

Philadelphia

Mixed Income Housing Bonus Report



2020

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Executive Summary

2020 was a challenging year. In March the coronavirus shut down Philadelphia's government and its construction industry. Development ground to a halt.

In less than three months the industry was rebounding and construction had restarted. Government agencies approved development permits remotely. Boards and commissions met online.

As a result, the second year of Philadelphia's Mixed Income Housing Bonus program far surpassed the activity of its first year. The program—created in 2012 and expanded in 2018—will create more affordable units, provide more resources for housing programs and services, and create more “bonus” market rate homes than in any previous year. This activity will help the City meet the goals in its Housing Action Plan and support housing opportunities at every income level.

2020 Summary

In 2020, 33 developments earning the bonus received building permits. The developers of those projects:

- Paid more than \$3.6 million to the City
- Began construction on 17 homes for low-income families
- Plan to build approximately 142 “bonus” market-rate units

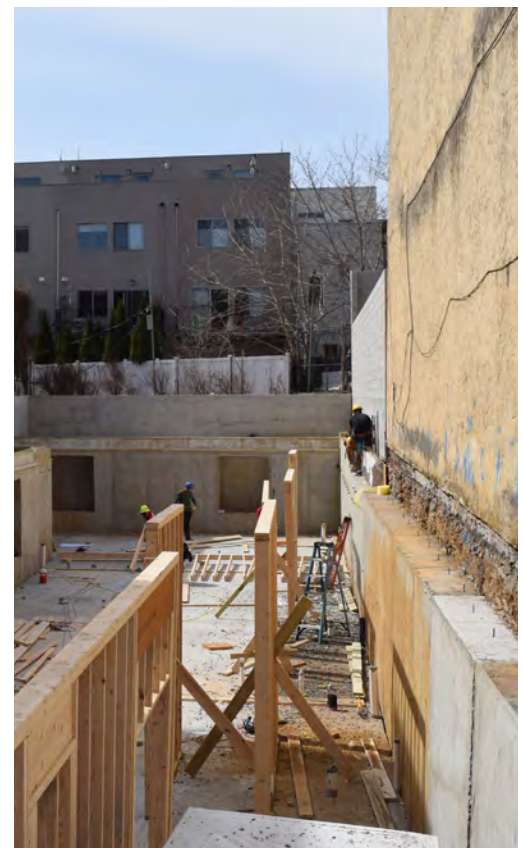
In addition, 45 developments planning to use the bonus received zoning permits in 2020. If completed, those projects will:

- Pay more than \$13.4 million to the City
- Create 22 homes for low-income families
- Build approximately 446 extra market-rate homes

One developer who began construction in 2019 on four homes for low-income families completed those homes in 2020.

2020 Milestones

- February 2020: Total payments to the City through the Mixed Income Bonus surpass \$3 million.
- July 2020: Developers earned over 60 extra market-rate units and planned to build 50 of those units.
- November 2020: DPD reviewed and approved the 100th Mixed Income Bonus application.
- December 2020: 17 affordable housing units were approved to be built through the Mixed Income Bonus.



752-54 S. 16th St.

Introduction

Philadelphia created its Mixed Income Housing Bonus program in 2012 to leverage private sector investment throughout the City. In 2018 it expanded the program.

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

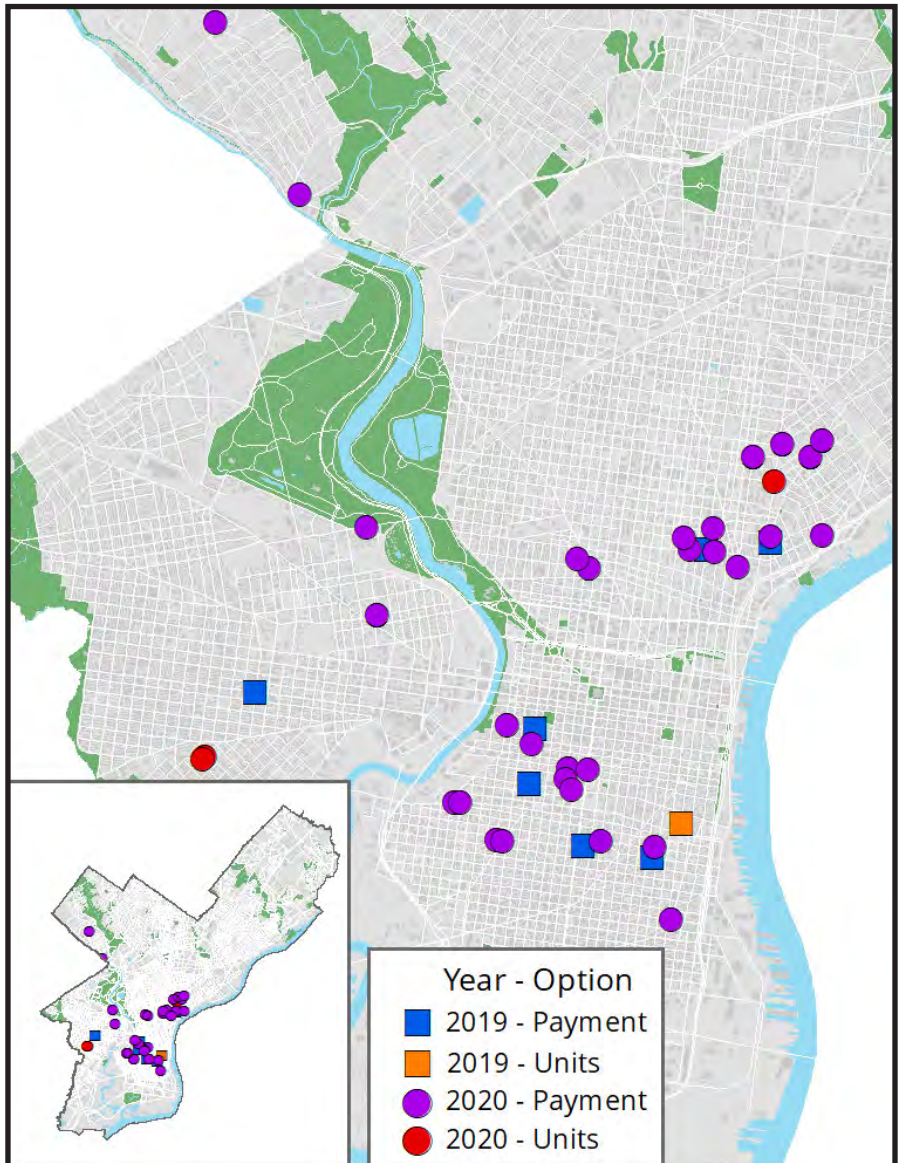
In 2020, 78 developers planned to use the bonus. That is more than triple the number of developers who took advantage of the program in 2019.

