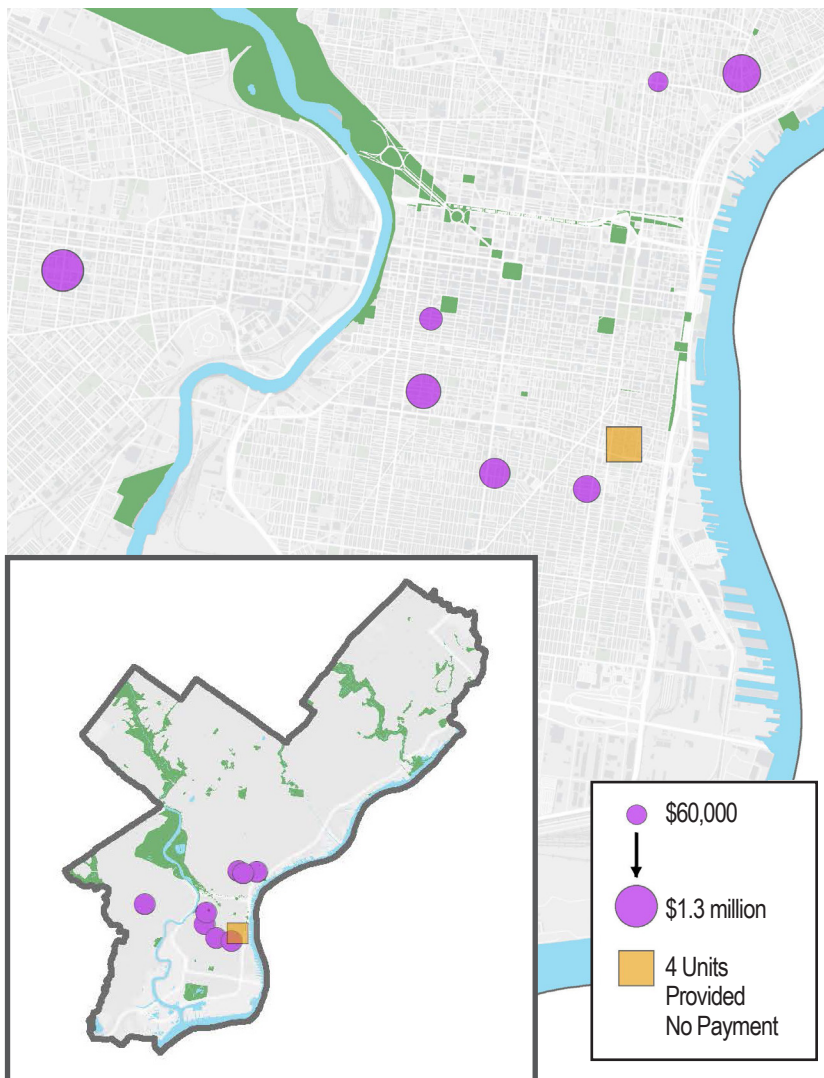
In October 2018, Philadelphia expanded its Mixed Income Housing Bonus program to leverage private sector investment throughout the City.

The expanded program offered developers two options to gain increased density for their projects. Developers could include affordable homes in the development or make a payment to the City based on the specifics of their development.

In 2019, 25 developers earned the bonus. Eight began construction or made a payment to the City. Seventeen had zoning permits but did not yet have building permits.

This report offers an overview of the program and those developments.

## Developments Under Construction



## Payments Made/Units Built

Developers may earn the ability to build more homes by making payments to the City. In 2019, seven developments made payments totaling \$2,334,542. Those resources will support the preservation and production of affordable housing.

Those payments allowed for up to 31 extra market-rate homes under dwelling unit density bonuses. The developers will build 20 of those units. Developers also earned an estimated 35 extra market-rate homes through a floor area bonus, for a total of up to 66 earned units.

See Appendix Table 1 for a summary of the projects, the payments made, and the units earned.

## Affordable Housing Units Built

Developers may also earn bonus units by including affordable homes in their developments. The development at 1001-07 S. 4th St. will earn an estimated 16 market-rate units for providing four affordable units.

See Appendix Table 2 for project details.

## Household Size, Income of Eligible Tenants/Purchasers

1001-07 S. 4th St. is under construction. As a result, there is no information yet about the tenants' household size or income.



1001-07 S. 4th St.



1001-07 S. 4th St.



## Bonus Background

### Bonus Benefits

The type and size of a bonus that a developer may earn depends on the zoning of their lot. The developer also chooses either a “Low Income” or “Moderate Income” bonus.

The Low Income level provides a larger bonus. It also requires the developer to meet stricter affordability requirements or to make a larger payment to the City. The Moderate Income level provides a smaller bonus. It requires the developer to meet less strict affordability requirements or to make a smaller payment to the City.

### Floor Area Bonuses

Ten zoning districts are eligible for floor area bonuses. The additional floor area earned corresponds to between 25% to 400% of the project’s lot area.

See Appendix Table 3 for more detail.

### Height and Density Bonuses

Four zoning districts—RM-1 and CMX-1, 2 and 2.5—are eligible for both a seven-foot height bonus and a dwelling unit bonus. Developments adding Low Income level units or making Low Income level payments earn a 50% dwelling unit bonus. Developments adding Moderate Income level units or making a Moderate Income level payment earn a 25% dwelling unit bonus.

See Appendix Table 4 for density bonus details.

Lots in the Central Delaware Riverfront or East Callowhill Overlay districts are eligible for a 60-foot height bonus for Low Income level units or payments. They are eligible for a 48-foot height bonus for Moderate Income level units or payments.

See Appendix Table 5 for height bonus details.

## Bonus Requirements

Developers must meet specific requirements to earn the Mixed Income Housing Bonus. These requirements are different for those providing affordable units and those making a payment to the City.

### Building Affordable Units

In a development where the developer chooses to build affordable housing units:

- At least 10% of the units in the development must be affordable and must remain affordable for 50 years under a deed restriction
- Affordable units must be “reasonably dispersed” throughout the development
- Affordable units must be of comparable quality in size, design, exterior appearance, and as energy efficiency to the market-rate units

Income limits are based on the U.S. Department of Housing and Urban Development’s area median income (AMI) for the Philadelphia Metropolitan Statistical Area. The limits are adjusted for household size.

At initial lease-up, households in low-income rental units can earn no more than 50% of AMI. Households in moderate-income rental units can earn no more than 60% of AMI.

After moving in, a low-income household may then earn up to 100% of AMI. A moderate-income household may earn up to 120% of AMI. If a household exceeds these income levels, they must move from the unit.

See Appendix Table 6 for more detail on rental income limits.

