# ACCOMPLISHMENTS REPORT

# 2026 GROWTH IN ACTION:

## Expanding Access To Opportunities

PHA

PHILADELPHIA HOUSING AUTHORITY

OPENING DOORS TO OPPORTUNITIES




PHILADELPHIA HOUSING AUTHORITY
WESTPARK GROUNDBREAKING
March 2, 2018

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# MISSION **STATEMENT**




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.

# STRATEGIC DIRECTIONS PLAN

## IN DECEMBER 2014,THE PHA BOARD OF COMMISSIONERS APPROVED A STRATEGIC DIRECTIONS PLAN CONTAINING 12 STRATEGIC PRIORITIES.

1 

Preserve and expand the supply of affordable housing available to Philadelphia's residents with low incomes;

2 

Achieve excellence in the provision of management and maintenance services to PHA residents;

3 


Create safe communities in collaboration with neighborhood residents and law enforcement agencies;

4 

Enhance resident well-being and independence through partnerships for employment, job training, education, health, and other evidence-based supportive services;

5 

Improve access to quality housing choices and opportunity neighbohoods through the Housing Choice Voucher Program;

6 

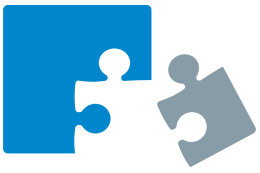
Incorporate energy conservation measures and sustainable practices throughout PHA operations;

7 

Improve customer service, streamline operations, and create a business model that is data-driven and high-performing;

8 

Conduct PHA business in an open and transparent manner that promotes accountability and access, ensures diversity, and adheres to the highest ethical standards;

9 

Strengthen existing relationships and forge new public, private, and philanthropic partnerships to support PHA's strategic goals;

10 

Make PHA an employer of choice with an accountable, diverse, trained, and productive workforce;

11 

Ensure that PHA is a good neighbor and reliable community partner; and

12 

Encourage innovation and promote PHA's financial health through ongoing participation in the Moving to Work Program.



# EXPANDING AFFORDABLE HOUSING THROUGHOUT OUR BELOVED CITY.

Dear Friends, Partners, and Philadelphia Community Members,

As FY 2026 comes to an end, I am honored to look back on a year marked by transformative progress and meaningful achievements for the Philadelphia Housing Authority (PHA) as we work to expand affordable housing throughout our beloved city.

This year, we issued $302.5 million in guaranteed revenue bonds through the PHADC Acquisition Program, Series 2025A, strengthening our capacity to add up to 7,000 affordable housing units citywide. PHA was proud to support the launch of Mayor Cherelle L. Parker's $2 billion H.O.M.E. Initiative, which aims to build or maintain 30,000 affordable homes. Under our Opening Doors Initiative, we have acquired over 1,700 new units.

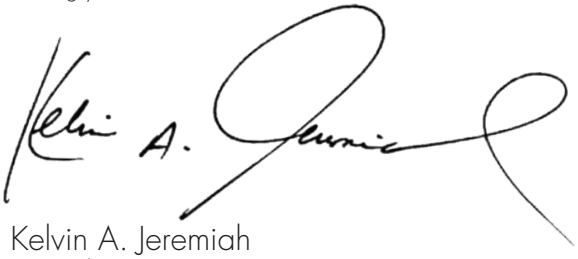
Our recent acquisitions through FY 2026 reflect our commitment to both growth and preservation. Somerset Station in Port Richmond was purchased for $58 million, comprising 187 units at 2230 E. Somerset Street and 33 units in 11 townhomes at 2248 E. Somerset Street. Birchwood at Grays Ferry (formerly St. Anthony's Senior Residence) was acquired for $5.8 million and features 38 senior units and 15 townhomes at 2309-33 Carpenter Street, with affordability secured on all townhomes through 2030. Rounding out our expanding portfolio are Brith Sholom with 336 senior units with an estimated $120 million budget, The Dane Apartments with 231 units, Greene Manor Apartments with 381 units in four buildings, Legacy at Powelton Village with 40 units, and UCity Flats with 44 units to be converted into family apartments.

Community revitalization remained central to our mission. In Sharswood, we marked a major milestone with the opening of 65 new affordable housing units under the Choice Neighborhood Initiative, 63 of them newly constructed. The celebration also debuted Philadelphia's first sidewalk poetry project, created in partnership with Mural Arts, which brings local poets' words to our neighborhood walkways. Additionally, as part of the redevelopment of Fairhill, the Hartranft Community Center reopened after two decades of closure as a 60,000-square-foot hub for recreation, learning, and connection, featuring a gym, kitchen, classrooms, indoor pool, and a new 25,000-square-foot playground.

I am thrilled to share that PHA and its redevelopment partners, LMXD and MSquared, have broken ground on the first phase of the Westpark Apartments redevelopment, a truly exciting milestone for West Philadelphia. This transformative project will deliver 1,000 new homes. The first phase involves 327 units across three buildings, with units reserved for both returning Westpark residents and new households earning between 20 and 80 percent of the area median income (AMI). The first phase will also create over one acre of open space, a new pedestrian plaza connected to the SEPTA station at 46th and Market Streets, retail space for local businesses, and a community center with on-site services. Thanks to $21.4 million in federal infrastructure funding from the U.S. Department of Transportation and Federal Highway Administration, this first phase serves as the foundation for an anticipated $500 million total investment across the Westpark campus including major improvements such as reconnecting this neighborhood to the city's street grid, restoring connection, opportunity, and pride to the community.

