

PHILADELPHIA HOUSING AUTHORITY
PROPOSED AMENDMENT TO THE PUBLIC HOUSING ADMISSIONS AND
CONTINUED OCCUPANCY POLICY

APRIL 2026

The Philadelphia Housing Authority (“PHA”) proposes to amend the Public Housing Admissions and Occupancy Policy (“ACOP”) to add the following provisions to Chapter 5 “Applicants, Waiting List and Tenant Selection” :

Housing Options Grant Program – Multi-Family

The Housing Options Grant Program – Multi-Family (“HOP-MF”) is a grant program through which the Pennsylvania Housing Finance Agency (“PHFA”) awarded funds under the Preservation Initiative component to PHA to support the preservation of affordable housing at the Wilson Park Senior and Holmecrest public housing developments in accordance with HOP-MF program guidelines and the 2026 Grant Agreement.

In accordance with the HOP-MF program guidelines and the 2026 Grant Agreement, at the time of the Grant Agreement and throughout the specified Affordability Period, at least 90% of the units in the Wilson Park Senior and Holmecrest developments must be occupied by tenants that qualify as “Low-Income Households”. For purposes of this section only, a Low-Income Household is a household that is at or below 60% of the income identified on the annual Low Income Housing Tax Credit (“LIHTC”) Rent and Income Limits chart issued by PHFA for Philadelphia County, based on household size. However, if a household would have qualified as a Low-Income Household at the time of initial occupancy but the household’s income increases above the limit while occupying the unit, the household will be grandfathered into the program requirements.

PHA will monitor compliance with the HOP-MF program guidelines and the 2026 Grant Agreement over the course of the Affordability Period. Based on its review of current occupancy and if necessary to ensure ongoing compliance, PHA may limit new admissions at Wilson Park Senior and Holmecrest to applicants that qualify as Low-Income Households as defined in this section.