Affordable rents, including utilities, may not exceed 30% of the household's gross monthly income. Rents are adjusted for expected family size based on the number of bedrooms in the unit. However, the number of bedrooms does not determine the size of the family that may live there.

See Appendix Table 7 for monthly rent limits for 2019.

A household buying a low income level homeownership unit can earn no more than 70% of AMI. A household buying a moderate income level homeownership unit can earn no more than 80% of AMI. When the home is resold, the new buyers must meet the same income guidelines.

See Appendix Table 8 for homeownership unit income limits.

Sales prices are set to be affordable to a household spending no more than 30% of its income on housing. The maximum sale or resale price for owner-occupied units is based on:

- A down payment of no more than 5% of the sale price
- A fixed-rate 30-year mortgage, consistent with the average monthly rate published by Freddie Mac
- Total monthly cost of ownership, including mortgage principal and interest, property taxes, property insurance, and condominium or homeowner association fees

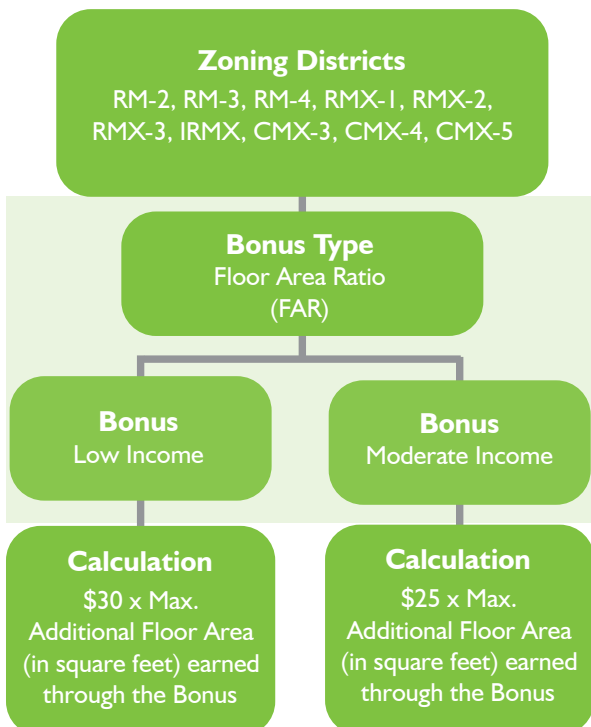
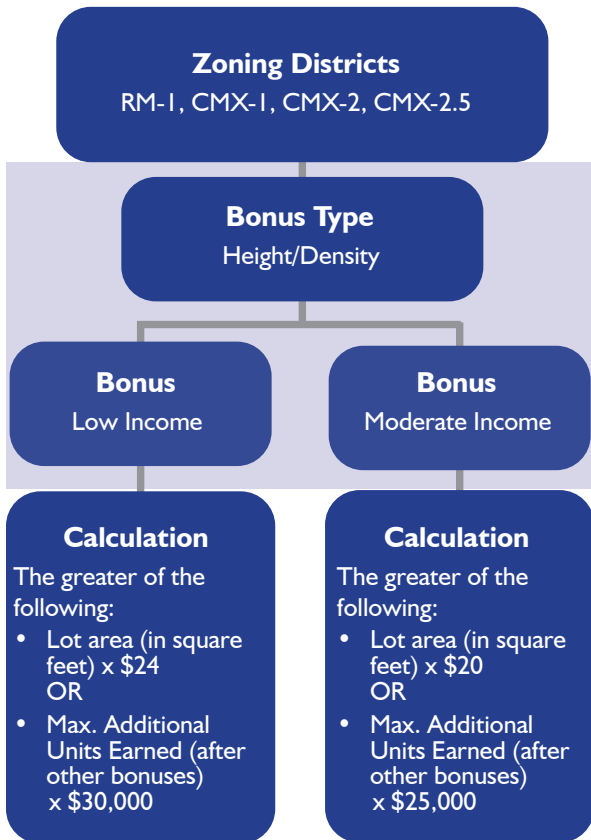
### **Calculating Payments to the City**

A developer payment to the City is based on:

- the zoning district
- the bonus type (floor area ratio or height/density)
- the bonus level (low income or moderate income)



## Payment Calculations by Bonus Type



## Process and Compliance

To earn the bonus, developers must meet requirements at the zoning and building permit stages of the project. The process gives developers flexibility at the zoning permit stage. However, the developer must make a firm commitment before L&I will issue building permits. For developers building affordable units, there are also steps after construction.

The Department of Planning and Development (DPD) works with L&I throughout the process. DPD also works with the Philadelphia Housing Development Corporation (PHDC) to ensure compliance with the program's rules.

### Zoning Permit Stage

- L&I will not issue a zoning permit until the developer gives a signed Certified Acknowledgment Form to DPD. The form represents the developer's understanding of the requirements and intent to build affordable units or make a payment to the City.

### Building Permit Stage

- If a developer is building affordable units, L&I will not issue a building permit until DPD has approved a developer's Affordable Building Plan. This plan includes the design, location, phasing, and marketing of the affordable units. The developer must also record a deed restriction approved by the City.
- If a developer is making a payment to the City, L&I will not issue a building permit until the developer has a Payment Agreement with the City and has made the payment. This completes a developer's responsibilities under the bonus.