Thirty-three began construction or made a payment to the City. Forty-five had zoning permits but did not yet have building permits at the end of 2020.

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



1001-07 S. 4th St.



Addressing Philadelphia's housing needs

The developers who participate in the Mixed Income Housing Bonus program help Philadelphia to meet its housing goals.

Since 2019, developers have made, or potentially will make, nearly \$20 million in payments through the program. These funds will support programs that help meet the housing needs of some of Philadelphia's poorest residents.

The developments that include affordable units are all in neighborhoods with appreciating markets, helping to preserve affordability there.

If developers continue to use the bonus to add nearly 600 additional market-rate homes each year to Philadelphia's housing stock, the bonus housing units alone would comprise nearly 40% of the market-rate homes called for in the Housing Action Plan.

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.

Despite a temporary shut down due to COVID-19, the Mixed Income Housing Bonus continues to pay dividends for Philadelphia and its families.



1218-26 N. Marshall St.

Payments Made/Units Built—2020*

33 developments have received building permits to use the Mixed Income Housing Bonus

3 developers will build

17 affordable units

These developers have earned an estimated

160

“bonus” market-rate units

30 developers made payments totaling

\$3,642,446
to the City

137

extra market-rate homes units will be built under the dwelling unit density bonus

An estimated

5 extra market-rate homes will be built due to floor area bonuses earned

*See Appendix Tables 1 and 2 for project details.

Developments in the Pipeline

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

6 developers plan to build affordable units.

39 developers plan to make payments to the City.

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

\$13,465,909
in payments to the City

22 affordable homes for households at 50% and 60% of AMI

214 extra market-rate homes units under the dwelling unit density bonus

An estimated

232 extra market-rate homes due to floor area bonuses earned

Department of Planning and Development

Affordable Units in the Pipeline

L&I issued zoning permits to six developers who plan to build a total of 22 affordable units. The six developments will also include 59 extra market-rate units under available density bonuses.

See Appendix Table 10 for project details.

Payments in the Pipeline

L&I issued zoning permits to 39 developments planning to make payments. If all fully permitted developments and those in the pipeline are completed, they will include an estimated 590 extra market-rate homes due to Mixed Income Housing bonuses.

See Appendix Table 11 for project details.



629-33 W. Girard Ave.



701 S. Broad St.

Analysis

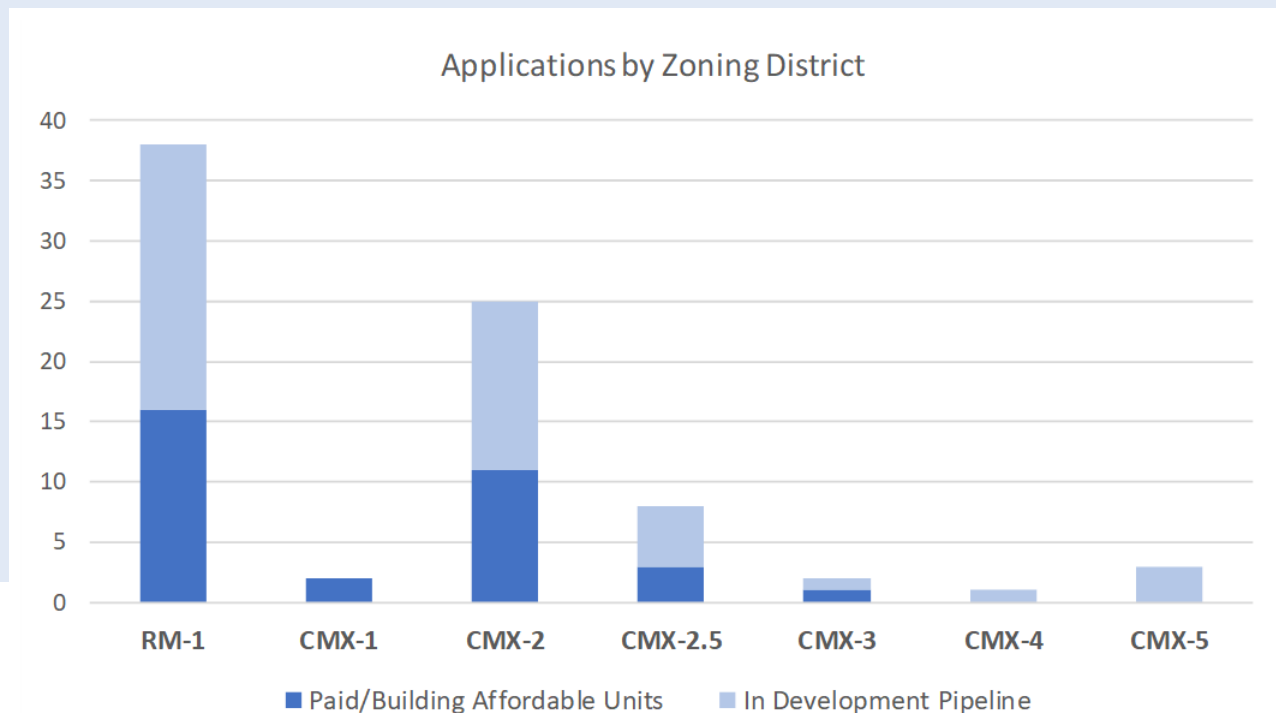
Developments by Zoning District

Of the 33 developments that have building permits:

- 16 (49%) are zoned RM-1
- 2 (5%) are zoned CMX-1
- 11 (33%) are zoned CMX-2
- 3 (8%) are zoned CMX-2.5
- 1 (2%) is zoned CMX-3

Of the 45 developments that have zoning permits but not building permits:

- 22 (49%) are zoned RM-1
- 14 (31%) are zoned CMX-2
- 5 (9%) are zoned CMX-2.5
- 1 (2%) is zoned CMX-3
- 1 (2%) is zoned CMX-4
- 3 (7%) are zoned CMX-5



[1] 710-16 N. 16th St. is in both the CMX-2 and RM-1 districts. Most of the lot is zoned CMX-2. Therefore, the expected payment from that project is only included in the CMX-2 totals.