I am also proud to highlight Liberty 53: Estelle B. Richman Place, another meaningful addition to West Philadelphia that builds upon the foundation of Liberty 52: Stephen F. Gold to create 31 new affordable rental homes in our city. The 32,088 sq. ft. building will offer 23 one-bedroom and 8 two-bedroom units, each with an in-unit washer and dryer. Fifteen of these homes will be dedicated to individuals with special needs, and five will be reserved for people transitioning out of nursing homes and into the independent, community-based lives they deserve. Through our partnership with Liberty Housing Development Corp and the remarkable vision of Ms. Richman, we are ensuring that Philadelphia's most vulnerable residents have not just a place to live, but a place to truly thrive.

These accomplishments are a testament to the dedication of our staff and the steadfast support of our residents, Mayor Parker, City Council, HUD, PHFA, and all our valued partners. Together, we continue to encourage a more equitable, vibrant, and inclusive Philadelphia. Thank you for your continued partnership and commitment to our mission. We look forward to building on this year's momentum and achieving even greater success together in the coming year.



Kelvin A. Jeremiah
*President & CEO*



# A MISSION BEYOND BUILDING HOMES

Dear Friends, Partners, and Philadelphia Community Members,

Serving as Chair of the PHA Board of Commissioners for the past decade has been one of the greatest honors of my public service. In that time, I have seen how true collaboration—between leadership, staff, and most importantly, residents—turns vision into lasting change. The accomplishments highlighted in this report reflect the strength of our shared commitment and the momentum of the "Opening Doors Initiative," which is redefining what affordable housing can be in Philadelphia. We are proving that accessibility, quality, and comfort are not competing priorities—they belong together.

What sets PHA apart is our unwavering focus on centering residents in every aspect of our work. Monthly Pre-Board meetings, Resident Roundtables, and co-designed programs ensure that resident voices shape our priorities and decisions. Initiatives such as the Youth & Family Center, the Entrepreneurship Program, and PhillySEEDS—launched by CEO Kelvin Jeremiah in 2013—provide pathways to education, homeownership, and financial stability.

Our progress is rooted in partnership and mutual respect. Resident involvement is not an addition; it is essential. The creativity, leadership, and determination within our communities continue to inspire new programs that support not only housing needs, but the aspirations and dreams of the people we serve.

This Annual Accomplishments Report affirms that PHA's mission extends far beyond building homes. By investing in job training, education, wellness, and homeownership opportunities, we uplift individuals and strengthen entire neighborhoods. Together, we are demonstrating what is possible when every voice is heard, valued, and empowered to shape our future.



Lynette M. Brown-Sow
*Chair, PHA Board of Commissioners*



# A SAFER, CLEANER, AND MORE EQUITABLE CITY FOR ALL

As we reflect on the progress made in 2025, I am proud of what the City of Philadelphia and the Philadelphia Housing Authority have accomplished together for residents and neighborhoods across our city. By aligning our resources and shared vision, we made historic strides toward a safer, cleaner, and more equitable Philadelphia. That progress gives us a strong foundation for the work still ahead.

Housing is more than shelter. A safe, quality home gives families stability, strengthens neighborhoods, and creates a foundation for economic opportunity. That is why the City's partnership with PHA is so important to our shared work to make Philadelphia the safest, cleanest, greenest big city in America, with access to economic opportunity for all.

Throughout 2025, our partnership focused on delivering tangible results directly to our neighborhoods by addressing Philadelphia's housing needs, expanding supportive services, and creating new pathways to economic mobility. Together, we accelerated the development of high-quality, affordable housing across the city. By closely coordinating City agencies with PHA's development work, we opened new, modern housing communities, preserved existing affordable homes, and transformed vacant spaces into stable neighborhood assets for future generations.

We also continued aligning our housing strategies around an ambitious shared vision. Through the City's historic H.O.M.E. Initiative, we are working to build, preserve, and restore 30,000 homes, while PHA is advancing its commitment to add and preserve 20,000 deeply affordable homes. Together, that represents a vision for 50,000 homes and units of housing for Philadelphians.

Beyond housing itself, we know thriving communities also require safety, support, and opportunity. Over the past year, we strengthened our joint violence prevention and intervention efforts by bringing City services directly into PHA communities. That work gave young people and families safer spaces, trusted mentors, and easier access to supportive resources close to home.

At the same time, we expanded economic opportunity through joint workforce initiatives, job fairs, and targeted training programs. Together, these efforts connected hundreds of PHA residents to family-sustaining careers and helped strengthen Philadelphia's economy from the neighborhood level up.

I want to thank PHA President and CEO Kelvin A. Jeremiah for his leadership and partnership, along with the PHA Board of Commissioners, staff, community partners, and, most importantly, the residents who continue to shape this work.

There is much more ahead. The City will continue standing shoulder to shoulder with PHA to expand housing opportunity, strengthen neighborhoods, and ensure more Philadelphians have a safe, quality place to call home.

That is how we move forward together as One Philly, a united city.

Sincerely,

Cherelle L. Parker

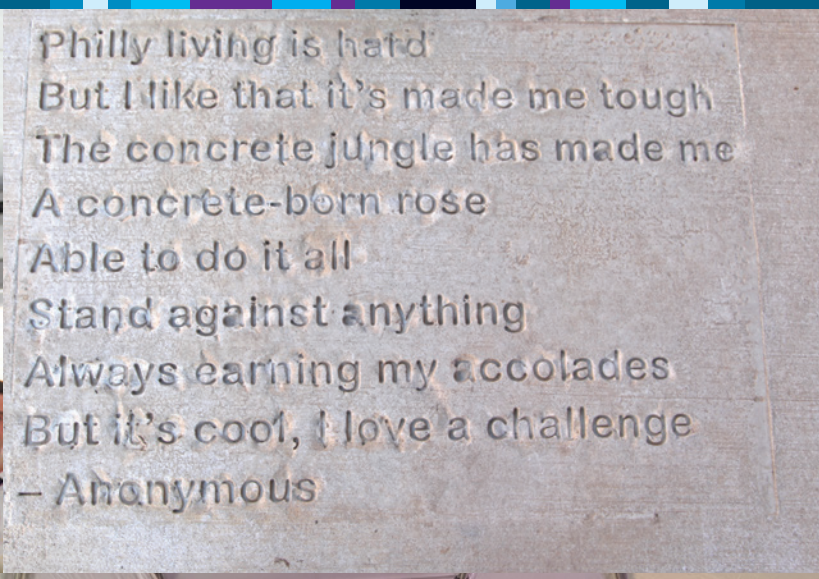
Cherelle L. Parker
*100th Mayor, City of Philadelphia*






