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Understanding and Preserving Federally Supported Housing in Pennsylvania

HOUSING INITIATIVE AT PENN
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Executive Summary

Federal funding supports more than 180,000 rental units spread across every county in the Commonwealth. As properties age and the affordability requirements tied to federal support expire, preserving these units will be crucial to maintain access to affordable housing in communities across the Commonwealth. This report examines the scale and characteristics of the federally supported rental housing and potential risks to the ongoing viability and affordability of this housing.

Current Landscape

Federal programs and tax credits support the development or operation of 2,885 affordable rental properties across the Commonwealth. These properties include 180,604 units statewide, making up about 17% of rental units affordable to households earning half the median income for their region. These properties are supported by sources such as the Low-Income Housing Tax Credit, HOME, Public Housing, and project-based Section 8. About half of these properties rely on more than one type of funding.

Federally supported rental units are found in every county in the Commonwealth, in both major cities and towns (83,402 units) and suburban and rural areas (97,202 units). Even in counties with a small absolute number of federally supported properties, this stock is often a significant percentage of all the rental housing available in the county.

Preservation Risks

In the next ten years, affordability restrictions in a third of the existing federally supported properties are set to expire. Affordability requirements for 980 properties (or 43,301 units) are scheduled to expire between 2027 and 2036, with the scale of expirations varying significantly across counties. While some of the expiring properties have renewable subsidies, most will need to seek additional support in order to extend the period of guaranteed affordability and keep aging properties in good condition.

More federally assisted units are on track to have their affordability restrictions expire than new units being built through these subsidies. In the ten years between 2013 and 2022, 12,528 federally supported units were newly developed across the state, while more than 43,000 units are facing expiring affordability in the coming ten years.

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Introduction

The federal government supports the financing and/or operations of affordable housing through a variety of mechanisms. The Low-Income Housing Tax Credit (LIHTC) and HOME Investment Partnerships Program (HOME), for instance, provide developers with resources to build or rehabilitate housing, allowing owners to take on less debt; in turn, the rents at these properties are limited by program requirements. Other programs, such as project-based Section 8, operate through contracts that provide properties with ongoing operating subsidies to bridge the gap between a unit's rent and what is affordable for the tenant in that unit (generally 30% of the household's income).

Collectively, we refer to housing that receives public funding and has affordability requirements as federally supported housing.[1] In Pennsylvania, federally supported housing is located in all 67 counties in the Commonwealth and accounts for about 17% of lower-cost rental units, and 11% of all rental units, statewide. In this report, we examine the scope and scale of federally supported rental housing across the Commonwealth, including differences in which federal resources are employed in different areas of the state, the development that has occurred in recent years, and properties whose affordability restrictions may end in the next decade.

Overview of Methodology

This report focuses on federal funding for affordable rental properties and thus excludes purely state and local programs (which generally layer on top of federal programs) as well as tenant-based subsidies like Housing Choice Vouchers. We identify federally supported properties using the National Housing Preservation Database (NHPD) and the Pennsylvania Housing Finance Agency (PHFA)'s internal database of LIHTC supported properties.

Because the affordability guarantees associated with various sources of funding are not permanent (except for Public Housing), we classify and refer to properties as *active* if a property has at least one funding source with an affordability requirement that is in place in 2026.[2] We classify properties as *expiring* if all of their currently active affordability restrictions are due to expire between 2027 and 2036 without further action.

We present findings both in terms of properties and units. When multiple funding sources potentially cover the same units, we assume that they do in fact cover the same set of units.[3]

Throughout, we discuss the availability of federally supported housing in relation to the total number of lower-income renter households and lower-cost rental units. We derived these figures from the American Community Survey, defining *lower-income rental households* as those making below 50% of HUD Area Median Family Income (HAMFI, a measure related to Area Median Income, or AMI), and lower-cost rental units as those with gross rent equal to 30% or less of the monthly income for a household at 50% HAMFI. In practice, the affordability requirements associated with federally subsidized rental housing are more complex; please see **APPENDIX A** for more details on affordability levels by program, and **APPENDIX B** for a full description of our methodology iand underlying assumptions.

Federally Supported Housing in Pennsylvania

Scale and Characteristics

Every county in Pennsylvania has federally supported rental housing. Overall, there are 2,885 properties, with 180,604 units, that currently have active affordability requirements associated with the federal funding sources we track in this report. (Full descriptions of the federal funding sources discussed throughout can

1 Though the world of federal housing programs is broader, in this report we focus on programs which support the affordability of rental properties available for lower-income renters. We do not consider homeownership programs or programs, such as CDBG, which are not exclusively intended for affordable housing production.

2 There are a small number of properties (137) that have an unclear status, largely because their affordability periods recently ended without positive indication of whether those subsidies continued or not; we classify these as active.

3 This may result in an underestimate of units if different programs used at a particular property cover separate units.

be found in **APPENDIX A**). Forty percent of the properties statewide—1,149 properties with 83,402 units—are found in the 19 cities designated by PHFA as urban areas (**FIGURE 1**), and the other sixty percent —1,736 properties with 97,202 units— are in nonurban areas.

The average county has 23 federally supported properties and 1,029 units. However, there is variability across counties in both the total number of properties and units supported by federal resources as well as in the role these play in housing lower-income renters.

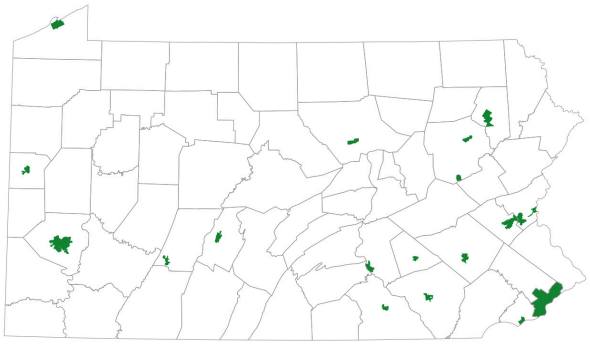
Pennsylvania's most populous counties, Philadelphia and Allegheny, both have over 400 rent-restricted properties. The following eight counties with the highest count of federally supported properties are also higher-population counties with urban areas (**TABLE 1**). On the other hand, 15 primarily rural and sparsely populated counties have fewer than 10 federally supported properties, as shown in **FIGURE 2**. There is a similarly wide range of units active in each county, ranging from 36,124 units in Philadelphia to 63 in Forest County (**FIGURE 3**). A detailed county-by-county profile is available in **APPENDIX C**, as well as additional breakdowns by PA legislative districts.

However, the absolute count of properties and units does not take into account the level of local need for affordable housing nor the broader landscape of housing availability in that county. When we compare the number of federally supported units as a share of lower-income renter households in that county (**FIGURE 4**), we see that federally supported units serve a significant portion of lower-income renters in most counties, with 28 counties (across the urban/nonurban divide) having enough units to serve 30% or more of lower-income households in that county. Statewide, there are 26 federally financed or supported units per 100 lower-income renter households.

Likewise, these homes are a large portion of the broader lower-cost rental housing supply in many counties (**FIGURE 5**). In 27 counties, ranging from relatively high-population Erie and Luzerne to low-population Forest and Sullivan, federally supported units are more than 20% of the broader lower-cost rental stock.

Urban and Nonurban Designations

FIGURE 1. Urban Areas as defined by PHFA



Source: PHFA 2025-2026 LIHTC QAP

Throughout this report, we discuss differences in development between urban and nonurban areas. While there are a variety of ways to classify urban, rural, and suburban areas, we use the designation the Pennsylvania Housing Finance Agency (PHFA) uses in their allocation of tax credits, which labels 19 cities as urban and classifies the rest of the state as nonurban. The cities classified as urban are: Allentown, Altoona, Bethlehem, Chester, Easton, Erie, Harrisburg, Hazleton, Johnstown, Lancaster, Lebanon, New Castle, Philadelphia, Pittsburgh, Reading, Scranton, Wilkes-Barre, Williamsport, and York. These urban and nonurban classifications are distinct from how the U.S. Department of Agriculture classifies rural areas in its administration of Rural Housing Services resources.

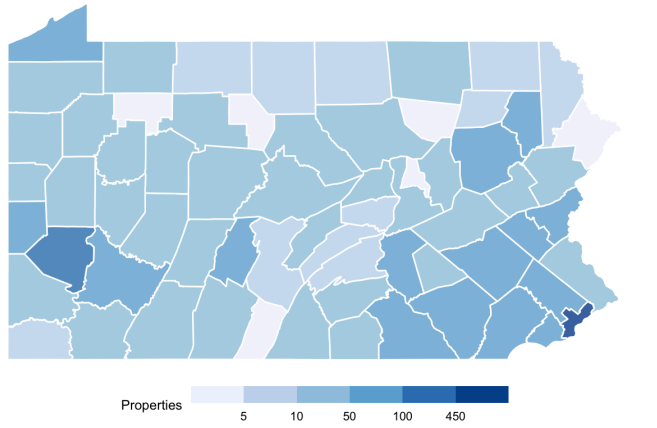
TABLE 1. Properties and units with active affordability requirements, by county

Showing top ten counties by property count

County name	Properties	Units
Philadelphia	493	36,124
Allegheny	431	27,730
Erie	92	4,924
Montgomery	92	4,808
Westmoreland	82	5,040
Delaware	76	4,529
Dauphin	73	6,161
Blair	72	2,242
Lancaster	70	4,494
York	68	4,108

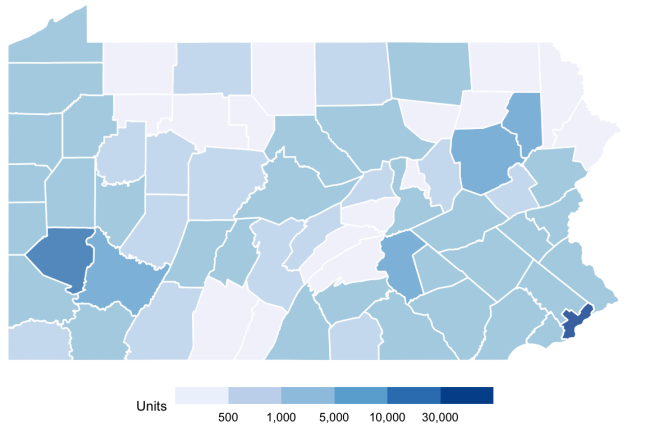
Source: HIP analysis of NHPD (Dec. 2025) and PHFA data (received 2026)

FIGURE 2. Properties with active affordability requirements



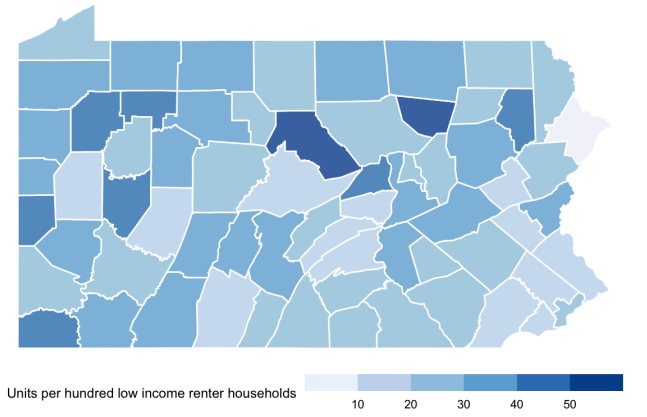
Source: HIP analysis of NHPD (Dec. 2025) and PHFA data (received 2026)
May not include some recently completed properties

FIGURE 3. Units with active affordability requirements



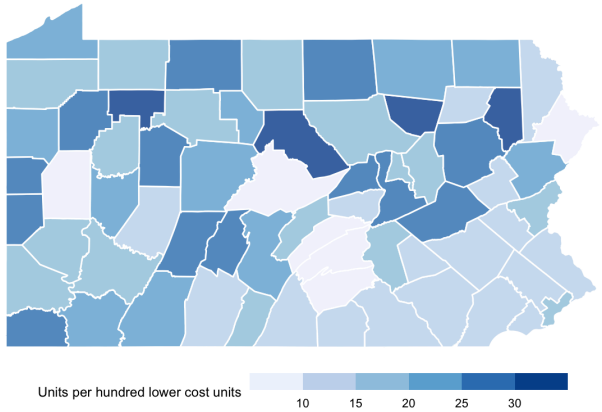
Source: HIP analysis of NHPD (Dec. 2025) and PHFA data (received 2026)
May not include some recently completed units

FIGURE 4. Federally supported units as a share of lower-income renter households



Source: HIP analysis of NHPD (Dec. 2025) and PHFA data (received 2026)
'Low-income' households are those making 50% or less of HUD Area Median Family Income given in 2018-2022 CHAS data.

FIGURE 5. Federally supported units as a share of all lower-cost rental units



Source: HIP analysis of NHPD (Dec. 2025) and PHFA data (received 2026)
'Lower-cost' means the rent is 30% or less of income at half of 2022 HUD Area Median Family Income as given by the 2018-2022 ACS

Statewide, around 17% of lower-cost rental units overall are federally subsidized.

How Federal Resources Support Affordable Housing

Federal resources to support affordable housing in the Commonwealth come from several agencies. The U.S. Department of Housing and Urban Development (HUD) plays an important role in distributing federal resources, as does the Internal Revenue Service (as the administrator of LIHTC), and the U.S. Department of Agriculture (USDA, through the Rural Housing Service). Each of the affordable housing resources takes a different approach to supporting the development of—or the ongoing operational costs associated with—affordable housing. Oftentimes, these resources are used in parallel to make properties affordable to lower-income households as well as to make these properties economically viable for developers.