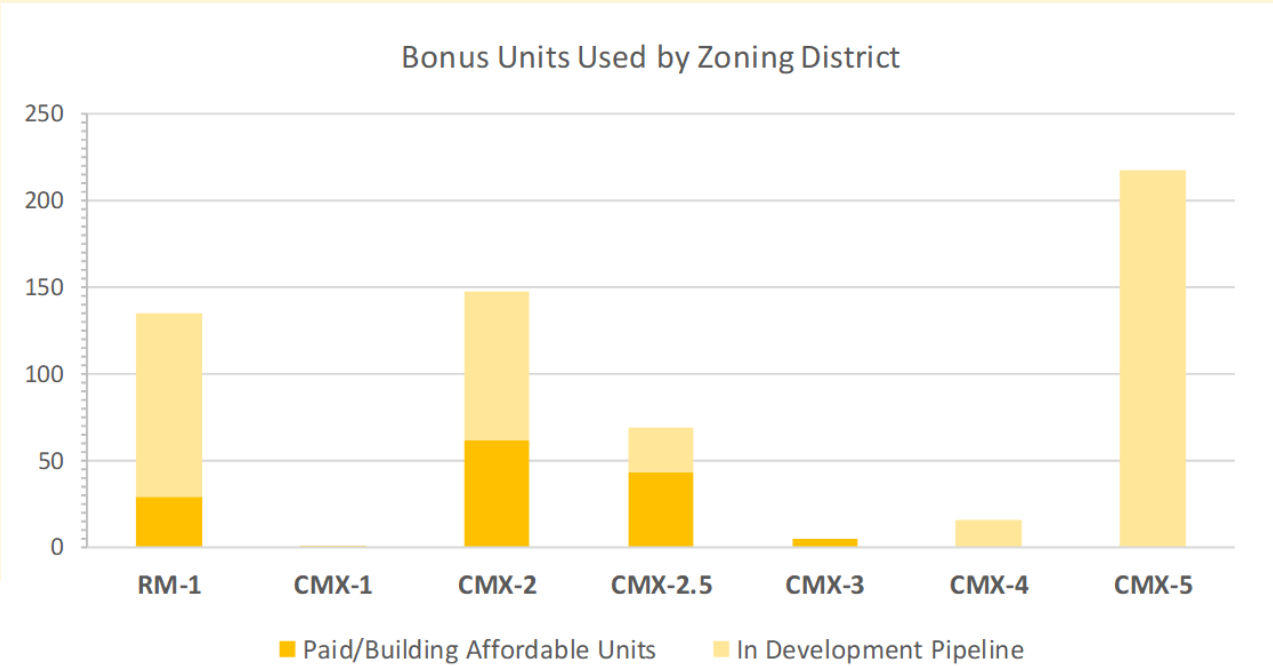
Bonus Units Used by Zoning District

Of the 142 extra market-rate units expected in the developments with building permits:

- 31 (22%) will be in RM-1
- 1 (1%) will be in CMX-1
- 62 (44%) will be in CMX-2
- 43 (30%) will be in CMX-2.5
- 5 (4%) will be in CMX-3

Of the 446 additional market-rate units expected in the developments that have zoning permits but not building permits:

- 106 (24%) will be in RM-1
- 86 (19%) will be in CMX-2
- 22 (5%) will be in CMX-2.5
- 16 (4%) will be in CMX-4
- 217 (49%) will be in CMX-5



[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.

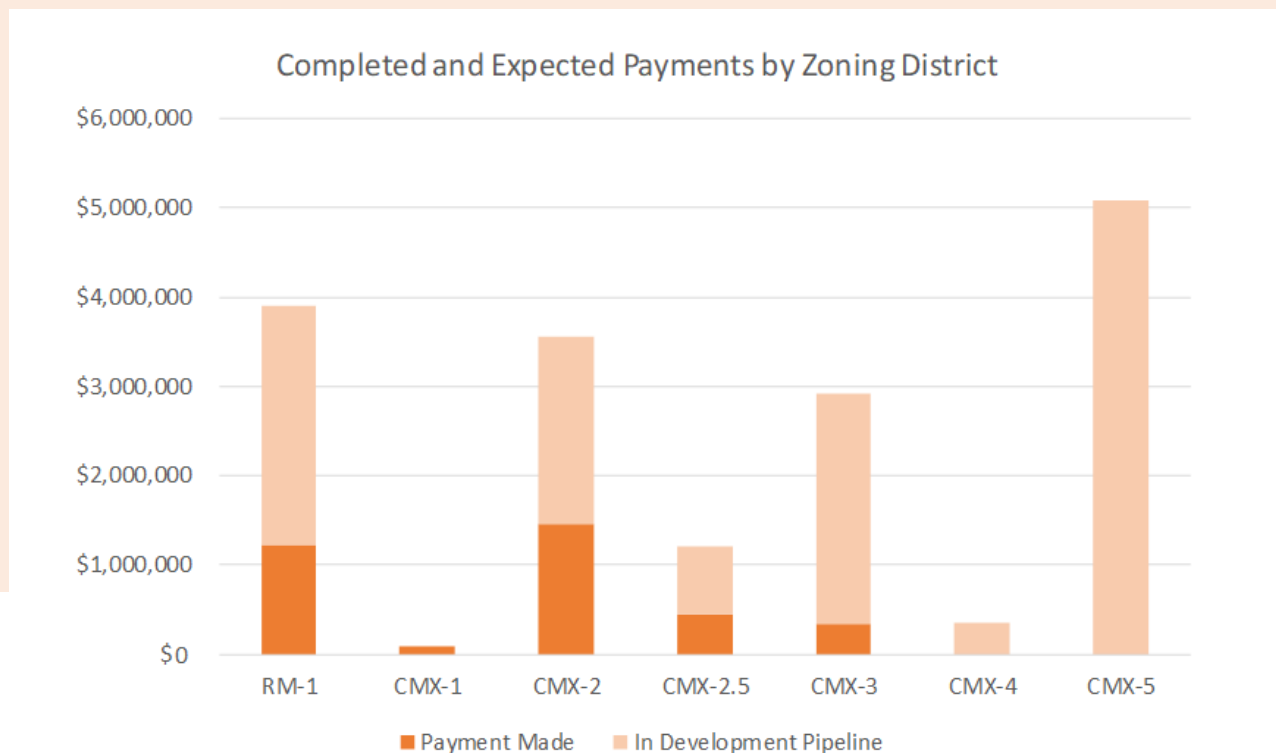
Completed and Expected Payments by Zoning District

Of the payments developers have made to the city:

- \$1,216,405 (33%) is for developments in RM-1
- \$92,640 (3%) is for developments in CMX-1
- \$1,547,026 (43%) is for developments in CMX-2
- \$450,000 (12%) is for developments in CMX-2.5
- \$336,375 (9%) is for developments in CMX-3

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

- \$ 2,690,676 (20%) is for developments in RM-1
- \$ 2,102,780 (16%) is for developments in CMX-2
- \$ 650,000 (5%) is for developments in CMX-2.5
- \$ 2,590,125 (19%) is for developments in CMX-3
- \$ 356,400 (3%) is for developments in CMX-4
- \$ 5,075,928 (38%) is for developments in CMX-5

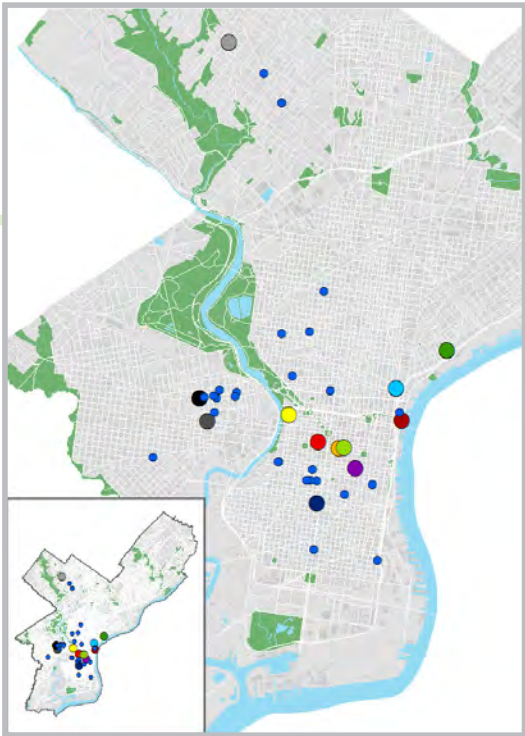
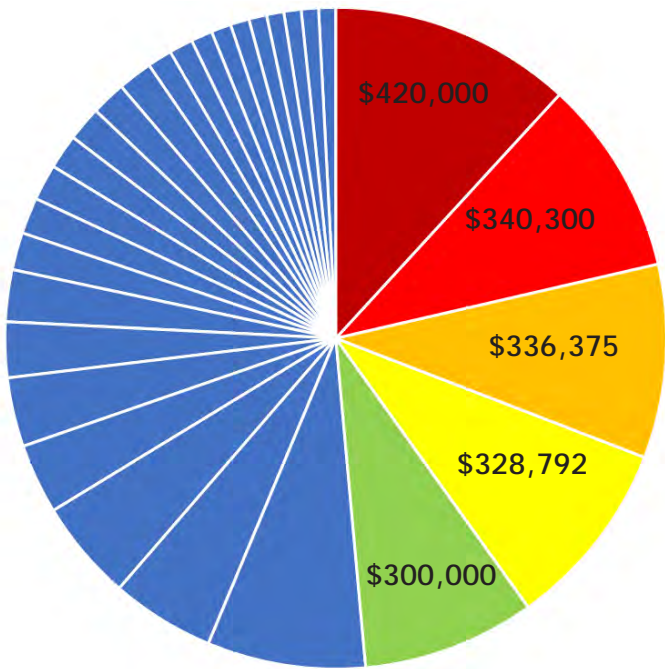


[1] 710-16 N. 16th St. is in both the CMX-2 and RM-1 districts. Most of the lot is zoned CMX-2. Therefore, the expected payment from that project is only included in the CMX-2 totals.

Total Payments to the City by Development

Of the 33 developments that paid a combined \$3,642,446, five projects make up \$1,725,467 or 49% of the total.

Payments Greater Than \$300,000
Paid/Build

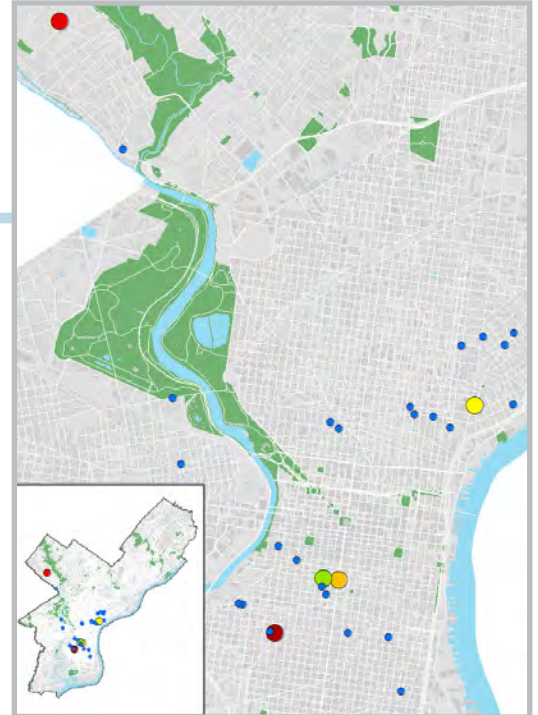
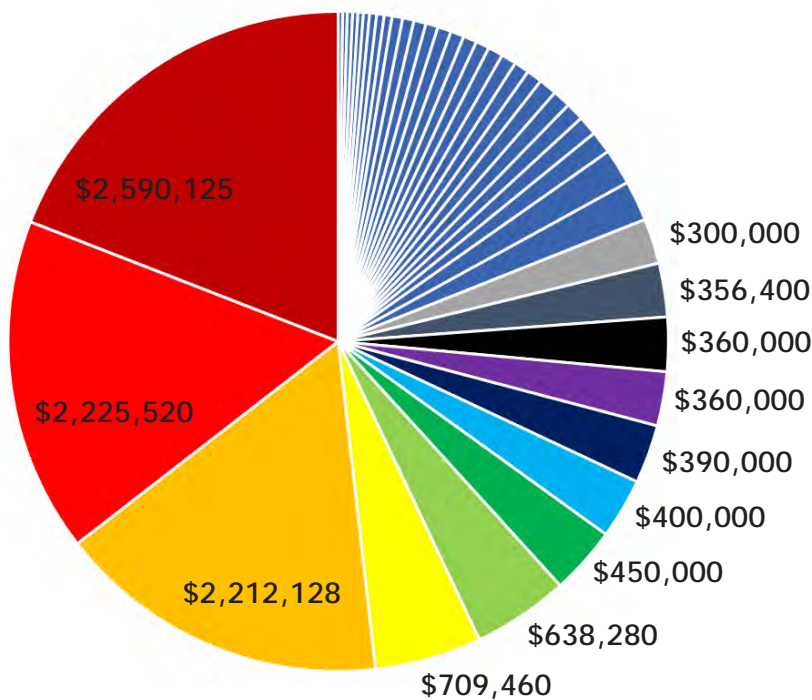


- Remaining 25 Projects
- 710-16 N. 16th St.
- 1351-59 Frankford Ave.
- 701 S. Broad St.
- 6604-12 Ridge Ave.
- 1420 Point Breeze Ave.

