REPORT | November 2025

The State of Subsidized Housing in Philadelphia

HOUSING INITIATIVE AT PENN

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Key Findings

- In Philadelphia, 476 properties, containing 34,349 rental units, are directly subsidized by federal housing programs.
- Subsidized properties (as well as properties with subsidies at risk of expiration) are located in every City Council district, but are more prevalent in Council Districts 5, 3, and 8.
- Between 2026 and 2036, affordability restrictions may end on a total of 136 currently active subsidized properties (containing 7,549 subsidized units), which represents 29% of the current stock of subsidized properties and 22% of units.
- Of the 136 expiring properties, 38 properties (28%) are located in census tracts where rents, home values, and incomes have all increased more than the citywide value.
- There are 10 properties (with 413 units) with a failing housing quality inspection score.
- Ninety LIHTC properties (containing 7,392 subsidized units) will reach the fifteenth year of their service through 2036.
- Between January 2022 and March 2024, 712 eviction cases were filed by 164 non-public housing subsidized properties.

THE HOUSING INITIATIVE at Penn

Introduction

Traditionally, municipalities have relied on federal programs as a primary way to finance the development of affordable subsidized properties, as is the case in Philadelphia. These federal programs provide different forms of subsidy that are tied to owners maintaining the property at certain levels of affordability, and often serving certain populations, for a fixed period of time (see Appendix for program descriptions). Some of these programs, like the Low-Income Housing Tax Credit (LIHTC), enable developers to access capital that covers part of the cost of development, allowing the property to ultimately leverage smaller loans that allow for lower rents to repay them. Other programs, like project-based Section 8, offer ongoing operating subsidies that bridge the gap between an affordable rent payment for a tenant, which in most cases is deemed to be 30 percent of their income, and the actual rent level for the unit. A few programs, like public housing, do both. Importantly, though, for all programs except public housing, there is a point in time where the affordability requirements tied to the subsidy end, and in some cases the subsidy itself could end. Furthermore, as these properties age, they also need investment and rehabilitation to remain habitable and affordable. This report presents an overview of how many subsidized housing properties exist in Philadelphia and highlights some of the challenges facing these properties in the decade ahead.

Subsidized Housing in Philadelphia

In Philadelphia, 476 properties, containing 34,349 rental units, are directly subsidized by federal housing programs as of August 2025.[1] These units serve approximately 16% of Philadelphia renters with low and moderate incomes, a crucial source of affordability considering that 44% of renter households at these incomes are severely housing cost-burdened, spending more than half of their income on rent.[2]

In this report, we consider properties to be subsidized if they are supported by federal programs that limit the maximum rent that can be set at that property. Here, our focus is on properties with existing affordability requirements. Other sources of affordable housing, such as Housing Choice Vouchers (which are tied to individual households, rather than properties), low-cost units not subsidized by public programs (sometimes called 'naturally occurring affordable housing'), as well as those subsidized with only state or local dollars are not included in this report.[3]

TABLE 1 below shows the different subsidy types currently active among Philadelphia properties.[4] Altogether, we track nine different subsidy sources, which can be used alone or in combination. The table reports the number of different properties covered under each subsidy type to show the overall frequency of each subsidy.

The most common subsidy source is the LIHTC program, which is also the nation's largest funding source for new and rehabilitated subsidized rental housing. Properties subsidized by LIHTC in Pennsylvania are required to maintain rents at moderate levels for 30 to 40 years after construction.[5] There are 233 active LIHTC properties in Philadelphia, with 14,678 units, comprising nearly half of properties currently under affordability requirements.

The next largest source, by number of properties accounting for more than a third of subsidized properties, is project-based Section 8, with 165 properties and 11,441 units. This refers to project-based contracts (not to be confused with tenant vouchers previously also called Section 8) which pay property owners for the difference between market rents and 30% of eligible tenants' incomes.

1 This count does not include new properties in the last 2-3 years which have not yet been added to our data sources yet.

2 These figures are derived from the American Community Survey's 2023 1-year microdata for Philadelphia, for renter households at 80% of AMI or less.

3 Read more about our methodology in the Appendix.

4 We exclusively track subsidies from federal programs, though some are administered locally or by the state. We do not include state and local sources of subsidies, such as the City of Philadelphia's Housing Trust Fund, but properties benefiting from these programs generally layer these subsidies on top of federal subsidies.

5 In Pennsylvania, the LIHTC affordability period was formerly 30 years, but has been increased to 35 then to 40 years. The exact period for each property depends on when it was subsidized.