LIHTC and project-based Section 8[4] are the most common funding sources statewide (**TABLE 2**). LIHTC supports the most properties (1,189 statewide, alone or in combination), while Section 8 subsidizes the most units (69,268 statewide, alone or in combination). Indeed, there are distinct differences in the average size of properties developed with various funding sources. LIHTC and Section 8 properties have, on average, 53 units and 64 units respectively. The differences

4 Not to be confused with Housing Choice Vouchers, formerly and informally called 'Section 8'.

TABLE 2. Federal affordable housing programs in Pennsylvania

Funding source name	Properties with funding source	Units with funding source	Average units per funding source	Percent properties with	Percent units with funding
LIHTC	1,189	64,716	53	41.20%	26.90%
Section 8	1,012	69,268	64	35.10%	28.80%
HOME	549	9,546	16	19.00%	4.00%
Public Housing	411	56,966	134	14.20%	23.70%
RHS 515	262	7,952	30	9.10%	3.30%
HUD Insured	230	26,051	102	8.00%	10.80%
Project-Based Vouchers	117	3,522	29	4.10%	1.50%
National Housing Trust Fund	31	182	6	1.10%	0.10%
Mod Rehab	28	853	30	1.00%	0.40%
Section 202	18	350	19	0.60%	0.10%
RHS 538	17	842	50	0.60%	0.40%

If a property or a unit is supported by multiple funding sources, it will appear more than once in the table.
Source: HIP analysis of NHPD (Dec. 2025) and PHFA data (received 2026)

between the average size of HOME and Public Housing properties are even more pronounced, with properties supported through HOME having on average 16 units, while Public Housing properties have an average of 134 units.

Even as these distinctions between funding sources exist, about 45% of properties rely on more than one funding source. Utilizing various sources of funding can help ensure that projects pencil out financially, as well as making units affordable to the lowest-income households. However, given the differences in how various types of support are designed, maintaining compliance with various affordability requirements and operational subsidies within the same property can become administratively complex.

The most common way to combine federal funding in PA is to use LIHTC and HOME funds in conjunction to support the development or rehabilitation of affordable units (**TABLE 3**). Another relatively common strategy is to layer project-based Section 8 contracts with mortgages insured through HUD, which also layers on affordability requirements.

Some funding source mixes are more common in nonurban areas compared to urban areas and vice versa (**FIGURE 6**). For example, the LIHTC plus HOME mix is used by 12% of properties in nonurban areas compared to 7% in urban areas. The use of RHS 515 is limited to rural areas and supports about 13% of

TABLE 3. Common funding sources and mixes at active properties

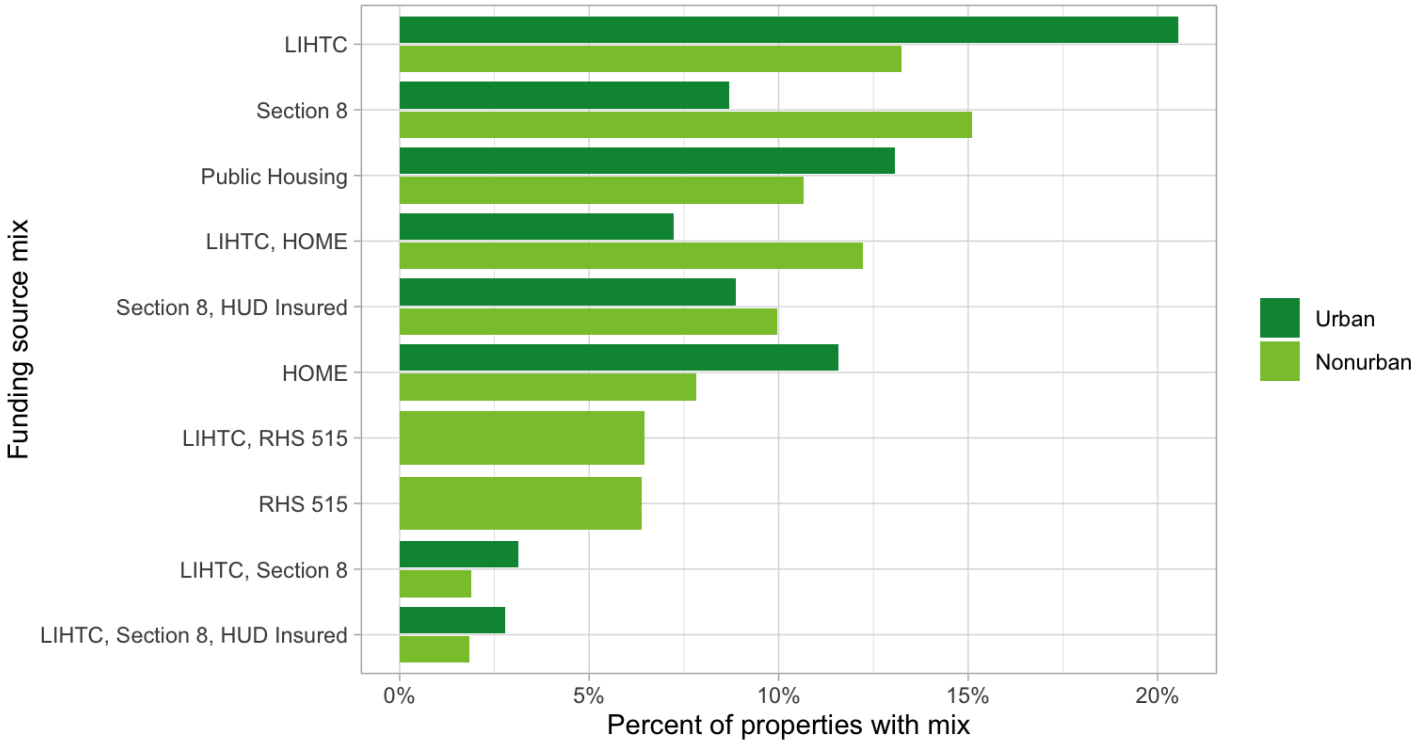
Showing ten most common mixes

Funding source mix	Properties	Units
LIHTC	466	21,643
Section 8	362	18,345
Public Housing	335	51,497
LIHTC, HOME	295	11,058
Section 8, HUD Insured	275	24,512
HOME	269	2,041
LIHTC, RHS 515	112	3,093
RHS 515	111	3,445
LIHTC, Section 8	69	6,787
LIHTC, Section 8, HUD Insured	64	8,037

Source: HIP analysis of NHPD (Dec. 2025) and PHFA data (received 2026)

FIGURE 6. Funding source mixes for properties in urban and nonurban locations

Showing the ten most common mixes statewide



Source: HIP analysis of NHPD (Dec. 2025) and PHFA data (received 2026)
Urban/nonurban definition taken from PHFA's LIHTC QAP

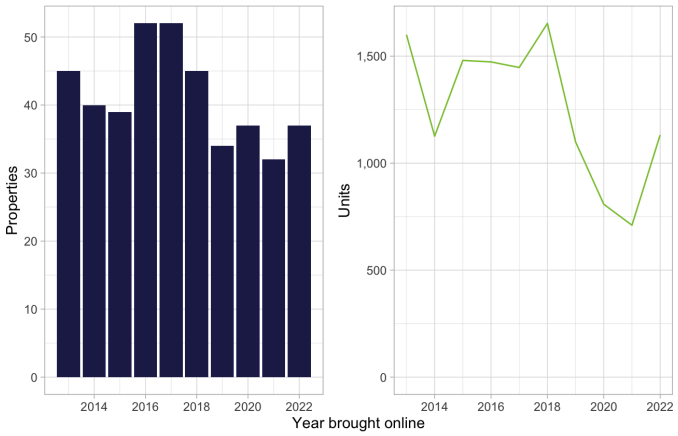
properties (alone or in conjunction with LIHTC) in nonurban parts of the state.

New Federally Supported Affordable Housing in Pennsylvania

Each year, these federal programs support the creation of new affordable housing, whether through new construction, or rehabilitation of units which were previously not supported by these programs. Between 2013 and 2022 (inclusive), 413 properties (with 12,528 units) were made newly available. As **FIGURE 7** shows, the volume of rental homes developed through federal housing programs during this period has ranged from 32 to 52 properties yearly and 710 to 1,653 units yearly.

These newly developed affordable properties have relied on a variety of funding sources, with capital support for projects in their development stages playing the most significant role. LIHTC was the most commonly utilized mechanism, involved in 56% of new developments, alone or in combination with other

FIGURE 7. Newly developed properties with affordability requirements



Source: HIP analysis of NHPD (Dec. 2025) and PHFA data (received 2026)

FIGURE 8. Funding source mix of new properties

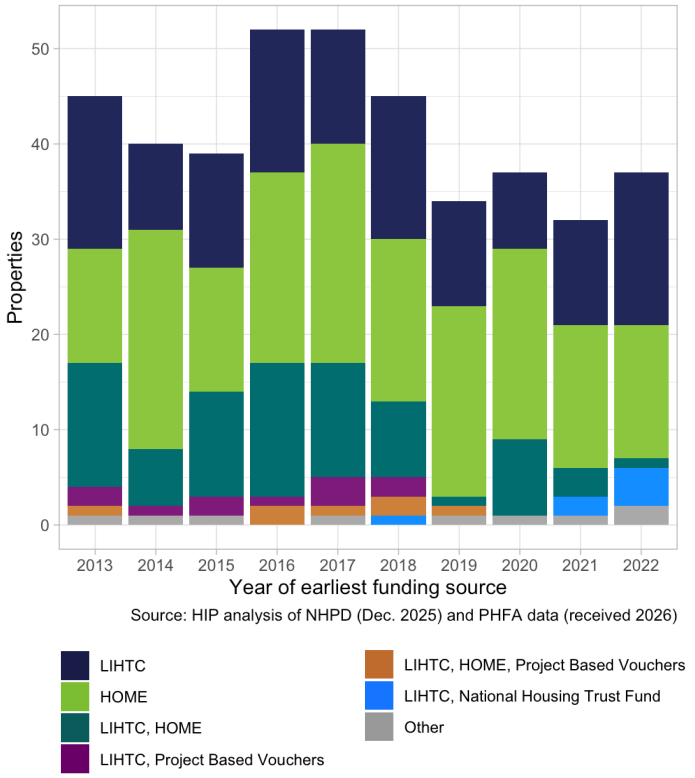


FIGURE 9. Newly developed properties with affordability requirements

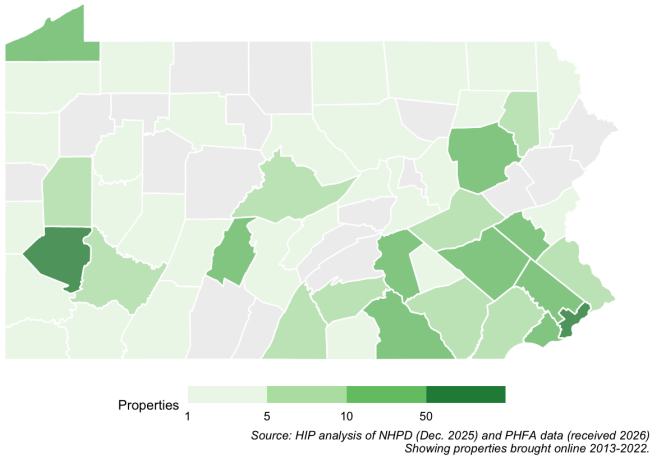
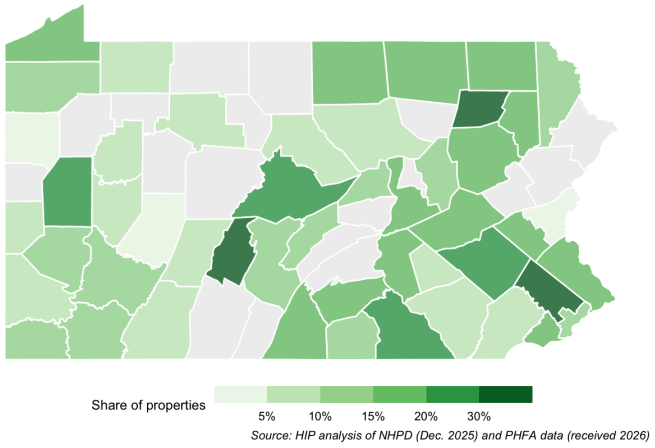


FIGURE 10. Percentage of federally supported properties developed 2013-2022



funding. HOME also played a considerable role and was the most common single source of funds, as shown in **FIGURE 8**. A small number of newly developed properties are supported by Project Based Vouchers, which subsidize rents on an ongoing basis.

These newly developed properties are found across 49 counties, as shown by **FIGURE 9**. Half of the newly developed properties in this period are concentrated in just six counties: Allegheny, Philadelphia, Blair, Montgomery, Berks, and Erie. In some counties, as shown by **FIGURE 10**, these properties account for a significant share of all active federally supported properties (with a higher than 25% share in Blair, Wyoming, Montgomery, Berks, and Butler counties).

