

# Mixed Income Housing Bonus Report

2021



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*Cover photos:*  
367 W. Horter (rendering)  
*Bottom left to right:*  
2020-24 Frankford Ave.  
1921 Green St.  
723-27 N. 35th St.

## Executive Summary

Permitting activity in the City of Philadelphia and use of the Mixed Income Housing Bonus (MIHB) skyrocketed in 2021. For the second year in a row, the contributions paid into the City increased significantly over the prior year, reaching a total of \$20.3 million contributed during 2021. Some of the increased permitting activity was the direct result of the reduction in the real estate tax abatement which took effect at the end of the 2021 and the implementation of a new residential construction tax which took effect January 1, 2022.

In addition, the number of projects pledging to build affordable units increased significantly over prior years. The increase in projects constructing affordable units onsite is likely the result of an adjustment to the payment calculation in the Philadelphia Code, resulting in a higher payment requirement under most circumstances. That payment adjustment took effect in the middle of 2021.

## 2021 Summary

In 2021, 90 developments earning the bonus received building permits. The developers of those projects:

- Paid more than \$20.3 million to the City.
- Began construction on 82 affordable housing units.
- Plan to build approximately 791 “bonus” market-rate units.

In addition to these 90 developments, 19 developments planning to use the bonus received zoning permits in 2021. If completed, those projects will:

- Pay approximately \$4.3 million to the City.
- Create three affordable homes for families.
- Build approximately 140 extra market-rate homes.

## 2021 Milestones

- January 2021: Received the first payment to the City of 2021 through the Mixed Income Housing Bonus.
- August 2021: 50 affordable housing units were approved to be built through the Mixed Income Housing Bonus.
- November 2021: Developers earned 2,269 extra market-rate units and planned to build 794.
- December 2021: Total payments to the City through the Mixed Income Housing Bonus surpass \$20 million.



700-34 S 17th St.



## Introduction

Philadelphia created its Mixed Income Housing Bonus program in 2012 to leverage private sector investment throughout the City. In 2018, the program was expanded. Prior to 2018, only two projects took advantage of the Mixed Income Housing Bonus. Since 2018, hundreds have taken advantage of the Bonus.

The Mixed Income Housing Bonus program allows participating developers to modestly increase the size of their developments beyond what would otherwise be authorized under the Philadelphia Zoning Code.

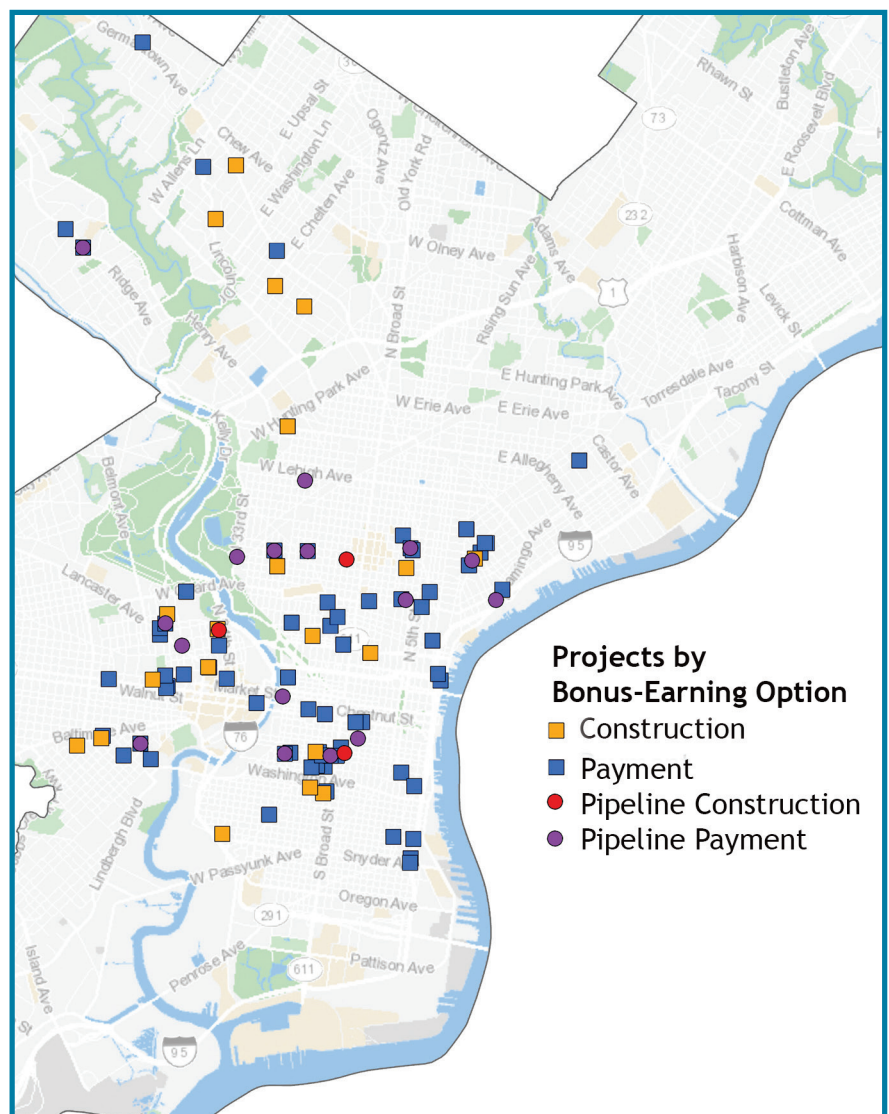
The expanded program offers developers two options to gain this increased density for their projects. Developers may include affordable homes in their development or make a payment to the City. The amount of the payment is based on the specifics of the project.

Of the 109 projects that entered the program in 2021, 90 developers earned a bonus by beginning construction of affordable units or making a payment to the City. That is a 41% increase in developers who took advantage of the program over 2020.

The remaining 19 received zoning permits but did not yet have building permits at the end of 2021. Throughout this report, such projects are referred to as being “in the pipeline.”



2621-23 W. Jefferson St.





## Role of MIHB Payments and Units in Addressing Philadelphia's Housing Needs.

The developers who participate in the Mixed Income Housing Bonus program help Philadelphia to meet its housing goals by providing affordable housing units, additional market-rate housing units, and contributions used to fund housing programs.

In the first year of the modified Mixed Income Housing Bonus, the City collected \$2.3 million. In 2020, the City collected \$3.6 million. Collecting \$20.3 million in 2021 marks a significant increase. Additionally, 82 affordable housing units went into construction to be completed in the next two or three years. In addition to affordable housing units, 794 additional market-rate units began construction.

If developers continue to use the bonus to add nearly 794 additional market-rate homes each year to Philadelphia's housing stock, the bonus housing units alone would constitute 50% of the market-rate homes called for in the City Housing Action Plan.

### City Housing Action Plan

In 2018, the Department of Planning and Development (DPD) and the City of Philadelphia released a Housing Action Plan [hyperlink] committed to policies, programs, and strategies to foster economic growth, strengthen neighborhoods, and produce and preserve housing options. DPD tracks the City's progress towards the goals set out in the [Plan](https://www.phila.gov/departments/departments-of-planning-and-development/about/our-results/) on its website at <https://www.phila.gov/departments/departments-of-planning-and-development/about/our-results/>



2741-43 W. Allegheny Ave.

## Payments Made/Units Built—2021\*



\*See Appendix Tables 1 and 2 for project details.



## Developments in the Pipeline

**19** developments have received zoning permits to use the Mixed Income Housing Bonus. These developments are in the pipeline and have not received building permits.\*

**2** developers plan to build affordable units.

**17** developers plan to make payments to the City.

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

**\$4,293,894**  
in payments to the City

**3** affordable homes for households at 50% of AMI

An estimated  
**140**  
extra market-rate homes

\*See Appendix Tables 9 and 10 for details.

### Pipeline

The pipeline of projects working their way through the Mixed Income Housing Bonus process was smaller at the end of 2021 as compared to other years. Because the tax abatement changed for all permits pulled January 1, 2022 or later, the majority of projects working their way through the approval process moved through the pipeline and obtained their permits in order to file the abatement form with the Office of Property Assessment by the end of 2021.

Projects that received their zoning permits are discussed below. In addition to projects that received zoning permits in 2021, there are still several additional projects in the pipeline that received zoning permits in prior years. These projects are still eligible to pursue a building permit. The Mixed Income Housing Bonus requirements applicable to these projects are the requirements that were in effect at the time those projects initially filed their zoning permit application. However, as time passes, the likelihood of those projects moving through building permit stage and into construction are significantly diminished. Some will proceed to completion, but most will not. Projects with pre-2021 zoning permits will not be discussed in detail in this report, but information about them can be found in prior years' reports.