Table 1. Subsidy Types by Number of Properties and Units

Subsidy Name	Number of Properties with Subsidy	Percent of Properties with Subsidy	Number of Units with Subsidy	Percent of Units with Subsidy
LIHTC	233	48.9%	14,678	42.7%
Project-based Section 8	165	34.7%	11,441	33.3%
Public Housing	83	17.4%	12,117	35.3%
HOME	75	15.8%	3,051	8.9%
Project-Based Vouchers	53	11.1%	1,823	5.3%
HUD Insured	33	6.9%	4,016	11.7%
Mod Rehab	9	1.9%	345	1.0%
Section 202	8	1.7%	61	0.2%
National Housing Trust Fund	8	1.7%	164	0.5%
Total unique count	**476**	**—**	**34,349**	**—**

Source: HIP analysis of NHPD (Aug. 2025) and federal subsidies data
Note: Properties may have more than one subsidy.

Importantly, this payment is tied to an individual tenants' income, which means the property-level subsidy contract varies by household-level income and rental levels. No new contracts have been issued by the federal government since Congress officially ended the program in 1983, which means all existing contracts are renewals of original pre-1983 contracts. These contracts can be renewed by property owners when the contract period (typically 5-20 years) runs out. However, if the owners choose not to renew, the property-based subsidy is lost completely.

The third-largest project-level subsidy source is public housing, which in Philadelphia is owned and administered by the Philadelphia Housing Authority (PHA). Currently, there are 83 public housing properties in Philadelphia.[6] This figure, however, belies the large number of units in public housing: with 12,117 units, public housing is the second-largest subsidy type by number of units.[7] There are no time-limited affordability periods for public housing units. However, these units still have preservation needs because they require periodic rehabilitation to remain safe and healthy living environments for their residents.

Among subsidized properties, just over one-third currently layer subsidies from different federal programs together. Such subsidy layering is often essential to ensure the property can be built and maintained at the mandated affordable rent levels.[8] Additionally, subsidy layering can extend the affordability of a property because each layer of subsidy has its own expiration date. Properties under multiple subsidies are often larger and contain more units than properties under just one subsidy.[9]

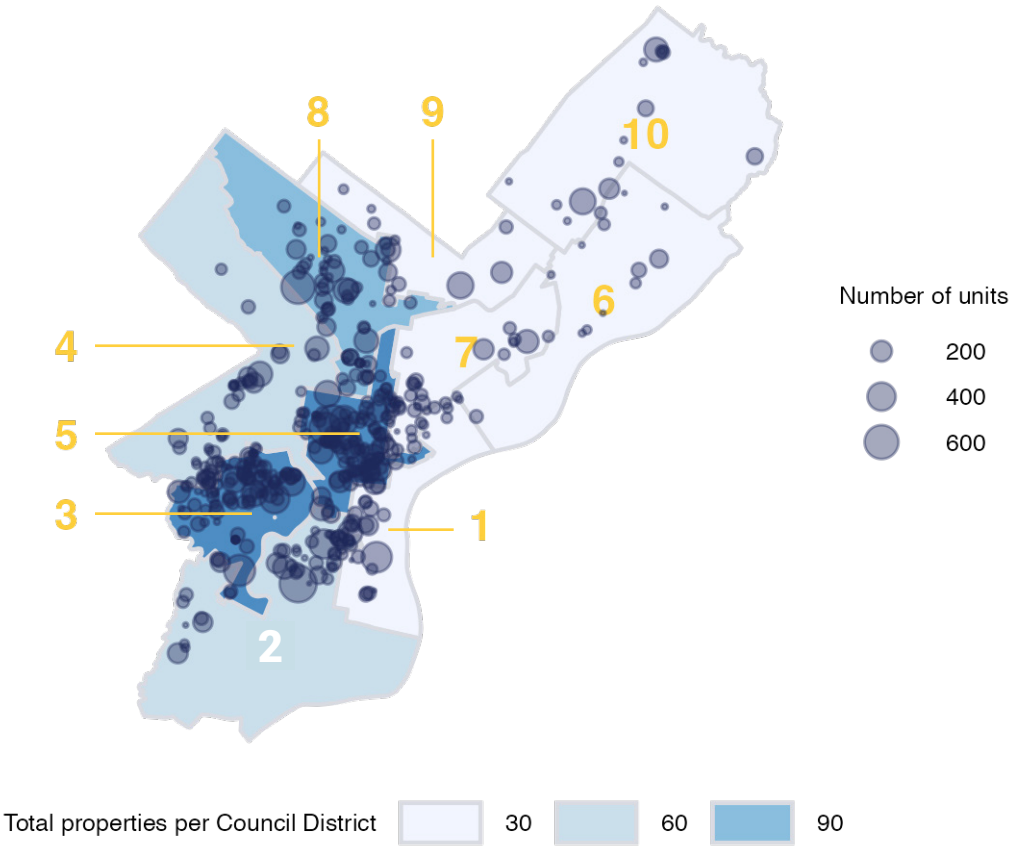
6 In our data, scattered site homes are grouped together into properties for reporting purposes; the number of parcels owned by PHA is much larger

