

Program Overview

What is the Project Based Voucher Program?

- Under the Project Based program, PHA enters into Housing Assistance Payments contracts with property owners to provide rental assistance to eligible low-income households.
- As a Project Based Program Participant, tenants pay the Owner a portion of the rent for the unit and PHA will pay the rest to the owner based on the tenants income level.

Why does PHA have a Project Based Program?

The Unit Based Program is an innovative strategy to ensure reliable, long-term affordability of quality housing. The program commits Unit-based vouchers to privately-developed and owned housing units in properties within Philadelphia's stable and revitalizing neighborhoods.

PBV Program Objectives:

- Expand affordable housing opportunities throughout Philadelphia
- Provide Owners with reliable and straightforward rental income
- Ensure long-term affordability at quality properties
- Provide housing options for specific populations such as:
 - Homeless
 - Veterans
 - Persons with specific disabilities
 - Seniors

What is the Difference Between the HCV Program and the PBV Program?

- Under the tenant-based Housing Choice Voucher (HCV) Program, PHA issues a voucher to an eligible family and the family selects an available unit of its choice.
- Under the PBV Program, the rental assistance is attached to the unit. If the family moves from the unit, the housing assistance remains with the unit.

How do I apply for a Project Based Voucher Program Unit?

Owners of PBV developments maintain their own waiting list. Applicants apply directly at the PBV development and are selected by the Owner from the Owner's waiting list according to date and time of application and the bedroom size required by the family. PHA may also refer applicants to the Owner from PHA's HCV waiting list.

What Families are Eligible to Obtain PBV Program Housing?

- Owners select and screen families for occupancy.
- Upon completion of Owner screening, the family is referred to PHA for eligibility screening for the HCV program, including income eligibility.

Who Screens the Tenants for the Assisted Units?

- Owners set their own property-specific tenant screening and selection criteria, which must apply to all the units at a property regardless of whether it receives PHA subsidy.
- The lease used for participating properties must comply with the PBV program policies.
- PHA will review the Owner's approved Tenant Selection Plan to ensure compliance with Fair Housing and the UBV Program.

What are Examples of Typical Screening Criteria?

Typical screening criteria include:

- Payment history of rent and utility bills;
- Criminal background checks/drug-related criminal activity; and

What are the Income Limits?

- The income limit is 50% of the Area Median Income (AMI) as established by HUD annually.

How Much Rent Do PBV Program Tenants Pay?

- PBV Program tenants pay between 26-30% of their adjusted income for rent based on their family size or specific PBV program.
- The amount of rent that the tenant pays is reduced by a utility allowance if the tenant pays for utilities such as gas and electricity.

How much is the PBV Security Deposit?

- The owner sets the security deposit amount, which must be in compliance with State and Philadelphia landlord-tenant laws.

PHA's Unit Based Program Developments

Below are developments with units in PHA's Unit Based Program.

The list also includes developments under construction or rehabilitation that have entered into an agreement for units in PHA's Unit Based Program.

Reminder:

Owners of PBV developments maintain their own waiting list.

Applicants must apply directly at the PBV development and are selected by the Owner and not PHA.

Key Definitions:

Development: name of the Project Based Voucher development

Bedroom sizes: size of units available at the PBV development

Neighborhood: Philadelphia neighborhood where PBV development is located

Address: specific location of development

Tenant Eligibility Criteria: specific requirements to be eligible to apply for units at the PBV development

Contact information: owner website and phone number to contact the PBV development with questions about application requirements and/or how to apply

Development	Bedroom sizes	Neighborhood	Address	Tenant Eligibility Criteria	Contact information
1912 S17TH St	One, two, and three bedrooms	South Philadelphia	1912 S 17th St	low Income families	Email: amartell@sharonbank.com (215) 834-4029
ardines De Borinquen II	One, two, and three bedrooms	North Philadelphia	7th & Marshall St.	low income families	www.apmphila.org 267-296-7200
Paseo Verde	One, two, and three bedrooms	North Philadelphia	1950 N 9th St.	low income families	www.apmphila.org 267-296-7200