*5007 Pentridge St.*

### Affordable Units in the Pipeline

In 2021, the Department of Licenses and Inspections (L&I) issued zoning permits for two developments that will include a total of three affordable units. The three developments will also include eight extra market-rate units due to density bonuses. See Appendix Table 9 for details.

### Payments in the Pipeline

L&I issued zoning permits to 17 developments planning to make payments. Because these 17 developments did not pull building permits in 2021, they did not yet make their payment to the City in 2021. If all these projects pull a building permit and make a payment to the City, they will include an estimated 132 extra market-rate homes due to Mixed Income Housing bonuses and pay an additional \$4,293,894. See Appendix Table 10 for details.



## Analysis by Zoning District and Top Payments

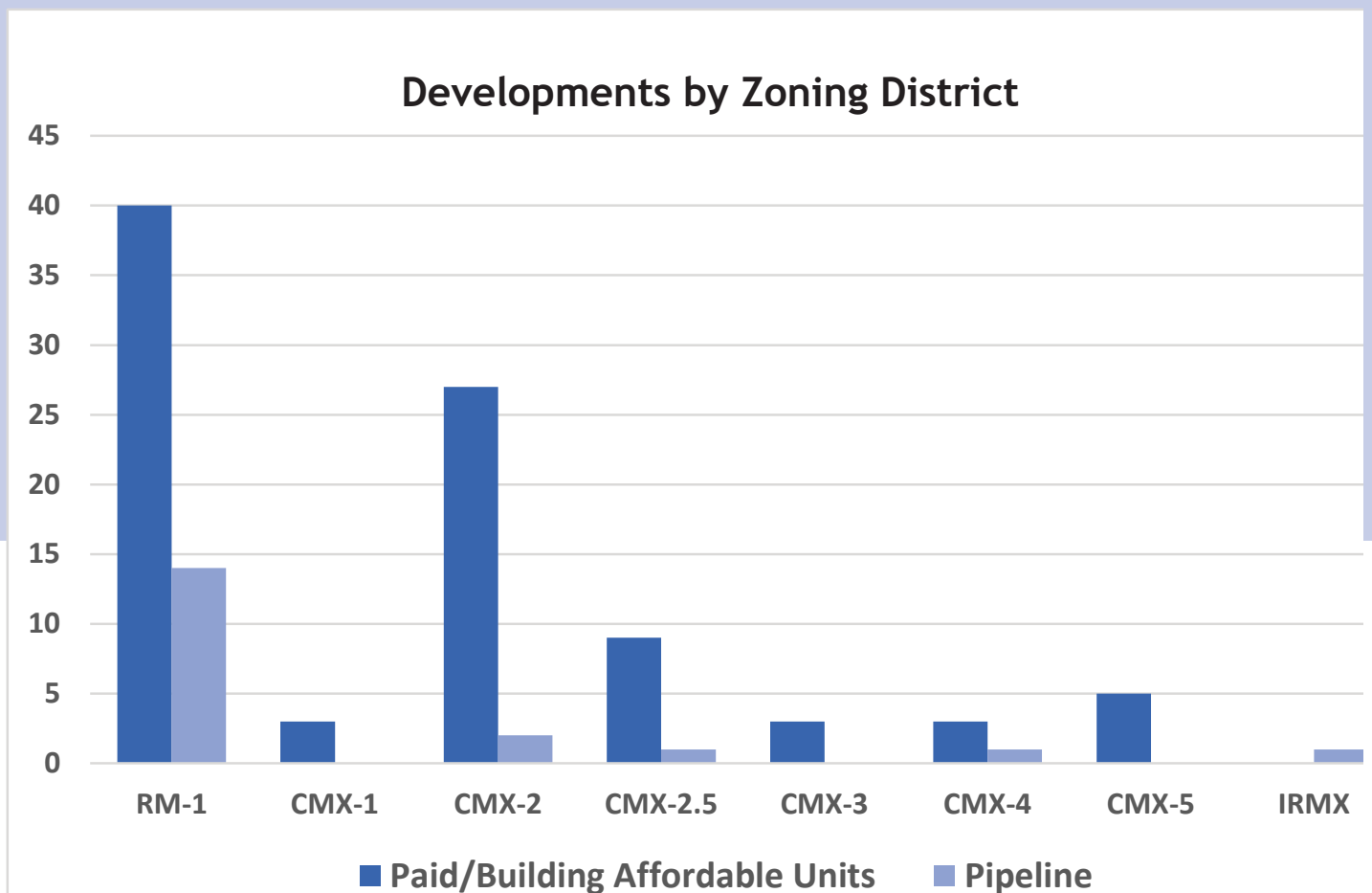
### Developments by Zoning District

Of the 90 developments that have received a bonus:

- 40 (44%) are zoned RM-1
- 3 (3%) are zoned CMX-1
- 27 (30%) are zoned CMX-2`
- 9 (10%) are zoned CMX-2.5
- 3 (3%) are zoned CMX-3
- 3 (3%) are zoned CMX-4
- 5 (5%) are zoned CMX-5

Of the 19 developments that are in the pipeline (have zoning permits but not building permits):

- 14 (74%) are zoned RM-1
- 2 (11%) are zoned CMX-2
- 1 (5%) are zoned CMX-2.5
- 1 (5%) is zoned CMX-4
- 1 (5%) is zoned IRMX



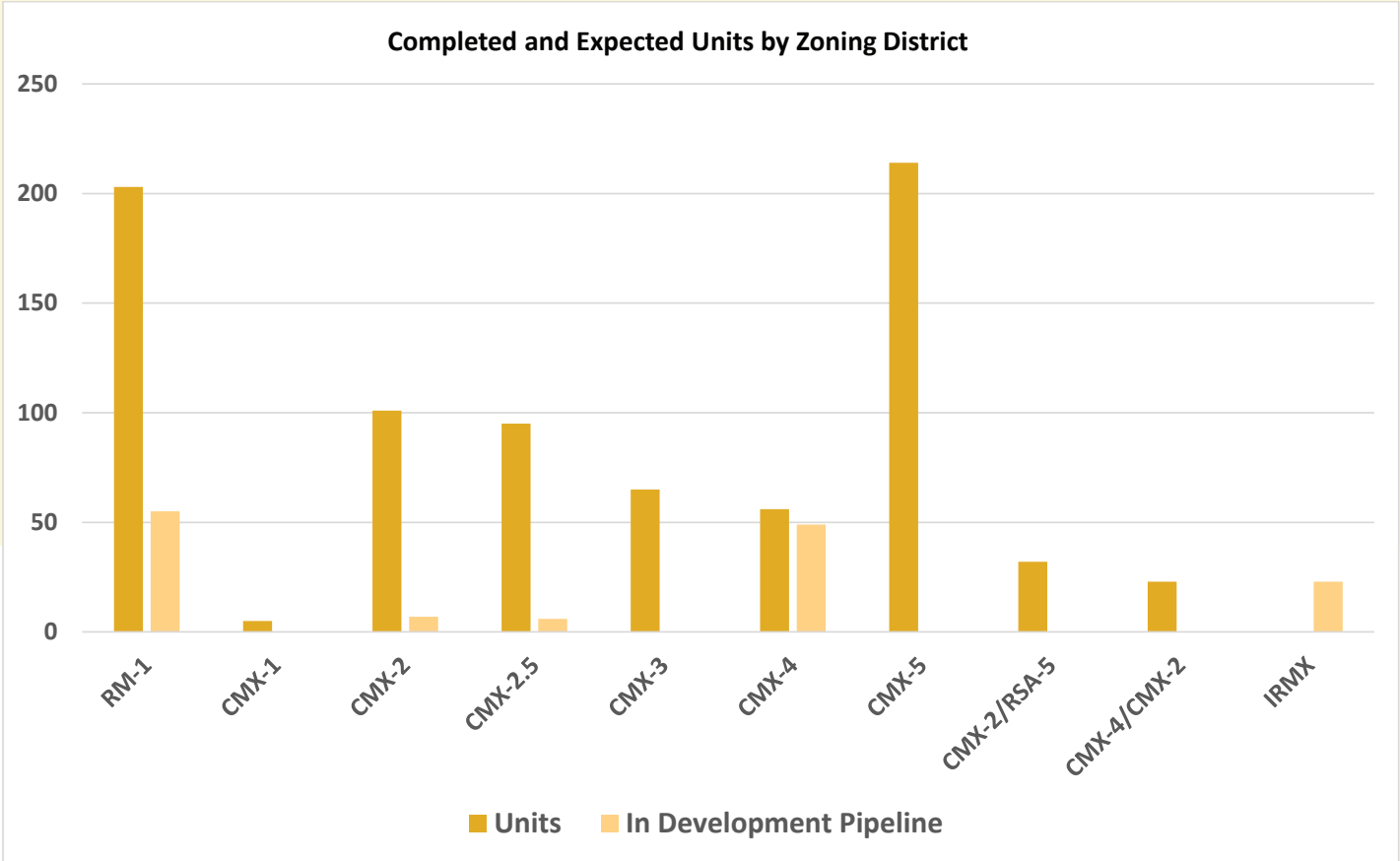
Completed and Expected Bonus Units by Zoning District