7 This count may not include public housing units converted via the Rental Assistance Demonstration program.

8 Colburn, G., Acolin, A., & Walter, R. (2025). Subsidy overlaps in federal housing policy. *Housing Policy Debate*, 35(3), 384-401. doi.org/10.1080/10511482.2024.2347857

9 Reina, V., & Williams, M. (2012). The Importance of Using Layered Data To Analyze Housing: The Case of the Subsidized Housing Information Project. *Cityscape*, 14(1), 215–222. www.jstor.org/stable/41553091

Figure 1. Subsidized Properties by Council District



Source: HIP analysis of NHPD (Aug. 2025) and federal subsidies data

Two of the most common subsidy combinations in Philadelphia are project-based Section 8 and LIHTC, which covers 11% of all subsidized units, and project-based Section 8 and U.S. Department of Housing and Urban Development (HUD) Insurance, which covers 8% of all subsidized units. Complex layering of subsidies, however, can pose a challenge for accurately counting the number of unique units and properties that exist and for determining when each unit expires. We have endeavored in this report to minimize double-counting and accurately match subsidies to properties, but different analysis decisions may yield slightly different counts; more about our methodology is presented in the Appendix.

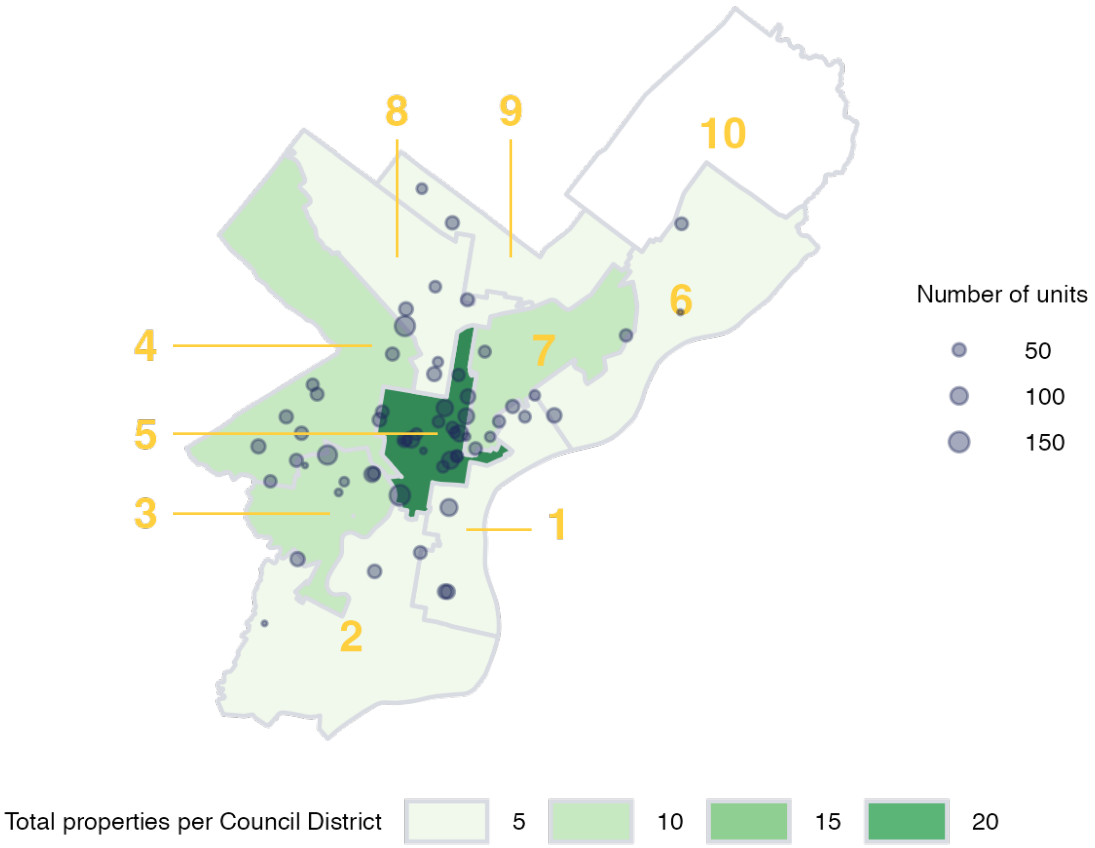
Subsidized properties are not distributed evenly throughout the city. **FIGURE 1** shows the location of subsidized properties in Philadelphia, with the size of the circles representing the number of subsidized units at that property.[10] There are subsidized properties in every Council District, but over half of the city's subsidized properties are located in Council Districts 5, 3, and 8, which stretch across parts of West, Central, and North Philadelphia.