Total Possible Payments by Developments in the Pipeline

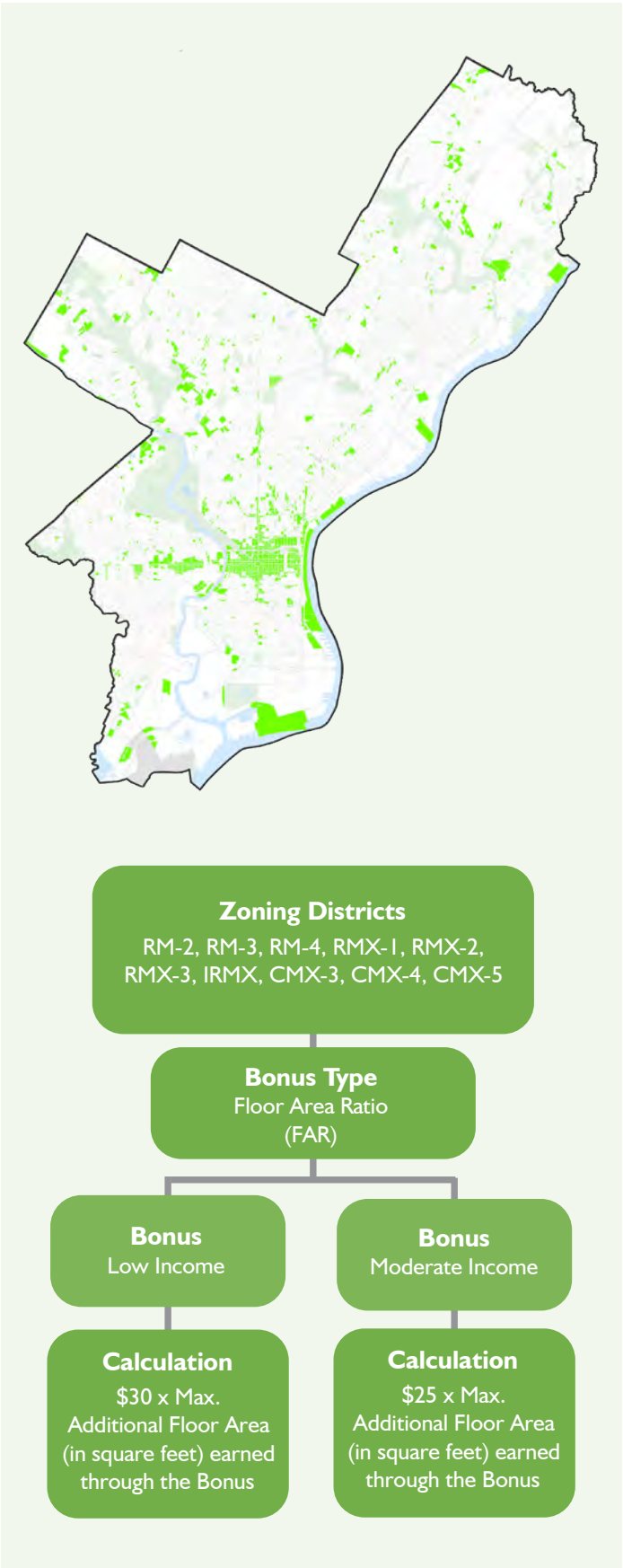
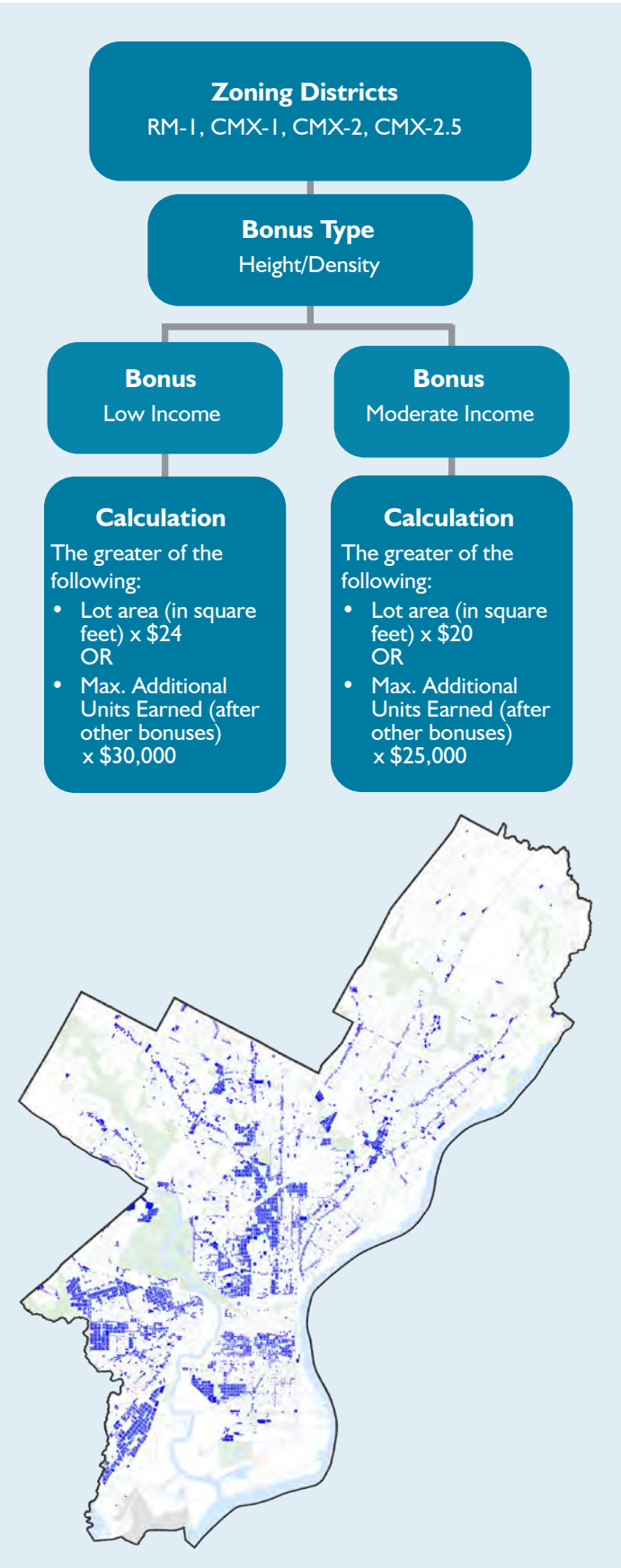
Of the 45 developments that will potentially pay a combined \$13,465,909, the top five payments make up \$8,375,513 or 62% of the total.