Of the 794 extra market-rate units expected in the developments with building permits:

- 203 (26%) RM-1
- 5 (0%) CMX-1
- 101(13%) CMX-2
- 95(12%) CMX-2.5
- 65 (8%) CMX-3
- 56 (7%) CMX-4
- 214 (27%) CMX-5
- 32 (4%) CMX-2/RSA-5
- 23 (3%) CMX-4/CMX-2

Of the 140 additional market-rate units expected in the developments that are in the pipeline (have zoning permits but no building permits):

- 55 (39%) RM-1
- 7 (5%) CMX-2
- 6 (6%) CMX-2.5
- 49 (35%) CMX-4
- 23 (17%) IRMX





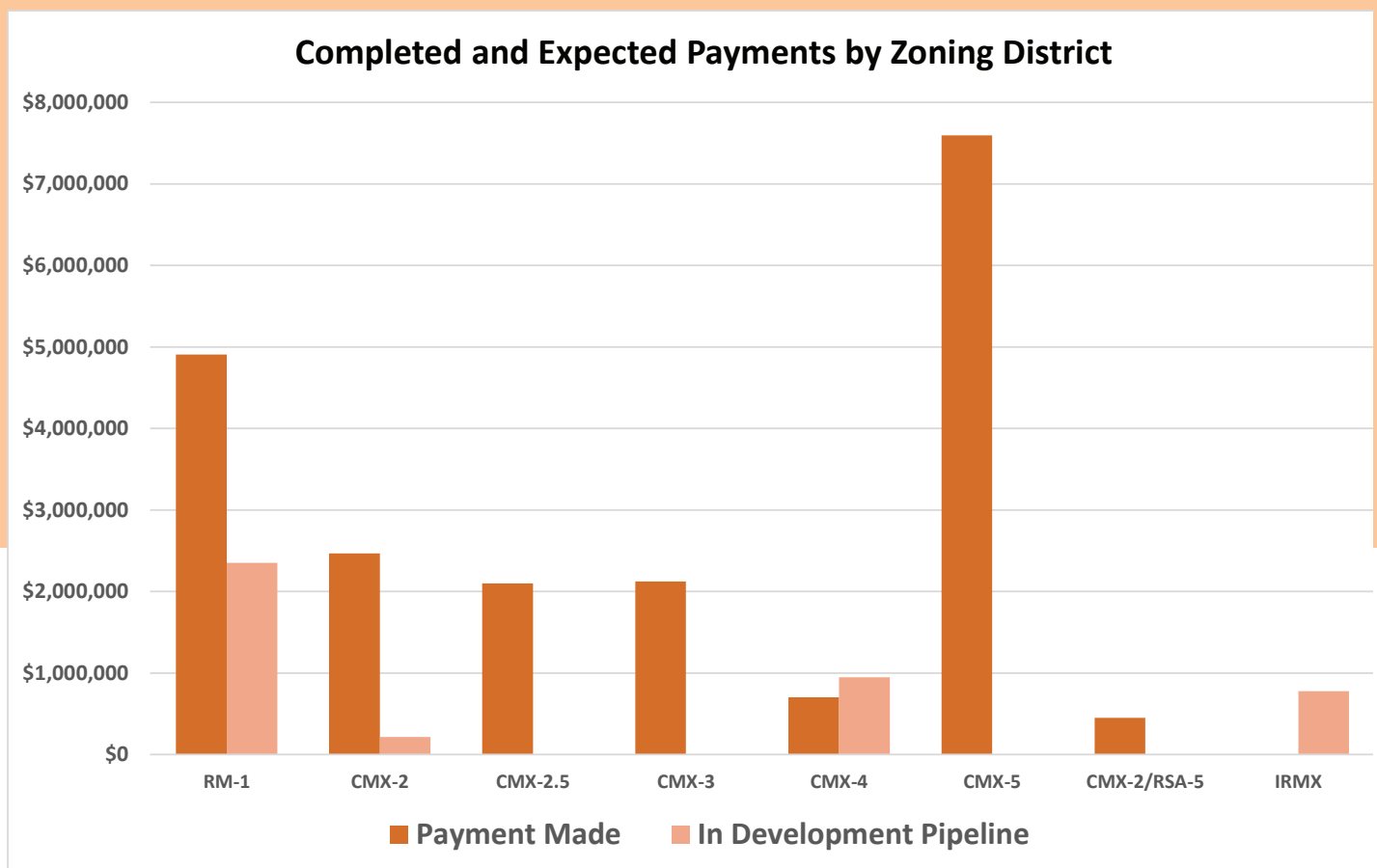
## Completed and Expected Payments by Zoning District

Of the payments developers have made to the city:

- \$4,905,925 (24%) is for developments in RM-1
- \$2,466,866 (12%) is for developments in CMX-2
- \$2,100,000 (10%) is for developments in CMX-2.5
- \$2,124,383 (10%) is for developments in CMX-3
- \$702,188 (3%) is for developments in CMX-4
- \$7,595,129 (37%) is for developments in CMX-5
- \$450,000 (2%) is for developments in CMX-2/RSA-5

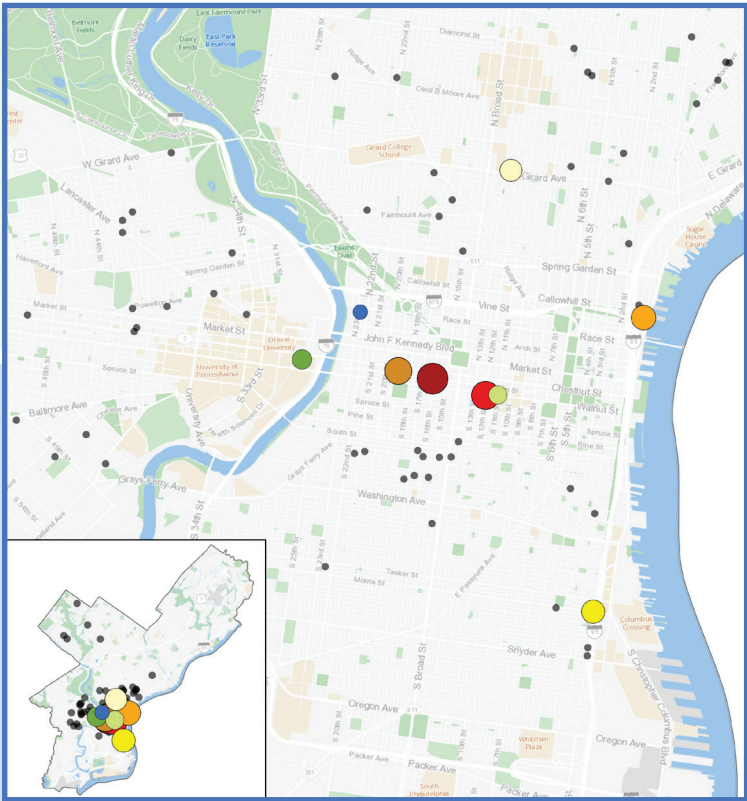
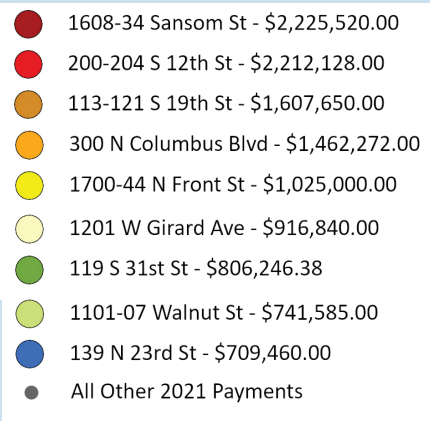
Of the expected payments from developers that have zoning permits and not building permits:

- \$2,352,616 (55%) is for developments in RM-1
- \$216,192 (5%) is for developments in CMX-2
- \$948,330 (22%) is for developments in CMX-4
- \$776,756, (18%) is for developments in IRMX

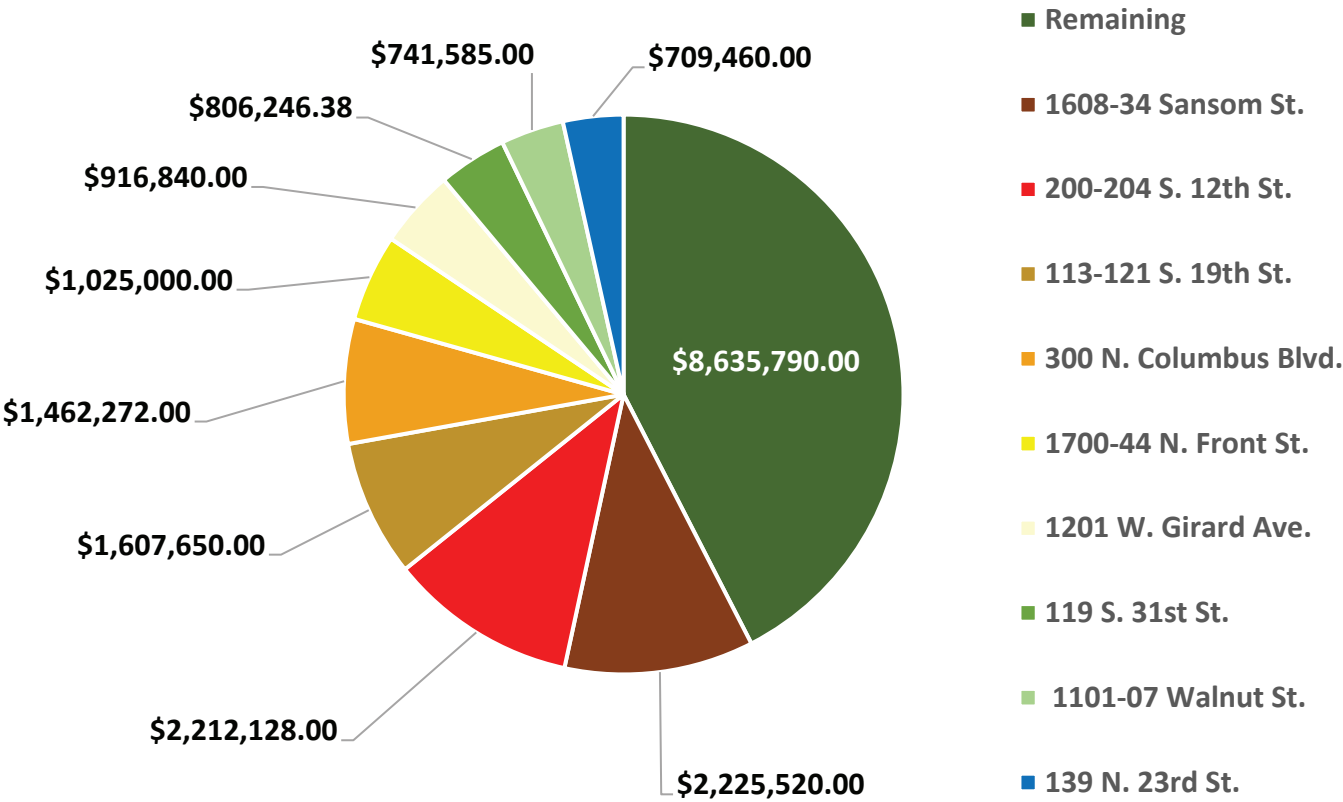


Top Payments to the City  
by Development

Sixty-nine developments generated  
a combined \$20,344,491. Nine of  
these account for \$11,708,701,  
58% of the total.



Top Payments to the City by Development



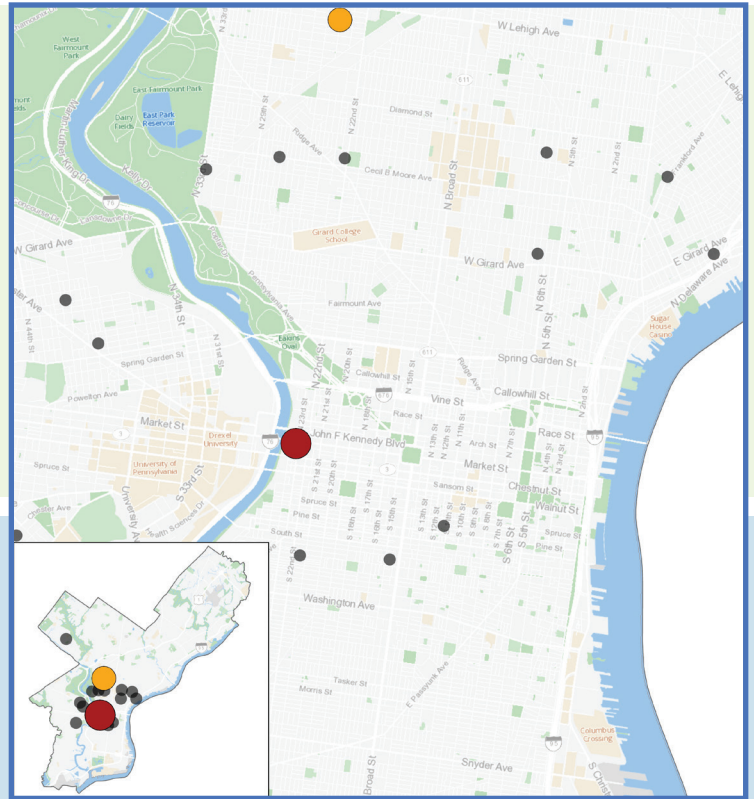


# 2021 Mixed Income Housing Bonus Report

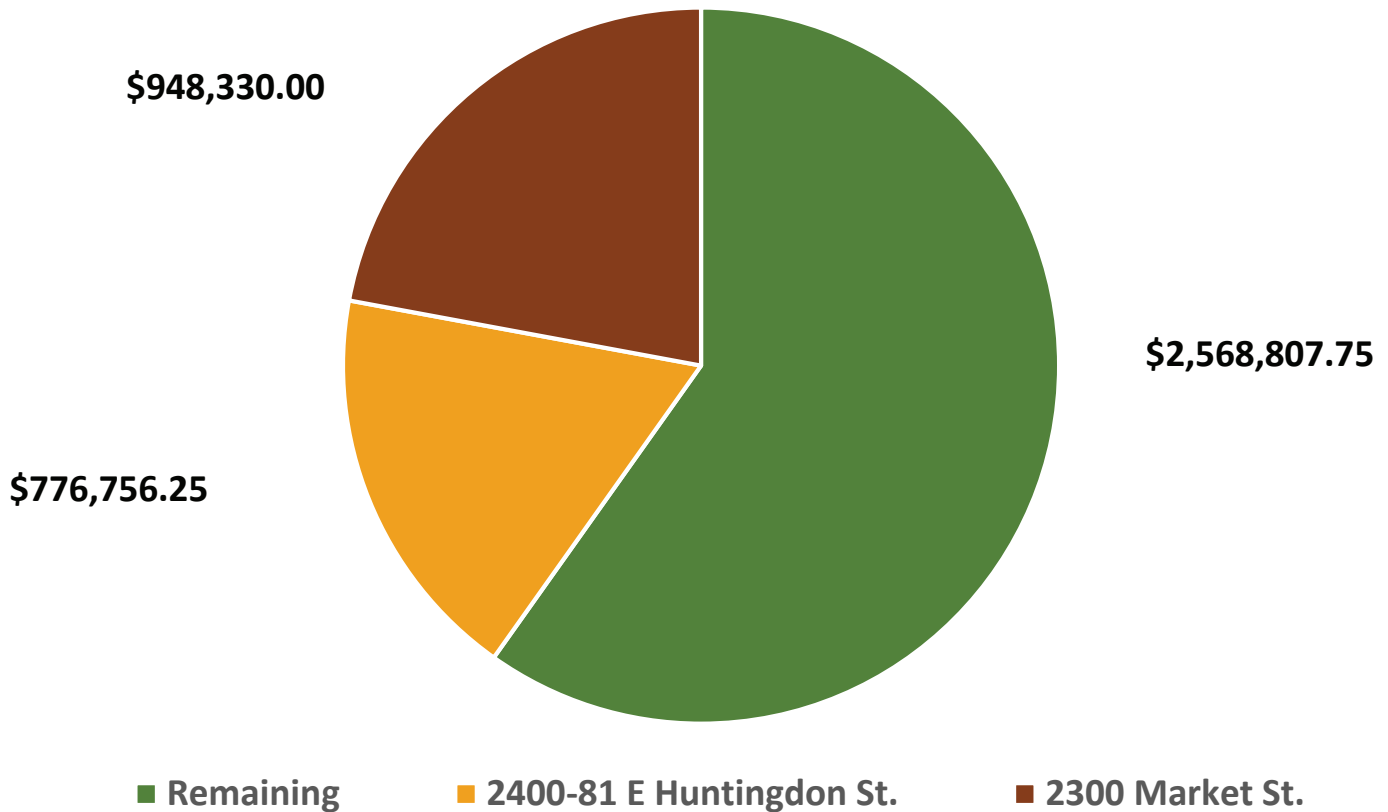
## Top Potential Payments by Development in the Pipeline

Sixteen developments that could potentially pay a combined \$4,293,894. The top two potential payments would account for \$1,725,086.25, 46% of the total.