FIGURE 2 shows the location of properties that have been newly subsidized since 2015, representing at least 62 properties with 3,057 units.[11] The LIHTC program alone covers one-third of these properties, and an additional 40% of these properties are subsidized by a combination of programs that include

10 Scattered site projects are located to the address given by HUD or other reporting agencies.

11 This does not include those properties completed in the past 2-3 years which have not yet been added to the currently available data sources. However, the count includes both new construction as well as rehabilitation of existing properties. Properties where the sole activity since 2015 was the renewal of a Section 8 contract are not included in the count.

Figure 2. Newly Subsidized Properties since 2015 by Council District



Source: HIP analysis of NHPD (Aug. 2025) and federal subsidies data
Note: Map may not include recently developed properties

LIHTC. This is not surprising given that LIHTC is the largest federal subsidy program for financing the development of affordable housing and one of the few federal programs that exists.[12] Over a quarter of these newly subsidized properties are located in Council District 5.

Preservation Risks

Next, we focus on potential preservation challenges facing subsidized properties in Philadelphia, which we break into three categories: affordability risk, depreciation risk, and other risks.

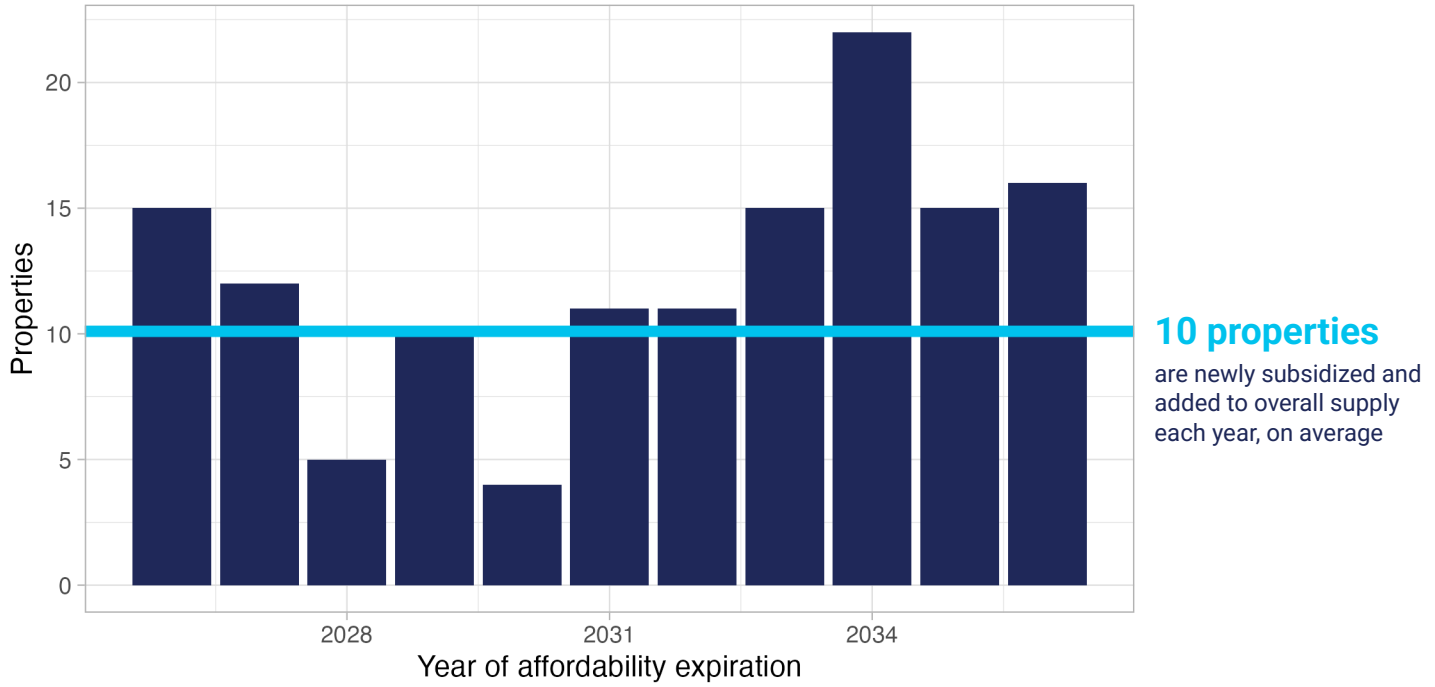
Affordability Risk

Affordability risk refers to the ability of the property to maintain its rents at levels that lower-income households can afford and comes in three main forms: actual affordability to households, owner exit risk, and subsidy expiration risk. First, properties in subsidized housing programs are not inherently affordable to households that ultimately live in them. For example, while LIHTC properties are designed to be affordable, rent levels are set based on a percentage of the metropolitan area median income (AMI), not based on the income of households in each unit. As a result, very low-income households with incomes below the allowed AMI maximum may still be housing cost-burdened in those units.[13] To address this issue,