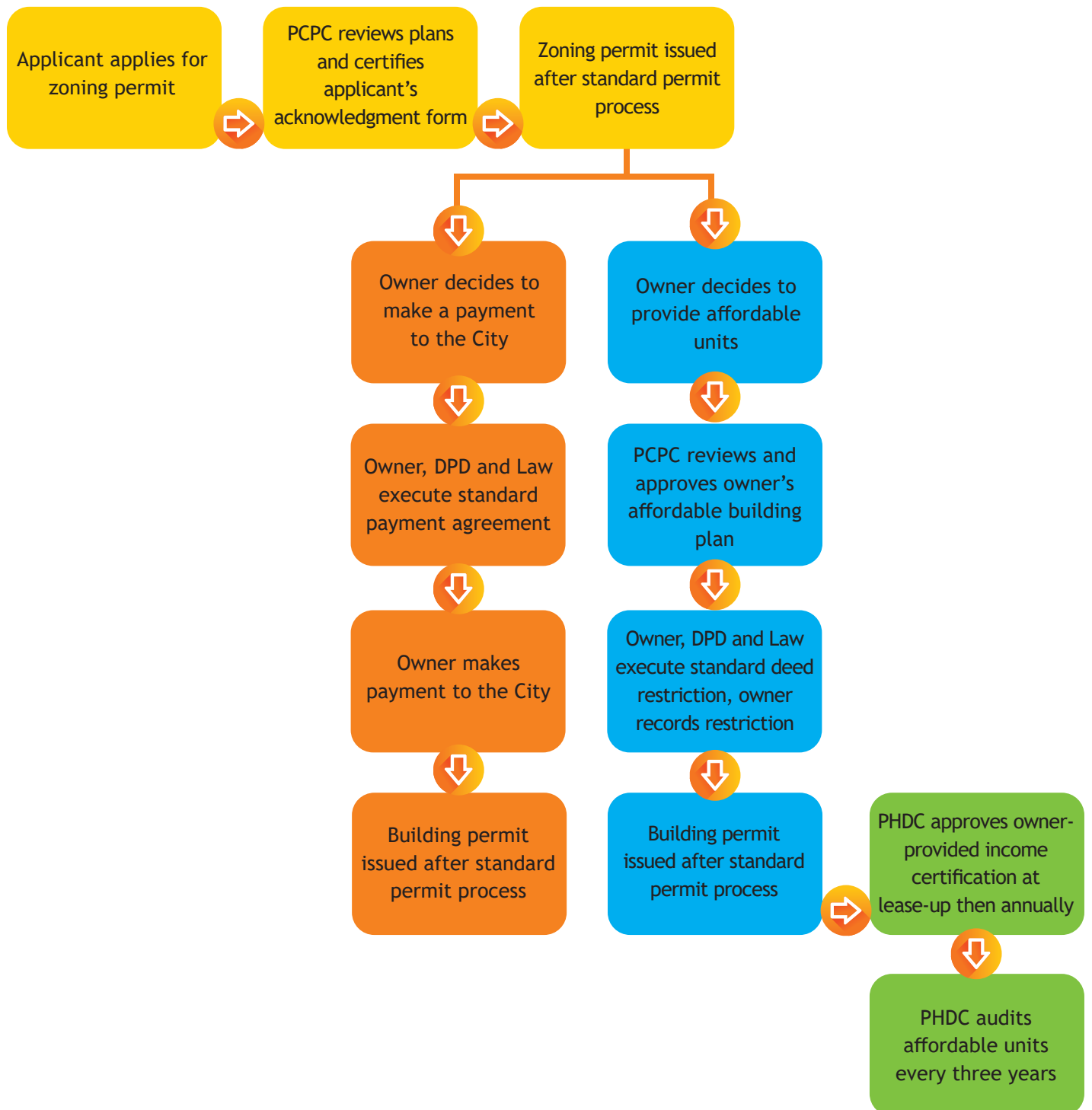
### Certificate of Occupancy Stage

- If a developer is building affordable units, L&I will not issue a final Certificate of Occupancy until the developer provides L&I with a compliance statement from DPD.

### Ongoing Enforcement

- The City has legal remedies available to make sure developers comply. DPD and its partner, PHDC, will audit and inspect documents to verify compliance. PHDC confirms the income eligibility of tenants and buyers. PHDC requires developers to submit an annual certification summary and will conduct a comprehensive audit every three years.

## Application, Review, Permit and Payment Process



## Milestones

### October 2018

Mayor Kenney signs the legislation expanding the Mixed Income Housing Bonus.

A working group of DPD, L&I, PHDC, and the Law Department develops the program's procedures and forms.

### February 2019

L&I updates its Code Bulletin for the bonus. This document defines and explains requirements, procedures, and compliance methods.

### April 2019

DPD and the Law Department update the Standard Deed Restriction to meet the new bonus requirements.

### May 2019

L&I issues a zoning permit to the first development using the updated bonus. 1001-07 S. 4th St. will include four low-income affordable homes.

### September 2019

DPD and the Law Department create a Standard Payment Agreement for developers making a payment to the City.

PHDC and DPD create standards and compliance materials for the bonus' affordable unit compliance review.

Ten developments receive zoning approval, the largest number in any one month.



1324-38 Frankford Ave.



1935-45 Christian St.



1001-07 S. 4th St.



## October 2019

The developer of 1331 S. Juniper St. makes the first payment to the City under the updated bonus requirements.



*1331 S. Juniper St.*

## November 2019

The developer of 4900-34 Spruce St. makes the largest single payment to date under the updated Mixed Income Housing Bonus. The payment is \$1,304,362.



*4900-34 Spruce St.*

## Developments in the Pipeline

**17** **Seventeen** developments have received zoning permits to use the Mixed Income Housing Bonus. They are in the development pipeline and have not received building permits.\*

**1** **One** developer plans to build affordable units.

**16** **Sixteen** developers plan to make payments to the City.

If all these developments move forward—and some might not—the City would see:

- **\$5,856,898** in payments to the City
- **4** affordable homes for households at **50% AMI**
- **62** extra market-rate homes units under the dwelling unit density bonus
- An estimated **102** extra market-rate homes due to floor area bonuses earned

\*When applying for a building permit the developer must commit to provide the affordable units or make a payment to the City. The developer can also decide not to proceed with the project at all.



## Affordable Units in the Pipeline

L&I issued a zoning permit to the developer of 5300 Whitby Ave. for four affordable units. The development will include 19 extra market-rate units under affordable housing and green roof density bonuses. This developer does not yet have an affordable building plan and has not yet signed the deed restriction needed to receive a building permit.

See Appendix Table 9 for project details.



5300 Whitby Ave.



1216-28 N. Marshall St.

## Payments in the Pipeline

L&I issued zoning permits to all 15 developments planning to make payments. None of the 15 developments in the pipeline reached the building permit stage and consequently did not make their payment to the City in 2019. If all fully permitted developments and those in the pipeline are completed, they will include an estimated 225 extra market-rate homes due to Mixed Income Housing bonuses.

See Appendix Table 10 for project details.