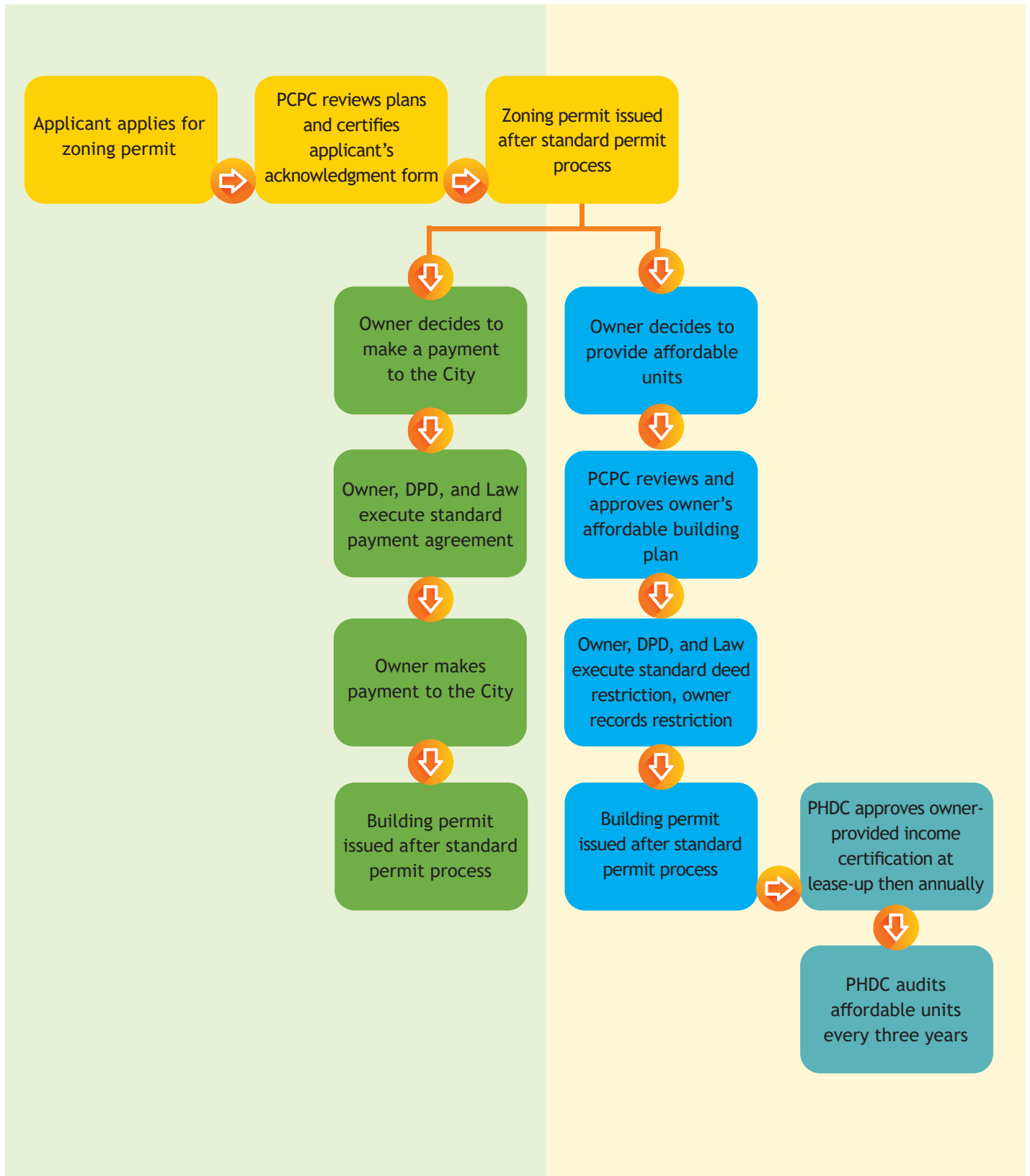
- 2400-81 E Huntingdon St - \$776,756.25
- 2300 Market St - \$948,330.00
- All Other 2021 Potential Payments



## Top Potential Payments by Development in the Pipeline



## Application, Review, Permit, and Payment Process for Developments in the Pipeline



## How the Bonus Works

### Overview

#### 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.

Different types of bonuses are available in different zoning districts.

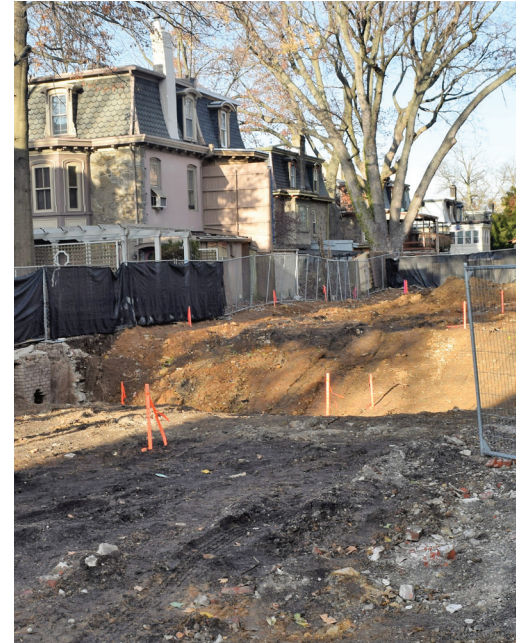
#### Floor Area Bonuses

In 10 zoning districts developments 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

In four zoning districts—RM-1 and CMX-1, 2 and 2.5—developments are eligible for both a seven-foot height bonus and a density bonus.

Density bonuses are awarded in the form of additional dwelling units. 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.



5521 Wayne Ave.

#### Height Bonuses

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.



# Department of Planning and Development

## Earning MIHB by 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 to the market-rate units in size, design, exterior appearance, and energy efficiency.

Income limits for residents in the affordable units 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.

### Rentals

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 go on to 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, or, if the property owner is willing to designate an alternative unit as affordable, pay rent at the market-rate. See Appendix Table 6 for more detail on rental income limits for 2022.



1701 Federal St.

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 dictate the size of the family that may live there. See Appendix Table 7 for monthly rent limits for 2022.

### Homeownership

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.

## Earning MIHB by Making Payments to the City

A developer payment to the city is based on:

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

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 required after construction.

## Promoting Compliance

DPD works with L&I throughout the process. DPD also works with full-service community development nonprofit 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 acknowledges 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 Compliance

The City has legal remedies available to promote developer compliance. DPD and its partner, PHDC, will audit and inspect documents to verify compliance. PHDC confirms the income eligibility of tenants. L&I will require developers to submit an annual certification summary. PHDC will conduct a comprehensive audit every three years.



5300-10 Whitby Ave.

