

AN ORDINANCE

Amending Chapter 21-1100 of The Philadelphia Code, entitled “Community Development,” by adding new provisions related to workforce housing programs, amending the applicability period, and making other technical changes, all under certain terms and conditions.

WHEREAS, across the nation, due to ever increasing housing costs, local governments are struggling to provide workforce housing in their jurisdictions for their employees and other necessary workers that is affordable; and

WHEREAS, workforce housing targets middle-income workers which include professions such as municipal employees, teachers, health care workers, retail clerks, and the like; and

WHEREAS, the rapidly rising cost of housing in Philadelphia is making affordable housing out of reach for households earning between 60% and 120% of Area Median Income (AMI); and

WHEREAS, the vast majority of City of Philadelphia employees must reside within the City; and

WHEREAS, the City of Philadelphia has established workforce housing programs such as workforce homeownership projects and down payment and closing cost assistance; and

WHEREAS, providing a preference for income qualified municipal employees is fair and equitable as these employees must reside in the City of Philadelphia; now, therefore

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Chapter 21-1100 of The Philadelphia Code is hereby amended to read as follows:

CHAPTER 21-1100. COMMUNITY DEVELOPMENT.

§ 21-1101. Scope.

(1) The goals, policies, requirements, and procedures prescribed by this Chapter shall apply to funds which the City receives under the Housing and Community Development Act of 1974, as amended, and all other federal funds received by the City covered by the annual Consolidated Plan pursuant to 24 C.F.R. § 91.2(a), and funds from other sources to the extent required by federal law.

(2) The Office of Housing and Community Development or any other successor entity (hereafter referred to as "OHCD"), acting on behalf of the City, shall be responsible for preparing and submitting to City Council, for review and approval, an annual Consolidated Plan covering all funds, activities and programs as provided in subsection 21-1101(1).

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§ 21-1109. *Workforce Housing.*

(1) *Definitions - The following definitions apply to this Section:*

“Workforce Housing.” – Affordable housing for households earning up to 120 percent of area median income (AMI).

(2) *Workforce housing programs undertaken with funds governed by Chapter 21-1100, including, but not limited to homeownership, rental, and purchase assistance, shall provide for a preference for qualified City of Philadelphia employees. The Department may establish other legal preferences that further the goals of workforce housing programs.*

(3) *The Department is authorized to promulgate regulations governing the manner in which municipal employees and other preferences shall be applied within its workforce housing programs.*

§ [21-1109.] *21-1110. Administrative Costs. ****

§ [21-1110.] *21-1111. Rules and Regulations. ****

§ [21-1111.] *21-1112. Applicability Period.*

The provisions of this Chapter shall remain in force and effect until June 30, [2020] 2040.

SECTION 2. This Ordinance shall be effective 60 days after enactment.

Explanation:

[Brackets] indicate matter deleted.

Italics indicate new matter added.