## Analysis

### Developments by Zoning District

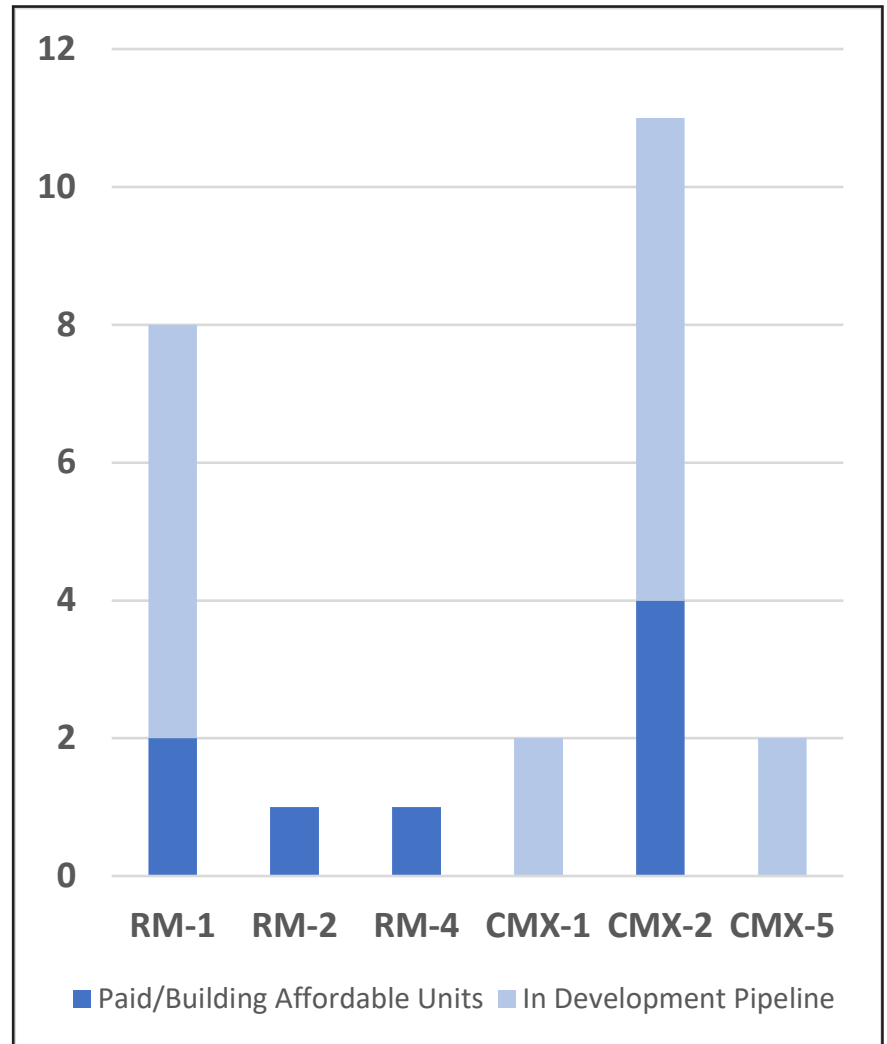
Of the eight developments that have building permits:

- two (33%) are zoned RM-1, Residential Multi-Family
- one (13%) is zoned RM-2, Residential Multi-Family
- one (13%) is zoned RM-4, Residential Multi-Family
- four (50%) are zoned CMX-2, Neighborhood Commercial Mixed-Use

Of the 17 developments that have zoning permits but not building permits:

- six (33%) are zoned RM-1, Residential Multi-Family
- two (12%) are zoned CMX-1, Neighborhood Commercial Mixed-Use
- seven (41%) are zoned CMX-2, Neighborhood Commercial Mixed-Use
- two (12%) are zoned CMX-5, Center City Commercial Mixed-Use

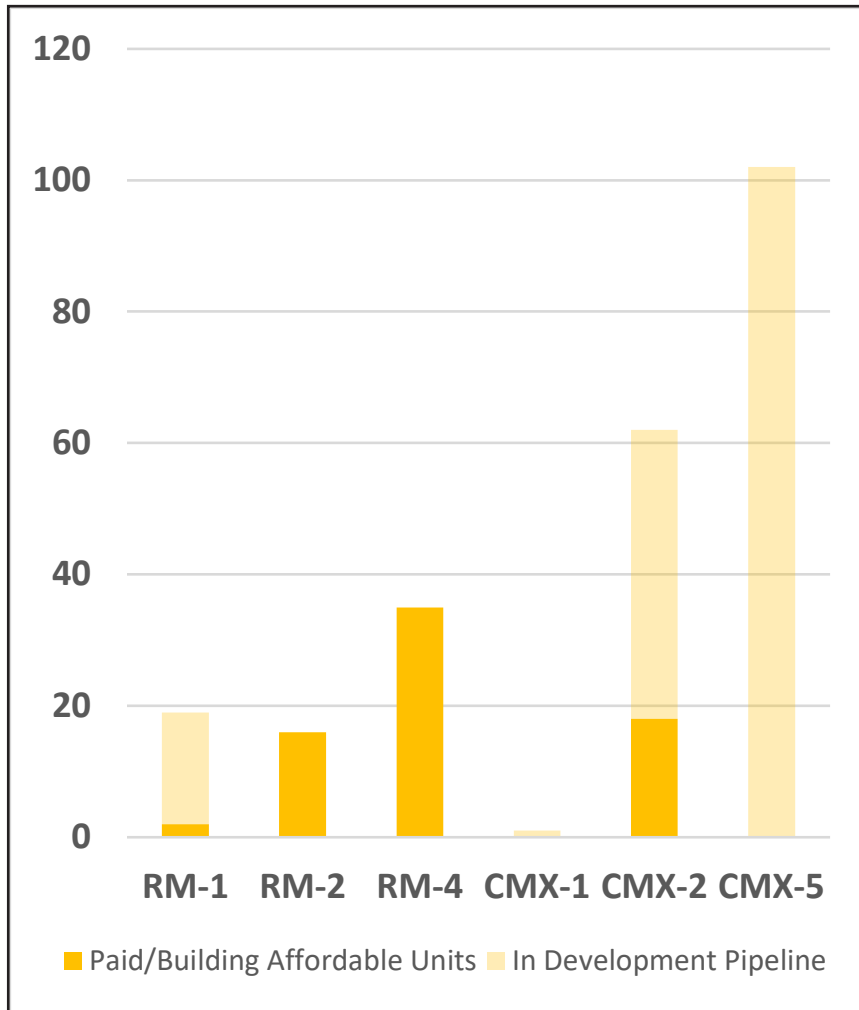
### Applications by Zoning District



#### Notes:

1. 710-16 N. 16th St. is in both the CMX-2 and RM-1 district. Most of the lot is zoned CMX-2. Therefore, the units from that project are only included in the CMX-2 totals.

## Units by Zoning District



### Notes:

1. Additional floor area is calculated as a percentage of lot area. Only zoning districts eligible for a dwelling unit density bonus have exact totals for units earned. Floor area bonuses do not include a set number of units. Additional units earned under floor area bonuses are estimated as the bonus floor area used multiplied by the number of units then divided by the total floor area. Any estimate resulting in a fraction is rounded down to the nearest whole number.
2. 710-16 N. 16th St. is in both the CMX-2 and RM-1 district. Most of the lot is zoned CMX-2. Therefore, the units from that project are only included in the CMX-2 totals.