Development	Bedroom sizes	Neighborhood	Address	Tenant Eligibility Criteria	Contact information
Projecto Escalera	single room occupancy	North Philadelphia	2353 Germantown Ave	homeless individuals	www.apmphila.org 267-296-7200
Bethesda Bainbridge	single room occupancy	South Philadelphia	700 S 15th St	homeless individuals	www.bethesdaUnit.org (215) 985-1600
Bethesda Spruce	single room occupancy	Center City Philadelphia	1110 Spruce St	homeless individuals	www.bethesdaUnit.org (215) 985-1600
Domenic House	efficiency and one bedroom	South Philadelphia	1600 South St	homeless families	www.bethesdaUnit.org (215) 985-1600
Bethesda North Broad	single room occupancy	South Philadelphia	720 N Broad St	homeless individuals	www.bethesdaUnit.org (215) 985-1600
Patriot House	efficiency and one bedroom	South Philadelphia	1232 Carlisle Street	homeless Veterans	www.catchinc.com 215-735-7435
Anna's House	single room occupancy	South Philadelphia	1208 S 15th St	homeless individuals	www.catchinc.com 215-735-7435
Pennrose	single room occupancy	South Philadelphia	2401 Pennrose Ave	homeless individuals	www.catchinc.com 215-735-7435
Sandy's and Catherine House	single room occupancy	South Philadelphia	521 Synder Ave; 756 S 16th ST	homeless individuals	www.catchinc.com 215-735-7435
Dignity Boss	two and three bedrooms	Germantown	5221 Germantown Ave	homeless families	www.dignityhousing.org 215-713-0960
Dignity Nedro	efficiency, one, two and three bedrooms	Germantown	1646 W Nedro Ave	homeless families	www.dignityhousing.org 215-713-0960
Dignity Housing	efficiency, one, two and three bedrooms	Germantown	scattered Developments in Germantown	homeless families	www.dignityhousing.org 215-713-0960
Alicia's House	One, two, and three bedrooms	Germantown	1646 W Nedro Ave	homeless families	www.dignityhousing.org 215-713-0960
Mt Vernon II	One, two, and three bedrooms	West Philadelphia	3200 Mantua Ave	low income families	www.communityrealtymanagement.com (609) 646-8861
Centennial Village	One, and three bedrooms	West Philadelphia	52nd Street & Columbia Ave	Seniors, disabled, low income families	www.community-ventures.org (215) 765-5335