# DEVELOPMENTS










# SHARSWOOD/BLUMBERG TRANSFORMATION: THE RESULTS

The Sharswood/Blumberg Choice Neighborhoods Transformation Plan is Philadelphia's largest mixed-income, mixed-use redevelopment project. As the plan nears its completion, this transformation not only expanded the supply of affordable housing in the Sharswood neighborhood, but included significant community investments, including a new supermarket and a fully renovated Vaux Community Building which is now home to a neighborhood high school and PHA's Workforce Center. The impact of these investments is profound and lasting: the poverty rate in neighborhood has fallen from nearly 70% in 2014 to 31% today and neighborhood vacancies have fallen by 79%.

- **$30 million** | HUD grant awarded to anchor the initiative.
- **$620 million** | Total invested in the transformation of the redevelopment of Blumberg and surrounding Sharswood neighborhood.
- **1,480 units** | Total affordable rental and homeownership units for low-income families.

## Rental Housing

- **82% complete** | 1,005 of the planned 1,216 rental units are fully finished.
- **211 units** | Currently in the design phase with construction scheduled to break ground in FY 2027–28.

## Homeownership Housing

- **164 units complete** | 133 of these units are already sold or successfully under contract.
- **100 additional units planned** | In the active planning stages to finalize the 264-unit homeownership pipeline.

## Community Amenities

- Santander Bank
- Grocery Outlet
- Philly Fitness Gym
- Urgent Care

Coming Soon:

- Wine & Spirits
- International Market





# FAIRHILL APARTMENTS REDEVELOPMENTS

With construction slated to begin in FY 2027, the redevelopment of Fairhill Apartments in North Philadelphia will transform a distressed 264-unit development into a modern, reconnected community with new construction townhomes and rehabilitated senior housing. As part of the early phases of this transformation, the once shuttered Hartranft Community Center has now been reopened. Design work has commenced for rental and homeownership units with construction anticipated to begin in FY 2027.

- **$232 million** | Total estimated investment for the comprehensive master plan.
- **100% of residents relocated** | All original residents safely relocated to make way for the site demolition completed in October 2025.

## Phase I & II

- **Reopening of the community center** | Full rehabilitation of the shuttered Hartranft Community Center. The 30,000 sq. ft. community center is now fully operational, offering an indoor swimming pool, a playground, and multi-purpose rooms.
- **65 new townhomes** | Replacing old low-rise units with new-construction homes.
- **Two (2) towers rehabilitated** | Transforming existing high-rises into modern, senior-preference housing.
- **Neighborhood reconnection** | Constructing a brand-new public street to reconnect the property with the surrounding neighborhood.
- **Secured financing** | Awarded 4% Low-Income Housing Tax Credits (LIHTC) by the PHFA.

## Phase III: Off-Site Expansion & Homeownership

- **84 new units** | Building new-construction townhomes on newly acquired vacant parcels in the surrounding neighborhood.
- **10 affordable homes** | Ten of the 84 new units dedicated to creating new affordable homeownership opportunities.
- **Financing strategy** | Design work is underway while PHA prepares to submit for 4% LIHTC funding.




# WESTPARK APARTMENTS REINVISIONED

In FY 2026, PHA broke ground on the first phase of the redevelopment of Westpark Apartments. The master plan for the site will transform the property and surrounding area into a thriving, mixed-income community through the construction of affordable and market-rate rental units, site and street reconfiguration to reintegrate the property into the broader neighborhood, and the creation of community amenities, including a playground, community center and new pedestrian plaza linked to the nearby SEPTA station.

- **Site reconfiguration** | Complete reconfiguration of the 12- acre site and infrastructure overhaul of the entire campus.
- **$500 million** | Total estimated investment for the redevelopment of the Westpark property and surrounding neighborhood.
- **1,000 total units** | Tripling housing offered at the property from 327 original units to 1,000 mixed-income housing units.
- **Commercial integration** | Renovation of three existing high-rise towers to feature brand-new, ground-floor commercial retail spaces.

### Phase I:

- **327 Units** | First phase of housing broke ground at the end of FY 2026.
- **Funding secured** | Highly competitive funding secured via one 9% LIHTC and two 4% LIHTC allocations from the PHFA.
- **FY 2026 Bonds** | PHA issued tax-exempt bonds to finance Phase II.

### Phase II:

- **9% LIHTC award** | Early funding milestone achieved with a highly competitive 9% Low-Income Housing Tax Credit award from PHFA, priming Phase II for a smooth transition.
- 4% LIHTC expected to be submitted in 2026.



# THE BLOSSOM AT BARTRAM

HUD awarded PHA its third Choice Neighborhoods Implementation (CNI) grant of $50 million for the Bartram Village property and the surrounding Kingsessing neighborhood. The transformation plan for the property and surrounding neighborhood will involve the construction of 688 mixed-income rental and affordable homeownership units as well as targeted neighborhood improvements and supportive services for residents.