The Preservation Landscape in PA

There are over 180,000 units of federally supported affordable rental housing across Pennsylvania's 67 counties. However, the affordability guaranteed by this funding is time-limited, except for Public Housing units. In this section, we explore how many properties will lose affordability guarantees over the next ten years as well as the characteristics of these expirations. Importantly, just because affordability restriction periods end, or a property needs recapitalization, does not mean tenants are necessarily at imminent risk of rent hikes or that these units will fall out of the housing stock. However, in many cases additional steps must be taken to preserve the affordability of these properties. We go on to discuss three additional, and at times overlapping, risks to preserving the ongoing affordability of federally

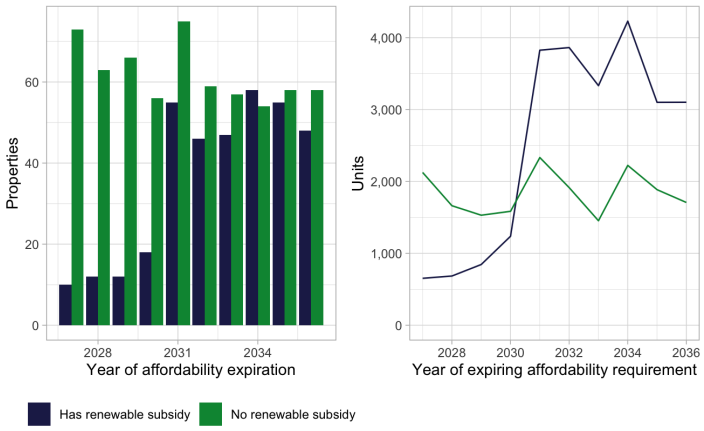
supported properties: depreciation and declining building quality, market pressures in surrounding areas, and risks related to uncertainty of ongoing appropriations for operating subsidies.[5]

Expiring Affordability Requirements

There are 980 properties, with 43,301 units, where affordability restrictions may expire in the next decade (2027 through 2036). We categorize funding for federally funded housing, and the associated affordability requirements, as falling into two categories: *renewable* and *nonrenewable* support. Renewable sources of support (including programs like Section 8) provide ongoing subsidies throughout a contract period. These contracts can be extended (barring major funding or program changes) indefinitely, as long as the property owner does not elect to leave the program. On the other hand, nonrenewable support for affordable housing, such as LIHTC or HOME, provides a project with one-time resources to subsidize construction or rehabilitation costs and places affordability requirements onto the property for a set period. Once this initial period is over, a new application is required to access additional support that would, in turn, extend the period of guaranteed affordability.

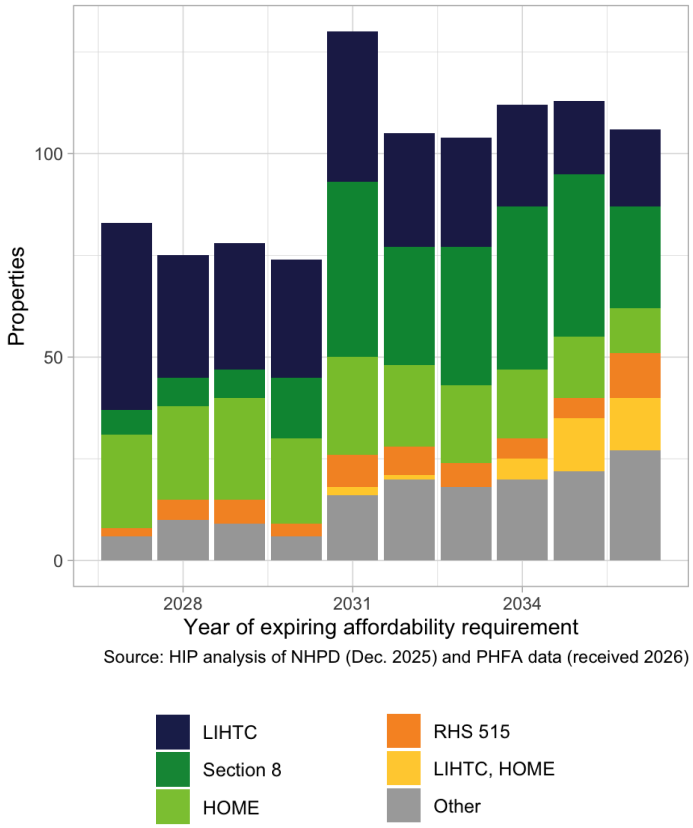
FIGURE 11 shows the number of properties and units set to expire annually, breaking out properties with renewable and nonrenewable federal funding. While there is a clear spike in 2031 in the number of both properties and units with expiring affordability requirements, this increase is driven by an increase in the number of renewable subsidies which will reach the end of their contract terms.[6] Likewise, properties with nonrenewable subsidies will not necessarily have rents immediately jump to market rate, absent additional funding; however, the risk of loss of these units (due to rent increases and/or physical deterioration) will only increase over time.

FIGURE 11. Properties and units with expiring affordability requirements in the next ten years



Source: HIP analysis of NHPD (Dec. 2025) and PHFA data (received 2026).
Showing properties/units where all currently active affordability requirements are scheduled to expire.

FIGURE 12. Funding source mix of properties with expiring affordability requirements



Source: HIP analysis of NHPD (Dec. 2025) and PHFA data (received 2026)

5 We adopt this framework for conceptualizing preservation risks from Reina, Vincent. 2018. *The Preservation of Subsidized Housing: What We Know and Need to Know*. Working Paper WP18VR1. Cambridge, MA: Lincoln Institute of Land Policy.

6 This increase in the number of properties whose renewable contracts will expire starting in 2031 is driven by Section 8 and is due to variation in the contract periods among Section 8 properties.

As **FIGURE 12** shows, the number of properties with expiring LIHTC and HOME affordability restrictions, on the other hand, will remain fairly consistent, with an average of 29 properties losing LIHTC restrictions and 20 losing HOME restrictions annually.

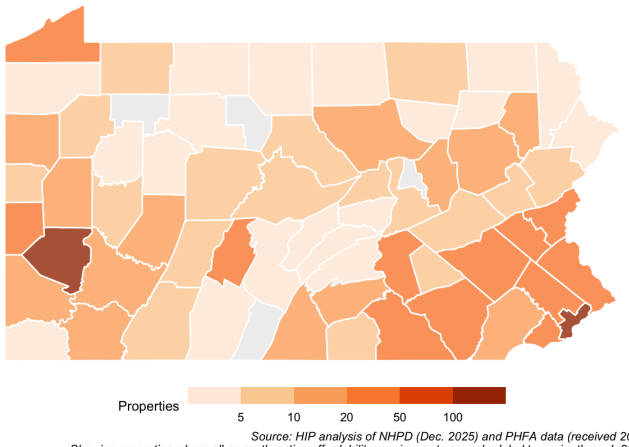
Location of Upcoming Expirations

Properties will face affordability requirement expirations in the coming decade in all but four counties across the Commonwealth (**FIGURE 13**). The absolute number of both expiring units and properties varies across the Commonwealth, with the highest concentration of expirations in Allegheny County and Philadelphia. However, the potential impact of these upcoming expirations as a share of existing federally supported units in each county varies significantly (**FIGURE 14**), with nine counties where over 40% of currently federally supported units are set to expire in the next decade. These counties, which tend to be rural, have relatively few properties with affordability requirements overall, and the potential loss is driven by a small absolute number of properties. Detailed counts for each county and PA legislative district are available in **APPENDIX C**.

Depreciation: Building Quality

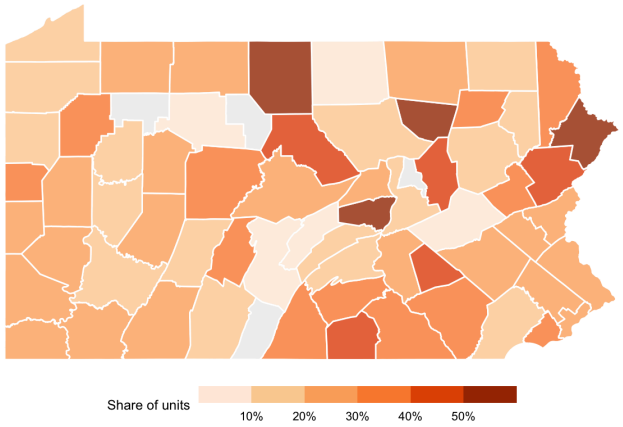
The physical condition of properties whose affordability restrictions are expiring can play a significant role in decisions a property owner makes around continued participation in these federal programs. Poor conditions in properties may also result in loss of housing even during the affordability period if conditions deteriorate so badly that residents are forced to move out. We examine building quality through two measures: building age of LIHTC

FIGURE 13. Properties with expiring affordability requirements, 2027-2036



Source: HIP analysis of NHPD (Dec. 2025) and PHFA data (received 2026)
Showing properties where all currently active affordability requirements are scheduled to expire through 2036.

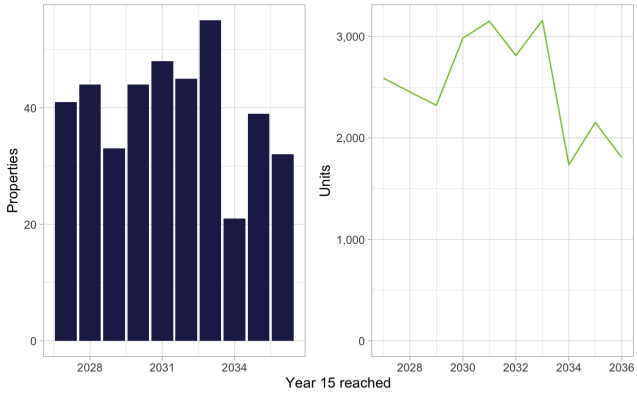
FIGURE 14. Percentage of federally supported units with expiring affordability requirements



Source: HIP analysis of NHPD (Dec. 2025) and PHFA data (received 2026)

The LIHTC 15-Year Milestone

FIGURE 15. LIHTC properties and units reaching Year 15 in the next ten years



Source: HIP analysis of NHPD (Dec. 2025) and PHFA data (received 2026).
Properties with multiple active LIHTCs are included if at least one of the active credits reached Year 15 by 2036.

After a LIHTC-supported property has been operational for fifteen years, there is also the opportunity for the ownership and debt associated with the property to be restructured and for additional credits to be issued to finance capital improvements to a property. The fifteen-year mark is an inflection point for ensuring LIHTC properties remain habitable and ongoing affordability is retained in these properties. There are 403 LIHTC properties reaching Year 15 between 2027 and 2036, with 25,154 units (**FIGURE 15**).

properties, and annual inspection scores of HUD-subsidized properties (REAC scores).

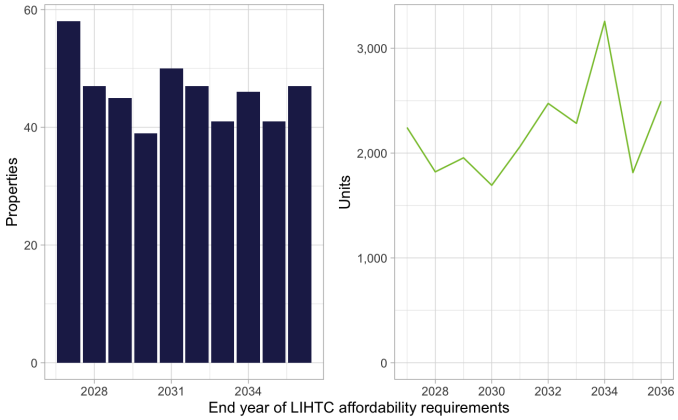
Affordability guarantees on LIHTC properties sunset after a fixed period, called the extended use period (currently 40 years, but previously 30 or 35 years). It is common for the major systems in these properties to need to be replaced as the extended use period comes to an end. These updates generally require significant capital investment, and absent public subsidy, servicing the debt taken out to make these investments may put upward pressure on rents. Over the next ten years, there are 453 properties reaching the end of the extended use period (**FIGURE 16**). On average, 46 properties are set to expire annually, with a high in 2027. Some 23,379 units are in these expiring properties, with an average of 2,209 units expiring annually and a high of 3,257 expiring units in 2034.

Looking more directly at measures of building quality, our analysis of HUD's annual inspections of properties that receive HUD subsidies[7] suggests that properties with potential upcoming affordability expirations tend to be in worse condition and require more serious repairs relative to other properties supported by the same programs. HUD's Real Estate Assessment Center (REAC) scores are based on annual inspections of HUD-subsidized properties to ensure properties are in good condition. Properties with expiring affordability in the next decade are nearly twice as likely to have failing scores of less than 60 (6.2% vs 3.3%, shown in **FIGURE 17**).

Properties with potential expiring affordability in the next decade are also more likely to be flagged as having health and safety deficiencies calling for immediate attention, while properties whose affordability requirements are not set to expire tend to have relatively less pressing repair needs (**FIGURE 18**). Taken together, this suggests that properties whose affordability requirements or contracts are set to expire in the next ten years may have particularly important repair needs, which may pose a challenge in retaining the affordability of these units going forward. The presence of these serious issues and failing scores,

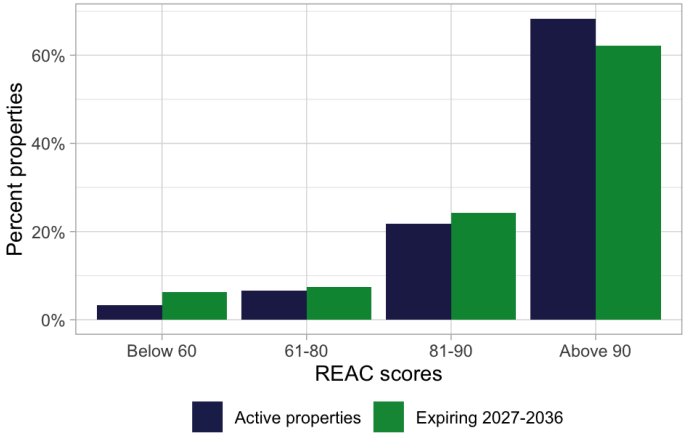
7 We exclude Public Housing units in this analysis because these units do not have an expiration date.