Development	Bedroom sizes	Neighborhood	Address	Tenant Eligibility Criteria	Contact information
Elders Place I	efficiency, one and two bedrooms	Germantown	53 E Wister St	low income seniors	www.eldersplace.com (215) 842-3000
Elders Place II	one and two bedrooms	Germantown	80 E Collom St	low income seniors	www.eldersplace.com (215) 842-3000
Shelton Court	two and three bedrooms	West Oak Lane	6433 N Broad St	homeless families	www.gaudenzia.org (215) 238-2150
Tioga Family Center	One, two, and three bedrooms	North Philadelphia	1822-26 W Tioga Street	homeless low income families	www.gaudenzia.org (215) 238-2150
Germantown Residential	single room occupancy	Germantown	5722 Greene St	homeless individuals	www.glifecenter.org 215 844 3281
Lehigh Park Apts	three bedrooms	North Philadelphia	167 W Allegheny Ave	low income families	www.hacecdc.org 215-423-3070
Lehigh Park Apts	One, two, and three bedrooms	North Philadelphia	2600-44 N Lawrence Street	low income families	www.hacecdc.org 215-423-3070
Hardy Williams Veterans Center	One, two, and three bedrooms	West Philadelphia	6100 and 6250 Eastwick Ave	veteran families	www.helpusa.org 800-311-7999
Genesis Square Apartments	one bedrooms	West Philadelphia	4910 Wyalusing Ave	homeless families	www.helpusa.org 800-311-7999
Brady Center	one bedrooms	Southwest Philadelphia	7100 Grovers Lane	disabled veterans	www.helpusa.org 800-311-7999
HELP V	one and two bedrooms	Northern Liberties	843-47 N 12 Street	homeless Veterans	www.helpusa.org 800-311-7999
Reynolds School	one bedrooms	North Philadelphia	1429 N 24th St	homeless veterans	www.helpusa.org 800-311-7999
Impact Veterans Family Center	one and three bedrooms	North Philadelphia	1940 E Allegheny Ave	veteran families	www.impactservices.org (215) 739-1600
Hancock Manor	shared two bedroom units	North Philadelphia	174 Allegheny Avenue	VASH homeless veterans	www.impactservices.org (215) 739-1600
Chatham Court	three and four bedrooms	West Philadelphia	242-252 S 49th St	low income families	www.ingerman.com 856.662.1730
Edgewood Manor	two and three bedrooms	North Philadelphia	1501 W Allegheny Ave	very low income families	www.ingerman.com 856.662.1730
South 55th St	three bedrooms	West Philadelphia	802-18 S 55th St	low income families	www.ingerman.com 856.662.1730
Inglis House Morris Klien	efficiency, one and two bedrooms	West Philadelphia	2610 Belmont Ave	low income individuals & families with disabilities	www.inglis.org 866-246-4547

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Inglis Apartments at Elmwood	one and three bedrooms	West Philadelphia	6200 Eastwick Ave	low income individuals & families with disabilities	www.inglis.org 866-246-4547
Belmont Gardens	one and two bedrooms	West Philadelphia	2534 Belmont Avenue	disabled, nursing home transition	www.inglis.org 866-246-4547
SIL Program	One, two, and three bedrooms (shared units)	Roxborough	Scattered in Roxborough	disabled, mental health	www.intercommunityaction.org (215) 487-1330
Liberty at Disston St	one bedrooms	Northeast Philadelphia	4800 Disston St	disabled	www.lhdcorp.org (267) 765-1500
Liberty at Welsh Rd	one bedrooms	Northeast Philadelphia	2628 Welsh Rd	disabled	www.lhdcorp.org (267) 765-1500
Monument Village	one bedrooms	West Philadelphia	4300 Monument Rd	homeless women	www.methodistservices.org 215-877-1925
Hope Bridge (Vine St)	single room occupancy	West Philadelphia	5330-32 Vine Street	homeless women	www.methodistservices.org 215-877-1925
Hope Bridge (Ogden)	single room occupancy	West Philadelphia	4040 Ogden Street	homeless women	www.methodistservices.org 215-877-1925
Haddington III	one, two and three bedrooms	West Philadelphia	Scattered units in West Philadelphia	homeless families	www.columbuspm.org (215) 557.8484
West Philadelphia Scattered Developments	one and two bedrooms	West Philadelphia	Scattered development in West Philadelphia	low Income families and individuals	www.columbuspm.org (215) 557.8484
Arch VII	efficiency, one, two and three bedrooms	West Philadelphia	56th & Walnut St	low Income families and individuals	www.columbuspm.org (215) 557.8484
Thompson St	one bedrooms	West Philadelphia	4230 W Thompson St	low Income families and individuals	www.columbuspm.org (215) 557.8484
Martin St	efficiency, one and two bedrooms	Roxborough	517-523 Martin St	low Income families and individuals	www.columbuspm.org (215) 557.8484