## Bonus Units Used by Zoning District

Of the 71 extra market-rate units expected in the developments with building permits:

- two (3%) will be in RM-1, Residential Multi-Family
- 16 (23%) will be in RM-2, Residential Multi-Family
- 35 (49%) will be in RM-4, Residential Multi-Family
- 18 (25%) will be in CMX-2, Neighborhood Commercial Mixed Use

Of the 164 additional market-rate units expected in the developments that have zoning permits but not building permits:

- 17 (10%) will be in RM-1, Residential Multi-Family
- one (<1%) will be in CMX-1, Neighborhood Commercial Mixed Use
- 44 (27%) will be in CMX-2, Neighborhood Commercial Mixed-Use
- 102 (62%) will be in CMX-5, Center City Commercial Mixed Use

## Completed and Expected Payments by Zoning District

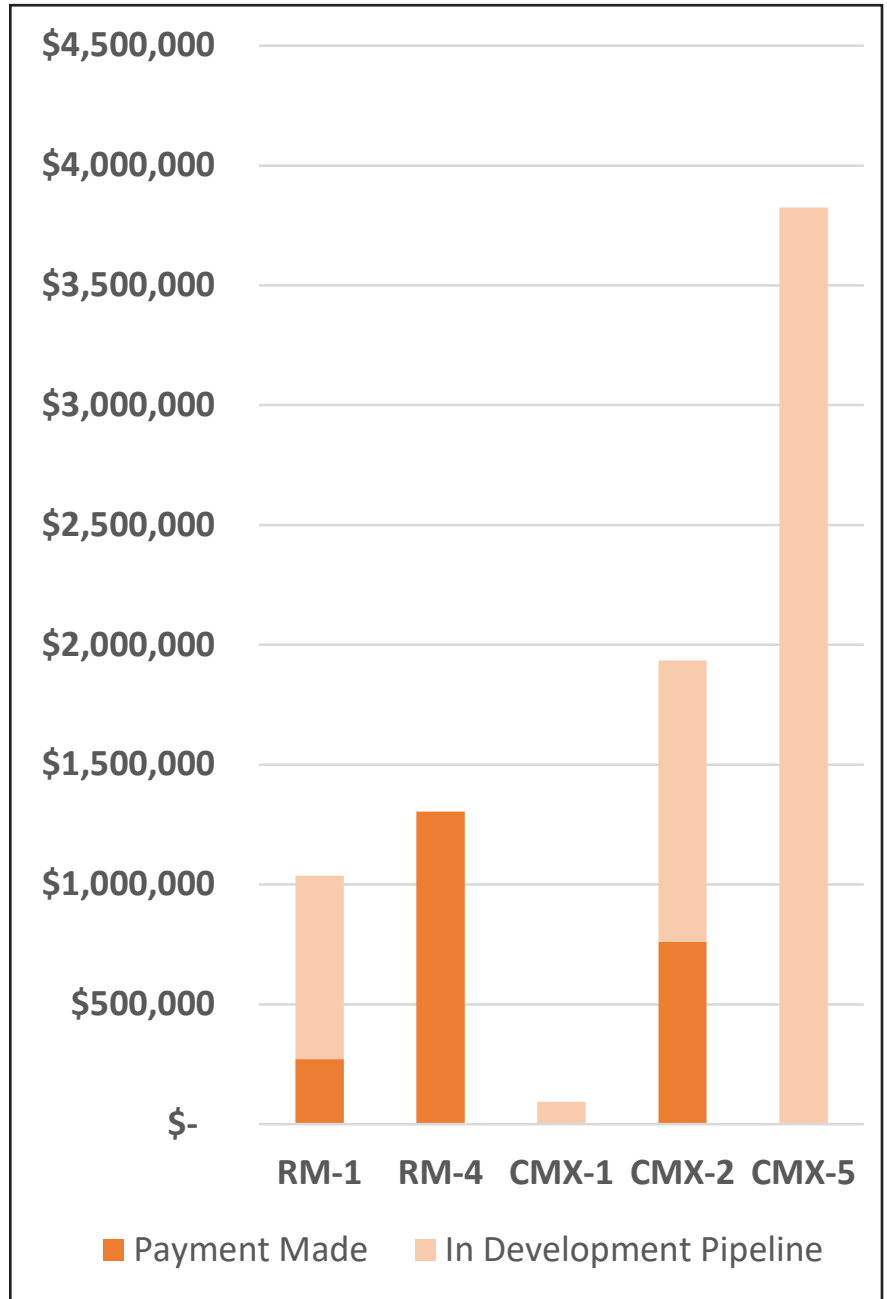
Of the payments developers have made to the City:

- \$270,740 (12%) is for developments in RM-1, Residential Multi-Family
- \$1,304,363 (56%) is for developments in RM-4, Residential Multi-Family
- \$759,440 (33%) is for developments in CMX-2, Neighborhood Commercial Mixed Use

Of the expected payments from developers that have zoning permits but not building permits:

- \$765,078 (13%) will be for developments in RM-1, Residential Multi-Family
- \$92,640 (2%) will be for developments in CMX-1, Neighborhood Commercial Mixed Use
- \$1,174,900 (20%) will be for CMX-2, Neighborhood Commercial Mixed-Use
- \$3,824,280 (65%) will be for developments in CMX-5, Center City Commercial Mixed Use

## Payments Made/Expected by Zoning District



### Notes:

1. 710-16 N. 16th St. is in both the CMX-2 and RM-1 district. Most of the lot is zoned CMX-2. Therefore, the units from that project are only included in the CMX-2 totals.