FIGURE 16. LIHTC properties and units with expiring affordability requirements



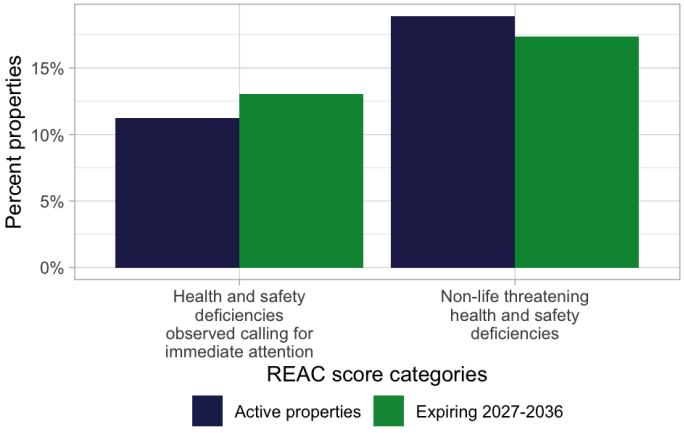
Source: HIP analysis of NHPD (Dec. 2025) and PHFA data (received 2026).
Properties with multiple active LIHTCs are included if at least one of the active credits is expiring by 2036.

FIGURE 17. Housing quality at properties receiving HUD subsidies: REAC numeric scores



Source: HIP analysis of NHPD (Dec. 2025) and federal subsidies data
Does not include Public Housing units.

FIGURE 18. Housing quality at properties receiving HUD subsidies: REAC categories



Source: HIP analysis of NHPD (Dec. 2025) and federal subsidies data
Does not include Public Housing units.

though less common in properties not reaching the end of their affordability periods, may also pose a challenge to maintaining the affordability of these properties.

Affordability: Market Pressures

As owners and property managers weigh options as affordability requirements near expiration, they also take into account the location of units that are currently under affordability requirements and the factors influencing the real estate market in the immediate vicinity. Indeed, research has demonstrated that properties with expiring affordability restrictions located in areas with quickly appreciating home values are particularly likely to lose affordability.[8]

Overall, currently active properties throughout Pennsylvania tend to be in areas with lower incomes, lower average rents, and lower home values compared to the state at large (**FIGURE 19**). This finding holds for census tracts with currently active federally supported properties as well as for only those with properties with expiring affordability restrictions. Affordable housing in urban areas tends to be located in census tracts with particularly low incomes relative to the statewide average, compared to nonurban areas, while the reverse is true for rents.

Properties located in urban areas, however, tend to be in tracts where income, rent, and home values have increased faster than in the state overall, whereas properties in nonurban areas are located in areas where this rate of increase has been similar to the statewide average (**FIGURE 20**). This is true both for tracts with any federally supported properties and tracts with properties that stand to lose affordability restrictions in particular. That is, in urban areas, properties with expiring affordability restrictions are located in neighborhoods where rents are rising particularly quickly. This may incentivize some property owners to move to market-rate rents, and worsen outcomes for tenants who are displaced because their units are no longer affordable.

8 Reina, V., & Begley, J. (2014). Will they stay or will they go: Predicting subsidized housing opt-outs. Journal of Housing Economics, 23, 1–16. https://doi.org/10.1016/j.jhe.2013.11.002

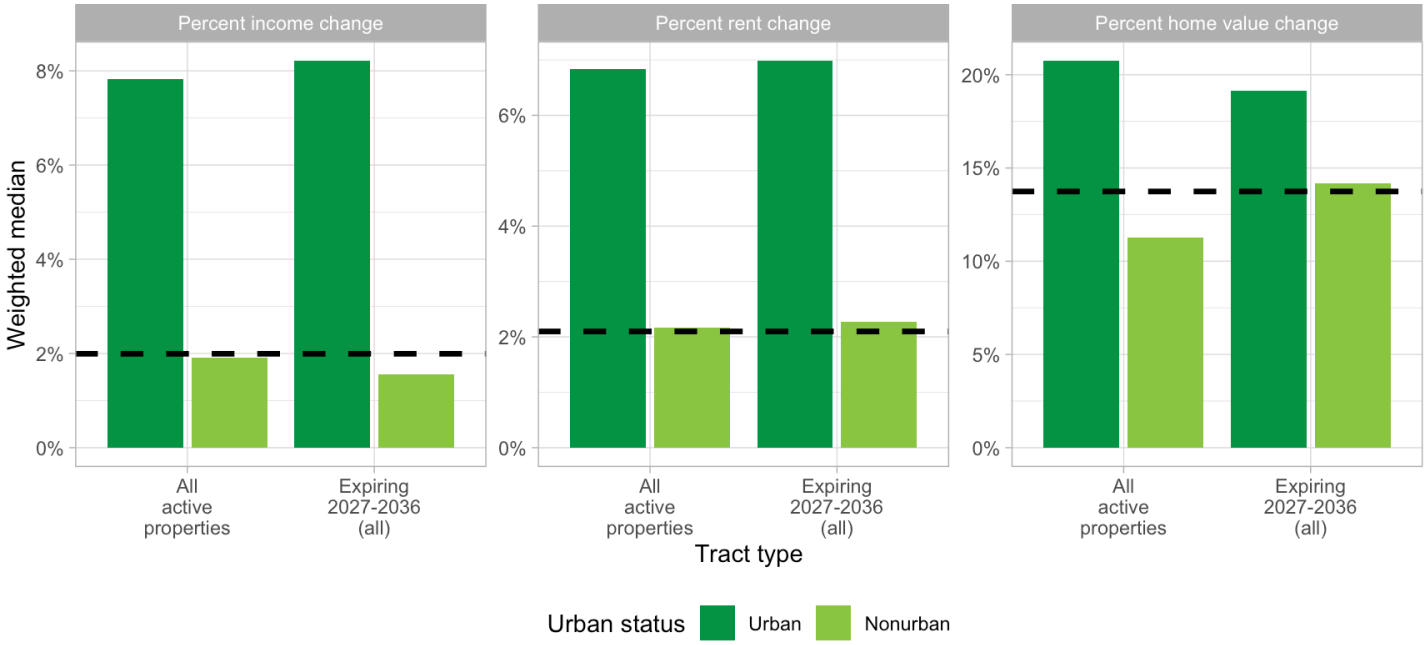
FIGURE 19. Characteristics of census tracts with federally supported properties: Current values

Horizontal dashed line indicates statewide average for all tracts

Data: ACS 5-year (2020-2024), all dollars in 2024 dollars.
Values weighted by number of subsidized units in tract

FIGURE 20. Characteristics of census tracts with federally supported properties: Changes

Horizontal dashed line indicates statewide average for all tracts



Data: ACS 5-year 2020-2024 relative to 2015-2019, all dollars in 2024 dollars.
Values weighted by number of subsidized units in tract

Appropriations Risk for Properties with Contractual Subsidies

In the previous sections, we focused more heavily on the preservation challenges facing properties with non-renewable funding sources, because the process of seeking additional funding that would maintain affordability guarantees at these properties is time intensive and competitive. Renewable subsidies (such as project-based Section 8, Public Housing, Project Based Vouchers, and Mod Rehab) are in theory less complex to maintain over time because they generally only require the renewal of an ongoing, existing subsidy, though the renewal still depends both on the property owner electing to maintain the subsidy and continued appropriation of funding to support the subsidy.[9] Furthermore, renewable subsidies provide ongoing resources which can be used to support operational costs, and keep rents deeply affordable at 30% of income.

Continued funding depends on annual appropriations by Congress, exposing these properties and the tenants living in them to immediate risk if federal appropriations are reduced, discontinued, or paused. For example, if the government shutdown in October-November of 2025 had continued, renewals of project-based Section 8 subsidies would have been impacted.

Further, given rising rents and costs, even flat-level funding may have a negative effect on properties which rely on these sources to maintain affordability, putting pressure on operating budgets or reducing the number of units which can be supported. Moreover, uncertainty around future funding may influence a property owner's decision to renew a contract and maintain affordability through this mechanism.

These renewable subsidies support 54% of all federally supported properties in Pennsylvania, and as **FIGURE 21** shows, in many counties make up an even larger proportion of the federally supported rental stock. These

9 Renewals are especially important for Section 8 programs because the bulk of the project-based subsidies under Section 8 are under expired programs that cannot add any new properties. If one of these subsidies is allowed to expire, that subsidy will be lost forever.

properties also make up a significant share of the overall lower-cost rental market in some counties, especially in rural areas (FIGURE 22). The continuing fiscal viability of these programs is critical to the overall affordable housing landscape in Pennsylvania not only because of the sheer numerical scale of the units they support (TABLE 4) but also because they provide a deep level of subsidy not necessarily provided by other programs such as LIHTC.

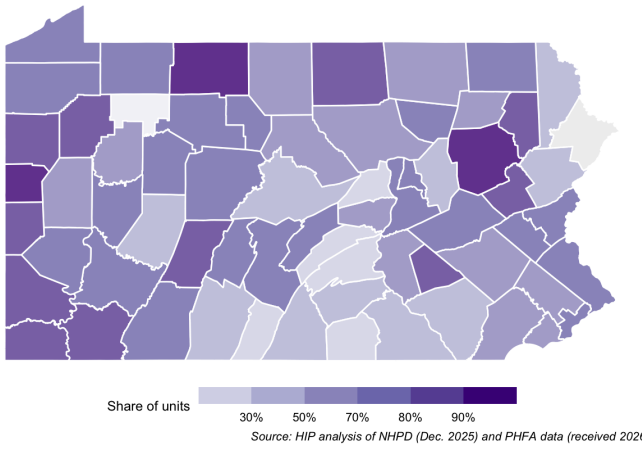
Conclusion

Federal funding plays a key role in the provision of lower-cost housing for renters across Pennsylvania's 67 counties. Statewide, the 180,604 federally supported units make up about 17% of the overall lower-cost rental stock, and the share is even higher in many rural counties. Federally funded units are supported through a variety of programs, including HOME, LIHTC, and Section 8. These funding sources ensure affordability generally only for a fixed period, which poses preservation challenges for units nearing the end of their current affordability periods: nearly 43,301 units may exit affordability restrictions between 2027 and 2036. These units are in nearly every county in the Commonwealth, and in 17 counties in both urban and rural areas, expiring units represent at least a third of all currently federally subsidized units. Ensuring that renters across the Commonwealth continue to have access to affordable housing will require a variety of strategies in response to the on-the-ground realities in communities across Pennsylvania.

ACKNOWLEDGMENTS

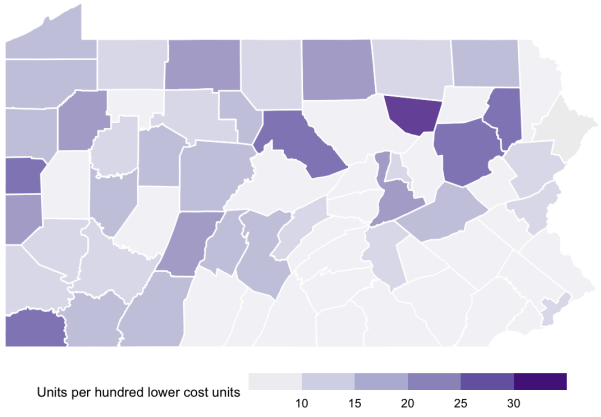
We are grateful to the Pennsylvania Housing Finance Agency for their support of this report. We also thank the National Low Income Housing Coalition and the Public and Affordable Housing Research Corporation for creating and maintaining the National Housing Preservation Database. The views expressed in this report are solely those of the authors and do not reflect the views of the aforementioned entities.

FIGURE 21. Percentage of federally supported units with renewable subsidies



Source: HIP analysis of NHPD (Dec. 2025) and PHFA data (received 2026)

FIGURE 22. Units with renewable subsidies as a share of all lower-cost rental units



Source: HIP analysis of NHPD (Dec. 2025) and PHFA data (received 2026)
'Lower-cost' means the rent is 30% or less of income at half of 2022 HUD Area Median Family Income as given by the 2018-2022 ACS

TABLE 4. Properties and units with renewable rent-supporting subsidies

Showing top ten counties by property count

County name	Properties	Units
Philadelphia	299	26,437
Allegheny	283	21,595
Erie	57	3,902
Westmoreland	50	3,997
Luzerne	42	6,576
Dauphin	41	3,952
Montgomery	41	3,019
Beaver	39	3,279
Delaware	38	3,023
Chester	34	1,827

Data: National Housing Preservation Database (Dec. 2025)

Appendix A
Funding Source Descriptions

Below, we provide brief descriptions of each housing program supporting the properties considered in this report. We also provide a quick summary of each program next to the description.

