



HOUSING CHOICE VOUCHER PROGRAM

*Join PHA's Housing Choice Voucher (HCV) Program
to Get Benefits That Guarantee Monthly Cash Flow*



PHILADELPHIA HOUSING AUTHORITY

OPENING DOORS TO OPPORTUNITIES

OUTPACE THE COMPETITION

Join the Housing Choice Voucher (HCV) program and you'll receive:

- Guaranteed monthly rental income even when the tenant loses a job
- A pool of prospective renters
- Streamlined Online Leasing Process to minimize vacancy losses
- Competitive rents
- A dedicated team of housing professionals that tend to customer service needs
- Access to an Owner Assurance Fund designed to protect property owners from unexpected damages above normal

Over a thousand Housing Choice Voucher holders currently are searching for rental units in Philadelphia and they are ready to move. These five simple steps can get you started:

Step 1:

Register for PHA's free HCV Owner Certification Training to receive your PHA Owner Certificate.



Step 2:

Visit PHA's website to sign up for an Owner Portal Account at pha.hcvportal.org.



Submit the new owner application and supporting documents.

Step 3:

Once your request is received, PHA will create an Owner Account and ID that provides full access.

Step 4:

Advertise your available unit(s) on our partner website, affordablehousing.com



Step 5:

Locate prospective HCV tenants and submit Requests for Tenancy Approvals (RFTA) through the PHA Owner Portal.

Track each step of the leasing process in Moves Tracker to receive your first PHA rent payment!



HCV PROGRAM BENEFITS

GUARANTEED RENT

Generally, PHA's portion of the rent will be directly deposited to the owner's bank account on the first of every month. Only the tenant's remaining balance, if any, will have to be collected. HCV property owners and property managers have guaranteed cash flow for their investments.

Should an HCV tenant ever experience a loss of income, PHA's rent portion to the owner will increase. In contrast, when a renter without a housing subsidy experiences a decrease in income, owners have to address late and underpaid rent, repayment agreements, and often eviction.

LOW VACANCY RATES

Hundreds of voucher holders are currently in the market for affordable units.

Owners can advertise available units on affordablehousing.com, PHA's partner website, where voucher holders typically search for units.



Check out this YouTube Video that details all the website's new features, including how to list your properties most effectively!



REDUCED TURNOVER

The initial term for a lease signed with an HCV voucher holder is two years. This guarantees rent and an occupied unit for a minimum of two years. Additionally, HCV tenants, on average, occupy their HCV unit for over seven years, meaning less turnover and costs for owners.

OWNER WALK-IN HOURS & BRIEFINGS

PHA offers walk-in office hours for owners and property managers every Wednesday from 3 pm to 5 pm at PHA Headquarters, located at 2013 Ridge Ave. During these hours, our staff will assist with the following:

- Owner Portal Walk Through
- Uploading Leases
- New Owner Application Reviews
- Payment Questions

The Owner Portal enables landlords to streamline the tenant in-take process. Use it to keep track of your inspections and set up automated reminders.

Pre-tenant inspections are available for vacant units. If an owner has a vacant unit ready to rent but hasn't selected a tenant yet, PHA can conduct a pre-inspection, which cuts down on the vacancy time once a voucher tenant is selected. For example, owners with a

pre-inspected approved unit can move forward directly to rent negotiation once a prospective HCV tenant has been selected.

Self-Service-Inspection Options: you can request re-inspections and extension requests through the Owner Portal, and photos of completed repairs can now be submitted through our new Self-Certification option.



PHA Payment Standard Schedule effective November 1, 2025 Payment Standards

SAFMR Group	Type	SRO	0	1	2	3	4	5	6	7	8
1	Basic Rents	\$825	\$1,100	\$1,190	\$1,420	\$1,700	\$1,900	\$2,185	\$2,470	\$2,755	\$3,040
2	Traditional Rents	\$960	\$1,280	\$1,390	\$1,660	\$1,990	\$2,220	\$2,553	\$2,886	\$3,219	\$3,552
3	Mid Range Rents	\$1,162	\$1,550	\$1,690	\$2,010	\$2,410	\$2,690	\$3,093	\$3,497	\$3,900	\$4,304
4	Opportunity Rents	\$1,350	\$1,800	\$1,960	\$2,330	\$2,790	\$3,120	\$3,588	\$4,056	\$4,524	\$4,992
5	High Opportunity Rents	\$1,575	\$2,100	\$2,280	\$2,720	\$3,260	\$3,640	\$4,186	\$4,732	\$5,278	\$5,824

FAIR MARKET RENTS

PHA's HCV program offers similar rent values to those collected from free market rental agreements. In most situations, PHA can negotiate a contract rent by matching with it with comparables in the private market. HCV incentivizes landlords by paying higher rents based on unit ratings and included amenities.

Each year, HUD publishes Fair Market Rents (FMRs), which serve as maximum rent levels for units of a given bedroom size. PHA publishes the FMRs by zip code, enabling landlords to plan for the future.

Group 1	Group 2		Group 3	Group 4	Group 5
19124	19111	19137	19101	19118	19102
19132	19115	19138	19104	19123	19103
19133	19116	19139	19105	19125	19106
19141	19119	19140	19109	19127	19107
	19120	19142	19110	19128	19130
	19121	19143	19112	19146	19147
	19122	19144	19114		
	19126	19150	19129		
	19134	19151	19131		
	19135	19152	19145		
	19136		19148		
			19149		
			19153		
			19154		