12 Zahalak, T. (2024). LIHTC Properties Facing Challenging Times. Fannie Mae - Multifamily Affordable Housing Commentary. www.fanniemae.com/media/53121/display

13 O'Regan, K. M., & Horn, K. M. (2013). What can we learn about the low-income housing tax credit program by looking at the tenants? *Housing Policy Debate*, 23(3), 597-613. doi.org/10.1080/10511482.2013.772909

Figure 3. Subsidized Properties Expiring Through 2036



Source: HIP analysis of NHPD (Aug. 2025) and federal subsidies data
Note: Blue line marks average number of newly subsidized properties in 2010-2019

the City of Philadelphia developed a Shallow Rent Subsidy Program, which provides up to $500 to help bridge the difference between the LIHTC rent level and what would be an affordable rent for someone in that unit. Even with this program, some households in LIHTC properties may still be housing cost-burdened.

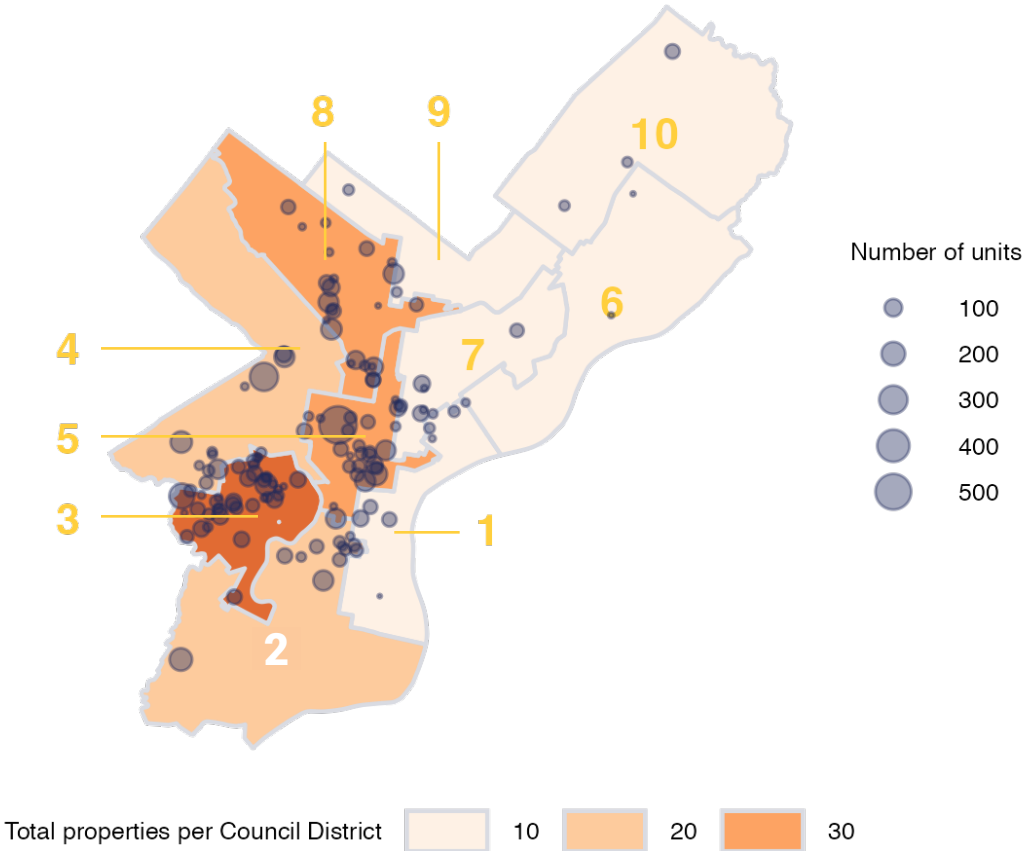
Another area of concern is exit risk, which means an owner can choose to leave a subsidized housing program. In programs like the project-based Section 8 program, owners agree to a certain level of affordability for a fixed period of time. At the end of that time period, owners have the option to renew their subsidy or exit the program. If this happens, the property loses its subsidy and rents can be raised as the owner sees fit. It is important to note, however, that just because an owner can leave a program, does not mean they will. In fact, all current project-based Section 8 contracts are ones that have been renewed at least once. Additionally, even when a subsidy ends, it is possible that the owner will not choose to raise rents on existing tenants.