- **$336 million** | Total estimated investment to revitalize the Bartram Village property and surrounding neighborhood.
- **688 mixed-income units** | Replacing 500 distressed original Public Housing units with a mix of modern rental and affordable homeownership units both on and off-site.
- **Comprehensive neighborhood transformation** | Housing construction paired with targeted neighborhood infrastructure improvements, economic development initiatives, and resident supportive services.

## Phase I

- **9% LIHTC award** | Competitive 9% Low-Income Housing Tax Credit awarded by PHFA to support the Phase I redevelopment.
- **FY 2026 launch** | Financial closing is officially completed, with construction of off-site housing now underway.
- **80 units renovated** | Replacement housing will include 80 rehabilitated scattered sites units.

## Phases II through V

- **Contracts awarded** | On-site contracts awarded by PHA; and phases currently in the design phase.

## Community amenities include:

- Full basketball court
- Tot lot
- Community garden
- The Float Lab
- The Nestt





# HARRISON PLAZA

In FY 2023, PHA received a Choice Neighborhoods Planning grant to develop a transformation plan for the Harrison Plaza property and surrounding Yorktown neighborhood. In FY 2026, PHA submitted an application for a Choice Neighborhoods Implementation grant to implement this transformation plan, which will involve the redevelopment of the original low-rise Public Housing units into 260 mixed income housing. The plan will build on the successful redevelopment of the Harrison Plaza Senior Tower through the RAD program

- **$500,000 HUD grant** | Competitive Choice Neighborhoods Planning Grant secured to anchor the master plan.
- **$263 million** | Total estimated budget for the comprehensive neighborhood transformation.
- **Strategic alignment** | Upcoming phases directly complement and build on the infrastructure successes of the modernized Harrison Plaza Senior Tower.

# BRITH SHOLOM

In FY 2025, PHA acquired Brith Sholom, an aging senior housing property in the Wynnefield Heights neighborhood. PHA subsequently received approval from HUD to convert the property through the RAD program. The conversion will involve the complete rehabilitation of the property, with work anticipated to begin in FY 2027.

- **336 units** | Complete rehabilitation pipeline dedicated to preserving affordable senior housing.
- **$120 million** | Total estimated budget mobilized for the rehabilitation of the property.
- **Rapid acquisition** | PHA strategically stepped in and acquired this foreclosed senior building in FY 2025.
- **100% design ready** | Architectural design documents are finished. Production of formal construction documents is actively underway.
- **Additional financing requested** | PHA submitted a 4% Low-Income Housing Tax Credit (LIHTC) application in FY 2027 to support construction.



# OPENING DOORS INITIATIVE: EXPANDING AFFORDABLE HOUSING

PHA is increasing the supply of affordable housing in the city of Philadelphia by leveraging its MTW flexibility to acquire properties and utilizing the Restore-Rebuild program (formerly Faircloth to RAD) to develop new affordable housing. Overall, PHA aims to acquire and/or develop approximately 7,000 additional units of affordable housing.

## Strategy

- **MTW flexibility** | Utilizing Moving to Work (MTW) flexibility to acquire existing multi-family properties and vacant land for the development of new affordable housing.
- **RAD Restore Rebuild** | Maximizing PHA's Faircloth authority to increase the number of affordable housing units available to low-income families in Philadelphia.
- **7,000 units** | Overall goal for increasing the supply of affordable housing through the use of these strategic tools.

## 2026 Progress

- **673 units at 10 properties** | Total number of properties and units acquired in FY 2026.
- **422 units at 7 properties** | Total number of properties and units for which PHA obtained approval to convert through the Restore Rebuild in FY 2026.

## Impact

- **$330 million** | Total invested to date to acquire properties and vacant land.
- **18 properties acquired** | Total number of properties acquired to date with over **1,700 units**.
- **42 properties under RAD Restore Rebuild** | Total number of properties for which HUD has approved PHA to develop and/or convert under the Restore Rebuild initiative since its inception (as Faircloth to RAD), which will offer 2,300 units of affordable housing.






# PRESERVING/CONVERTING PUBLIC HOUSING:

PHA plans to preserve the long-term affordability of its aging Public Housing portfolio by converting it to the Section 8 Project Based Voucher program. The RAD program will allow PHA to redevelop multi-family properties in need of major repairs and rehabilitate others which require only minimal to moderate repairs. PHA is also utilizing the Section 18 conversion process to convert nearly 4,000 units of scattered sites Public Housing to the unit-based voucher program.

## Strategy

- **RAD conversion** | Traditional public housing assistance converted to stable, long-term assistance through the unit-based (or project-based) voucher program.
- **Section 18 Conversion** | Deployed separately or alongside RAD as a tool for asset repositioning and ensuring long-term affordability.
- **12,900 units** | Total number of Public Housing properties and units to be preserved through the use of these repositioning tools.

## 2026 Progress

- **23 Public Housing properties** | Properties approved for conversion to unit-based vouchers under the RAD program.
- **1,042 scattered sites units** | Scattered sites units in AMPs 901, 902, and 903 successfully converted to unit-based vouchers through the Section 18 conversion process.
- **1,200 units approved** | Section 18 applications approved for additional scattered sites units in AMPs 905, 906, and 907. Rehab is underway.
- **1,300 units in the pipeline** | Currently preparing Section 18 applications to convert the remaining scattered sites units.

## Impact

- **69 Public Housing properties** | Properties approved for conversion to unit-based vouchers through RAD to date, consisting of nearly 7,000 units. Conversion will take place over the next several years including 5 PAPMC sites in FY 2027.
- **Rehabilitated housing** | Conversion of scattered sites paired with physical unit repairs and property upgrades to modernize and improve living conditions.