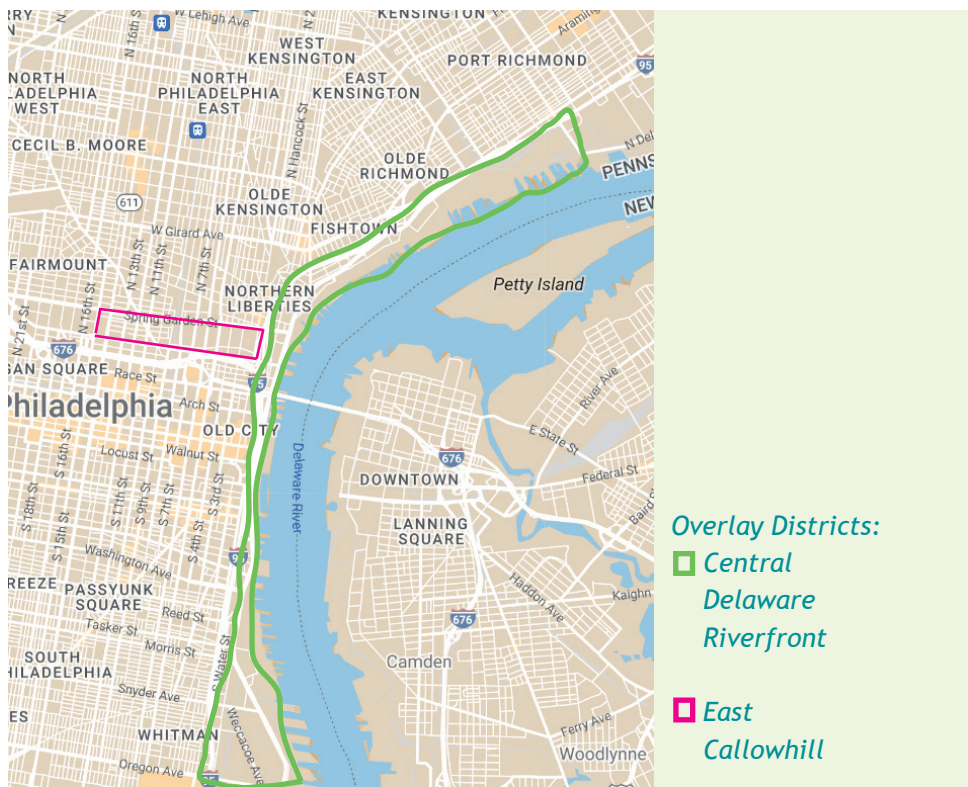
# Mixed Income Neighborhood (MIN) Overlay District

## Overview

The Mixed Income Neighborhood (MIN) Overlay District, a new affordable housing overlay, went into effect in 2022. Because it did not exist in 2021, it has no direct effect on the information in this report. However, because it was established to promote production of affordable housing units, this report provides a narrative overview of the district. Future reports will incorporate information about developments in the MIN. Currently the MIN applies to limited areas in certain sections of the 3rd and 7th Councilmanic Districts. Other Council Members are contemplating adopting similar overlays in their districts. Developers who site projects within the boundaries of the MIN must meet mandatory affordability requirements and receive enhanced development rights.

## MIN Requirements

Within the MIN, developers building in certain areas are required to provide 20% of their units at affordable rents in any new Residential Housing Projects. Rental units must be affordable to households earning up to 40% of AMI, and units for sale must be affordable to households earning up to 60% of AMI. A Residential Housing Project is any non-institutional development that involves the construction of 10 or more dwelling units, or 20 or more sleeping units located within a MIN.



## Complying with MIN Requirements by Building Affordable Units

For any project meeting the requirements of the MIN, 20% of the residential units must be affordable and must remain affordable for 50 years. As under the optional Mixed Income Housing Bonus, the development must meet the following criteria:

- Affordable units must be “reasonably dispersed” throughout the development.
- Affordable units must be of comparable quality to the market-rate units in size, design, exterior appearance, and energy efficiency.
- Income limits are based on the U.S. Department of Housing and Urban Development’s AMI for the Philadelphia Metropolitan Statistical Area. The limits are adjusted for household size.

### Rentals

At initial lease-up, households in MIN rental units can earn no more than 40% of AMI.

After moving in, a low-income household may go on to earn up to 80% of AMI. If a household exceeds these income levels, they must move from the unit upon the first expiration of the lease or, if the property



owner is willing to designate an alternative unit as affordable and revise the deed restriction accordingly, pay rent at the market-rate.

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.

## Homeownership

A household buying a homeownership unit can earn no more than 60% of AMI.

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.

## Complying with MIN by Building Offsite Units or Making a Payment to the City

With the consent of DPD (consistent with [Philadelphia City Planning Commission Regulation 9.12](#)), developers may build a smaller number of affordable units on-site (15% of the total). They would make up the balance of the required 20% by providing approximately 5% of the units as affordable off-site (within a half mile of the project) or by making a payment based on the total gross floor area or dwelling units allowed. The payment fee changes based on the zoning district. Payments are based on the total authorized gross floor area or number of dwelling units allowed and not how much gross floor area is actually used or how many dwelling units are actually built.

Zoning District	Payment Formula
RM-2, RM-3, RM-4, RMX-1, RMX-2, RMX-3, IRMX, CMX-3, CMX-4, CMX-5	\$9 x Total Gross Floor Area Allowed*
RM-1, CMX-1, CMX-2, CMX-2.5	\$10,900 x Total Dwelling Units Allowed#
Other	\$10,900 x Total Dwelling Units Allowed# Total Sleeping Units divided by 2
* Calculation does not include gross floor area earned from other zoning bonuses. In the Special Flood Hazard Area, height bonus payments are calculated on the lesser total gross floor area used or allowed. Different standards apply for the Optional Special Standards the /CDO overlay.	
# Calculation does not include dwelling units earned from other zoning bonuses.	

## Promoting Compliance

DPD works with L&I throughout the process. DPD also works with PHDC to ensure compliance with the overlay's regulations.

### 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.

### 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.

### Certificate of Occupancy Stage

The building of affordable units is mandatory in the MIN. L&I will not issue a final Certificate of Occupancy until the developer provides L&I with a compliance statement from DPD.

### Ongoing Compliance

The City has legal remedies available to promote developer compliance. DPD and its partner, PHDC, will audit and inspect documents to verify compliance. PHDC confirms the income eligibility of tenants and buyers. L&I will require developers to submit an annual certification summary. PHDC will conduct a comprehensive audit every three years.

# Appendix

Table 1: Developments Receiving Bonus Due to Completed Payments 2021

Address	Zoning District	Bonus Level	Payment	Payment Per Unit Used	Bonus Earned/Used					
					Density Bonus (Units)		Height (ft.) Bonus		Floor Area (FAR) Bonus (as % of lot area) <sup>(1)</sup>	
					Earned	Used	Earned	Used	Earned	Used
2043 Fitzwater St	RM-1	Mod	\$26,560	-	0	0	7	7	-	-
2120 Fitzwater St	RM-1	Low	\$30,000	\$30,000	1	1	7	2	-	-
4710 Woodland Ave	CMX-2	Low	\$30,000	\$30,000	1	1	7	3	-	-
1325 Rodman St	RM-1	Low	\$30,000	\$30,000	1	1	7	0	-	-
2221 Frankford Ave	CMX-2	Low	\$30,060	\$30,060	1	1	7	5	-	-
4214 Powelton Ave	RM-1	Mod	\$31,680	-	1	0	7	2	-	-
1613 Brown St	RM-1	Mod	\$32,400	-	1	0	7	7	-	-
1507 Christian St	RM-1	Mod	\$35,100	\$35,100	1	1	7	5	-	-
1623 Christian St	RM-1	Mod	\$35,145	\$35,145	1	1	7	2	-	-
709 S 50th St	CMX-2	Low	\$40,800	\$40,800	1	1	7	7	-	-
1718 Fairmount Ave	CMX-2	Mod	\$41,120	-	0	0	7	7	-	-
1712 Christian St	RM-1	Mod	\$46,680	\$46,680	1	1	7	5	-	-
2245 N Front St	CMX-2.5	Mod	\$50,000	\$25,000	2	2	7	7	-	-
700 N 23rd St	CMX-2	Low	\$52,080	\$52,080	1	1	7	7	-	-
1428 Kenilworth St	RM-1	Mod	\$55,900	-	1	0	7	7	-	-
3852 W Girard Ave	RM-1	Low	\$60,000	\$30,000	2	2	7	0	-	-
4937 Chestnut St	RM-1	Low	\$60,000	\$30,000	2	2	7	2	-	-
1929 N 7th St	RM-1	Low	\$60,000	\$30,000	2	2	7	7	-	-
817-819 N 42nd St	RM-1	Low	\$60,000	\$30,000	2	2	7	7	-	-
4111 Parrish St	RM-1	Low	\$60,000	\$15,000	2	4	7	7	-	-
3458 Frankford Ave	RM-1	Low	\$60,000	\$30,000	2	2	7	0	-	-
1233 N Franklin St	RM-1	Low	\$60,000	\$30,000	2	2	7	7	-	-
4921 Chester Ave	RM-1	Low	\$60,000	\$30,000	2	2	7	0	-	-
1826 Frankford Ave	CMX-2	Low	\$60,000	\$30,000	2	2	7	5		
809-13 Diamond St	CMX-2	Low	\$63,640	\$31,820	2	2	7	7	-	-
408 N Front St	RM-1	Mod	\$70,480	\$35,240	2	2	7	7	-	-
1621-23 Bainbridge St	RM-1	Mod	\$81,600	-	2	0	7	5	-	-
42 N 40th St	RM-1	Low	\$90,000	\$30,000	3	3	7	0	-	-
3523-25 Haverford Ave	CMX-2	Low	\$90,000	\$30,000	3	3	7	7	-	-
1424-26 Germantown Ave	RM-1	Low	\$90,000	\$30,000	3	3	7	7	-	-
1726 N 22nd St	RM-1	Low	\$90,000	\$30,000	3	3	7	7	-	-
721-23 N 16th St	RM-1	Low	\$90,000	\$30,000	3	3	7	7	-	-
1937-41 N. Marshall St	RM-1	Low	\$90,000	\$30,000	3	3	7	7		
5900-02 Germantown Ave	CMX-2.5	Mod	\$100,000	\$25,000	4	4	7	1	-	-
2000-02 N Front St	CMX-2.5	Mod	\$100,000	\$25,000	4	4	7	0	-	-
1503-05 Brandywine St	RM-1	Low	\$120,000	\$40,000	4	3	7	7	-	-
754-56 S 4th St	CMX-2	Mod	\$129,600	\$43,200	3	3	7	7		
2709-15 Cecil B Moore Ave	RM-1	Mod	\$136,000	\$45,333	3	3	7	6	-	-
1103 S 47th St	CMX-2	Low	\$150,000	\$30,000	5	5	7	4	-	-