Payments Greater Than \$300,000 Pipeline

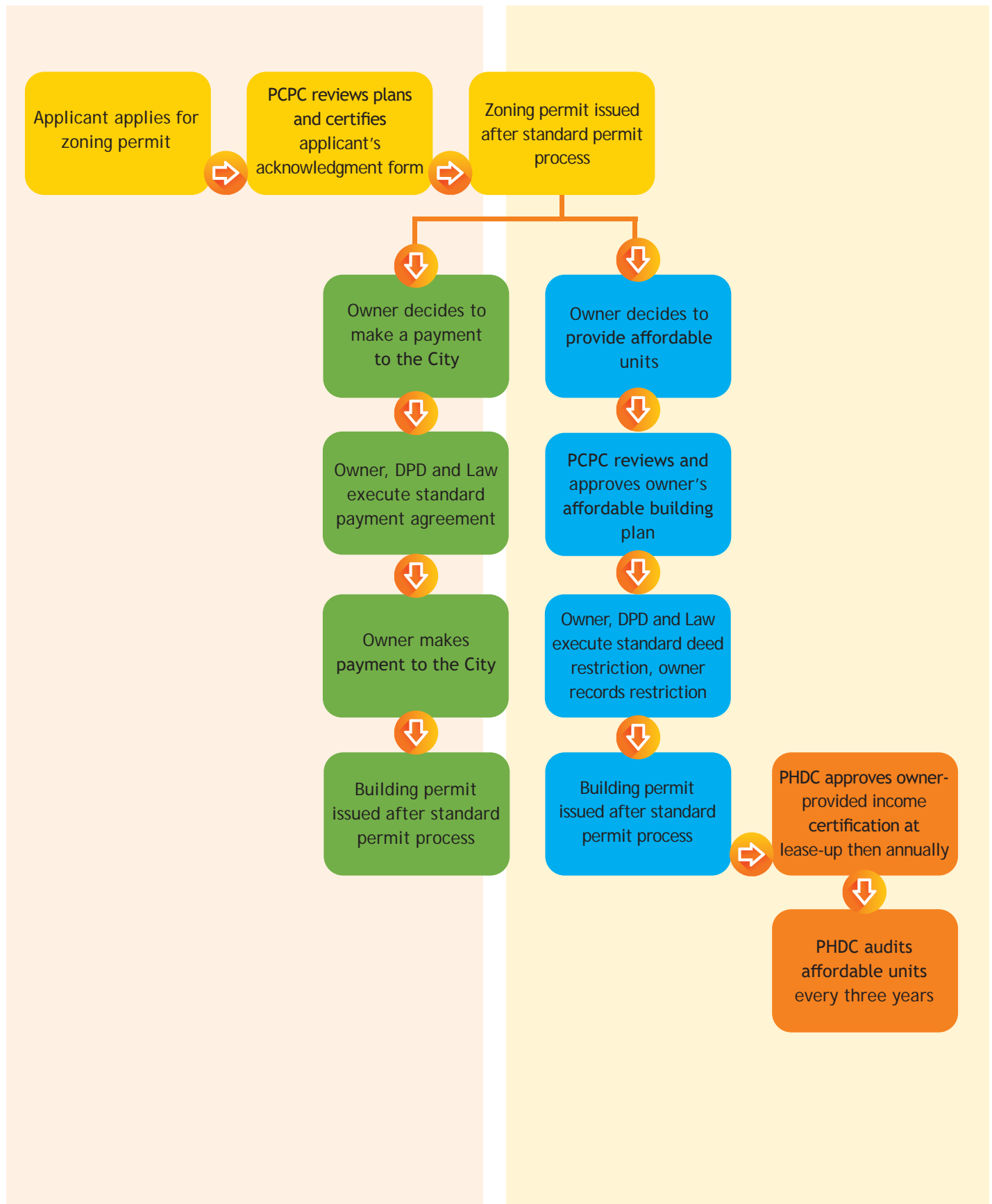


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|-------------------------|---------------------------|-------------------------------------|
| ■ Remaining 27 Projects | ■ 1246-54 N. Carlisle St. | ■ 200-04 S. 12th St. |
| ■ 7078 Lincoln Drive | ■ 824 N. 2nd St. | ■ 1608 Sansom St. |
| ■ 4050 Ludlow St. | ■ 817-23 Aramingo Ave. | ■ 300 N. Christopher Columbus Blvd. |
| ■ 4124 Haverford Ave. | ■ 1101-05 Walnut St. | |
| ■ 510-28 S. 8th St. | ■ 139 N. 23rd St. | |

Payment Calculations by Bonus Type



Application, Review, Permit and Payment Process



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 4 for more detail.



710-16 N. 16th St.

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 5 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 6 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 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, or pay rent at the market rate where the property owner is willing to designate an alternative unit affordable.

See Appendix Table 7 for more detail on rental income limits.

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 8 for monthly rent limits for 2020.

A household buying a Low Income level homeownership unit can earn no more than 70% of AMI. A household



1400 Block of N. Orkney St.

Department of Planning and Development

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 9 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



1951 E. Moyamensing Ave.



416-20 W. Girard Ave.

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)

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.

DPD works with L&I throughout the process. DPD also works with 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 providing affordable units to submit an annual certification summary and will conduct a comprehensive audit every three years.