# PHA IN THE COMMUNITY





# RESIDENT PROGRAMS & PARTNERSHIPS

PHA's Resident Programs & Partnerships (RPP) division offers a wide range of programs and services for PHA families, from youth and family programs to workforce development to supportive services for seniors. In addition to providing services directly, RPP has established long-standing partnerships with institutions such as Temple University and trade unions such as District 1199C to expand the programs available to PHA residents. Leveraging partner support and MTW flexibility, the RPP division has grown significantly in recent years, increasing enrollment in established programs like Family Self-Sufficiency (FSS) and piloting new programs including the Section 3 Entrepreneurial fellowship.

## Opening Doors to Affordable Homeownership.

Using MTW flexibility, PHA has expanded the types of assistance available to PHA families hoping to become homeowners for the first time. Eligible PHA families have access to on-going monthly homeownership assistance, downpayment assistance, soft second mortgages and a lease to purchase option.

- **1,100 families** | Purchased their first home through support from PHA to date, including 839 families who have purchased through HCV monthly homeownership assistance and 284 families who have purchased their scattered sites Public Housing unit.
- **300 homes** | Developed by PHA and sold to eligible low-income families to date.
- **$15,000** | Maximum downpayment assistance provided per family.
- **$50,000** | Maximum soft-second mortgage assistance provided per family.




## Gun Violence Intervention Coordination Center (GVICC)

PHA piloted a new program with the Civic Coalition to Save Lives and the Gun Violence Intervention Coordination Center (GVICC) to provide stable housing for families and individuals at-risk of gun violence. Participants receive job training, coaching, and employment through intervention programs, such as the city of Philadelphia's Pushing Progress Philly (P3).

- **Holistic support** | Participants achieved stability by completing intensive behavioral therapy, group discussions, and conflict resolution training.
- **27 individuals** | Provided with stable, secure housing to ensure stability. The program is currently at 90% capacity.
- **40% employment** | Participants now employed as a result of the program. Others have enrolled in college or trade school.

## PHA's Community Action Response and Education Services (PHA CARES)

In partnership with Temple University's Lenfest Center for Community Partnerships, Temple University Hospital, Drexel University and Greater Philadelphia Health Action (GPHA), PHA administered "PHA Cares" Community Health Worker (CHW) Initiative to address immediate and long-term health concerns through community-based engagement and coordinated service delivery.

- **11 Public Housing properties and communities** | Served by PHA CARES Community Health Workers.
- **2,500 individuals** | Connected with Community Health Workers through wellness checks, in-person visits and other interventions.





## Family Self-Sufficiency (FSS) Program

Through its MTW flexibility, PHA implemented significant changes to encourage broader participation in the FSS program, so that families of all income levels could benefit from escrow savings and receive financial incentives and support for diverse goals. The FSS program provides participating families with support in meeting their career and financial goals, including developing individualized plans to reach their goals and connecting them with workforce, training and financial education programs.

- **589 families** | Participating in the FSS program in FY 2026.
- **Over $1.1 million** | Escrow savings accumulated and disbursed to graduates and participants in FY 2026.
- **33 families** | Received financial incentives for purchasing their first home after FSS graduation.
- **41 families** | Received financial incentives for voluntarily giving up their Public Housing or HCV assistance after graduation

## Giving the Gift of Sight

Free comprehensive eye exams and prescription glasses provided to PHA families at the Hartranft Community Center.

- **2-Day Event** | Partnered with OneSight Vision Clinic to deliver critical, free vision care directly to the community.
- **100% Free** | Removed financial barriers by supplying both comprehensive medical eye exams and prescription frames.





## Lighting Up Ridge Avenue

The annual Ridge Avenue holiday tree lighting ceremony.

- **32-Foot Tree** | PHA brought the magic of the North Pole to Ridge Avenue for its annual tree lighting ceremony, featuring performances, hot chocolate, sing-alongs, and the lighting of a spectacular 32-foot Christmas tree.

## Embracing Future Leaders Town Hall

PHA hosts student-led dialogue at the Raymond Rosen Community Center to develop solutions and integrate their perspective.

- **10 students** | Participated in weekly programming with PHA staff to integrate their youth perspective into PHA's programs.
- **Youth-led strategy** | President's Circle hosted a town hall giving young residents a direct platform to pitch solutions to community challenges.

## WORKFORCE PROGRAMS

PHA's Workforce Development Center helps prepare residents for employment success along the career pathway – whether they are just starting out, looking to move into a better-paying position, or returning to the workforce after an extended absence. The center offers job training and adult education programs through partners such as Temple University and Philadelphia OIC and connect individuals to job opportunities through the Section 3 Resource Center.

- **330 individuals** | Received services and referrals through the Workforce Development Center in FY 2026.
- **21 partners** | Offered job training and adult education programs to PHA families.
- **127 individuals** | Completed an occupational training program during the fiscal year.