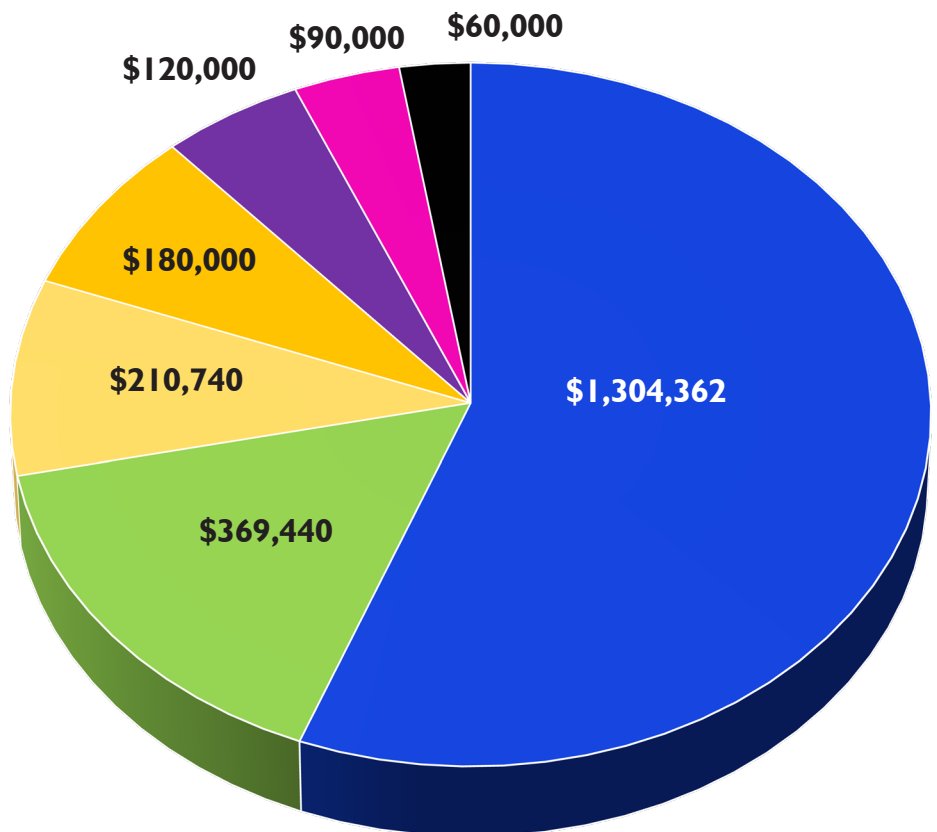
## Total Payments to the City by Development

Of the seven developments that paid a combined \$2,334,542 to the City, 4900-34 Spruce St. paid \$1,304,362, or 56% of the total.

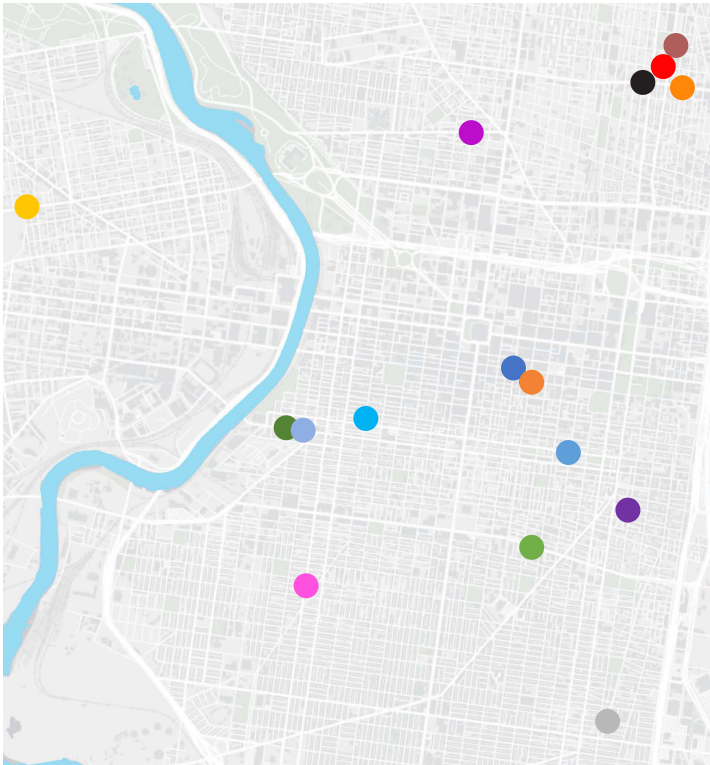


4900-34 Spruce St.

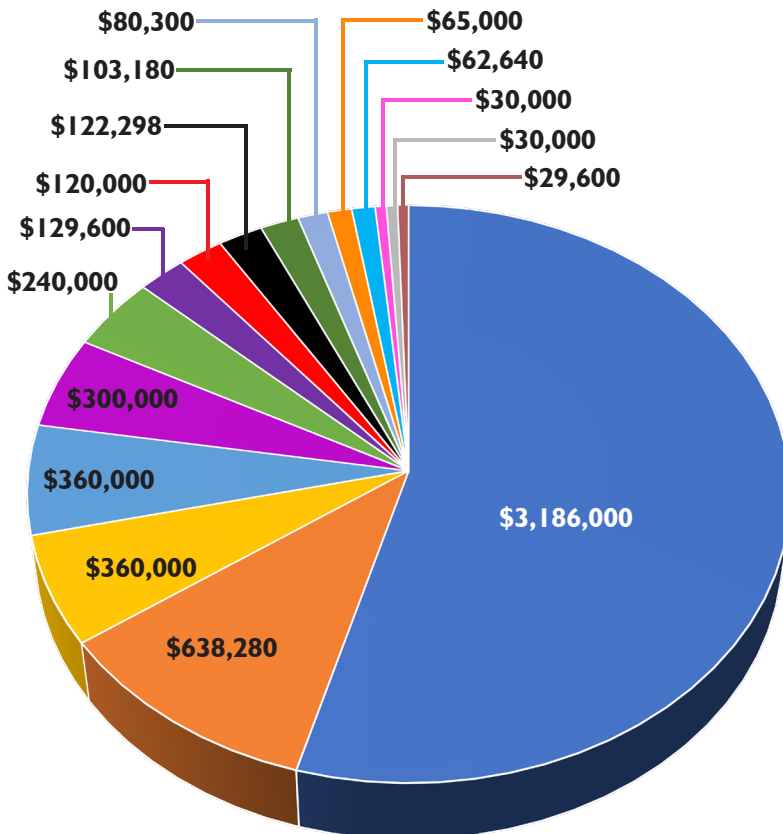
- 4900-34 Spruce St.
- 1324-38 Frankford Ave.
- 1935-45 Christian St.
- 1331 S. Juniper St.
- 621-25 Reed St.
- 1933-35 Spruce St.
- 1211 N. 5th St.



## Total Possible Payments by Development in the Pipeline



Of the potential \$5,856,898 in payments from developments in the pipeline that have zoning permits but not building permits, 123-27 S. 12th St. is expected to pay \$3,186,000, or 54% of the total.



- 123-27 S. 12th St.
- 1101-05 Walnut St.
- 4124 Haverford Ave.
- 510-28 S. 8th St.
- 710-16 N. 16th St.
- 943-49 Washington Ave.
- 754-56 S. 4th St.
- 1235 N. Franklin St.
- 1218-26 N. Marshall St.
- 2429 South St.
- 613-619 S. 24th St.
- 416-20 W. Girard Ave.
- 414-18 S. 20th St.
- 1412 S. 22nd St.
- 1951 E. Moyamensing Ave.
- 1440 N. Orkney St.



