Philadelphia2050 Planning Together

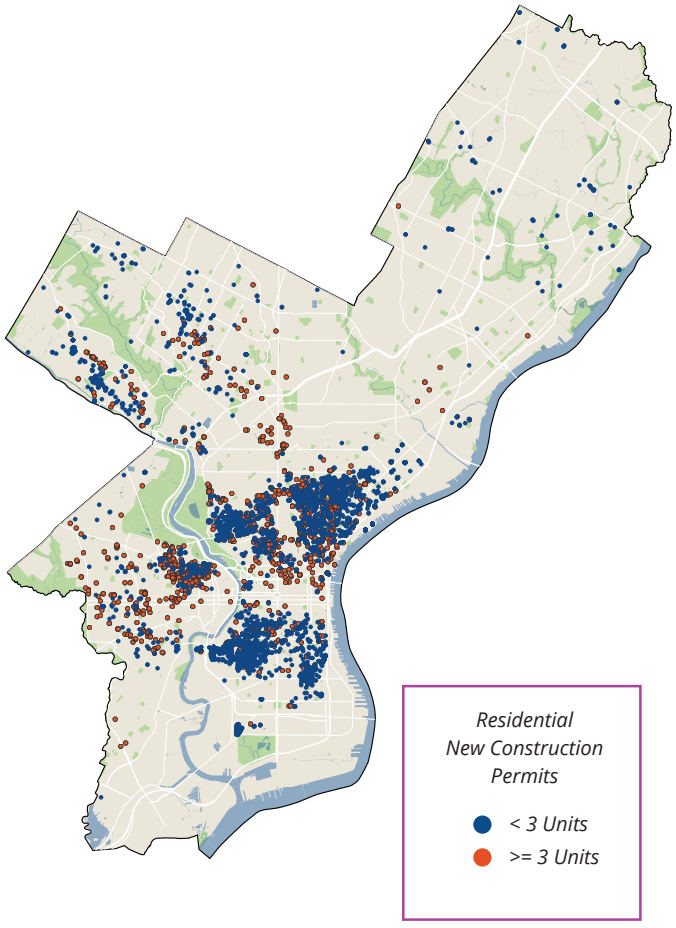
HOUSING

Planning to meet current and future housing needs is an essential part of comprehensive planning. Affordable and quality housing options are linked to numerous health and financial benefits and are essential to maintaining healthy communities. As Philadelphia continues to grow and change, increasing the quality and quantity of housing is necessary to overcome the city's housing shortage and ensure that all residents have access to housing options that meet their needs.

HOUSING IN PHILADELPHIA

- **Philadelphia has approximately 670,000 housing units,** 90.5% of which are occupied.[1]
- **Between 2010 and 2024, Philadelphia added approximately 49,000 housing units.** 30,000 of these new units were in multi-family developments.[2]
- **74% of all new housing units were built in and around Center City,** with development clusters located in Brewerytown, Kensington, Fishtown, and neighborhoods around the Washington Avenue corridor in South Philadelphia.
- **Philadelphia's homeownership rate of 52% is higher than other large cities in the Northeast.** But rental occupancy has been rising. Since 2010, the rental occupancy rate has increased from 46% to 48%.[3]

Residential New Construction Permits 2010 to January 2026



HOUSING CHALLENGES

- **Philadelphia has an aging housing stock** complicating maintenance and upkeep for home-owners, landlords and tenants. A 2023 report by the Federal Reserve Bank of Philadelphia found that over 38% of housing units in the Philadelphia region have repair needs costing an average of $4,000.[4, 5]
- **In total, 37% of the city's households are housing cost-burdened,** meaning they spend at least 30% of their income on housing. The 2023 American Community Survey shows that 52% of Philadelphia renters and 27% of homeowners are cost burdened.[6]
- **Philadelphia is facing a housing shortage** with an estimated deficit of 17,000 housing units.[7]

The Parker administration's Housing Opportunities Made Easy (H.O.M.E.) plan, adopted in 2025 to address the housing shortage, funds increased investment in new and existing programs to support preservation, and construction of affordable workforce and low-income housing.

PLANNING FOR THE FUTURE

Working to address Philadelphia's housing needs will require careful planning and collaboration. In addition to its current challenges, **Philadelphia is projected to add 50,000 new residents over the next 10 years, and to need 37,417 additional housing units by 2030.** Planning how to best use land and other resources to address these needs will be a key element of Philadelphia2050.[8, 9]

Through continued analysis and public engagement, *Philadelphia2050* will explore how Philadelphia can:

- Use existing land resources and zoning to help meet the current and projected housing need.
- Encourage the development of more housing options to meet the needs of residents.
- Use innovative housing options to help meet the city's housing shortage.
- Better work with local and regional partners to support housing programs to overcome cost and repair needs.

Endnotes

1 *2023 ACS 5-year Estimates.*
2 *L&I Permit Data. The City distinguishes two categories of housing permits: single and two-family construction, and multi-family construction (3 or more units).*
3 *Comparison between 2010 and 2023 5-year ACS data. 2023 ACS 5-year Estimates.*
4 *2023 ACS 5-Year Estimates: Nearly 89% of housing units in Philadelphia were built before 1990 and just under 40% were built before 1939*
5 *Divringi, Eileen, Federal Reserve Bank of Philadelphia. "Research Brief: Updated Estimates of Home Repair Needs and Costs." March, 2023.*
6 *2023 ACS 5-year Estimates.*
7 *City of Philadelphia. "H.O.M.E. Initiative Appendix A" June 3, 2025*
8 *DVRPC Population and Employment Forecasts: Projected population increase of Philadelphia County from 2025 to 2035.*
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