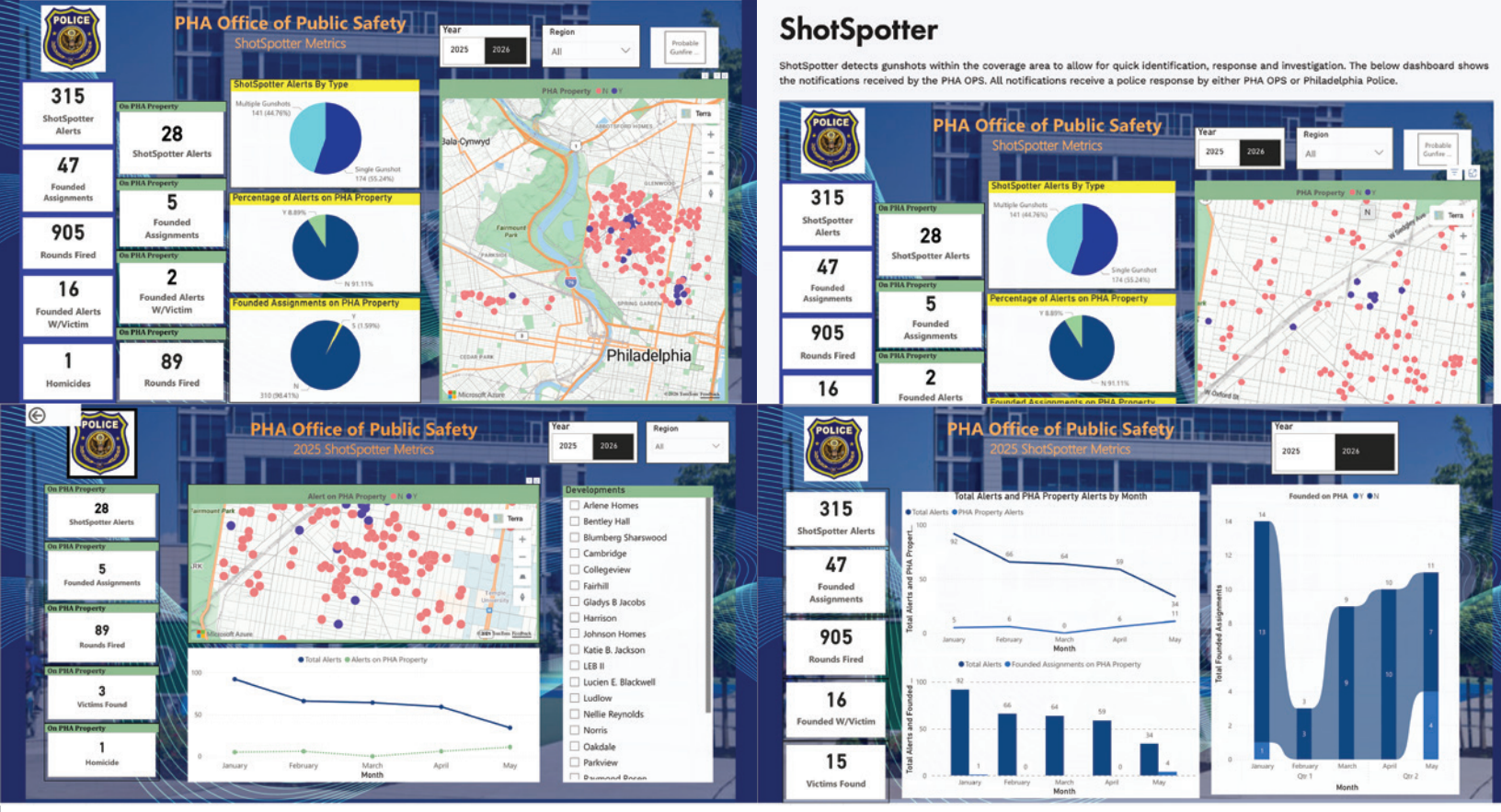




## YOUTH & SUPPORTIVE SERVICES

PHA has tailored programming to meet the full range of needs of families, spanning from early childhood development programs to specialized supportive services for seniors. Long-standing partnerships with institutions such as the William Penn Foundation allow PHA to connect families with a broad array of programming and supportive services.

- **Youth & Family Center** | Vibrant drop-in center hosting a rotating weekly schedule of partner-led programs, youth development activities, and family events.
- **Out of school time programs** | After-school and summer camp programs offered at 10 Public Housing properties.
- **Senior programming** | Meal distribution, wellness checks, fitness programs and social events serving PHA residents 55 years and older at 19 Public Housing properties.
- **Eviction prevention initiative** | Partnering with the William Penn Foundation to provide high-risk families (with children under 8) with direct financial coaching and specialized intervention to prevent eviction and ensure stability.




# OFFICE OF PUBLIC SAFETY

PHA's Office of Public Safety (OPS) is responsible for public safety at PHA properties and offices, providing policing services and deploying trained Public Safety Officers to PHA community events, administrative buildings, and resident activities. OPS manages private security contractors and collaborates with the Philadelphia Police Department (PPD) and other local, state, and federal law enforcement agencies to ensure coordination of investigatory and enforcement actions.

- **Multi-agency coordination** | Strengthened local crime-reduction efforts by expanding data sharing agreements and partnerships with the Philadelphia Police Department (PPD), Temple Police Department (TPD), FBI, DEA, and the Attorney General's Office.
- **-5% Part I Offenses** | Reduction in the most serious offenses citywide through targeted deployment and partner coordination.
- **Community-focused** | Public Safety Officers stationed at Public Housing properties to foster engagement with residents, resident leadership and staff.
- **Gun violence reduction** | New system deployed at 20 Public Housing properties to detect gun shots, map incident locations and identify frequency and historical trends.

Expansion of ShotSpotter as a response to gun violence. Early gun shot warning system that allows PHA PPD and its partners to respond more quickly to reports of gunshots. Currently deployed in North, South, and West Philadelphia.



# SUPPLY CHAIN MANAGEMENT: PHA'S ECONOMIC ENGINE

PHA's Supply Chain Management (SCM) department is responsible for purchasing, contracting and logistics, as well as tracking compliance with HUD's Section 3 requirements and contracting with Minority Business Enterprises (MBE/WBE) and Women-Owned Business Enterprises (WBE).