1235 N. Franklin St.

Appendix

Table 1: 2020 Developments Making Affordable Housing Bonus Payments

Address	Zoning District	Payment	Payment Per Unit Used	Bonus Level	Bonus Earned/Used						
					Floor Area ^[1] (as % of lot area)			Units		Height (ft.)	
					Earned	Used	Est. Units	Earned	Used	Earned	Used
1420 Point Breeze Ave.	CMX-2	\$420,000	30,000	Low	-	-	-	14	14	7	7
6604-12 Ridge Ave.	RM-1	\$340,300	\$68,060	Mod	-	-	-	11	5	7	7
701 S. Broad St.	CMX-3	\$336,375	-	Mod	150%	57%	5	-	-	-	-
1351-59 Frankford Ave.	CMX-2	\$328,792	\$41,099	Mod	-	-	-	10	8	7	7
710-16 N. 16th St.	CMX-2, RM-1	\$300,000	\$30,000	Low	-	-	-	10	10	7	7
1102 Germantown Ave.	CMX-2.5	\$275,000	\$68,750	Mod	-	-	-	11	4	7	7
2045-49 N. 2nd St.	CMX-2	\$180,000	\$36,000	Low	-	-	-	6	5	7	7
629-33 W. Girard Ave.	CMX-2.5	\$175,000	\$25,000	Mod	-	-	-	7	7	7	7
1218-26 N. Marshall St.	RM-1	\$121,618	\$30,405	Mod	-	-	-	4	4	7	7
1235 N. Franklin St.	RM-1	\$120,000	\$30,000	Low	-	-	-	4	4	7	7
752-54 S. 16th St.	RM-1	\$96,467	\$96,467	Mod	-	-	-	2	1	7	7
1617 Brown St.	RM-1	\$90,000	\$30,000	Low	-	-	-	3	3	7	7
1201-03 Wharton St.	CMX-2	\$88,834	\$44,417	Mod	-	-	-	2	2	7	7
416-20 W. Girard Ave.	CMX-2	\$65,000	\$65,000	Mod	-	-	-	1	1	7	0
2414-16 Frankford Ave.	CMX-2	\$62,952	\$31,476	Low	-	-	-	2	2	7	7
414-18 S. 20th St.	CMX-1	\$62,640	-	Mod	-	-	-	2	0	7	7
2523-25 Frankford Ave.	CMX-2	\$60,120	\$30,060	Low	-	-	-	2	2	7	7
3852 W. Girard Ave.	RM-1	\$60,000	\$30,000	Low	-	-	-	2	2	7	0
2223 Spruce St.	RM-1	\$60,000	\$30,000	Low	-	-	-	2	2	7	0
3907 Haverford Ave.	RM-1	\$60,000	\$30,000	Low	-	-	-	2	2	7	0
1124 E. Berks St.	RM-1	\$42,840	\$42,840	Mod	-	-	-	1	1	7	0
5105 Rochelle Ave.	CMX-2	\$41,328	\$41,328	Low	-	-	-	1	1	7	7
1754 Wylie St.	RM-1	\$37,320	\$37,320	Mod	-	-	-	1	1	7	7
1513 Christian St.	RM-1	\$34,680	\$34,680	Mod	-	-	-	1	1	7	7
2219-21 Emerald St.	RM-1	\$32,500	\$32,500	Mod	-	-	-	1	1	7	7
2633 Annin St.	RM-1	\$31,080	\$31,080	Mod	-	-	-	1	1	7	6
1412 S. 22nd St.	RM-1	\$30,000	\$30,000	Low	-	-	-	1	1	7	0
2605 Annin St.	RM-1	\$30,000	\$30,000	Low	-	-	-	1	1	7	6
1951 E. Moyamensing Ave.	CMX-1	\$30,000	\$30,000	Low	-	-	-	1	1	7	7
1440 N. Orkney St.	RM-1	\$29,600	\$29,600	Mod	-	-	-	1	1	7	7
Total		\$3,642,446			150%	57%	5 Est. Units	107 Units	88 Units		

[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.

2020 Mixed Income Housing Bonus Report

Table 2: Developments with Affordable Units Completed Construction in 2020

Address	Zoning District	Total Units	Affordable Units Provided	Bonus Level	Bonus Earned	Affordable Units			
						Household Size	Size	Type	Est. Max. Rent
1001-07 S. 4th St.	RM-2	40	4	Low	+50% Floor Area ^[1] +16 Est. Units	1	940 SF	1 BR	\$905
						1	388 SF	1 BR	\$905
						1	633 SF	2 BR	\$1,086
						1	592 SF	1 BR	\$905

[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 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: Developments with Affordable Units Planned in 2020

Address	Zoning District	Total Units	Affordable Units Provided	Bonus Level	Bonus Earned	Affordable Units		
						Size	Type	Max. Rent
5300 Whitby Ave. ^[1]	CMX-2	37	4	Low	+ 12 extra market-rate units	720 SF	2 BR	\$1,086
						450 SF	Studio	\$845
					+ 7 ft extra height	755 SF	2 BR	\$1,086
						600 SF	1 BR	\$905
5310 Whitby Ave.	CMX-2	16	2	Low	+ 5 extra market-rate units	426 SF	1 BR	\$905
						399 SF	Studio	\$845
1900-22 N. Front St.	CMX-2.5	105	11	Low	+ 32 extra market-rate units + 7 ft extra height	598 SF	1 BR	\$905
						594 SF	1 BR	\$905
						821 SF	2 BR	\$1,086
						567 SF	1 BR	\$905
						402 SF	Studio	\$845
						569 SF	1 BR	\$905
						418 SF	Studio	\$845
						568 SF	1 BR	\$905
						418 SF	Studio	\$845
						568 SF	1 BR	\$905

[1] 5300 Whitby Ave. also intends to use the green roof unit density bonus to earn a 25% increase in the number of dwelling

Table 4: 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 ^[1]	CMX-3 within TOD ^[1]	CMX-4 ^[1]	CMX-5 ^[1]
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%

[1] 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.

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Table 5: Dwelling Unit Density Bonus (An Increase in the Number of Units Permitted)

	RM-1, CMX-1, CMX-2, CMX-2.5^[1]
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 6: Height Bonus (Additional Building Height)

	RM-1*	CMX-1**^[1]	CMX-2^[1]	CMX-2.5^[1]	/ECO Overlay**^[2]	/CDO Overlay**^[2]
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.

[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.

