
Affordable Housing Certification Summary

Applicants must read this summary before signing the Applicant Acknowledgement Form.

Disclaimer

All applications are subject to the full requirements of the Philadelphia Code. If this summary conflicts with any adopted regulation, ordinance, or code, the code prevails.

Qualifying Affordable Housing Projects for Expedition

To be certified as an Affordable Project eligible for expedited permit review and an accelerated hearing fee waiver for the Zoning Board of Adjustment, a development must **require a Zoning Permit** and meet **at least one** of the following criteria:

1. Mixed Income Housing Bonus Projects
 - Must be using the Mixed Income Housing Bonus under Philadelphia Code §14-702(7).
 - Must comply with all MIHB program requirements.
 - Zoning and building permit applications must explicitly reference the bonus in the scope of work.
2. Zoning Overlay Requirement
 - Project is subject to the requirements of the /MIN Mixed Income Neighborhoods Overlay District (§14-533) or the Affordable Housing Preservation Overlay (§14-534(3)).
 - Requirements may vary by overlay; subject to DPD confirmation.
 - Zoning and building permit applications must explicitly reference the overlay requirements in the scope of work.
3. Public Financing
 - Project is subject to the terms of a City, state, or federal financing program that requires affordable housing be constructed or preserved pursuant to a restrictive covenant or regulatory agreement, including but not limited to LIHTC, HOME, PHARE, HTF, and NPI.
 - Application must include written confirmation from a government financing agency.
4. Surplus City Property
 - Project meets the requirements for redevelopment of surplus City property disposed by the Philadelphia Land Bank or Philadelphia Redevelopment Authority as affordable housing.
 - Application must include written confirmation from the landholding agency.

Limitations and Compliance

- Trade permits must be submitted **together with the building permit** to qualify. Separate or post-occupancy trade permits (e.g. interior alterations) **may not qualify** for expedited review.
 - Permit acceleration applies to the **timing of review only** and **does not guarantee approval**. All applications must comply with applicable zoning and building codes.
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Development Impact Tax (DIT) Exemption for Affordable Housing

Certain affordable housing developments are **exempt from the Development impact Tax (DIT)** under §19-4401(3)(d) of the Philadelphia Code. To qualify, the project must meet one of the following:

1. Rental Housing Projects
 - Project is funded in whole or in part by a **City or state agency** and bound by a **regulatory agreement** requiring **all units** meet the definition of Moderate Income rental housing under §14-702(7)(a)(.1)(.a).
2. Owner-Occupied Housing Projects
 - Project is built on **City-disposed land at below market price** and bound by a **regulatory agreement** requiring sale to households **at or below 100% AMI**

Applicants must provide written confirmation from the applicable City agency affirming that the project meets the criteria.

Documentation Required for Certification

Applications without required supporting documentation will be considered incomplete, potentially resulting in delays. When applying for permits, the applicant must clearly document in the application's scope of work which of the above qualifying criteria the project satisfies and provide any required documentation. Examples of acceptable documentation include:

- **City Planning Confirmation:** A Mixed Income Housing Acknowledgement Form certified by the Planning Commission.
- **Government Funding Confirmation:** For projects qualifying via an affordable housing financing program, a letter from the relevant government funding agency (City, state, or federal) must confirm that the project is subject to qualifying affordable housing requirements. The number of units and level of affordability must be indicated.
- **Land Disposition Confirmation:** For projects on City-disposed land, a letter from the Philadelphia Land Bank or Redevelopment Authority must confirm that the property was conveyed with an affordable housing development requirement. The number of units and level of affordability must be indicated.