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South Philadelphia scattered Developments	efficiency, one, two and three bedrooms	South Philadelphia	7th & Ritner, 500 Reed St, S 4th St, S 3rd St, 200 Mckean St, 917 Lombard	Low Income families and individuals	www.columbuspm.org (215) 557.8484
Northeast Philadelphia Scattered Developments	one and two bedrooms	Northeast Philadelphia	Scattered developments in the Northeast	Low Income families and individuals	www.columbuspm.org (215) 557.8484
5900 Spruce St	one bedrooms	West Philadelphia	5900 Spruce St	Low Income families and individuals	www.columbuspm.org (215) 557.8484
6312 Morton St	one and two bedrooms	Germantown	6312 Morton St	Low Income families and individuals	www.columbuspm.org (215) 557.8484
Fourth St Access	one bedrooms	North Philadelphia	1912 N 4th St	Low Income families and individuals	www.columbuspm.org (215) 557.8484
Monument Mews	one, two, three and four bedrooms	West Philadelphia	4101 Edgely St	Low Income families and individuals	www.columbuspm.org (215) 557.8484
Parkside 10	one, two and three bedrooms	West Philadelphia	4106 Parkside Ave	Low Income families and individuals	www.columbuspm.org (215) 557.8484
Parkside 11	one and two bedrooms	West Philadelphia	4107 Parkside Ave	Low Income families and individuals	www.columbuspm.org (215) 557.8484
Sheila D Browns Women Center	two bedrooms	South Philadelphia	2000 Ellsworth St	Women with behavioral disabilities	www.columbuspm.org (215) 557.8484
Walnut St	one bedrooms	Center City Philadelphia	1324 Walnut St	Low Income individuals	www.columbuspm.org (215) 557.8484
Temple I	one, two and three bedrooms	North Philadelphia	1703-43 N 16th St	Low Income families and individuals	www.columbuspm.org (215) 557.8484
Temple II	one, two, three and four bedrooms	North Philadelphia	1505-47 N Gratz St	Low Income families and individuals	www.columbuspm.org (215) 557.8484
Freedom Village	two and three bedrooms	North Philadelphia	1618 Poplar st	very low income families	www.columbuspm.org (215) 557.8484
MPB School Apts	one, two and three bedrooms	North Philadelphia	2811 W Sedgley Avenue	low income families	www.columbuspm.org (215) 557.8484

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Powelton Heights	one bedrooms	West Philadelphia	4113-43 Warren St	seniors	www.columbuspm.org (215) 557.8484
Mid-City Residential	single room occupancy	Center City Philadelphia	2025 Chestnut St	homeless individuals	www.columbuspm.org (215) 557.8484
Mt. Vernon	two bedrooms	West Philadelphia	3311 Wallace St	Low income families	www.multifamilymgt.com/affordable-housing.html 267-322-5600
New Courtland at Cliveden	one bedrooms	Germantown	315 W Johnson St	Low income for seniors	www.newcourtland.org 1-888-530-4913
New Courtland Allegheny Phase II	one bedrooms	North Philadelphia	1900 W Allegheny Avenue	seniors	www.newcourtland.org 1-888-530-4913
St Barts	one bedrooms	Northeast Philadelphia	5364 Jackson Street	seniors	www.newcourtland.org 1-888-530-4913
Los Balcones	three bedrooms	North Philadelphia	100 W Norris St	low income families	www.niscaonline.org (215)426-8734
Norris Square	one, two and three bedrooms	North Philadelphia	174 W Diamond St	Low income families	www.niscaonline.org (215)426-8734
NPCH	two and three bedrooms	North Philadelphia	Scattered (2700 block N 11th)	low income families	Email: npchasso@aol.com 215-228-2700
Roberto Clemente House	two and three bedrooms	North Philadelphia	W Hunting Park Ave & N 5th	low income families	www.esperanza.us (215) 324-0746
Tioga Gardens	one, two, three and four bedrooms	North Philadelphia	18th & Tioga St	low income families	www.odinprop.com 267.773.7537
The Brentwood	one, two and three bedrooms	West Philadelphia	4130 Parkside Ave	low income seniors and families	www.pennrose.com 267-386-8600
Cloisters III	two, three and four bedrooms	West Philadelphia	3800-3900 Haverford Ave	low income families	www.pennrose.com 267-386-8600
Regent Terrace	one and two bedrooms	West Philadelphia	5112-5120 Regent St	Very low income families	www.pennrose.com 267-386-8600
Imani Homes	one, two, three and four bedrooms	West Philadelphia	3934-36 Lancaster Ave and 4042 Green Street	homeless families	www.pec-cares.org 267-777-5800
Bernice Elza	two bedrooms	West Philadelphia	3803 Brandywine Street	homeless families	www.pec-cares.org 267-777-5800