The final area of concern is expiration risk. In some subsidy programs, the financing is non-renewable, which means that both the affordability restrictions and financing can end. As a result, an owner will need to apply for a new form of assistance if they need to access some form of public subsidy to maintain rents at affordable levels. Again, an expired subsidy does not automatically trigger increased rents, but it does put rent-limited units at risk of rent hikes.

Between 2026 and 2036, affordability restrictions may end on a total of 136 currently active subsidized properties (containing 7,549 subsidized units), as shown in **FIGURE 3**. This amounts to 29% of the current stock of subsidized properties and 22% of current subsidized units. Though the expiration of affordability restrictions may not always trigger an immediate loss of affordability,[14] new or renewed

14 Of the properties expiring in the next ten years, 10 properties with 1,512 units are Philadelphia Housing Authority properties which also have other subsidies such as LIHTC. These properties may have additional public housing-related affordability protections that prevent their units from going out of affordability once the LIHTC affordability period ends.

Figure 4. Properties with Upcoming Affordability Expirations by Council District



Source: HIP analysis of NHPD (Aug. 2025) and federal subsidies data
Note: Showing properties with potential affordability expirations between 2026-2036

subsidies will be necessary for many of these units to remain financially or operationally feasible at rents affordable to low- to moderate-income Philadelphians.

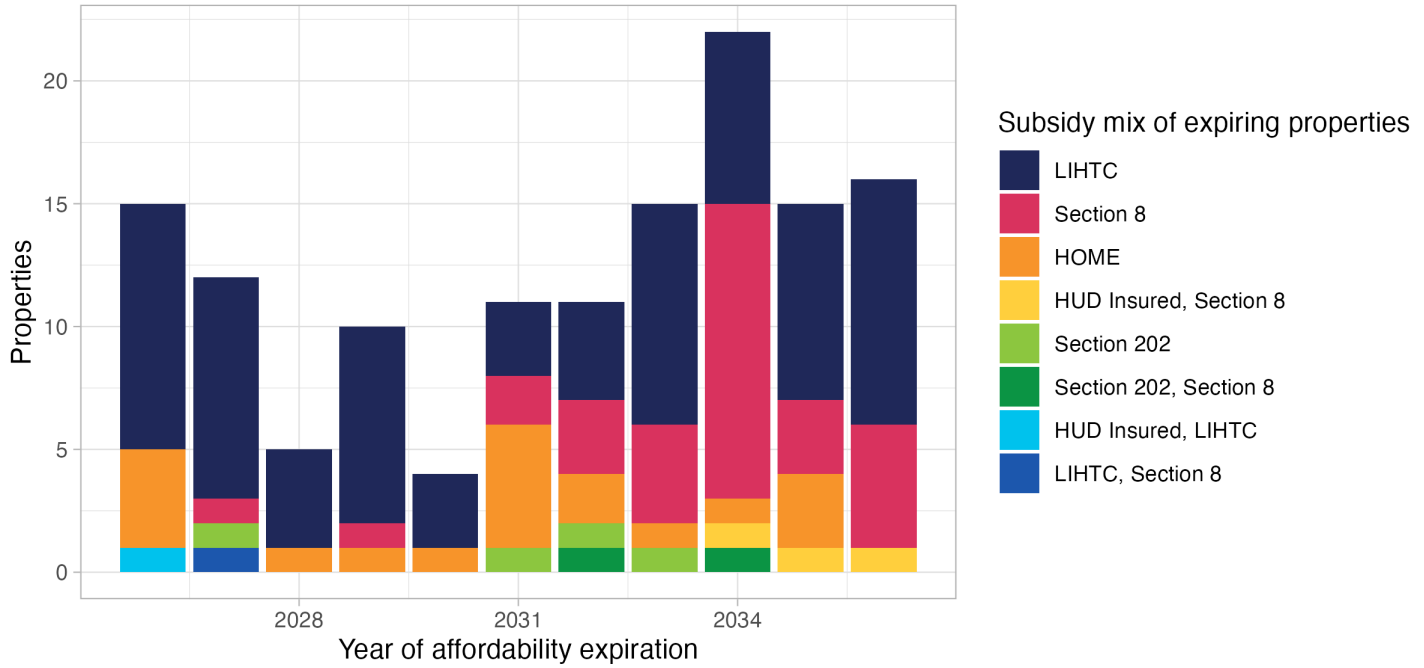
FIGURE 3 also shows that in the next year alone, affordability at 15 properties is scheduled to expire. Further, the number of properties with subsidies potentially expiring each year is higher than this historic annual increase in the subsidized housing stock (10 properties a year, on pre-pandemic average) in all but three out of the next ten years, shown in the blue horizontal line in **FIGURE 1**. Without further resources to preserve existing subsidized properties, it may not be possible to maintain affordability at expiring properties without diminishing resources available for new construction critical to reduce the shortage of affordable housing.