# Appendix

**Table 1: 2019 Developments Making Affordable Housing Bonus Payments**

Address	Zoning District	Payment	Payment Per Unit Used	Bonus Level	Bonus Earned/Used						
					Floor Area <sup>[1]</sup> (As % of lot area)			Units		Height (ft.)	
					Earned	Used	Est. Units	Earned	Used	Earned	Used
4900-34 Spruce St.	RM-4	\$1,304,362.50	\$37,267.50 Est.	Low	175%	154%	35	-	-	-	-
1324-38 Frankford Ave.	CMX-2	\$369,440	\$73,888	Mod	-	-	-	11	5	7	7
1935-45 Christian St.	RM-1	\$210,740	-	Mod	-	-	-	5	0	7	7
1331 S. Juniper St. <sup>[2]</sup>	CMX-2	\$180,000	\$30,000	Low	-	-	-	6	6	7	7
621-25 Reed St.	CMX-2	\$120,000	\$30,000	Low	-	-	-	4	4	7	7
1933-35 Spruce St.	CMX-2	\$90,000	\$30,000	Low	-	-	-	3	3	7	0
1211 N. 5th St.	RM-1	\$60,000	\$30,000	Low	-	-	-	2	2	7	7
Total	-	\$2,334,542.50	-	-	175%	154%	+35 Est. Units	+31 Units	+20 Units	+42 ft.	+35 ft.

**Notes**

[1] Additional floor area is calculated as a percentage of lot area. Only zoning districts eligible for a dwelling unit density bonus have exact totals for units earned. Floor area bonuses do not include a set number of units. Additional units earned under floor area bonuses are estimated as the bonus floor area used multiplied by the number of units then divided by the total floor area. Any estimate resulting in a fraction is rounded down to the nearest whole number.

[2] 1331 S. Juniper Street also used the green roof unit density bonus to earn a 25% increase in the number of dwelling units permitted. This is applied before the Mixed-Income Housing Bonus. See § 14-601(6)(d)(.1) of the Zoning Code.

**Table 2: 2019 Developments Building Affordable Units**

Address	Zoning District	Total Units	Affordable Units Provided	Bonus Level	Bonus Earned	Affordable Units			
						Units	Size	Type	Est. Max. Rent <sup>[1]</sup>
1001-07 S. 4th St.	RM-2	40	4	Low	+50% Floor Area +16 Est. Units <sup>[2]</sup>	Unit 1	940 SF	1 BR	\$845
						Unit 9	388 SF	1 BR	\$845
						Unit 17	633 SF	2 BR	\$1,013
						Unit 38	592 SF	1 BR	\$845

**Notes**

[1] Estimated maximum rents in the table are for 2019. 1001-07 S. 4th St. is still under construction. Actual rents will not be available until construction is completed and units are leased.

[2] Additional floor area is calculated as a percentage of lot area. Only zoning districts eligible for a dwelling unit density bonus have exact totals for units earned. Floor area bonuses do not include a set number of units. Additional units earned under floor area bonuses are estimated as the bonus floor area used multiplied by the number of total dwelling units then divided by the total floor area. Any estimate resulting in a fraction is rounded down to the nearest whole number.

**Table 3: Gross Floor Area Bonuses**

	Residential			Residential/Mixed			Residential/Industrial	Community/Commercial Mixed-Use			
	RM-2	RM-3	RM-4	RMX-1	RMX-2	RMX-3	IRMX	CMX-3 <sup>[1]</sup>	CMX-3 within /TOD <sup>[1]</sup>	CMX-4 <sup>[1]</sup>	CMX-5 <sup>[1]</sup>
Low Income	50%	75%	175%	75%	125%	250%	250%	250%	300%	250%	400%
Moderate Income	25%	50%	100%	50%	75%	150%	150%	150%	200%	150%	300%

**Notes**

<sup>[1]</sup> In the CMX-3, CMX-4, and CMX-5 zoning districts, developers may also earn other floor area bonuses. These bonuses can include public art, public space, transit improvements, underground parking, and green building. Using the mixed-income housing bonus does not count toward caps on bonuses in these districts. See § 14-702 of the Zoning Code.

**Table 4: Dwelling Unit Density Bonus (An Increase in the Number of Units Permitted)**

	<b>RM-1, CMX-1, CMX-2, CMX-2.5<sup>[1]</sup></b>
Low Income	50% increase in units permitted
Moderate Income	25% increase in units permitted

<sup>1)</sup> In the RM-1 CMX-2, and CMX-2.5 zoning districts, developers can also earn a dwelling unit density bonus for either providing a green roof or fresh food market that meets the requirements of the Zoning Code. The green roof bonus or the fresh food market bonus can earn developers a 25% increase in the number of dwelling units permitted. Any unit density bonus earned under the Mixed-Income Housing Bonus is calculated after a green roof or fresh food bonus is applied. See § 14-601(6)(d)(.1) and §14-602(7) of the Zoning Code.

**Table 5: Height Bonus (Additional Building Height)**

	<b>RM-1*</b>	<b>CMX-1*<sup>#</sup>[1]</b>	<b>CMX-2*<sup>[1]</sup></b>	<b>CMX-2.5*<sup>[1]</sup></b>	<b>/ECO Overlay**<sup>[2]</sup></b>	<b>/CDO Overlay**<sup>[2]</sup></b>
Low Income	7 ft.	7 ft.	7 ft.	7 ft.	Up to 60 ft.	Up to 60 ft.
Moderate Income	7 ft.	7 ft.	7 ft.	7 ft.	Up to 48 ft.	Up to 48 ft.

**Additional Requirements:**

\* Developments must result in the construction of at least three residential dwelling units to qualify.

# Developments must be subject to a base height limit of 38 feet or less in the CMX-1 zoning district to qualify.

\*\* Developments must be in a zoning district regulated by a maximum floor area ratio. Developments are eligible for a mixed-income floor area bonus only if the property is at least three acres in area and the Mixed-Income Housing Bonus is not also used for height bonus.

**Notes**

<sup>[1]</sup> In the CMX-1, CMX-2, and CMX-2.5 zoning districts, developers can also earn a height bonus by including a fresh food market that meets the location and size requirements of the Zoning Code. The fresh food market bonus can earn developers an additional 15 ft. in building height. This is in addition to the 7 ft. mixed-income housing height bonus. See § 14-601(6)(d)(.1) of the Zoning Code.

<sup>[2]</sup> In the Central Delaware Overlay (/CDO) and the East Callowhill Overlay (/ECO), developers can earn additional height bonuses. These bonuses can include, public art, public space, transit improvements, green building, trails, street extensions, retail space, stormwater management, and through-block connections. This is in addition to any building height earned under the Mixed-Income Housing Bonus. See § 14-702 of the Zoning Code.