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Fattah Homes	two, three and four bedrooms	West Philadelphia	4017 Lancaster Ave & 612 N 40th St	homeless families	www.pec-cares.org 267-777-5800
Spring Garden	two and three bedrooms	West Philadelphia	3902 Spring Garden St	homeless families	www.pec-cares.org 267-777-5800
Jannie's Place	two and three bedrooms	West Philadelphia	611 N 40th St	homeless families	www.pec-cares.org 267-777-5800
4050 Apts	one, two and three bedrooms	West Philadelphia	4050-66 Haverford Avenue	homeless families, artists	www.pec-cares.org 267-777-5800
Bigham Place	two and three bedrooms	West Philadelphia	4226-32 Powelton Avenue	homeless families	www.pec-cares.org 267-777-5800
Gordon St	two and three bedrooms	North Philadelphia	3011-3035 Gordon Street/2320-2330 N 30th Street	Low income families	www.pha.phila.gov 215-684-4300
Oakdale St	one and two bedrooms	North Philadelphia	2800-2818 Oakdale Street	Low income families	www.pha.phila.gov 215-684-4300
Strawberry Mansion	one, two, three and four bedrooms	North Philadelphia	33rd and Berks St	low income families	www.pha.phila.gov 215-684-4300
Blumberg	two, three and four bedrooms	North Philadelphia	1505 N. 24th Street	Low income families	www.pha.phila.gov 215-684-4300
Blumberg Senior	One bedroom	North Philadelphia	1505 N. 24th Street	seniors	www.pha.phila.gov 215-684-4300
Norris Homes	one, two, three and four	North Philadelphia	805 W. Berks St	seniors/ family	www.pha.phila.gov 215-684-4300
Plymouth Hall	One & two bedrooms	North Philadelphia	2201 W Venango St	seniors	www.pha.phila.gov 215-684-4300
Praveen Chestnut	efficiency	West Philadelphia	6235 Chestnut Street	Low Income disabled seniors	Email: cobbscreek80@yahoo.com (267) 292-2226
Lindley Court	efficiency and one bedroom	North Philadelphia	1300 Lindley Avenue	seniors	www.presbyinspiredlife.org 877-977-3729
St John Nuemann	one bedrooms	South Philadelphia	2627 Mifflin Street	seniors	www.presbyinspiredlife.org 877-977-3729
Cantrell Place	one bedrooms	South Philadelphia	500 Cantrell St	seniors	www.presbyinspiredlife.org 877-977-3729