FIGURE 4 shows the geographic distribution of properties whose affordability restrictions will expire between 2026 and 2036. These expiring properties are located in every Council district, but are also spatially concentrated; 30% of these properties are in Council District 3 alone, and another 38% are located in the other top two districts (Districts 5 and 8). More detailed figures are available in the Appendix tables.

Subsidy Types

The composition of subsidies at expiring properties has important implications for affordability risk. Some programs require owners choosing not to renew their subsidy to undergo a "formal process of opting out, which, among other things, requires notifying

Figure 5. Subsidized Housing Programs Expiring Through 2036



Source: HIP analysis of NHPD (Aug. 2025) and federal subsidies data

tenants of their decision."[15] Only the project-based Section 8 program offers displaced tenants a voucher to potentially gain affordable housing elsewhere in the private market. Nationally, more than half of households offered a voucher in this setting are unable to find a private market unit that will accept the voucher and lose the rental assistance completely.[16]

Subsidies also differ in the depth of their affordability. Because rents for project-based Section 8 subsidized properties are based on the tenant's actual income as opposed to regional median income levels, these units offer much deeper affordability for very low-income tenants than other subsidies, such as LIHTC.

FIGURE 5 breaks down the number of properties approaching expiration in the next ten years by subsidy type, showing the last active subsidy type (or subsidy mix) for buildings expiring in any given year. LIHTC is the most common type, covering 57% of expiring properties (alone or in combination). Project-based Section 8 is the next most common, covering 27% of expiring properties (alone or in combination). The high number of properties expiring in 2034 is mostly due to a slew of project-based Section 8 contracts expiring in that year.