Housing Program	Program Summary
Low-Income Housing Tax Credit (LIHTC) LIHTC is a federal tax credit administered in each state by its housing finance agency (PHFA in PA). It incentivizes private investment in affordable housing by providing investors with credits against federal taxes if properties meet rent and tenant income requirements. LIHTC properties are required to lease a certain share of units to households with incomes that fall within certain income bands and to charge rents affordable within the same band. Developers can meet the income and rent requirements in several different ways: (1) at least 40% of units must be occupied by and rented at amounts affordable to households with up to 60% of the metropolitan area median family income (AMI); (2) at least 20% of units must be occupied by and rented at amounts affordable to households with up to 50% of AMI; or (3) units overall must meet the average income test.	**Federal administering agency** Internal Revenue Service **Local partners** State housing finance agencies **Ongoing renewable subsidy** No **Affordability period** 30-40 years in Pennsylvania
Project-based Section 8 HUD maintains a suite of project-based rental assistance programs categorized under the title of project-based Section 8. Under these programs, participating property owners enter into a contract with HUD that sets rents for units over a term of one, five, or twenty years. During this time, HUD pays for the difference between 30% of the tenant's monthly income and the contract rent of the unit. New tenants in Section 8-supported properties must have incomes below 80% of AMI. When these contracts expire, the owner can renew the contract in order to maintain affordability, or decline to renew, which allows them to increase rents to market rate or redevelop the property.	**Federal administering agency** HUD **Local partners** Property owners **Ongoing renewable subsidy** Yes **Affordability period** 1, 5, or 20 years
HOME The HOME Investment Partnerships Program is administered by HUD and distributed to and through participating jurisdictions (i.e., states and localities). Housing units funded by HOME must serve households with incomes at or below 80% of AMI, with more restrictive income requirements for rental units and buildings with 5 or more HOME-assisted units. These units must remain affordable to low income households for a specified period of time which varies according to the type of project and how much money is needed per project. HOME funds can also be used to support homeownership programs; that spending is not considered in our analysis.	**Federal administering agency** HUD **Local partners** States and certain localities **Ongoing renewable subsidy** No **Affordability period** 5 to 20 years
Public Housing Public housing is housing developed and owned by local public housing authorities (PHAs). The development of these properties was financed by the federal government, and in any given year HUD provides each PHA with operating subsidies that enable tenants to pay no more than 30% of their income on rent. Income eligibility for public housing varies between PHAs, but generally public housing serves households earning below 80% of AMI. In theory, these subsidized housing units are permanently affordable, but over the years hundreds of thousands of public housing units have been lost due to demolition and habitability issues due to inadequate federal support for maintenance and rehabilitation.	**Federal administering agency** HUD **Local partners** Public housing authorities **Ongoing renewable subsidy** Yes **Affordability period** Indefinite

Housing Program	Program Summary
RHS 515 and RHS 538 RHS 515 and 538 are United States Department of Agriculture (USDA) programs that provide subsidized loans (515) or loan guarantees (538) to support development or rehabilitation of rental units in rural areas, for those with very low, low, and moderate income and elderly renters (515) or renters up to 115% of AMI (538). In many cases, properties may also seek rental assistance through USDA to support tenants who are rent-burdened by the basic agency set rents. However, rental assistance is no longer available when the loan term for the property ends, either in 30 years or earlier if the owner is eligible for early payment and elects to take the option. The newly passed 21st Century ROAD to Housing Act contains a provision to decouple USDA rental assistance from loan maturations.	**Federal administering agency** USDA **Local partners** Property owners **Ongoing renewable subsidy** No, but USDA rental assistance may be coupled **Affordability period** Generally, 30 years
HUD Insurance Several mortgage insurance programs administered by HUD's Federal Housing Administration offer developers lower rates on loans, as long as developers agree to long-term income and rent restrictions. Though some of these programs are now discontinued, properties may still be under affordability requirements because their 40-year mortgage terms have not passed yet. However, in some cases, developers may pre-pay mortgages which are older than 20 years and end their participation in the program.	**Federal administering agency** HUD **Local partners** Property owners **Ongoing renewable subsidy** No **Affordability period** Generally, 40 years
Project-Based Vouchers Up to 20% of a PHA's allocated Housing Choice Vouchers (which are vouchers tenants hold which subsidizes their rents at private properties) can be dedicated to specific rental units rather than to tenants. While eligibility for vouchers varies between PHAs, vouchers generally serve households making below 80% of AMI. Owners of units with Project-Based Vouchers have a direct contract, renewable every 20 years, with the public housing agency that administers Housing Choice Vouchers. Project-Based Voucher tenants pay rent equal to 30% of their household income and the subsidy covers the difference between the tenant payment and the approved rent levels. In this case, if tenants decide to move, their voucher does not move with them.	**Federal administering agency** HUD **Local partners** Public housing authorities, property owners **Ongoing renewable subsidy** Yes **Affordability period** 20 years
National Housing Trust Fund (NHTF) The NHTF is administered by HUD and allocated to states annually. The funding can only be used for the preservation or construction of housing for households with incomes below 30% of AMI or for households with incomes at or below the federal poverty line. Projects supported by NHTF must adhere to their affordability restrictions for a minimum of 30 years. In 2025, Pennsylvania received over $5.5 million from the NHTF. Funding for NHTF is collected through contributions from Fannie Mae and Freddie Mac.	**Federal administering agency** HUD **Local partners** State housing finance agencies **Ongoing renewable subsidy** No **Affordability period** 30 years
Mod Rehab The Section 8 Moderate Rehabilitation Housing Program is no longer available for new developments and refers only to units under owners who continue to renew affordability contracts with their local public housing agency. Tenants who live in these units pay 30% of their household income towards rent and utilities. Housing that is still served by this program can be converted to more conventional project-based rental assistance through the Rental Assistance Demonstration (RAD) program. Mod Rehab funding is approved by Congress annually.	**Federal administering agency** HUD **Local partners** Property owners **Ongoing renewable subsidy** Yes **Affordability period** Varies

Housing Program	Program Summary
Section 202 Direct Loans Funding from Section 202 Direct Loans goes toward capital advances and can be part of multiple funding sources needed in the early financing of the construction and development of housing projects. Section 202 properties also receive operational funding so that residents do not pay more than 30% of their income on rent. Section 202 housing units serve elderly populations (over the age of 62) with household incomes below 50% of AMI.	**Federal administering agency** HUD **Local partners** Nonprofit owners of senior housing **Ongoing renewable subsidy** Yes **Affordability period** Varies

Appendix B
Methodology

We use the National Housing Preservation Database (December 2025 version) and PHFA's LIHTC properties database to conduct this analysis. Based on those data sources, we connect individual sources of funding to properties.

Because PHFA's LIHTC data are more detailed and up-to-date than publicly available LIHTC data, we replace the LIHTC data reported in NHPD with the LIHTC data received from PHFA, taking care to maintain links to the same properties as are included in NHPD.

Census tract level contextual information is derived from American Community Survey data (2024 5-year data and 2019 5-year data).

We contextualize the number of rent-restricted properties and units by comparing these figures with estimates of both demand (lower-income renter households) and supply (the overall number of units in the lower-cost housing stock). We define lower-income households as those earning 50% or less of HUD Area Median Family Income (HAMFI), as given by the most recent available HUD Comprehensive Housing Affordability Strategy (CHAS) dataset (2018-2022) at the county level. We define lower-cost rental units as those with gross rent equal to 30% or less of the monthly income for a household at 50% of HUD's Area Median Family Income. Rent data are taken from the American Community Survey covering the same period (2018-2022 5-year). Our definition of 'lower-cost' units will capture most federally-supported units. However, because rent limits vary among federal programs and may also vary by household size and bedroom count, some federally-supported units may fall outside of our 'lower-cost' definition.

Limitations

For properties with multiple funding sources, we cannot determine based on existing data how individual units within the property map onto each source. For example, a property may have a LIHTC supporting 40 income-restricted units and a HOME subsidy supporting 40 income-restricted units, but publicly available data would not enable us to distinguish whether there are 40 units supported by both sources or 80 units supported by a single source. In this report, when we add up units at the property level, we assume that sources support the same set of units, and that the number of subsidized units at a property is equal to the number of units supported by the largest subsidy. Therefore, our unit counts are conservative.

Tenant-based programs such as Housing Choice Vouchers are an important component of housing affordability, but are not tracked here because they are held by individuals and their families rather than properties. However, they can significantly improve the affordability of units, even those supported by property-based resources such as LIHTC.

We do not have comprehensive data on state and local sources, such as Philadelphia's Housing Trust Fund or the statewide Pennsylvania Housing Affordability Fund; therefore only federal sources are considered in this report. However, state and local sources are very often used in conjunction with federal funding.

Many properties may be geographically spread out. Scattered site properties are geocoded to be consistent with the general location of their units, and so estimates of federally supported properties at the small area level (such as PA House Districts) may not be precise.

Properties can also be developed in phases. In these cases, it is often unclear whether separate phases of development should be considered a single property or properties in their own right. We generally rely on NHPD's assignment of subsidies to particular properties.

Finally, some properties developed after 2022 may not be captured in our data due to lags in reporting. Therefore, the number of active properties and units may be undercounted in areas with recently developed federally supported housing.

Appendix C
Extended Tables

TABLE C1: Profile of federally supported housing stock by County

	Currently active	Expiring between 2027-2036				Newly developed 2013-2022	Milestones
	All	Every affordability requirement expiring*	Any LIHTC	Any Section 8	Any HOME	All	Reaching LIHTC year 15 by 2036
County	*Properties (Units)*	*Properties (Units)*	*Properties (Units)*	*Properties (Units)*	*Properties (Units)*	*Properties (Units)*	*Properties (Units)*
Adams	24 (742)	10 (317)	5 (182)	4 (172)	3 (100)	3 (92)	2 (76)
Allegheny	431 (27,730)	143 (7,903)	61 (3,408)	97 (7,249)	46 (659)	59 (2,299)	66 (4,171)
Armstrong	19 (1,006)	7 (149)	4 (53)	3 (96)	3 (86)	1 (33)	---
Beaver	56 (4,090)	23 (894)	7 (140)	12 (939)	9 (104)	3 (15)	1 (98)
Bedford	14 (336)	4 (56)	1 (18)	1 (20)	---	---	---
Berks	60 (4,689)	26 (1,162)	10 (694)	5 (746)	16 (57)	18 (492)	10 (660)
Blair	72 (2,242)	43 (704)	2 (113)	13 (779)	33 (82)	29 (95)	2 (129)
Bradford	23 (1,004)	9 (221)	4 (84)	2 (126)	4 (51)	4 (102)	6 (289)
Bucks	44 (2,862)	21 (681)	7 (264)	6 (364)	11 (132)	8 (157)	3 (451)
Butler	27 (1,081)	11 (250)	4 (127)	3 (129)	6 (31)	7 (99)	4 (289)
Cambria	34 (2,586)	10 (506)	1 (23)	9 (546)	1 (3)	3 (47)	1 (43)
Cameron	2 (107)	---	---	---	---	---	1 (32)
Carbon	11 (583)	6 (204)	3 (86)	3 (118)	---	---	1 (27)
Centre	33 (1,261)	10 (346)	9 (324)	5 (293)	3 (95)	8 (268)	9 (382)
Chester	63 (3,135)	17 (606)	10 (414)	7 (352)	6 (56)	6 (289)	10 (485)
Clarion	13 (505)	2 (89)	1 (24)	5 (243)	---	1 (42)	1 (42)
Clearfield	16 (898)	7 (356)	1 (33)	7 (303)	---	---	---
Clinton	18 (1,026)	8 (414)	1 (24)	3 (254)	1 (20)	1 (32)	4 (131)
Columbia	23 (734)	12 (340)	7 (152)	2 (125)	4 (51)	3 (73)	2 (64)
Crawford	26 (1,157)	4 (127)	---	3 (129)	---	3 (90)	2 (79)
Cumberland	40 (2,245)	15 (840)	11 (594)	1 (100)	2 (9)	8 (221)	6 (214)
Dauphin	73 (6,161)	22 (1,298)	14 (1,034)	9 (696)	5 (36)	11 (249)	13 (750)
Delaware	76 (4,529)	31 (1,523)	17 (1,013)	8 (705)	10 (106)	15 (412)	10 (516)
Elk	11 (462)	1 (4)	---	---	2 (28)	1 (20)	1 (20)
Erie	92 (4,924)	30 (728)	7 (407)	15 (521)	18 (200)	17 (301)	13 (575)
Fayette	35 (2,721)	13 (729)	4 (179)	11 (697)	3 (20)	5 (80)	4 (141)
Forest	3 (63)	---	---	1 (2)	---	---	1 (20)
Franklin	34 (1,668)	11 (543)	4 (209)	6 (233)	5 (183)	6 (278)	6 (294)
Fulton	4 (154)	---	---	---	---	---	---
Greene	9 (700)	2 (151)	---	4 (295)	---	1 (52)	2 (127)
Huntingdon	8 (538)	1 (18)	1 (18)	---	---	1 (40)	---
Indiana	25 (841)	11 (186)	6 (60)	3 (190)	5 (85)	1 (6)	1 (58)
Jefferson	15 (699)	5 (140)	2 (22)	3 (118)	2 (35)	---	---
Juniata	6 (171)	1 (32)	2 (63)	1 (50)	---	---	---
Lackawanna	51 (5,199)	13 (661)	4 (169)	9 (708)	3 (26)	10 (264)	7 (292)
Lancaster	70 (4,494)	25 (1,626)	14 (708)	13 (1,076)	12 (507)	7 (293)	21 (1,022)

TABLE C1: Profile of federally supported housing stock by County (Continued)

