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THE GENERAL ASSEMBLY OF PENNSYLVANIA

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HOUSE BILL

No. 1257 Session of  
2023

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INTRODUCED BY KINSEY, KHAN, MADDEN, PROBST, SANCHEZ, KAZEEM,  
HILL-EVANS, INNAMORATO AND O'MARA, MAY 24, 2023

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REFERRED TO COMMITTEE ON HOUSING AND COMMUNITY DEVELOPMENT,  
MAY 24, 2023

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AN ACT

1 Providing for middle-income, low-income and very-low-income  
2 housing units in new residential development projects.

3 The General Assembly of the Commonwealth of Pennsylvania  
4 hereby enacts as follows:

5 Section 1. Short title.

6 This act shall be known and may be cited as the Affordable  
7 Housing for Working Families Act.

8 Section 2. Definitions.

9 The following words and phrases when used in this act shall  
10 have the meanings given to them in this section unless the  
11 context clearly indicates otherwise:

12 "Community center." An indoor or outdoor building, space,  
13 structure or improvement intended for active or passive  
14 recreation, including parks, ball fields, meeting halls and  
15 classrooms, that accommodate either organized or informal  
16 activity and are oriented toward serving residents of the  
17 municipality.

1 "Developer." A person or entity who engages in the  
2 development or rehabilitation of real estate for residential  
3 occupancy and is responsible for the development of the real  
4 estate, including acquisition, design, construction, repairing,  
5 leasing, sale, operation and financing.

6 "Low-income housing." Affordable housing that is reserved  
7 for occupancy by households with a gross household income that  
8 does not exceed 80% of the median gross household income for  
9 households of the same size within the housing region in which  
10 the housing is located.

11 "Middle-income housing." Affordable housing that is reserved  
12 for occupancy by households with a gross household income equal  
13 to more than 80% but less than 120% of the median gross  
14 household income for households of the same size within the  
15 housing region in which the housing is located.

16 "Project." The development or rehabilitation of real estate,  
17 including acquisition, construction, repairing, leasing, sale,  
18 operation and financing.

19 "Very-low-income housing." Affordable housing that is  
20 reserved for occupancy by households with a gross household  
21 income that does not exceed 50% of the median gross household  
22 income for households of the same size within the housing region  
23 in which the housing is located.

24 Section 3. Housing development project requirement.

25 (a) Eligibility.--This section shall apply to a developer of  
26 a project with 30 or more residential units that:

27 (1) Is approved by a municipal planning board or zoning  
28 board to develop a project.

29 (2) Is permissible under either a use variance, a  
30 density variance increasing the permissible density at the

1 site, a rezoning permitting multiple residential units where  
2 not previously permitted, a new or amended redevelopment plan  
3 or a new or amended rehabilitation plan.

4 (3) Has a net density of six or more units per acre.

5 (4) Has an application for a construction permit that is  
6 submitted on or after the effective date of this paragraph.

7 (b) General rule.--The developer shall reserve at least:

8 (1) Five percent of the residential units for very-low-  
9 income housing.

10 (2) Ten percent of the residential units for low-income  
11 housing.

12 (3) Ten percent of the residential units for middle-  
13 income housing.

14 (c) Requirements.--A project under this section shall be  
15 developed as follows:

16 (1) If more than 25% of market-rate housing units are  
17 completed, no less than 10% of very-low-income housing, low-  
18 income housing and middle-income housing units shall be  
19 completed.

20 (2) If 50% or more of the market-rate housing units are  
21 completed, no less than 50% of very-low-income housing, low-  
22 income housing and middle-income housing units shall be  
23 completed.

24 (3) If 75% or more of the market-rate housing units are  
25 completed, no less than 75% of very-low-income housing, low-  
26 income housing and middle-income housing units shall be  
27 completed.

28 (4) If 90% or more of the market-rate housing units are  
29 completed, no less than 100% of very-low-income housing, low-  
30 income housing and middle-income housing units shall be

1 completed.

2 (d) Withholding of certificate of occupancy.--The  
3 municipality shall withhold a certificate of occupancy for  
4 market-rate units, at any stage of development, if the  
5 requirements of this section are not satisfied.

6 (e) Location of units.--The developer of a project subject  
7 to this section may develop the residential units reserved for  
8 very-low-income housing, low-income housing and middle-income  
9 housing onsite or offsite within the municipality in which the  
10 project is located.

11 (f) Contract provisions.--A municipal approval or agreement  
12 entered into between a municipality and a developer concerning  
13 the development of a project shall incorporate contractual  
14 guarantees and procedures ensuring that a residential unit  
15 reserved for very-low-income housing, low-income housing and  
16 middle-income housing shall continue to be reserved for a period  
17 of at least three years.

18 (g) Unit requirements.--For a project that is not age-  
19 restricted, at least 30% of all the very-low-income housing,  
20 low-income housing and middle-income housing units required by  
21 this section shall be two-bedroom units and at least 20% of all  
22 the very-low-income housing, low-income housing and middle-  
23 income housing units required by this section shall be three-  
24 bedroom units.

25 (h) Payment in lieu of construction.--

26 (1) A municipality that is authorized to impose and  
27 collect impact or development fees may, in its discretion and  
28 in lieu of requiring the construction of very-low-income  
29 housing, low-income housing and middle-income housing units  
30 under this section, require a developer to pay an impact or

1 development fee in an amount equal to 30% of the total  
2 project cost, as determined by the municipal engineer or  
3 other qualified municipal official designated by ordinance.  
4 The amount of the fee that may be required under this  
5 subsection shall be 25% of the total project cost if the  
6 project achieves a silver rating according to the Leadership  
7 in Energy and Environmental Design Green Building Rating  
8 System as adopted by the United States Green Building  
9 Council.

10 (2) A fee required under paragraph (1) shall be paid  
11 prior to the issuance of a construction permit for the  
12 project.

13 (3) A municipality shall, by ordinance, either:

14 (i) deposit all fees collected under this subsection  
15 into an affordable housing trust fund and spend the funds  
16 on the development of very-low-income housing or low-  
17 income housing within the municipality; or

18 (ii) deposit 50% of the fees collected under this  
19 subsection into an affordable housing trust fund and  
20 spend those funds on the development of very-low-income  
21 housing or low-income housing within the municipality and  
22 deposit the remaining 50% of the fee into a community  
23 center trust fund and spend the funds on the development  
24 of community centers.

25 (i) Construction.--Nothing in this section shall be  
26 construed to affect the obligation of a municipality to plan and  
27 zone to provide through its land use regulations a realistic  
28 opportunity for a fair share of its region's present and  
29 prospective needs for very-low-income housing or low-income  
30 housing. Nothing in this act shall be construed to alter the

1 obligations of a developer or municipality to comply with the  
2 terms of a court-approved agreement or fair share plan or to  
3 prevent a municipality from creating or enforcing requirements  
4 beyond the minimum requirements established in this section.

5 Section 4. Effective date.

6 This act shall take effect in 90 days.