

**Our Mission** The Philadelphia Housing Authority's mission is to open doors to affordable housing, economic opportunity and safe, sustainable communities to benefit Philadelphia residents with low incomes.

**What is PHA?**

- PHA was established in 1937 and is organized under the laws of the Commonwealth of Pennsylvania to develop, acquire, lease, and operate affordable housing programs for low and moderate income residents of the City of Philadelphia.
- PHA is governed by a Board of Commissioners that convenes monthly public meetings to address PHA business. PHA's President & CEO reports to the Board and has full responsibility for the leadership and management of all PHA operations.
- PHA is the fourth largest public housing authority in the United States and the largest landlord in Pennsylvania.
- With an FY20 consolidated budget of approximately \$454 million, PHA provides housing assistance to 80,508 people or 35,215 families through its public housing and Housing Choice Voucher Programs (HCVP).
- PHA has a staff of approximately 1,146 full-time employees, 43 part-time employees, and of those there are 33 temporary employees; 58 provisional employees; and 23 employees of its private affiliate, PAPMC (the Philadelphia Asset and Property Management Company) are part of the grand total of 1,146.
- Financial support for agency operations and capital needs comes primarily from rent payments and subsidies provided by the U.S. Department of Housing and Urban Development (HUD).
- PHA is one of a very select group of housing authorities across the nation that has attained Moving to Work (MTW) status. This designation allows housing agencies the opportunity and flexibility, on a local level, to develop and implement innovative housing and self-sufficiency strategies to benefit public housing residents and HCVP participants.
- The oldest development is Hill Creek in Northeast Philadelphia, which was built by the federal government and began operating in March 1938 under a lease. The first site developed by PHA is Johnson Homes in North Philadelphia, which began operation in October 1940.

**Public Housing Program**

- PHA provides homes to over 27,300 residents under the Public Housing Program.
- PHA has 86 developments, including 30 conventional sites, 10 scattered sites areas, 25 tax credit sites, 14 alternatively managed entities, and 7 Project Based Voucher (PBV) sites spread across Philadelphia with approximately 13,640 units.
- Public housing has over 3,900 scattered site units in active use for a total of 12,894 public housing units.
- Public housing families have an average income of \$15,046. The average rent is \$367.
- 52% of public housing households are single parent families.
- 38% of public housing residents are under the age of 18.
- 23% of public housing residents are 55 or older.

**RAD**

- Through the Rental Assistance Demonstration (RAD) PHA may convert assisted households from public housing to the housing choice voucher program.
- PHA has used RAD "transfer of assistance" provisions to transfer assistance from long-term vacant scattered site public housing units to new Project Based Voucher (PBV) developments.
- PHA now has 1,508 RAD units.

**Housing Choice Voucher Program (HCV)**

- PHA houses over 17,750 families or over 42,200 authorized residents through the Housing Choice Voucher Program, formerly known as Section 8.
- Heads of household enrolled in the program lease homes from private landlords and receive a rent subsidy.
- HCV families have an average income of \$12,957. The average tenant portion of rent is \$385.
- Over 4,600 private landlords participate in the program.
- Qualified HCV recipients have the opportunity to become homeowners through the HCV Homeownership Program.
- 54% of HCV households are single parent families.

**How Does the Selection Process Work?**

- PHA maintains site-based waiting lists for public housing. Prospective residents can choose their preferred sites or select the first available waiting list when they apply.
- Units are offered to applicants based upon their site selections, income tier, the number of bedrooms needed, and the time and date of their application.
- Due to the variety of needs and low vacancy rates, it is impossible to predict an average waiting time for applicants to enter public housing or the Housing Choice Program.
- Over 12,600 applicants are on the waiting list for conventional and scattered sites, which is currently closed except for seniors and special programs.
- Over 35,300 applicants are on the waiting list for tax credit sites.
- Over 13,100 applicants are on the Housing Choice waiting list, which is currently closed to new applicants.
- To apply for housing, go to [www.pha.phila.gov](http://www.pha.phila.gov). You can also visit the Admissions office at 2013 Ridge Avenue between 9 AM and 2 PM.

**PHA's Commitment to Residents & W/MBE Businesses**

- PHA operates the Workforce Development Center which offers a variety of personal development training programs aimed at helping residents gain employment.
- PHA provides a wide array of developmental and educational programs for its residents including after-school programs for youth, jobs and skills training for adults, and health programs and activities for seniors.
- In the HUD reporting year ending September 30, 2017, 61% of PHA's contract dollars went to minority owned businesses while 41% went to certified women-owned enterprises.

**PHA Sites**

**FAMILY**

- 8 Diamonds (AME)
- Abbottsford Homes
- Arch Homes
- Bartram Village
- Blumberg Phase I (RAD)
- Cambridge 1,2,3 (LP)
- Cecil B. Moore
- Champlost Homes
- Fairhill Apts.
- Falls Ridge (AME)
- Gordon Apartments (PBV)
- Haddington Homes
- Harrison Plaza
- Haverford Homes
- Hill Creek
- James W. Johnson Homes
- Lucien E. Blackwell (LP)
- Ludlow Scattered Sites (LP)
- Mantua (LP)
- Marshall Shepard Village (LP)
- Martin Luther King I & III (AME)
- Martin Luther King IV (LP)
- Norris (LP)

- Oakdale Street Apartments (RAD)
- Oxford Village
- Paschall Village (LP)
- Queen Lane Apartments
- Queen Lane (LP)
- Queen's Row
- Raymond Rosen
- Richard Allen II
- Richard Allen III (LP)
- Sen. Herbert Arlene
- Spring Garden Apartments
- Spring Garden I (AME)
- Spring Garden II (AME)
- Strawberry Mansion Apartments (RAD)
- Westpark Apts.
- Westpark Plaza
- Whitehall Apts

**FAMILY AND SENIOR**

- Courtyard Apts. (AME)
- GGFE (LP)
- Morton Homes
- Norris Phase II (LP)(RAD)
- Suffolk Manor (LP)
- Warnock Village (LP)
- Wilson Park

**SENIOR**

- Angela Court (AME)
- Bentley Hall
- Cassie L. Holley
- Collegeview
- Emlen Arms
- Germantown House (LP)
- Gladys B. Jacobs
- Holmcrest Homes
- Katie B. Jackson Plaza
- Mount Olivet (LP)
- Nellie Reynolds Gardens (LP)
- Neumann North (AME)
- Parkview
- Plymouth Hall (RAD)
- St. Anthony's (AME)
- Sharswood Tower (RAD)

**UNDER CONSTRUCTION**

- Blumberg 83 (RAD)
- Norris Phase III (RAD)
- Norris V (RAD)