

Legislation Text

File #: 220843, Version: 0

Amending Section 14-529 of The Philadelphia Code, entitled “/VDO, Fifth District Overlay District,” all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Title 14 of The Philadelphia Code is hereby amended to read as follows:

TITLE 14. ZONING AND PLANNING

* * *

CHAPTER 14-500. OVERLAY ZONING DISTRICTS.

* * *

§ 14-529. /VDO, Fifth District Overlay District.

* * *

(5) *Affordability.*

(a) *New construction projects of ten (10) or more residential units shall be subject to the following requirements:*

(.1) *Twenty percent (20%) of onsite units shall be affordable with:*

(a) *Rents no more than at thirty percent (30%) of residents’ monthly income (including rent and utility costs) for people earning sixty percent (60%) Area Median Income (AMI); and*

(b) *Homeownership units offered at eighty percent (80%) AMI or less.*

(c) *AMI is adjusted for household size, as reported by the U.S. Department of Housing and Urban Development (HUD) for the Philadelphia Metropolitan Statistical Area.*

(.2) *All affordable units shall be evenly dispersed within, and comparable in size and design to surrounding market-rate units.*

(b) *The affordability requirements found within this subsection shall apply to the following:*

(.1) *Subarea A. District Boundaries.*

The area bounded by John F. Kennedy Boulevard, 15th Street, Lehigh Avenue, Broad Street, Roosevelt Boulevard, Old York Road, Pike Street, 13th Street, Germantown Avenue, Ontario Street, 13th Street, Clearfield Street, 12th Street, Glenwood Avenue, 13th Street, Spring Garden Street, and Broad Street as shown on the following map, for illustrative purposes only.

