



Affordable Building Plan Fact Sheet

Developers who are building affordable units required under the Zoning Code must have an Affordable Building Plan approved by the Philadelphia Planning Commission (PCPC) before issuance of a building permit. This document provides guidance on meeting the code requirements for an even and equitable distribution of affordable units by size, type, location, layout, and amenities throughout the project. If market-rate units differ from unit to unit in terms of quality, affordable units must differ to the same degree.

Project Plans & Unit Table

Site Plans associated with a current zoning permit and building permit application plans, with affordable units labeled and graphically shaded, can fulfill these requirements. The plans must include the following elements:

Site Plan

- ☐ Property lines and context including streets, sidewalks, curb lines, curb cuts, drive aisles, adjacent buildings, existing and proposed landscaping
- ☐ Adjacent properties including building footprints and points of entry
- ☐ Common amenities or open spaces
- ☐ Potential nuisances, which may include dumpsters, elevators, and sources of unwanted noise or odors

Building Plans

- ☐ Floor plans of the entire project showing all unit locations on all floor levels. Affordable Units should be shaded and labeled
- ☐ Access to common areas, lobbies and open spaces
- ☐ Vertical circulation to dwelling units
- ☐ Vehicular access, including parking and loading
- ☐ Size, location, and configuration of all rooms within all units. Show doorways and plumbing fixtures

Unit Table

The **Unit Table** must include all dwelling units on the property. For each unit, this table must show:

- ☐ Unit ID numbers consistent with plans
- ☐ Square footage
- ☐ Number of bedrooms
- ☐ Unit Type (studio, one bedroom, etc.)
- ☐ Placement by floor level
- ☐ Status as market rate or affordable
- ☐ Maximum Area Median Income (AMI) for all affordable units required by the MIHB bonus or /MIN overlays

Building Elevations

- ☐ Exterior building elevations, with building materials and operable windows noted

Phasing Timeline

If you plan to phase your development, your phasing timeline must be approved by PCPC. The phasing timeline must include the timing of any temporary certificates of occupancy. The timeline must also show the market-rate and affordable units that will be completed in each phase.

Disclaimer

Affordable housing must be provided and payments in lieu must be made in a manner consistent with the Philadelphia Code, City-issued regulations, and code bulletins. If this document conflicts with any adopted regulation, ordinance, or code, the adopted regulation, ordinance, or code will govern.