



Our Mission The Philadelphia Housing Authority's (PHA) mission is to provide quality housing for Philadelphia's low and moderate income families by maintaining and improving its housing and facilities, achieving excellence in property management, providing opportunities for resident economic enhancement and workforce development, and by forming strategic partnerships with surrounding communities.

- 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 which convenes monthly public meetings to address PHA business. PHA's Executive Director 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 operating budget of \$371 million and a staff of approximately 1,400 full-time employees, PHA provides housing assistance to nearly 80,000 people through its public housing and Housing Choice Voucher Programs (HCVP).
 - 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 more than 32,000 residents under the Public Housing Program.
 - PHA has 57 developments spread across Philadelphia with over 9,500 units. There are 33 conventional sites.
 - PHA also has over 4,300 scattered site units in active use for a total of over 13,800 public housing units.
 - Public housing families have an average income of \$10,645.24. The average rent is \$267.
 - 58% of public housing households are single parent families.
 - 41% of public housing residents are under the age of 18.
 - 18% of public housing residents are 55 or older.

- Housing Choice Voucher Program (HCV)**
- PHA houses over 16,200 families or over 43,000 authorized residents through the Housing Choice Voucher Program, formerly known as Section 8.
 - HCV families have an average income of \$10,061.09. The average tenant portion of rent is \$288.33
 - Heads of household enrolled in the program lease homes from private landlords and receive a rent subsidy.
 - Nearly 4,700 private landlords participate in the program.
 - Qualified HCV recipients have the opportunity to become homeowners through the HCV Homeownership Program.



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 40,000 applicants were on the waiting list for public housing as of July 2012.
- Over 55,000 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. You can also visit any PHA site management office or the Admissions office at 712 N.16th Street between 9 AM and 2 PM.

PHA's Commitment to Residents & Businesses

- PHA operates the Community Partners Program and the Pre-Apprenticeship Training Program for Construction Trades.
- To date, over 400 graduates of Pre-Apprenticeship have entered the building trades while almost that same number have entered related fields.
- 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 2011, 32% of PHA's contract dollars went to minority owned businesses while 17% went to firms owned by women.

PHA Sites

FAMILY

- 8 Diamonds (AME)
- Abbottsford Homes
- Arch Homes
- Bartram Village
- Cambridge 1,2,3 (LP)
- Cecil B. Moore
- Champlost Homes
- Fairhill Apts.
- Falls Ridge (AME)
- 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)
- Norris Apts.

- Oxford Village
- Paschall Village (LP)
- Queen Lane Apts.*
- Raymond Rosen
- Richard Allen II
- Richard Allen III (LP)
- Sen. Herbert Arlene
- Spring Garden Apts.
- Spring Garden I (AME)
- Spring Garden II (AME)
- Westpark Apts.
- Westpark Plaza
- Whitehall Apts

FAMILY AND SENIOR

- Courtyard Apts. (AME)
- GGFE (LP)
- Morton Homes
- Norman Blumberg Apts.
- 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
- St. Anthony's (AME)