# 2021 Mixed Income Housing Bonus Report

**Table 1: Developments Receiving Bonus Due to Completed Payments 2021**

Address	Zoning District	Bonus Level	Payment	Payment Per Unit Used	Bonus Earned/Used					
					Density Bonus (Units)		Height (ft.) Bonus		Floor Area (FAR) Bonus (as % of lot area) <sup>(1)</sup>	
					Earned	Used	Earned	Used	Earned	Used
3729-31 Lancaster Ave	CMX-2	Low	\$150,000	\$30,000	5	5	7	7	-	-
2401 Frankford Ave	CMX-2	Low	\$150,000	\$30,000	5	5	7	7	-	-
2400 Frankford Ave	CMX-2	Low	\$150,000	\$30,000	5	5	7	7	-	-
4200 Lancaster Ave	CMX-2	Low	\$150,000	\$30,000	5	5	7	7	-	-
2043-51 N Front St	CMX-2.5	Mod	\$175,000	\$25,000	7	7	7	7	-	-
10 Bethlehem Pike	CMX-2	Mod	\$221,160	\$36,860	6	6	7	7	-	-
1429-39 Federal St	CMX-2	Mod	\$238,406	\$34,058	7	7	7	7	-	-
1701 S. 4th St	RM-1	Low	\$240,000	\$30,000	8	8	7	7		
901 Leland St.	CMX-2.5	Low	\$250,000	\$15,625	17	16	7	7	-	-
3433-39 Lancaster Ave	RM-1	Low	\$270,000	\$30,000	9	9	7	0	-	-
6618-24 Ridge Ave	RM-1	Mod	\$278,400	\$46,400	9	6	7	7	-	-
7078 Lincoln Dr	CMX-2	Low	\$300,000	\$30,000	10	10	7	7	-	-
26-40 S 42nd St	CMX-4	Mod	\$307,988	-	-	-	-	-	150%	150%
36-42 S. 2nd St	CMX-3	Mod	\$325,736	-	-	-	-	-	150%	90%
701 S Broad St	CMX-3	Mod	\$336,375	-	-	-	-	-	150%	57%
1622 Point Breeze Ave	RM-1	Mod	\$350,300	\$31,845	11	11	7	7	-	-
4211-13 Chestnut St	CMX-4	Mod	\$394,200	-	-	-	-	-	150%	149%
824 N 2nd St.	CMX-2.5	Mod	\$400,000	\$33,333	16	12	7	0	-	-
841-51 S 2nd St	CMX-2	Low	\$420,000	\$30,000	14	14	7	7	-	-
817-23 Aramingo Ave	CMX-2, RSA-5	Low	\$450,000	\$30,000	15	15	7	7		
6910 Ridge Ave	RM-1	Mod	\$479,380	\$31,959	15	15	7	7	-	-
139 N 23rd St	RM-1	Mod	\$709,460	\$35,473	23	20	7	7	-	-
1101-07 Walnut St	CMX-5	Mod	\$741,585	-	-	-	-	-	300%	300%
119 S. 31 St	CMX-5	Mod	\$806,246	-	-	-	-	-	-	-
1201 W Girard Ave	RM-1	Mod	\$916,840	\$27,783	33	33	7	7	-	-
1700-44 N. Front St	CMX-2.5	Mod	\$1,025,000	\$25,000	41	41	7	7	-	-
300 N Christopher Columbus Blvd	CMX-3	Mod	\$1,462,272	-	-	-	48	48	-	-
113-121 S. 19th St	CMX-5	Mod	\$1,609,650	-	-	-	-	-	300%	300%
200-04 S 12th St	CMX-5	Low	\$2,212,128	-	-	-	-	-	400%	400%
1608 Sansom St	CMX-5	Low	\$2,225,520	-	-	-	-	-	400%	400%

## 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.

# Department of Planning and Development

**Table 2: Developments Receiving Bonus Due to Construction of Affordable Units in 2021**

Address	Zoning District	Bonus Level	Bonus Earned	Total Units	Bonus Earned/Used				Affordable Units		
					Units		Height (ft.)		Size	Type	Max. Rent
					Earned	Used	Earned	Used			
1106-14 Spring Garden St	CMX-2.5	Mod	+ 20 extra market-rate units +7 ft extra height	79	20	0	7	7	552	1 BR	\$1,186
									937	2 BR	\$1,423
									555	Studio	\$1,107
									447	Studio	\$1,107
									636	1 BR	\$1,186
									555	Studio	\$1,107
									447	Studio	\$1,107
									636	1 BR	\$1,186
1205-07 S 15th St	CMX-2	Low	+ 6 extra market-rate units +7 ft extra height	16	6	5	7	7	537	1 BR	\$988
									537	1 BR	\$988
1701 Federal St	CMX-2, RSA-5	Low	+ 11 extra market-rate units +7 ft extra height	33	11	11	7	7	550	1 BR	\$988
									754	2 BR	\$1,186
									570	1 BR	\$988
									390	1 BR	\$988
2019 -33 N 29th St	RM-1	Mod	+ 19 extra market-rate units +7 ft extra height	94	19	18	7	7	545	1 BR	\$1,186
									545	1 BR	\$1,186
									545	1 BR	\$1,186
									545	1 BR	\$1,186
									545	1 BR	\$1,186
									545	1 BR	\$1,186
									545	1 BR	\$1,186
									545	1 BR	\$1,186
									545	1 BR	\$1,186
									900	2 BR	\$1,423
2020-24 Frankford Ave	CMX-2	Mod	+ 3 extra market-rate units +7 ft extra height	16	3	3	7	7	810	2 BR	\$1,423
									540	1 BR	\$1,186
									540	1 BR	\$1,186
2741 W. Allegheny Ave	CMX-1	Low	+ 1 extra market-rate unit	3	1	1	-	-	958.9	2 BR	\$1,186
2743 W. Allegheny Ave	CMX-1	Low	+ 1 extra market-rate unit	3	1	1	-	-	842.4	2 BR	\$1,186
367 W. Hottter St	CMX-2	Mod	+ 4 extra market-rate units +7 ft extra height	24	4	4	7	7	491	Studio	\$922
									491	Studio	\$922
									491	Studio	\$922
3748-52 Lancaster Ave	CMX-2	Mod	+ 8 extra market-rate units +7 ft extra height	40	8	7	7	7	540	1 BR	\$1,186
									793	2 BR	\$1,423
									522	1 BR	\$1,186
									400	Studio	\$1,107



# 2021 Mixed Income Housing Bonus Report

Table 2: Developments Receiving Bonus Due to Construction of Affordable Units in 2021