**Table 6: Rental Unit Income Limits**

<b>Household Size</b>	<b>At Household's Initial Occupancy (2019)</b>		<b>After Household's Initial Occupancy (2019)</b>	
	<b>(50% AMI) Low Income</b>	<b>(60% AMI) Moderate Income</b>	<b>(100% AMI) Low Income Maximum</b>	<b>(120% AMI) Moderate Income Maximum</b>
<b>1</b>	\$31,550	\$36,050	\$63,100	\$75,720
<b>2</b>	\$37,860	\$43,260	\$72,100	\$86,520
<b>3</b>	\$40,550	\$48,660	\$81,100	\$97,320
<b>4</b>	\$45,050	\$54,060	\$90,100	\$108,120
<b>5</b>	\$48,650	\$58,380	\$97,300	\$116,760

**Table 7: 2019 Gross Monthly Rent Limits**

<b>Unit Size (Imputed Household Size)</b>	<b>Maximum Gross Monthly Rent (50% AMI) Low Income</b>	<b>Maximum Gross Monthly Rent (60% AMI) Moderate Income</b>
<b>Efficiency/Studio (1)</b>	\$788	\$946
<b>1 Bedroom (1.5)</b>	\$845	\$1,014
<b>2 Bedroom (3)</b>	\$1,013	\$1,216
<b>3 Bedroom (4.5)</b>	\$1,171	\$1,405
<b>4 Bedroom (6)</b>	\$1,306	\$1,567
<b>5 Bedroom (7.5)</b>	\$1,441	\$1,729

**Table 8: 2019 Owner-Occupied Unit Income Limits at Sale**

<b>Household Size</b>	<b>Owner (70% AMI) Low Income</b>	<b>Owner (80% AMI) Moderate Income</b>
<b>1</b>	\$44,170	\$50,480
<b>2</b>	\$50,470	\$57,680
<b>3</b>	\$56,770	\$64,880
<b>4</b>	\$63,070	\$72,080
<b>5</b>	\$68,110	\$77,840

# 2019 Mixed Income Housing Bonus Report

**Table 9: Expected to Provide Affordable Units**

*(Zoning Permit Issued, Payment not yet Required)*

Address	Zoning District	Total Units	Affordable Units	Bonus Level	Bonus Earned/Used			
					Units		Height (ft.)	
					Earned	Used	Earned	Used
5300 Whitby Ave. <sup>[1]</sup>	CMX-2	37	4	Low	+12	+12	+7	+7

**Notes**

<sup>[1]</sup> 5300 Whitby Ave. also intends to use the green roof unit density bonus to earn a 25% increase in the number of dwelling units permitted. This is applied before the Mixed-Income Housing Bonus. See § 14-601(6)(d)(.1) of the Zoning Code.

**Table 10: Expected Payments and Bonuses Earned**

*(Zoning Permit Issued, Payment not yet Required)*

Address	Zoning District	Payment	Payment Per Unit Used	Bonus Level	Bonus Earned/Used						
					Floor Area <sup>[1]</sup> As % of lot area			Units		Height (ft.)	
					Earned	Used	Est. Units	Earned	Used	Earned	Used
123-27 S. 12th St. <sup>[2]</sup>	CMX-5	\$3,186,000	\$42,480 Est.	Low	400%	400%	75	-	-	-	-
1101-05 Walnut St.	CMX-5	\$638,280	\$23,640 Est.	Low	400%	400%	27	-	-	-	-
4124 Haverford Ave.	CMX-2	\$360,000	\$30,000	Low	-	-	-	12	12	7	7
510-28 S. 8th St. <sup>[3]</sup>	RM-1	\$360,000	\$51,428.57	Low	-	-	-	12	7	7	7
710-16 N. 16th St. <sup>[3]</sup>	CMX-2/RM-1	\$300,000	\$30,000	Low	-	-	-	10	10	7	7
943-49 Washington Ave. <sup>[4]</sup>	CMX-2	\$240,000	\$40,000	Low	-	-	-	8	6	7	7
754-56 S. 4th St.	CMX-2	\$129,600	\$43,200	Mod	-	-	-	3	3	7	7
1218-26 N. Marshall St. <sup>[3]</sup>	RM-1	\$122,298	\$30,574.50	Mod	-	-	-	4	4	7	7
1235 N. Franklin St.	RM-1	\$120,000	\$30,000	Low	-	-	-	4	4	7	7
2429 South St.	RM-1	\$103,180	-	Mod	-	-	-	2	0	7	7
613-619 S. 24th St.	CMX-2	\$80,300	-	Mod	-	-	-	1	0	7	7
416-20 W. Girard Ave.	CMX-2	\$65,000	\$65,000	Mod	-	-	-	1	1	7	0
414-18 S. 20th St.	CMX-1	\$62,640	-	Mod	-	-	-	2	0	7	7
1412 S. 22nd St.	RM-1	\$30,000	\$30,000	Low	-	-	-	1	1	7	0
1951 E. Moyamensing Ave.	CMX-1	\$30,000	\$30,000	Mod	-	-	-	1	1	7	0
1440 N. Orkney St.	RM-1	\$29,600	\$29,600	Mod	-	-	-	1	1	7	7
<b>Total</b>	-	<b>\$5,856,898</b>	-	-	<b>+800%</b>	<b>+800%</b>	<b>+102 Est. Units</b>	<b>+62 Units</b>	<b>+50 Units</b>	<b>+98 ft.</b>	<b>+77 ft.</b>

**Notes**

<sup>[1]</sup> Additional floor area is calculated as a percentage of lot area. Only zoning districts eligible for a dwelling unit density bonus have exact totals for units earned. Floor area bonuses do not include a set number of units. Additional units earned under floor area bonuses are estimated as the bonus floor area used multiplied by the number of units then divided by the total floor area. Any estimate resulting in a fraction is rounded down to the nearest whole number.

<sup>[2]</sup> 123-27 S. 12th St. intends to use an underground accessory parking bonus to earn an additional 200% floor area as a percentage of the lot. See §14-702(9) of the Zoning Code.

<sup>[3]</sup> 510-28 S. 8th St., 710-16 N. 16th St., and 1218-26 N. Marshall St. also intend to use the green roof unit density bonus to earn a 25% increase in the number of dwelling units permitted. This is applied before the Mixed-Income Housing Bonus. See § 14-601(6)(d)(.1) of the Zoning Code.

<sup>[4]</sup> 943-49 Washington Ave. also intends to use the fresh food market bonus to earn a 25% increase in the number of dwelling units permitted and 15 ft. in additional building height. This is applied before the Mixed-Income Housing Bonus. 14-602(7) of the Zoning Code.