	Currently active	Expiring between 2027-2036				Newly developed 2013-2022	Milestones
	All	Every affordability requirement expiring*	Any LIHTC	Any Section 8	Any HOME	All	Reaching LIHTC year 15 by 2036
County	*Properties (Units)*	*Properties (Units)*	*Properties (Units)*	*Properties (Units)*	*Properties (Units)*	*Properties (Units)*	*Properties (Units)*
Lawrence	22 (1,670)	9 (540)	1 (30)	7 (482)	1 (50)	---	1 (80)
Lebanon	19 (1,175)	9 (570)	5 (180)	5 (516)	1 (4)	1 (50)	3 (127)
Lehigh	66 (3,813)	29 (864)	10 (428)	8 (803)	14 (38)	11 (82)	5 (448)
Luzerne	66 (7,027)	19 (1,211)	8 (614)	10 (1,199)	8 (87)	13 (217)	6 (377)
Lycoming	30 (1,574)	11 (249)	6 (149)	2 (179)	4 (49)	3 (132)	4 (295)
McKean	8 (634)	2 (185)	---	2 (185)	---	---	1 (32)
Mercer	40 (2,520)	11 (409)	9 (366)	10 (1,115)	5 (112)	1 (35)	5 (351)
Mifflin	15 (599)	3 (54)	2 (29)	---	2 (33)	2 (65)	4 (238)
Monroe	20 (1,112)	10 (482)	5 (321)	2 (180)	7 (112)	---	2 (75)
Montgomery	92 (4,808)	33 (1,087)	10 (583)	12 (860)	22 (269)	29 (797)	16 (955)
Montour	4 (263)	---	---	---	1 (24)	---	---
Northampton	59 (4,185)	24 (1,176)	16 (775)	7 (492)	4 (21)	2 (54)	2 (73)
Northumberland	30 (1,837)	8 (268)	3 (64)	3 (175)	2 (19)	5 (81)	3 (166)
Perry	9 (244)	2 (31)	2 (31)	---	---	---	---
Philadelphia	493 (36,124)	135 (7,951)	97 (5,922)	63 (5,306)	52 (2,133)	58 (2,948)	97 (8,322)
Pike	2 (126)	2 (126)	2 (126)	---	---	---	---
Potter	6 (150)	4 (97)	---	2 (61)	---	---	---
Schuylkill	44 (2,289)	8 (209)	4 (155)	2 (72)	4 (28)	8 (134)	9 (190)
Snyder	7 (232)	5 (180)	3 (54)	2 (116)	---	---	---
Somerset	20 (923)	8 (208)	4 (69)	4 (266)	4 (66)	2 (56)	2 (56)
Sullivan	2 (101)	1 (78)	---	1 (78)	---	---	---
Susquehanna	10 (394)	1 (43)	---	1 (43)	3 (88)	2 (64)	2 (64)
Tioga	10 (608)	4 (49)	2 (35)	1 (50)	4 (65)	2 (50)	3 (101)
Union	15 (789)	6 (180)	4 (120)	2 (109)	---	2 (37)	1 (31)
Venango	18 (1,029)	6 (354)	1 (24)	4 (392)	1 (2)	---	1 (119)
Warren	13 (473)	6 (133)	1 (24)	2 (102)	4 (19)	1 (4)	---
Washington	40 (2,675)	16 (673)	6 (165)	9 (589)	5 (71)	4 (215)	4 (277)
Wayne	7 (295)	2 (103)	---	2 (103)	---	1 (40)	1 (40)
Westmoreland	82 (5,040)	20 (666)	6 (114)	11 (878)	10 (284)	9 (167)	4 (160)
Wyoming	6 (168)	3 (59)	2 (39)	---	2 (35)	2 (40)	1 (20)
York	68 (4,108)	29 (1,262)	20 (1,043)	11 (444)	8 (310)	14 (543)	10 (804)

Data: National Housing Preservation Database (Dec. 2025) and PHFA data (received 2026).
Recently developed properties may not be reflected in the data.
*Due to subsidy overlap, one property can have multiple funding sources.

TABLE C2: Profile of federally supported housing stock by PA Senate District

	Currently active	Expiring between 2027-2036				Newly developed 2013-2022	Milestones
	All	Every affordability requirement expiring*	Any LIHTC	Any Section 8	Any HOME	All	Reaching LIHTC year 15 by 2036
PA Senate District	*Properties (Units)*	*Properties (Units)*	*Properties (Units)*	*Properties (Units)*	*Properties (Units)*	*Properties (Units)*	*Properties (Units)*
1	58 (3,362)	26 (1,222)	12 (726)	7 (602)	9 (44)	11 (266)	6 (330)
2	59 (3,822)	18 (878)	3 (72)	16 (849)	1 (3)	7 (213)	4 (191)
3	24 (1,290)	11 (484)	4 (201)	7 (505)	4 (21)	1 (1)	1 (42)
4	39 (2,733)	13 (605)	6 (364)	5 (349)	8 (133)	3 (119)	6 (230)
5	92 (5,365)	37 (1,894)	13 (545)	29 (1,790)	8 (77)	10 (316)	10 (538)
6	49 (3,375)	18 (824)	6 (165)	13 (884)	5 (71)	5 (267)	6 (404)
7	65 (4,652)	25 (999)	8 (190)	13 (994)	9 (104)	4 (59)	2 (142)
8	88 (4,796)	29 (710)	6 (389)	15 (521)	18 (200)	17 (301)	12 (523)
9	108 (8,225)	33 (1,924)	14 (795)	25 (2,068)	9 (150)	11 (401)	17 (1,234)
10	80 (4,402)	22 (974)	12 (611)	10 (489)	12 (222)	15 (519)	14 (713)
11	56 (3,348)	16 (467)	6 (114)	6 (465)	8 (212)	8 (135)	2 (92)
12	72 (3,689)	23 (589)	10 (113)	12 (754)	10 (235)	2 (39)	2 (94)
13	84 (5,108)	23 (1,072)	10 (396)	20 (1,726)	5 (158)	4 (125)	8 (510)
14	26 (1,564)	11 (585)	10 (577)	5 (137)	3 (197)	4 (299)	4 (356)
15	126 (8,396)	40 (2,627)	18 (1,256)	26 (2,397)	13 (189)	22 (1,062)	23 (1,592)
16	13 (1,075)	4 (249)	3 (149)	1 (100)	2 (71)	2 (100)	3 (451)
17	57 (2,753)	24 (506)	6 (212)	7 (664)	14 (38)	11 (82)	4 (238)
18	35 (1,729)	15 (727)	9 (334)	5 (426)	6 (310)	1 (62)	10 (518)
19	30 (1,560)	8 (264)	3 (144)	3 (109)	3 (31)	2 (97)	5 (218)
20	24 (958)	6 (126)	1 (60)	2 (204)	6 (51)	9 (248)	5 (264)
21	14 (600)	7 (222)	4 (157)	2 (131)	2 (2)	5 (147)	3 (267)
22	33 (2,682)	10 (899)	4 (318)	8 (650)	6 (197)	6 (231)	10 (448)
23	140 (11,064)	34 (2,415)	20 (1,118)	19 (1,677)	12 (434)	22 (1,185)	32 (2,250)
24	63 (5,867)	19 (1,235)	12 (986)	9 (696)	5 (36)	9 (197)	10 (682)
25	21 (1,230)	13 (324)	3 (95)	3 (211)	7 (18)	5 (8)	---
26	68 (3,917)	21 (788)	10 (336)	8 (507)	7 (45)	10 (171)	11 (253)
27	24 (1,451)	5 (117)	2 (101)	5 (904)	3 (11)	3 (50)	5 (891)
28	48 (3,981)	15 (658)	5 (356)	5 (190)	13 (453)	8 (343)	9 (1,227)
29	78 (3,688)	27 (1,108)	11 (354)	13 (849)	7 (154)	6 (154)	13 (449)
30	66 (3,138)	25 (788)	13 (270)	7 (416)	7 (94)	8 (154)	5 (230)
31	45 (3,953)	22 (982)	8 (631)	4 (646)	16 (57)	16 (432)	7 (509)
32	68 (6,871)	18 (970)	5 (178)	12 (1,053)	5 (32)	17 (361)	8 (308)
33	56 (3,327)	25 (1,105)	13 (648)	7 (407)	7 (122)	14 (312)	7 (467)
34	19 (1,353)	9 (260)	4 (97)	3 (97)	2 (43)	1 (49)	1 (210)
35	73 (4,143)	26 (1,000)	9 (266)	17 (990)	8 (118)	8 (168)	7 (229)
36	59 (4,449)	24 (1,382)	17 (914)	7 (587)	4 (21)	2 (54)	2 (73)
37	45 (2,000)	13 (506)	12 (491)	---	---	6 (205)	8 (263)
38	13 (589)	2 (57)	1 (41)	2 (108)	2 (64)	6 (263)	6 (297)

TABLE C2: Profile of federally supported housing stock by PA Senate District

	Currently active	Expiring between 2027-2036				Newly developed 2013-2022	Milestones
	All	Every affordability requirement expiring*	Any LIHTC	Any Section 8	Any HOME	All	Reaching LIHTC year 15 by 2036
PA Senate District	*Properties (Units)*	*Properties (Units)*	*Properties (Units)*	*Properties (Units)*	*Properties (Units)*	*Properties (Units)*	*Properties (Units)*
39	58 (2,410)	21 (860)	9 (391)	10 (405)	8 (283)	9 (370)	8 (370)
40	39 (3,599)	12 (735)	7 (632)	4 (514)	7 (166)	5 (107)	4 (294)
41	79 (4,073)	31 (777)	16 (388)	8 (542)	12 (165)	11 (321)	14 (716)
42	71 (2,934)	23 (721)	6 (149)	14 (813)	11 (52)	8 (101)	7 (478)
43	105 (3,704)	48 (808)	7 (223)	14 (829)	35 (115)	32 (200)	6 (367)
44	41 (2,496)	16 (573)	6 (387)	6 (508)	10 (42)	12 (225)	4 (206)
45	30 (1,581)	11 (687)	7 (254)	5 (516)	1 (4)	2 (54)	6 (278)
46	65 (4,991)	19 (931)	17 (873)	9 (660)	5 (258)	9 (669)	12 (1,374)
47	35 (1,985)	8 (256)	4 (156)	3 (117)	3 (167)	5 (160)	11 (587)
48	141 (8,894)	42 (2,490)	34 (2,010)	21 (1,671)	13 (369)	11 (541)	25 (1,809)
49	63 (5,388)	20 (1,552)	19 (1,603)	3 (190)	7 (615)	5 (277)	8 (458)
50	32 (1,597)	9 (297)	6 (195)	4 (252)	2 (23)	1 (31)	3 (156)

Data: National Housing Preservation Database (Dec. 2025) and PHFA data (received 2026).
Recently developed properties may not be reflected in the data.
*Due to subsidy overlap, one property can have multiple funding sources.

TABLE C3: Profile of federally supported housing stock by PA House District

	Currently active	Expiring between 2027-2036				Newly developed 2013-2022	Milestones
	All	Every affordability requirement expiring*	Any LIHTC	Any Section 8	Any HOME	All	Reaching LIHTC year 15 by 2036
PA House District	*Properties (Units)*	*Properties (Units)*	*Properties (Units)*	*Properties (Units)*	*Properties (Units)*	*Properties (Units)*	*Properties (Units)*
1	12 (917)	2 (107)	---	2 (171)	1 (40)	---	1 (36)
2	6 (234)	3 (122)	2 (67)	1 (60)	---	---	1 (41)
3	2 (100)	2 (100)	2 (100)	---	---	---	---
4	24 (1,089)	8 (138)	3 (45)	3 (112)	3 (45)	4 (61)	1 (32)
5	10 (663)	5 (385)	3 (152)	2 (256)	---	---	2 (111)
6	15 (699)	5 (140)	2 (22)	3 (118)	2 (35)	---	---
7	15 (534)	3 (48)	2 (32)	2 (151)	---	1 (35)	2 (126)
8	55 (1,420)	39 (576)	2 (113)	9 (612)	32 (72)	28 (42)	1 (76)
9	24 (708)	12 (90)	1 (63)	1 (140)	11 (28)	9 (73)	2 (112)
10	5 (458)	2 (44)	---	2 (242)	1 (1)	1 (1)	1 (197)
11	25 (841)	11 (186)	6 (60)	3 (190)	5 (85)	1 (6)	1 (58)
12	8 (322)	2 (62)	1 (41)	1 (78)	1 (2)	---	---
13	5 (489)	---	---	1 (52)	1 (22)	---	---
14	20 (1,763)	5 (234)	2 (52)	6 (430)	---	2 (153)	3 (228)
15	12 (524)	5 (175)	2 (66)	1 (100)	2 (9)	4 (63)	2 (54)
16	25 (1,648)	11 (574)	3 (168)	8 (540)	3 (20)	4 (56)	3 (117)
17	27 (1,975)	13 (982)	8 (596)	7 (482)	---	---	1 (17)
18	8 (564)	---	---	---	1 (18)	---	---
19	2 (161)	1 (100)	---	2 (90)	---	---	---
20	13 (853)	5 (260)	1 (85)	1 (69)	5 (89)	2 (46)	1 (42)
21	27 (2,087)	8 (373)	7 (334)	8 (964)	4 (108)	---	3 (225)
22	73 (5,669)	21 (1,161)	10 (438)	15 (1,257)	9 (120)	17 (918)	17 (1,289)
23	3 (94)	1 (14)	---	1 (65)	2 (28)	---	1 (65)
24	28 (1,712)	11 (382)	2 (29)	6 (420)	5 (24)	3 (15)	---
25	11 (1,400)	4 (249)	2 (48)	2 (201)	4 (98)	1 (48)	1 (48)
26	15 (822)	3 (105)	2 (95)	1 (50)	1 (10)	2 (97)	3 (133)
27	3 (190)	1 (30)	1 (30)	---	---	---	---
28	51 (3,316)	21 (410)	4 (300)	8 (189)	12 (56)	12 (93)	5 (252)
29	48 (2,241)	19 (861)	6 (194)	14 (1,103)	10 (93)	8 (192)	6 (212)
30	22 (910)	3 (81)	---	3 (129)	---	3 (90)	3 (112)
31	7 (548)	3 (149)	3 (149)	---	1 (11)	1 (40)	2 (391)
32	41 (3,024)	18 (1,327)	8 (408)	13 (1,099)	1 (11)	3 (158)	4 (237)
33	8 (320)	3 (131)	1 (45)	3 (126)	2 (55)	---	1 (30)
34	15 (931)	4 (177)	---	5 (352)	1 (4)	3 (33)	3 (64)
35	10 (645)	3 (207)	---	2 (157)	2 (30)	---	3 (339)
36	21 (1,192)	4 (258)	3 (110)	2 (172)	1 (14)	3 (111)	3 (157)
37	72 (4,509)	19 (852)	17 (927)	6 (278)	8 (179)	4 (136)	6 (702)
38	6 (248)	4 (125)	1 (42)	1 (72)	2 (11)	---	---