Address	Zoning District	Bonus Level	Bonus Earned	Total Units	Bonus Earned/Used				Affordable Units		
					Units		Height (ft.)		Size	Type	Max. Rent
					Earned	Used	Earned	Used			
4400 Market St	CMX-4/CMX-2	Mod	150% Floor Area Ratio	100	-	-	-	-	878	2 BR	\$1,423
									399	1 BR	\$1,186
									863	2 BR	\$1,423
									399	1 BR	\$1,186
									674	2 BR	\$1,423
									399	1 BR	\$1,186
									674	2 BR	\$1,423
									399	1 BR	\$1,186
									399	1 BR	\$1,186
									399	1 BR	\$1,186
5007 Pentridge St	RM-1	Low	+ 3 extra market-rate units +7 ft extra height	8	3	2	7	0	610	1 BR	\$988
5521 Wayne Ave	CMX-2.5	Mod	+ 10 extra market-rate units +7 ft extra height	50	10	9	7	7	910	2 BR	\$1,423
									439	Studio	\$1,107
									584	1 BR	\$1,186
									602	1 BR	\$1,186
									643	1 BR	\$1,186
6767 Germantown Ave	CMX-2	Mod	+ 11 extra market-rate units +7 ft extra height	45	11	0	7	7	575	1 BR	\$1,186
									880	2 BR	\$1,423
									660	1 BR	\$1,186
									470	1 BR	\$1,186
									660	2 BR	\$1,423
700-34 S 17th St	RM-1	Mod	+ 20 extra market-rate units +7 ft extra height	68	20	0	7	7	738	1 BR	\$1,186
									564	1 BR	\$1,186
									597	1 BR	\$1,186
									700	1 BR	\$1,186
									738	1 BR	\$1,186
									597	1 BR	\$1,186
									564	1 BR	\$1,186
701 Cecil B Moore Ave	CMX-2, RSA-5	Mod	+ 6 extra market-rate units +7 ft extra height	32	6	6	7	7	670	1 BR	\$1,186
									408	Studio	\$1,107
									633	1 BR	\$1,186
									826	2 BR	\$1,423
723-27 N 35th St	RMI	Low	+ 6 extra market-rate units +7 ft extra height	19	6	6	7	7	771	2 BR	\$1,186
									519	1 BR	\$988
892-96 N 41st St	RM-1	Low	+ 10 extra market-rate units +7 ft extra height	30	10	10	7	7	912	2 BR	\$1,186
									785	2 BR	\$1,186
									585	1 BR	\$988

# Department of Planning and Development

**Table 2: Developments Receiving Bonus Due to Construction of Affordable Units in 2021**

Address	Zoning District	Bonus Level	Bonus Earned	Total Units	Bonus Earned/Used				Affordable Units		
					Units		Height (ft.)		Size	Type	Max. Rent
					Earned	Used	Earned	Used			
5139 Wayne Ave	RM-1	Low	+ 16 extra market-rate units +7 ft extra height	48	16	16	7	6	566	1 BR	\$988
									560	1 BR	\$988
									560	1 BR	\$988
									568	1 BR	\$988
									568	1 BR	\$988
5310 Whitby Ave	CMX-2	Low	+ 5 extra market-rate units	16	5	5	-	-	426	1 BR	\$988
									399	Studio	\$922
2621-23 Jefferson St	RM-1	Low	+ 3 extra market-rate units +7 ft extra height	9	3	3	7	7	955	2 BR	\$1,186
1921 Green St	CMX-1	Low	+ 3 extra market-rate units +7 ft extra height	10	3	3	7	7	-	-	-

**Table 3: Gross Floor Area Bonuses (Additional Gross Floor Area as a Percentage of the Lot Area)**

	Residential			Residential/Mixed			Residential/Industrial	Community/Commercial Mixed-Use			
	RM-2	RM-3	RM-4	RMX-1	RMX-2	RMX-3	IRMX	CMX-3	CMX-3 within /TOD	CMX-4	CMX-5
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%

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

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

[1] 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 a 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)**

	RM-1 *	CMX-1 ** <sup>[1]</sup>	CMX-2 <sup>[1]</sup>	CMX-2.5 <sup>[1]</sup>	/ECO Overlay ** <sup>[2]</sup>	/CDO Overlay ** <sup>[2]</sup>
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**

[1] 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.

[2] 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.

# 2021 Mixed Income Housing Bonus Report

**Table 6: Rental Income Limits for Affordable Rental Units (2022)**

Household Size	At Household's Initial Occupancy (2022)		After Household's Initial Occupancy (2022)	
	(50% AMI) Low Income	(60% AMI) Moderate Income	(100% AMI) Low Income Maximum	(120% AMI) Moderate Income Maximum
1	\$36,900	\$44,280	\$73,800	\$88,560
2	\$42,200	\$50,640	\$84,400	\$101,280
3	\$47,450	\$56,940	\$94,900	\$113,880
4	\$52,700	\$63,240	\$105,400	\$126,480
5	\$56,950	\$68,340	\$113,900	\$136,680

**Table 7: Gross Monthly Limits on Rent Charged for Affordable Rental Units (2022)**

Unit Size (Imputed Household Size)	Maximum Gross Monthly Rent (50% AMI) Low Income	Maximum Gross Monthly Rent (60% AMI) Moderate Income
Efficiency/Studio (1)	\$922	\$1,107
1 Bedroom (1.5)	\$988	\$1,186
2 Bedroom (3)	\$1,186	\$1,423
3 Bedroom (4.5)	\$1,370	\$1,644
4 Bedroom (6)	\$1,528	\$1,834
5 Bedroom (7.5)	\$1,686	\$2,024

**Table 8: Household Income Limits for Affordable Owner-Occupied Units at Time of Sale (2022)**

Household Size	Owner (70% AMI) Low Income	Owner (80% AMI) Moderate Income
1	\$47,320	\$59,040
2	\$59,010	\$67,440
3	\$66,430	\$75,920
4	\$73,780	\$84,320
5	\$79,660	\$91,040

**Table 9: Developments in the Pipeline: Expected Affordable Units and Bonuses Earned  
(Zoning Permit Issued, Affordable Building Plan not yet Required)**

Address	Zoning District	Bonus Level	Total Units	Units		Height (ft.)		Affordable Units
				Earned	Used	Earned	Used	
1613 Cecil B Moore Ave	CMX-2.5	Low	19	6	6	7	7	2
719 N 35th St	RM-1	Low	6	2	2	0	0	1

# Department of Planning and Development

**Table 10: Developments in the Pipeline: Expected Payments and Bonuses Earned  
(Zoning Permit Issued, Payment not yet Required)**

Address	Zoning District	Bonus Level	Payment	Payment Per Unit Used	Bonus Earned/Used						
					Density Bonus (Units)		Height (ft.)		FAR Bonus (as percent of lot usage) <sup>(1)</sup>		
					Earned	Used	Earned	Used	FAR Earned	FAR Used	Est. Units
1103 S 47th St	CMX-2	Low	\$150,000	\$30,000	5	5	7	4	-	-	-
1112-20 E Berks St	RM-1	Mod	\$246,496	\$30,812	8	8	7	7	-	-	-
1230 N Marshall St	RM-1	Low	\$60,000	\$30,000	2	2	7	7	-	-	-
1428 Kenilworth St	RM-1	Mod	\$55,900	-	1	0	7	7	-	-	-
1519 N 33rd St	RM-1	Mod	\$300,040	\$37,505	8	8	7	7	-	-	-
1726 N 22nd St	RM-1	Low	\$90,000	\$30,000	3	3	7	7	-	-	-
1864 Frankford Ave	CMX-2	Low	\$66,192	\$33,096	2	2	7	5.375	-	-	-
1929 N 7th St	RM-1	Low	\$60,000	\$30,000	2	2	7	7	-	-	-
2120 Fitzwater St	RM-1	Low	\$30,000	\$30,000	1	1	7	2	-	-	-
2300 Market St.	CMX-4	Mod	\$948,330	-	-	-	-	-	150%	150%	49
2400-81 E Huntingdon St	IRMX	Mod	\$776,756	-	-	-	-	-	150%	92%	23
2709-15 Cecil B Moore Ave	RM-1	Mod	\$136,000	\$45,333	3	3	7	6	-	-	-
316 S 11th St	RM-1	Mod	\$218,980	-	5	0	7	7	-	-	-
4111 Parrish St	RM-1	Low	\$60,000	\$15,000	2	2	7	7	-	-	-
614-26 S 13th St	RM-1	Mod	\$516,800	\$57,422	9	9	0	0	-	-	-
620-30 N 40th St	RM-1	Low	\$300,000	\$33,333	10	9	7	7	-	-	-
6618-24 Ridge Ave	RM-1	Mod	\$278,400	\$46,400	9	6	7	7	-	-	-

**[1]** Additional floor area is calculated as a percentage of a 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.