- **46% MBE** | Percent of PHA's overall contracts that are with MBEs .
- **$362 million** | Total disbursements to contracted vendors.
- **Streamlined and transparent procurement** | New software allows PHA to digitize the sourcing process, improve transparency and expand outreach to vendors.
- **Central Logistics Hub** | Coordinated all planning and logistics for the new facility at 21st and Turner Street, which officially opened in Q1 2026 as the primary operational hub for both PHA and PAPMC.
- **$89.5 Million Awarded** | Distributed total construction subcontracts to drive major capital improvement projects.
- **193 Opportunities Created** | Provided individual contracting opportunities to support local business growth.
- **$699,030 Section 3 Contribution** | Directly contributed nearly $700,000 to the PhillySEEDS Section 3 Fund, directly backing workforce development, job training, and economic mobility programs for Philadelphia residents.



# HOUSING CHOICE VOUCHERS

PHA operates one of the largest Housing Choice Voucher (HCV) programs in the country, administering tenant-based and unit-based vouchers throughout the City. HCV also administers special purpose vouchers (SPV) which target HCV rental assistance to vulnerable populations and provide supportive services through partnerships. The number of families served through the PHA's HCV program has increased significantly due to the conversion of Public Housing to unit-based vouchers and expansion of SPV programs such as the Veterans Affairs Supportive Housing (VASH) and the Foster Youth to Independence (FYI) programs.

- **+22,000 families** | Received rental assistance through PHA's HCV program in FY 2026.
- **40%** | Increase in the number of families served through PHA's HCV program over the past five (5) years.
- **$295 million** | Amount of rental assistance provided by PHA to families in the HCV program over the fiscal year.
- **6 programs** | Number of SPV programs that PHA administered to provide rental assistance to targeted populations, including veterans, homeless, and foster youth.
- **2,500 applicants** | Number who successfully leased to date with voucher after being selected from the waiting list formed in 2023.

As part of its HCV Program, PHA partners with private and non-profit owners to provide long-term, project-based rental assistance to low-income families through its Unit-Based Voucher (UBV) program. PHA has dramatically expanded the number of units in its UBV portfolio, using its MTW flexibility to lift regulatory limits on the size of the portfolio and waive restrictions on the number of units at a property that can be assisted through the UBV program.

- **6,951 units** | Total number of units in the unit-based voucher portfolio today, including properties under contract.
- **5,015 additional units at 68 properties** | Number of new properties and units which PHA anticipates adding to the unit-based voucher portfolio in FY 2027.
- **Special needs & support** | Properties include both new construction, rehabilitated and existing properties, with an emphasis on serving special needs populations and providing on-site supportive services.




# 2112 RIDGE AVENUE

In FY 2026, PHA opened 2112 Ridge Avenue, a new supportive housing community under the Melania Trump Foster Youth to Independence Program for young adults exiting foster care and facing housing insecurity. Residents have access to supportive services that are available on the ground floor of the building and provided by Valley Youth House, an organization with decades of experience serving young adults in this community.

- **36 total units** | Officially opened a brand-new, service-enriched housing community featuring 30 one-bedroom and 6 two-bedroom apartments.
- **Target demographic** | Exclusively serves young adults ages 18–24 transitioning out of foster care or experiencing homelessness.
- **Strategic referrals** | Placements are managed by the City of Philadelphia's Department of Human Services (DHS) and the Office of Homeless Services (OHS).
- **Voucher optimization** | A formal Memorandum of Understanding (MOU) with OHS allows PHA to increase utilization of Foster Youth to Independence (FYI) vouchers.
- **On-site supportive services** | Partnership with Valley Youth House guarantee residents have immediate, daily access to employment assistance, education resources, and youth opportunity advancement.




# PhillySEEDS

Through its non-profit affiliate PhillySEEDS, PHA empowers residents by providing academic scholarships, homeownership assistance, security deposit assistance and housing stability grants.

- **$800,000+ Distributed in FY 2026** |
  1. Academic Scholarships
  2. First-Time Homeowner Closing Cost Assistance
  3. Security Deposit Assistance
- **312 Grantees Supported** | Directly funded more PHA residents and program participants than any prior year in the organization's history.

## Record-Breaking Gala Campaign

- **450 Attendees** | Celebrated the largest PhillySEEDS gala to date, hosted at Vie by Cescaphe.
- **$620,000+ Raised** | Secured historic baseline funding through direct corporate donations and event sponsorships.
- **100% Philanthropic Match** | Previous gala honorees John and Leigh Middleton for the second year pledged a full 100% financial match, effectively doubling the event's total fundraising impact for the upcoming 2027 program cycle.