TABLE C3: Profile of federally supported housing stock by PA House District

	Currently active	Expiring between 2027-2036				Newly developed 2013-2022	Milestones
	All	Every affordability requirement expiring*	Any LIHTC	Any Section 8	Any HOME	All	Reaching LIHTC year 15 by 2036
PA House District	*Properties (Units)*	*Properties (Units)*	*Properties (Units)*	*Properties (Units)*	*Properties (Units)*	*Properties (Units)*	*Properties (Units)*
39	9 (467)	1 (50)	1 (50)	1 (64)	---	1 (31)	2 (93)
40	22 (1,179)	10 (383)	4 (87)	5 (414)	3 (32)	---	1 (98)
41	21 (1,047)	9 (307)	2 (57)	10 (444)	1 (14)	1 (14)	1 (84)
42	80 (4,972)	26 (1,527)	15 (1,158)	12 (1,080)	9 (214)	17 (646)	16 (852)
43	6 (327)	2 (105)	1 (50)	1 (55)	---	1 (44)	1 (44)
44	8 (581)	1 (55)	1 (55)	1 (39)	---	1 (46)	1 (46)
45	17 (613)	8 (129)	3 (77)	2 (74)	6 (31)	6 (55)	3 (245)
46	4 (114)	1 (18)	1 (18)	---	---	---	1 (45)
47	15 (1,667)	5 (498)	2 (230)	4 (283)	1 (67)	---	2 (126)
48	19 (1,111)	7 (278)	4 (148)	3 (128)	1 (14)	1 (30)	1 (103)
49	4 (271)	---	---	---	---	---	---
50	2 (140)	---	---	2 (138)	---	---	---
51	14 (596)	1 (20)	---	1 (75)	3 (79)	4 (171)	4 (171)
52	1 (111)	---	---	---	---	---	---
53	14 (943)	6 (257)	1 (5)	4 (236)	1 (14)	1 (24)	2 (128)
54	10 (1,073)	2 (155)	1 (11)	3 (157)	---	1 (24)	1 (24)
55	23 (1,331)	7 (400)	1 (24)	4 (392)	1 (2)	---	1 (119)
56	17 (579)	6 (133)	1 (24)	3 (104)	4 (19)	1 (4)	1 (20)
57	16 (891)	6 (282)	---	4 (246)	---	---	2 (64)
58	7 (122)	5 (15)	---	2 (78)	4 (5)	4 (5)	---
59	18 (1,696)	2 (33)	1 (23)	4 (189)	---	2 (44)	1 (43)
60	16 (846)	2 (102)	---	1 (36)	2 (28)	1 (20)	1 (20)
61	18 (490)	4 (56)	1 (18)	1 (20)	---	---	---
62	17 (822)	4 (128)	---	4 (167)	1 (10)	1 (53)	1 (53)
63	9 (393)	4 (148)	3 (126)	1 (150)	1 (36)	3 (54)	2 (48)
64	13 (418)	7 (240)	5 (114)	2 (116)	---	2 (37)	1 (31)
65	7 (516)	5 (428)	4 (291)	---	---	1 (40)	---
66	7 (364)	1 (24)	---	1 (3)	1 (35)	---	1 (56)
67	6 (470)	2 (80)	2 (80)	1 (3)	1 (84)	2 (241)	3 (306)
68	28 (1,791)	14 (475)	7 (288)	4 (202)	4 (78)	8 (210)	5 (392)
69	5 (341)	2 (132)	1 (70)	---	4 (120)	2 (121)	2 (121)
70	4 (123)	---	1 (56)	---	---	1 (4)	1 (56)
71	13 (886)	7 (502)	4 (158)	4 (470)	1 (4)	1 (50)	2 (76)
72	6 (289)	2 (68)	1 (22)	1 (46)	---	---	1 (51)
73	27 (2,234)	8 (340)	4 (328)	1 (124)	4 (12)	5 (32)	1 (20)
74	29 (2,652)	11 (885)	7 (600)	6 (399)	1 (24)	2 (87)	6 (369)
75	5 (703)	---	1 (48)	1 (171)	---	2 (78)	2 (78)
76	6 (584)	1 (60)	1 (60)	1 (2)	---	---	1 (215)

TABLE C3: Profile of federally supported housing stock by PA House District

	Currently active	Expiring between 2027-2036				Newly developed 2013-2022	Milestones
	All	Every affordability requirement expiring*	Any LIHTC	Any Section 8	Any HOME	All	Reaching LIHTC year 15 by 2036
PA House District	*Properties (Units)*	*Properties (Units)*	*Properties (Units)*	*Properties (Units)*	*Properties (Units)*	*Properties (Units)*	*Properties (Units)*
77	23 (734)	12 (340)	7 (152)	2 (125)	4 (51)	3 (73)	2 (64)
78	19 (890)	8 (202)	5 (93)	1 (86)	3 (38)	5 (138)	5 (242)
79	24 (2,244)	8 (426)	2 (66)	6 (489)	1 (3)	6 (172)	4 (167)
80	10 (925)	2 (82)	---	1 (80)	1 (2)	2 (60)	1 (58)
81	3 (172)	2 (142)	1 (63)	2 (142)	---	---	---
82	11 (1,299)	2 (148)	1 (28)	1 (120)	2 (7)	4 (99)	3 (75)
83	6 (886)	2 (16)	---	---	2 (43)	1 (3)	1 (210)
84	21 (2,055)	5 (254)	1 (24)	4 (364)	1 (20)	6 (78)	1 (56)
85	26 (1,497)	3 (32)	2 (31)	2 (72)	1 (6)	5 (94)	6 (141)
86	11 (308)	3 (63)	2 (48)	---	---	2 (52)	3 (68)
87	5 (159)	2 (63)	1 (45)	---	---	1 (4)	1 (58)
88	3 (316)	---	---	1 (100)	---	1 (56)	1 (56)
89	5 (732)	---	---	2 (295)	---	---	---
90	21 (2,279)	8 (406)	4 (241)	4 (284)	4 (21)	2 (54)	1 (46)
91	3 (159)	1 (35)	1 (35)	---	---	---	---
92	5 (263)	3 (199)	2 (126)	1 (73)	---	1 (40)	1 (40)
93	3 (169)	2 (116)	1 (53)	1 (63)	---	1 (53)	---
94	4 (309)	---	---	---	1 (60)	1 (60)	1 (60)
95	2 (218)	1 (100)	---	1 (100)	---	---	---
96	18 (1,028)	9 (299)	2 (126)	2 (247)	6 (6)	7 (96)	2 (91)
97	7 (405)	2 (100)	1 (99)	---	1 (1)	2 (12)	---
98	3 (69)	1 (60)	1 (60)	---	---	---	---
99	10 (477)	2 (5)	---	2 (159)	2 (6)	2 (100)	1 (46)
100	5 (321)	---	---	---	---	4 (122)	3 (111)
101	8 (427)	2 (108)	1 (13)	1 (95)	1 (15)	---	1 (63)
102	2 (181)	---	---	---	---	---	---
103	1 (64)	1 (64)	1 (64)	---	---	---	---
104	22 (1,128)	6 (256)	3 (178)	2 (109)	4 (92)	5 (223)	5 (251)
105	5 (542)	3 (244)	3 (244)	---	---	---	---
108	1 (50)	1 (50)	1 (50)	---	---	---	---
109	27 (1,007)	6 (162)	5 (137)	4 (143)	4 (92)	2 (65)	7 (376)
110	5 (55)	1 (25)	---	1 (25)	1 (5)	---	---
111	5 (216)	1 (4)	---	---	1 (4)	2 (48)	1 (44)
112	5 (534)	2 (26)	---	3 (611)	1 (2)	1 (2)	2 (502)
114	6 (909)	---	---	---	---	---	1 (184)
115	10 (1,154)	2 (239)	---	1 (179)	3 (163)	2 (121)	1 (61)
116	24 (2,820)	8 (673)	9 (714)	---	1 (91)	1 (52)	4 (217)
117	3 (67)	3 (67)	2 (36)	---	---	---	---

TABLE C3: Profile of federally supported housing stock by PA House District

	Currently active	Expiring between 2027-2036				Newly developed 2013-2022	Milestones
	All	Every affordability requirement expiring*	Any LIHTC	Any Section 8	Any HOME	All	Reaching LIHTC year 15 by 2036
PA House District	*Properties (Units)*	*Properties (Units)*	*Properties (Units)*	*Properties (Units)*	*Properties (Units)*	*Properties (Units)*	*Properties (Units)*
118	22 (1,010)	10 (570)	9 (523)	4 (196)	1 (74)	---	2 (120)
119	10 (744)	5 (347)	2 (198)	2 (180)	2 (45)	---	1 (35)
120	5 (366)	1 (135)	1 (135)	1 (40)	2 (78)	---	2 (125)
121	39 (3,661)	9 (1,087)	6 (520)	6 (316)	2 (115)	5 (237)	6 (297)
122	6 (335)	2 (124)	2 (124)	1 (102)	---	2 (34)	---
123	23 (815)	8 (291)	5 (126)	3 (165)	1 (40)	3 (94)	7 (312)
124	14 (691)	6 (314)	3 (173)	4 (145)	2 (85)	2 (98)	3 (153)
125	1 (11)	---	---	---	---	---	---
126	2 (262)	---	---	---	1 (62)	---	---
127	7 (376)	5 (156)	1 (5)	2 (149)	2 (2)	2 (2)	---
128	10 (553)	7 (138)	1 (60)	1 (62)	5 (16)	3 (6)	---
129	6 (123)	3 (4)	---	---	4 (14)	3 (4)	---
130	19 (1,980)	12 (491)	3 (158)	3 (373)	8 (16)	8 (70)	3 (140)
131	7 (246)	3 (80)	1 (75)	2 (8)	1 (2)	3 (161)	2 (111)
132	38 (2,407)	18 (874)	7 (409)	5 (588)	6 (14)	7 (85)	3 (171)
133	5 (152)	1 (18)	1 (18)	1 (2)	1 (10)	2 (54)	3 (110)
134	7 (347)	3 (94)	3 (94)	---	---	---	---
135	18 (600)	8 (208)	4 (69)	4 (266)	4 (66)	2 (56)	2 (56)
136	3 (67)	1 (14)	---	1 (14)	---	---	---
137	4 (315)	1 (20)	---	1 (20)	1 (23)	---	---
138	9 (334)	2 (31)	1 (23)	1 (50)	2 (73)	---	5 (239)
139	13 (373)	2 (31)	3 (62)	1 (50)	---	---	---
140	14 (919)	5 (405)	2 (74)	4 (425)	4 (237)	1 (52)	5 (218)
141	10 (674)	2 (104)	1 (18)	1 (24)	1 (50)	1 (40)	---
142	19 (887)	8 (127)	3 (65)	2 (90)	7 (113)	3 (54)	5 (168)
143	11 (1,022)	5 (361)	---	4 (296)	---	---	---
144	18 (705)	9 (370)	1 (33)	7 (328)	1 (3)	1 (3)	---
145	13 (401)	5 (175)	2 (57)	1 (78)	1 (28)	1 (60)	1 (60)
146	18 (947)	8 (360)	3 (187)	3 (128)	2 (51)	3 (142)	2 (94)
147	16 (588)	5 (192)	2 (81)	3 (152)	1 (46)	3 (92)	2 (76)
148	12 (460)	3 (90)	3 (90)	---	---	5 (214)	4 (196)
149	15 (1,715)	3 (153)	2 (103)	2 (139)	1 (21)	1 (31)	2 (67)
150	16 (576)	4 (149)	1 (44)	3 (131)	1 (10)	1 (37)	2 (89)
151	13 (954)	3 (121)	1 (20)	1 (80)	1 (21)	---	1 (42)
152	8 (283)	4 (139)	3 (131)	2 (41)	1 (16)	1 (8)	---
153	7 (612)	1 (62)	2 (101)	1 (268)	---	---	2 (345)
154	15 (1,261)	6 (236)	2 (32)	1 (175)	4 (20)	3 (40)	1 (36)
155	19 (1,435)	9 (540)	1 (30)	7 (482)	1 (50)	---	1 (80)