Development	Bedroom sizes	Neighborhood	Address	Tenant Eligibility Criteria	Contact Information
Witherspoon Senior Apts	one bedrooms	West Philadelphia	2050 S 58th St	seniors	www.presbyinspiredlife.org 877-977-3729
Lindley Court	efficiency and one bedroom	North Philadelphia	1300 W Lindley Ave	seniors	www.presbyinspiredlife.org 877-977-3729
Parkside Apts	one, two and three bedrooms	West Philadelphia	4106 Parkside Ave	Low Income families	www.primaveracommunities.com 610-583-2002
Art Apartments	efficiency, one and two bedrooms	West Philadelphia	122-24 S 49th St	Very Low Income families and individuals	www.primaveracommunities.com 610-583-2002
Susquehanna Apartments	two and three bedrooms	North Philadelphia	2200 N 20th St	low income families	www.primaveracommunities.com 610-583-2002
Kate's Place	single room occupancy and one bedrooms	Center City Philadelphia	1929 Sansom St	Homeless individuals	www.Unithome.org 215-232-7272
JBH Homes	efficiencies	Fairmount section of Philadelphia	Broad and Fairmount Ave	Homeless individuals	www.Unithome.org 215-232-7272
Ray Homes	efficiencies	North Philadelphia	2101 W Venango Street	Homeless individuals	www.Unithome.org 215-232-7272
Francis House of Peace	efficiencies	Center City Philadelphia	810 Arch Street	homeless individuals and seniors	www.Unithome.org 215-232-7272
2415 N Broad St	efficiencies	North Philadelphia	2415 N Broad Street	Homeless and very low income households	www.Unithome.org 215-232-7272
1515 Fairmount	single room occupancy	Fairmount section of Philadelphia	1515 Fairmount St	Homeless individuals	www.Unithome.org 215-232-7272
1315 North 8th Street	one bedrooms	North Philadelphia	1315 N 8th St	homeless youth	www.Unithome.org 215-232-7272
Queens Court	one and two bedrooms	West Oak Lane	6515 N Broad St	Low Income families	Email: yoav@shifcore.com (215) 356-5978
Dunlap School	one and two bedrooms	North Philadelphia	5031 Arch St	low income seniors	www.resi-life.com 215-508-2212
Sartain School V	one bedrooms	North Philadelphia	3017 W Oxford St	seniors	www.resi-life.com 215-508-2212
Reed House Associates	single room occupancy	South Philadelphia	1320 S 32nd St	homeless individuals	www.salvationarmy.org 215-755-6789

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Sarah Allen Homes	two bedrooms	West Philadelphia	41St & Brown St	Seniors and low income families	www.friends-frp.com (215) 825-8800
Oak Lane Apartments	one, two and three bedrooms	Germantown	1623-35 W Cheltenham Ave	Low Income families	www.sbgmanagement.com (215) 938-6665
Ascension Manor	one bedrooms	North Philadelphia	911 N Franklin Street	disabled seniors	www.themichaelsorg.com 856.596.0500
Walnut Park Plaza	one and two bedrooms	West Philadelphia	6250 Walnut St	seniors	www.themichaelsorg.com 856.596.0500
Courtyard at Riverview	one, two, three and four bedrooms	South Philadelphia	1021 S 4th St	Seniors and low income families	www.themichaelsorg.com 856.596.0500
4th & Diamond	two, three and four bedrooms	North Philadelphia	Scattered	low income women and their families	www.wcrpphila.com 215.627.5550
INB Mascher	two, three and four bedrooms	North Philadelphia	2744-62 Mascher St	low income women and their families	www.wcrpphila.com 215.627.5550
WCRP Scattered	two and three bedrooms	North Philadelphia	Scattered	low income women and their families	www.wcrpphila.com 215.627.5550
WCRP Tillmon Villaneua	two, three and four bedrooms	North Philadelphia	N 4th & Master St	low income women and their families	www.wcrpphila.com 215.627.5550
Grace Townhomes	two, three and four bedrooms	North Philadelphia	Scattered	low income women and their families	www.wcrpphila.com 215.627.5550
Susquehanna Square	One, two, three and four bedrooms	North Philadelphia	16 th & Diamond Sts	Low income families & Seniors	www.community-ventures.org/coming-soon-to-north-philly/ 215.765-5335
Francis House	One Bedrooms	West Philadelphia	4460 Fairmount Ave	Seniors	www.pahousingsearch.com 215-921-3821
Norris V	Two and three bedrooms	North Philadelphia	1900 N 10 th St	Low income families	www.rosecompanies.com



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