# The BOTTOM LINE

# PHA FINANCES – NET POSITION

## Philadelphia Housing Authority Statement Of Net Position March 31, 2025

| | Primary Government | Discretely Presented Component Units |
|---|---|---|
| **Current Assets** | | |
| Cash and cash equivalents | $ 321,776,508 | $ 16,436,139 |
| Restricted cash and cash equivalents | 48,069,939 | 38,682,428 |
| Receivables, net | 235,912,444 | 3,106,855 |
| Due from discretely presented component units | 14,394,705 | - |
| Due from primary government | - | 3,582,425 |
| Leases receivable | 427,195 | - |
| Other current assets | 1,844,001 | 3,963,874 |
| **Total current assets** | **622,424,792** | **65,771,721** |
| **Noncurrent Assets** | | |
| Mortgages and notes receivable | 501,138,809 | - |
| Restricted investments | 2,347,597 | - |
| Capital assets nondepreciable | 253,442,247 | 40,518,355 |
| Capital assets depreciable, net | 639,788,535 | 599,023,958 |
| Equity interest in component units | 9,468,849 | - |
| Leases receivable | 2,364,138 | - |
| Other assets | 11,877,174 | 3,558,103 |
| **Total noncurrent assets** | **1,420,427,349** | **643,100,416** |
| **TOTAL ASSETS** | **2,042,852,141** | **708,872,137** |
| **Deferred Outflows of Resources** | **23,691,374** | **-** |
| **Current Liabilities** | | |
| Accounts payable | 20,659,393 | 2,399,627 |
| Accrued liabilities | 21,001,731 | 4,507,294 |
| Current portion of lease obligations | 6,250,234 | 9,000 |
| Current portion of subscription obligations | 236,850 | - |
| Current portion of long-term debt | 665,000 | 23,809,226 |
| Due to other government agencies | 461,969 | - |
| Compensated absences | 9,461,905 | - |
| Resident security deposits | 1,761,573 | 642,254 |
| Due to discretely presented component units | 1,350,627 | - |
| Due to primary government | - | 6,316,170 |
| Unearned revenue and other current liabilities | 17,096,213 | 18,858,508 |
| **Total current liabilities** | **78,945,495** | **56,542,079** |
| **Noncurrent Liabilities** | | |
| Compensated absences | 4,144,819 | - |
| Long-term lease obligations | 14,767,376 | 315,882 |
| Long-term subscription obligations | 680,158 | - |
| Long-term debt | 118,163,450 | 419,030,365 |
| Net pension liability | 46,365,332 | - |
| Other long-term liabilities | 5,084,420 | 104,386,427 |
| **Total noncurrent liabilities** | **189,205,555** | **523,732,674** |
| **TOTAL LIABILITIES** | **268,151,050** | **580,274,753** |
| **Deferred Inflows of Resources** | | |
| Lease related | 2,791,333 | - |
| Pension related | 24,318,812 | - |
| **TOTAL DEFERRED INFLOWS OF RESOURCES** | **27,110,145** | **-** |
| **Net Position** | | |
| Net investment in capital assets | 742,702,678 | 196,702,722 |
| Restricted grants and donations | 2,200,092 | - |
| Restricted reserves | 235,212,711 | - |
| Unrestricted (deficit) | 791,166,839 | ( 68,105,338) |
| **TOTAL NET POSITION** | **$ 1,771,282,320** | **$ 128,597,384** |

# PHA FINANCES – STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION

| For the Year Ended March 31, 2025 | Primary Government | Discretely Presented Component Units |
|---|---|---|
| **Operating Revenue** | | |
| Tenant revenue | $ 43,514,003 | $ 28,605,471 |
| Operating subsidies | 633,423,262 | 6,543,325 |
| Other income | 14,811,143 | 308,991 |
| **Total operating revenue** | **691,748,408** | **35,457,787** |
| **Operating Expenses** | | |
| Administrative | 77,582,002 | 8,075,801 |
| Tenant services | 6,458,900 | 459,262 |
| Utilities | 24,128,335 | 4,774,449 |
| Maintenance | 136,946,485 | 15,278,807 |
| Protective services | 11,228,641 | 315,133 |
| General | 38,099,523 | 3,992,755 |
| Housing assistance payments | 259,526,446 | - |
| Depreciation and amortization | 46,938,088 | 23,072,034 |
| **Total operating expenses** | **600,908,420** | **55,968,241** |
| **OPERATING INCOME (LOSS)** | **90,839,988** | **(20,510,454)** |
| **Nonoperating Revenue (Expenses)** | | |
| Interest and investment earnings | 18,794,352 | 778,022 |
| Interest expense | (3,180,383) | (10,778,098) |
| Loss on capital investment | (166,845) | - |
| Other expenses | 803,201 | - |
| **Net nonoperating revenue (expenses)** | **16,250,325** | **( 10,000,076)** |
| **INCOME (LOSS) BEFORE CAPITAL CONTRIBUTIONS** | **107,090,313** | **( 30,510,530)** |
| **Capital Contributions** | | |
| HUD capital subsidies | 37,029,362 | - |
| Partner distributions | - | (561,933) |
| Partner contributions | - | 49,847,412 |
| **Total capital contributions** | **37,029,362** | **49,285,479** |
| **CHANGE IN NET POSITION** | **144,119,675** | **18,774,949** |
| **Net Position, beginning** | | |
| As previously reported | 1,627,472,915 | 109,512,165 |
| Restatement | (310,270) | 310,270 |
| **As restated** | **1,627,162,645** | **109,822,435** |
| **Net Position, ending** | **$ 1,771,282,320** | **$ 128,597,384** |

**PHA Finances - Ratings** On July 22, 2025, S&P Global Ratings assigned its 'AA-' long-term rating to the Philadelphia Housing Authority Development Corporation (PHADC) Series 2025A Guaranteed Revenue Bonds and affirmed PHA's 'AA-' Issuer Credit Rating (ICR) and all outstanding general revenue debt ratings. S&P maintained a Positive Outlook on all ratings.

S&P noted that PHA continues to successfully execute strategic initiatives involving asset repositioning, redevelopment, and acquisitions designed to expand affordable housing opportunities for approximately 80,000 low- and moderate-income residents throughout Philadelphia. The agency further recognized PHA's ability to manage additional debt associated with its acquisition strategy without materially weakening its credit profile.

On August 1, 2025, Fitch Ratings assigned the Philadelphia Housing Authority (PHA) an 'AA' Long-Term Issuer Default Rating (IDR) and assigned an 'AA' rating to the PHADC Series 2025A Guaranteed Revenue Bonds. Fitch assessed PHA's Standalone Credit Profile (SCP) at 'AA-' and assigned a Stable Outlook.

Fitch highlighted PHA's prudent financial management, strong HUD oversight, stable occupancy levels above 90%, significant demand for affordable housing, and ongoing strategic investments designed to expand affordable and mixed-income housing opportunities throughout Philadelphia.

The combined ratings reflect PHA's strong financial profile, experienced management team, robust liquidity position, operational flexibility under the MTW program, and critical role in providing affordable housing throughout Philadelphia.

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