TABLE C3: Profile of federally supported housing stock by PA House District

	Currently active	Expiring between 2027-2036				Newly developed 2013-2022	Milestones
	All	Every affordability requirement expiring*	Any LIHTC	Any Section 8	Any HOME	All	Reaching LIHTC year 15 by 2036
PA House District	*Properties (Units)*	*Properties (Units)*	*Properties (Units)*	*Properties (Units)*	*Properties (Units)*	*Properties (Units)*	*Properties (Units)*
156	16 (684)	5 (142)	2 (112)	2 (47)	1 (42)	2 (74)	5 (193)
157	78 (6,028)	15 (965)	9 (597)	7 (724)	6 (213)	16 (949)	21 (1,377)
158	25 (1,935)	5 (282)	6 (457)	2 (257)	4 (213)	4 (358)	5 (630)
159	9 (440)	6 (253)	3 (81)	2 (144)	---	---	---
160	5 (227)	2 (39)	2 (39)	---	---	2 (122)	1 (61)
161	2 (68)	1 (6)	1 (6)	---	---	1 (62)	1 (62)
162	21 (1,318)	9 (196)	6 (136)	2 (179)	3 (21)	2 (72)	3 (235)
163	27 (1,627)	11 (522)	2 (72)	5 (363)	1 (20)	1 (32)	4 (131)
164	2 (58)	1 (8)	---	1 (8)	---	---	---
165	3 (101)	---	1 (41)	---	---	2 (60)	2 (94)
167	14 (552)	2 (73)	---	2 (73)	3 (88)	2 (64)	2 (64)
168	21 (1,129)	7 (432)	5 (324)	2 (108)	---	---	1 (27)
169	3 (97)	2 (35)	1 (18)	---	---	1 (62)	---
170	11 (596)	2 (57)	2 (57)	---	---	3 (118)	4 (160)
171	10 (504)	3 (102)	2 (75)	---	4 (164)	2 (84)	1 (57)
172	27 (2,856)	9 (537)	3 (340)	4 (182)	5 (115)	3 (88)	5 (999)
173	14 (585)	2 (97)	1 (22)	2 (81)	2 (82)	3 (136)	4 (200)
174	11 (583)	6 (204)	3 (86)	3 (118)	---	---	1 (27)
175	53 (3,599)	14 (846)	11 (548)	9 (1,336)	5 (138)	5 (238)	14 (1,090)
176	15 (994)	4 (307)	3 (297)	2 (105)	2 (287)	2 (104)	2 (120)
177	10 (469)	5 (248)	4 (89)	2 (216)	---	1 (51)	3 (140)
178	13 (443)	7 (255)	5 (231)	1 (20)	2 (54)	---	---
179	15 (2,026)	3 (418)	3 (467)	2 (398)	---	---	---
180	5 (317)	3 (158)	3 (158)	1 (99)	1 (11)	1 (59)	1 (59)
181	15 (1,576)	6 (437)	4 (423)	1 (273)	4 (27)	5 (358)	3 (311)
182	21 (899)	5 (177)	2 (40)	1 (100)	1 (8)	5 (81)	3 (166)
183	11 (765)	4 (320)	4 (320)	2 (93)	1 (97)	1 (50)	1 (50)
184	19 (853)	7 (214)	4 (132)	2 (135)	2 (18)	---	1 (35)
185	12 (762)	8 (557)	5 (268)	3 (288)	---	---	---
186	19 (1,334)	4 (65)	1 (20)	1 (36)	3 (10)	2 (9)	3 (336)
187	9 (328)	5 (135)	3 (123)	---	4 (63)	---	---
188	17 (721)	5 (298)	3 (174)	---	2 (19)	2 (37)	4 (99)
189	10 (1,091)	3 (123)	1 (67)	5 (216)	---	1 (94)	2 (551)
190	1 (40)	---	---	---	1 (4)	---	1 (40)
191	6 (198)	2 (59)	2 (59)	---	1 (63)	1 (42)	1 (42)
192	7 (508)	3 (242)	1 (74)	1 (100)	2 (168)	1 (64)	1 (64)
193	3 (139)	1 (49)	1 (49)	---	1 (11)	---	1 (50)
194	17 (1,299)	4 (116)	1 (24)	2 (75)	2 (35)	---	---

TABLE C3: Profile of federally supported housing stock by PA House District

	Currently active	Expiring between 2027-2036				Newly developed 2013-2022	Milestones
	All	Every affordability requirement expiring*	Any LIHTC	Any Section 8	Any HOME	All	Reaching LIHTC year 15 by 2036
PA House District	*Properties (Units)*	*Properties (Units)*	*Properties (Units)*	*Properties (Units)*	*Properties (Units)*	*Properties (Units)*	*Properties (Units)*
202	6 (325)	2 (92)	1 (42)	1 (50)	---	1 (42)	---
203	8 (379)	2 (49)	1 (48)	---	1 (1)	2 (92)	4 (308)

Data: National Housing Preservation Database (Dec. 2025) and PHFA data (received 2026).
Recently developed properties may not be reflected in the data.
*Due to subsidy overlap, one property can have multiple funding sources.

TABLE C4: Properties (units) with affordability restrictions currently scheduled to end, 2027-2036

County	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Adams	1 (4)	1 (49)	0 (0)	0 (0)	0 (0)	1 (20)	2 (68)	0 (0)	4 (144)	1 (32)
Allegheny	7 (374)	12 (474)	11 (372)	12 (573)	21 (1,594)	8 (614)	17 (597)	20 (1,295)	16 (918)	19 (1,092)
Armstrong	0 (0)	1 (11)	0 (0)	1 (11)	0 (0)	1 (11)	1 (46)	0 (0)	3 (70)	0 (0)
Beaver	0 (0)	3 (19)	2 (46)	4 (57)	5 (453)	3 (229)	1 (24)	2 (20)	0 (0)	3 (46)
Bedford	0 (0)	0 (0)	1 (16)	1 (16)	0 (0)	0 (0)	2 (24)	0 (0)	0 (0)	0 (0)
Berks	1 (18)	1 (99)	2 (68)	1 (85)	4 (20)	2 (250)	7 (280)	4 (277)	2 (46)	2 (19)
Blair	7 (156)	6 (14)	6 (95)	6 (45)	4 (43)	5 (37)	3 (52)	2 (85)	3 (134)	1 (43)
Bradford	2 (7)	1 (15)	0 (0)	1 (30)	0 (0)	1 (30)	2 (90)	0 (0)	1 (40)	1 (9)
Bucks	2 (40)	2 (162)	3 (10)	1 (53)	4 (166)	3 (51)	0 (0)	1 (1)	2 (68)	3 (130)
Butler	0 (0)	1 (26)	0 (0)	3 (29)	0 (0)	0 (0)	0 (0)	1 (50)	4 (128)	2 (17)
Cambria	0 (0)	1 (48)	0 (0)	0 (0)	2 (91)	1 (61)	2 (95)	3 (208)	1 (3)	0 (0)
Cameron	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)
Carbon	1 (24)	0 (0)	1 (32)	1 (30)	0 (0)	2 (68)	0 (0)	1 (50)	0 (0)	0 (0)
Centre	1 (60)	0 (0)	0 (0)	2 (82)	2 (40)	1 (48)	2 (74)	0 (0)	1 (20)	1 (22)
Chester	3 (181)	0 (0)	3 (85)	1 (2)	1 (47)	2 (55)	2 (26)	1 (70)	3 (65)	1 (75)
Clarion	0 (0)	0 (0)	1 (24)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	1 (65)	0 (0)
Clearfield	0 (0)	0 (0)	0 (0)	0 (0)	3 (89)	1 (98)	0 (0)	2 (95)	0 (0)	1 (74)
Clinton	2 (40)	0 (0)	0 (0)	1 (100)	2 (52)	2 (192)	0 (0)	0 (0)	0 (0)	1 (30)
Columbia	1 (24)	0 (0)	0 (0)	1 (24)	1 (24)	4 (150)	2 (23)	0 (0)	1 (50)	2 (45)
Crawford	0 (0)	0 (0)	1 (55)	0 (0)	1 (46)	0 (0)	1 (12)	0 (0)	0 (0)	1 (14)
Cumberland	2 (130)	3 (191)	1 (5)	0 (0)	4 (233)	1 (100)	0 (0)	3 (117)	0 (0)	1 (64)
Dauphin	7 (210)	2 (47)	2 (207)	1 (29)	1 (12)	2 (268)	0 (0)	2 (377)	2 (25)	3 (123)
Delaware	1 (40)	2 (148)	4 (4)	3 (73)	4 (308)	5 (234)	4 (232)	3 (148)	2 (206)	3 (130)
Elk	0 (0)	0 (0)	1 (4)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)
Erie	0 (0)	0 (0)	1 (42)	1 (18)	8 (147)	3 (101)	4 (115)	3 (72)	2 (3)	8 (230)
Fayette	0 (0)	1 (29)	0 (0)	1 (80)	2 (83)	3 (173)	1 (94)	1 (72)	3 (192)	1 (6)
Forest	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)
Franklin	1 (40)	0 (0)	1 (11)	1 (28)	1 (14)	1 (86)	3 (171)	1 (75)	1 (22)	1 (96)
Fulton	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)
Greene	0 (0)	0 (0)	0 (0)	0 (0)	1 (120)	0 (0)	0 (0)	0 (0)	1 (31)	0 (0)
Huntingdon	0 (0)	1 (18)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)
Indiana	1 (10)	2 (12)	1 (5)	2 (20)	2 (24)	0 (0)	0 (0)	0 (0)	2 (30)	1 (85)
Jefferson	0 (0)	0 (0)	0 (0)	0 (0)	1 (40)	1 (11)	0 (0)	0 (0)	3 (89)	0 (0)
Juniata	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	1 (32)	0 (0)
Lackawanna	1 (36)	1 (30)	1 (43)	1 (80)	0 (0)	3 (126)	2 (254)	1 (48)	1 (3)	2 (41)
Lancaster	1 (200)	2 (118)	2 (73)	2 (66)	5 (369)	1 (24)	0 (0)	7 (584)	2 (47)	3 (145)
Lawrence	0 (0)	0 (0)	0 (0)	0 (0)	3 (156)	2 (109)	0 (0)	2 (208)	2 (67)	0 (0)
Lebanon	0 (0)	2 (122)	1 (22)	0 (0)	1 (20)	3 (217)	0 (0)	0 (0)	2 (189)	0 (0)
Lehigh	1 (50)	3 (15)	3 (71)	4 (273)	3 (54)	6 (217)	1 (19)	5 (97)	3 (68)	0 (0)
Luzerne	0 (0)	2 (51)	1 (12)	0 (0)	2 (175)	1 (1)	5 (418)	1 (12)	2 (262)	5 (280)
Lycoming	0 (0)	1 (6)	0 (0)	2 (28)	1 (25)	0 (0)	1 (24)	2 (70)	2 (52)	2 (44)
McKean	0 (0)	0 (0)	0 (0)	1 (84)	0 (0)	0 (0)	1 (101)	0 (0)	0 (0)	0 (0)
Mercer	1 (36)	2 (28)	0 (0)	0 (0)	1 (100)	1 (27)	1 (53)	1 (29)	1 (8)	3 (128)
Mifflin	0 (0)	1 (12)	0 (0)	0 (0)	1 (40)	1 (2)	0 (0)	0 (0)	0 (0)	0 (0)
Monroe	2 (16)	1 (68)	0 (0)	2 (58)	3 (221)	0 (0)	1 (39)	0 (0)	1 (80)	0 (0)

TABLE C4: Properties (units) with affordability restrictions currently scheduled to end, 2027-2036

County	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Montgomery	3 (55)	0 (0)	4 (17)	2 (52)	5 (162)	6 (220)	5 (178)	0 (0)	1 (15)	7 (388)
Montour	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)
Northampton	6 (176)	2 (65)	4 (236)	2 (179)	1 (48)	2 (135)	3 (122)	1 (60)	2 (150)	1 (5)
Northumberland	0 (0)	0 (0)	0 (0)	1 (25)	2 (116)	0 (0)	1 (17)	3 (60)	1 (50)	0 (0)
Perry	0 (0)	1 (11)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	1 (20)	0 (0)
Philadelphia	15 (472)	7 (188)	9 (375)	5 (215)	11 (372)	14 (1,386)	16 (1,098)	24 (1,509)	19 (1,295)	15 (1,041)
Pike	1 (36)	0 (0)	0 (0)	0 (0)	1 (90)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)
Potter	0 (0)	0 (0)	0 (0)	1 (37)	0 (0)	0 (0)	1 (18)	0 (0)	2 (42)	0 (0)
Schuylkill	1 (6)	0 (0)	0 (0)	1 (100)	0 (0)	1 (11)	0 (0)	0 (0)	2 (28)	3 (64)
Snyder	1 (76)	2 (65)	0 (0)	0 (0)	1 (17)	0 (0)	0 (0)	1 (22)	0 (0)	0 (0)
Somerset	0 (0)	1 (21)	2 (39)	0 (0)	2 (30)	0 (0)	1 (50)	0 (0)	0 (0)	2 (68)
Sullivan	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	1 (78)	0 (0)	0 (0)	0 (0)	0 (0)
Susquehanna	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	1 (43)	0 (0)	0 (0)
Tioga	1 (4)	0 (0)	0 (0)	0 (0)	2 (35)	0 (0)	1 (10)	0 (0)	0 (0)	0 (0)
Union	1 (24)	0 (0)	0 (0)	1 (20)	2 (60)	0 (0)	0 (0)	0 (0)	2 (76)	0 (0)
Venango	1 (2)	0 (0)	0 (0)	1 (94)	1 (24)	0 (0)	0 (0)	2 (136)	0 (0)	1 (98)
Warren	0 (0)	1 (14)	0 (0)	1 (2)	0 (0)	2 (89)	1 (4)	0 (0)	1 (24)	0 (0)
Washington	2 (38)	2 (47)	1 (72)	1 (100)	1 (22)	3 (104)	2 (136)	2 (114)	1 (16)	1 (24)
Wayne	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	1 (73)	1 (30)	0 (0)	0 (0)	0 (0)
Westmoreland	1 (24)	3 (61)	3 (86)	1 (25)	3 (204)	2 (22)	2 (86)	1 (66)	2 (42)	2 (50)
Wyoming	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	1 (24)	1 (20)	1 (15)	0 (0)
York	4 (170)	1 (64)	5 (249)	0 (0)	4 (173)	2 (50)	1 (83)	7 (364)	3 (57)	2 (52)

Data: National Housing Preservation Database (Dec. 2025) and PHFA data (received 2026).