Table 7: Rental Unit Income Limits (2020)

	At Household's Initial Occupancy (2020)		After Household's Initial Occupancy (2020)	
Household Size	(50% AMI) Low Income	(60% AMI) Moderate Income	(100% AMI) Low Income Maximum	(120% AMI) Moderate Income Maximum
1	\$33,800	\$40,560	\$67,600	\$81,120
2	\$38,650	\$46,380	\$77,300	\$92,760
3	\$43,450	\$51,140	\$86,900	\$104,280
4	\$48,300	\$57,960	\$96,600	\$115,920
5	\$52,150	\$62,850	\$104,300	\$125,160

Table 8: Gross Monthly Rent Limits (2020)

Unit Size (Imputed Household Size)	Maximum Gross Monthly Rent (50% AMI) Low Income	Maximum Gross Monthly Rent (60% AMI) Moderate Income
Efficiency/Studio (1)	\$845	\$1,014
1 Bedroom (1.5)	\$905	\$1,086
2 Bedroom (3)	\$1,086	\$1,303
3 Bedroom (4.5)	\$1,255	\$1,506
4 Bedroom (6)	\$1,401	\$1,681
5 Bedroom (7.5)	\$1,545	\$1,854

Table 9: Owner-Occupied Unit Income Limits at Sale (2020)

Household Size	Owner (70% AMI) Low Income	Owner (80% AMI) Moderate Income
1	\$47,320	\$54,080
2	\$54,110	\$61,840
3	\$60,830	\$69,520
4	\$67,620	\$77,280
5	\$73,010	\$83,440

Table 10: Expected to Provide Affordable Units (Zoning Permit Issued, Affordable Building Plan not yet Required)

Address	Zoning District	Total Units	Affordable Units	Bonus Level	Bonus Earned/Used			
					Units		Height (ft.)	
					Earned	Used	Earned	Used
401-11 Sigel St.	CMX-2	22	3	Low	7	7	7	7
6128 Germantown Ave.	CMX-2	50	5	Low	17	15	7	7
4921 Chester Ave.	RM-1	6	1	Low	2	2	7	0
1330-34 S. Patton St.	RM-1	42	5	Low	14	14	7	7
5139 Wayne Ave.	RM-1	48	5	Low	16	16	7	6
314 S. 46th St.	RM-1	25	3	Mod	5	5	7	5

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Table 11: 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 ^[1] (as % of lot area)			Units		Height (ft.)	
					Earned	Used	Est. Units	Earned	Used	Earned	Used
300 N. Christopher Columbus Blvd.	CMX-3	\$2,590,125	-	Mod	-	-	-	-	-	48	48
1608 Sansom St.	CMX-5	\$2,225,520	-	Low	400%	400%	77	-	-	-	--
200-04 S. 12th St.	CMX-5	\$2,212,128	-	Low	400%	400%	112	-	-	-	-
139 N. 23rd St.	RM-1	\$709,460	\$35,473	Mod	-	-	-	23	20	7	7
1101-05 Walnut St.	CMX-5	\$638,280	-	Low	400%	400%	27	-	-	-	-
817-23 Aramingo Ave.	CMX-2	\$450,000	\$30,000	Low	-	-	-	15	15	7	7
824 N. 2nd St.	CMX-2.5	\$400,000	\$33,333	Mod	-	-	-	16	12	7	0
1246-54 N. Carlisle St.	RM-1	\$390,000	\$30,000	Mod	-	-	-	13	13	7	7
510-28 S. 8th St.	RM-1	\$360,000	\$51,429	Low	-	-	-	12	7	7	7
4124 Haverford Ave.	CMX-2	\$360,000	\$30,000	Low	-	-	-	12	12	7	7
4050 Ludlow St.	CMX-4	\$356,400	-	Mod	150%	103%	16	-	-	-	-
7078 Lincoln Dr.	CMX-2	\$300,000	\$30,000	Low	-	-	-	10	10	7	7
4074 Haverford Ave.	RM-1	\$267,936	\$38,277	Mod	-	-	-	8	7	7	7
943-49 Washington Ave.	CMX-2	\$240,000	\$30,000	Low	-	-	-	8	8	7	7
6369 Germantown Ave.	CMX-2	\$150,000	\$50,000	Mod	-	-	-	5	3	7	0
754-56 S. 4th St.	CMX-2	\$129,600	\$43,200	Mod	-	-	-	3	3	7	7
1503-05 Brandywine St.	RM-1	\$120,000	\$40,000	Low	-	-	-	4	3	7	7
3609-11 Spring Garden St.	RM-1	\$120,000	\$30,000	Low	-	-	-	4	4	7	7
3952-54 Lancaster Ave.	CMX-2	\$120,000	\$30,000	Low	-	-	-	4	4	0	0
2429 South St.	RM-1	\$103,180	-	Mod	-	-	-	2	0	7	7
5900-02 Germantown Ave.	CMX-2.5	\$100,000	\$25,000	Mod	-	-	-	4	4	7	1
2209-11 N. Broad St.	CMX-2.5	\$100,000	\$25,000	Mod	-	-	-	4	4	7	0
2621-23 Jefferson St.	RM-1	\$90,000	\$30,000	Low	-	-	-	3	3	7	7
42 N. 40th St.	RM-1	\$90,000	\$30,000	Low	-	-	-	3	3	7	0
3935-37 Lancaster Ave.	CMX-2	\$90,000	\$30,000	Low	-	-	-	3	3	7	7
3523-25 Haverford Ave.	CMX-2	\$90,000	\$30,000	Low	-	-	-	3	3	7	7
1621-23 Bainbridge St.	RM-1	\$81,600	-	Mod	-	-	-	2	0	7	5
613-19 S. 24th St.	CMX-2	\$80,300	\$80,300	Mod	-	-	-	1	1	7	7
1905-09 E. Dauphin St.	RM-1	\$75,500	\$37,750	Mod	-	-	-	2	2	7	0
408 N. Front St.	RM-1	\$70,480	\$35,240	Mod	-	-	-	2	2	7	7
700 N. 23rd St.	CMX-2	\$52,080	\$52,080	Low	-	-	-	1	1	7	7
2241-45 N. Front St.	CMX-2.5	\$50,000	\$25,000	Mod	-	-	-	2	2	7	7
1712 Christian St.	RM-1	\$46,680	\$46,680	Mod	-	-	-	1	1	7	5
709 S. 50th St.	CMX-2	\$40,800	\$40,800	Low	-	-	-	1	1	7	7
836 S. 3rd St.	RM-1	\$35,595	-	Mod	-	-	-	1	0	7	7
1623 Christian St.	RM-1	\$35,145	\$35,145	Mod	-	-	-	1	1	7	2
1507 Christian St.	RM-1	\$35,100	\$35,100	Mod	-	-	-	1	1	7	5
2053 W. Oxford St.	RM-1	\$30,000	\$30,000	Low	-	-	-	1	1	7	0
638 N. 39th St.	RM-1	\$30,000	\$30,000	Low	-	-	-	1	1	7	0
Total	-	\$13,465,909	-	-	1350%	1303%	232 Est. Units	176 Units	155 Units		

[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.