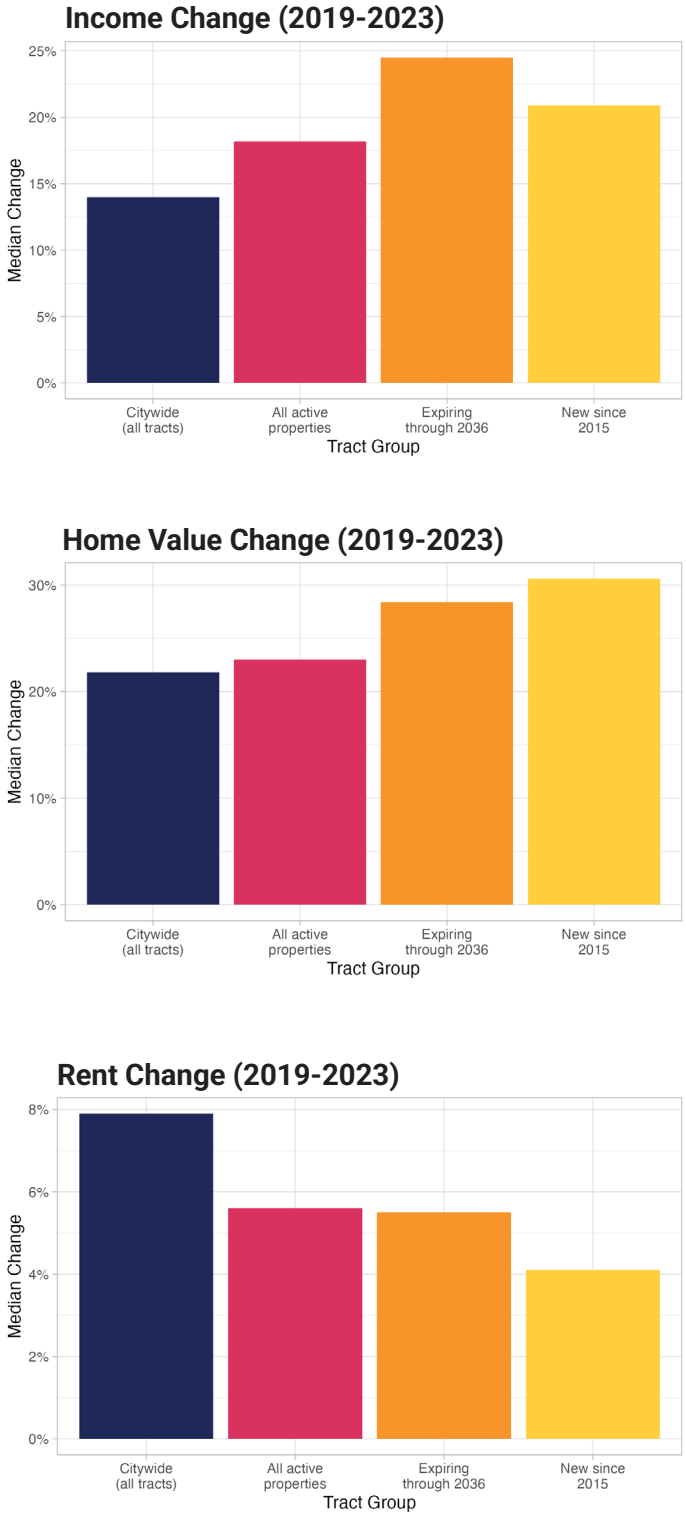
Neighborhood Characteristics

Neighborhood context also impacts affordability risk: the location of properties affects the odds of an owner exiting a program and the potential rent increase that tenants may experience if an owner does exit. These neighborhood-level changes are shown in detail in **FIGURE 6**, where income change, home value change, and rent change are shown separately for the City of Philadelphia as a whole, for census tracts containing all active subsidized properties, for tracts with expiring properties, and tracts with newly subsidized properties.

15 Lens, M. C., & Reina, V. (2016). Preserving Neighborhood Opportunity: Where Federal Housing Subsidies Expire. *Housing Policy Debate*, 26(4-5), 714–732. doi.org/10.1080/10511482.2016.1195422

16 Reina, V. J., & Winter, B. (2019). Safety net? The use of vouchers when a place-based rental subsidy ends. *Urban Studies*, 56(10), 2092-2111. doi.org/10.1177/0042098018782407

Figure 6. Neighborhood Characteristics of Census Tracts with Subsidized Housing



Data: ACS 5-year (2019-2023). Changes are relative to ACS 5-year (2014-2018), with inflation-adjusted dollars.

According to the latest available American Community Survey data, Philadelphia as a whole experienced a 14% inflation-adjusted increase in household income and a 21% increase in home value in the last decade.[17] However, these rates were substantially higher in census tracts where expiring subsidized properties are located, which, on average, experienced a 24% increase in household income and a 28% increase in home value. While rent increases in tracts with subsidized properties (whether expiring or not) were lower than the citywide average, tracts with expiring properties saw higher rent increases on average than tracts with newly subsidized properties. Of the 136 expiring properties, 38 properties (28%) are located in census tracts where rents, home values, and incomes have all increased more than the citywide value.

Preserving subsidized properties in neighborhoods with stronger than average markets is especially challenging because owners may be incentivized to not renew current subsidies upon expiration, in favor of converting to market value rents.[18] Ownership type can also be a strong indicator of whether or not a property can be expected to renew its subsidies upon expiration. Nonprofit owners are more likely to renew compared to for-profit owners,[19] but the majority of properties expiring over the next ten years (58%) are owned by for-profit entities, further underscoring the risk of owner exit.

Depreciation Risk

Like all properties, subsidized housing needs recapitalization over time to ensure the building is habitable and remains viable in the long term. This is particularly true in properties with poor management. Properties can "fail out" of subsidized

17 This is based on a comparison between the five-year period of 2019-2023 with the previous 5-year period (2014-2018), based on 2023 dollars.

18 An, B. Y., Jakabovics, A., Orlando, A. W., & Rodnyansky, S. (2025). Preservation of affordable rural rental properties by understanding owners, managers, subsidies, and the local market. *Housing Policy Debate*, 35(5), 787–810. doi.org/10.1080/10511482.2025.2531878

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

housing programs: some programs require property inspections and if a property fails more than one of the inspections, the financing tied to the property can be terminated. Moreover, even if the subsidy is not terminated, a poorly maintained property can become uninhabitable for residents. In this section we explore some aspects of building conditions.

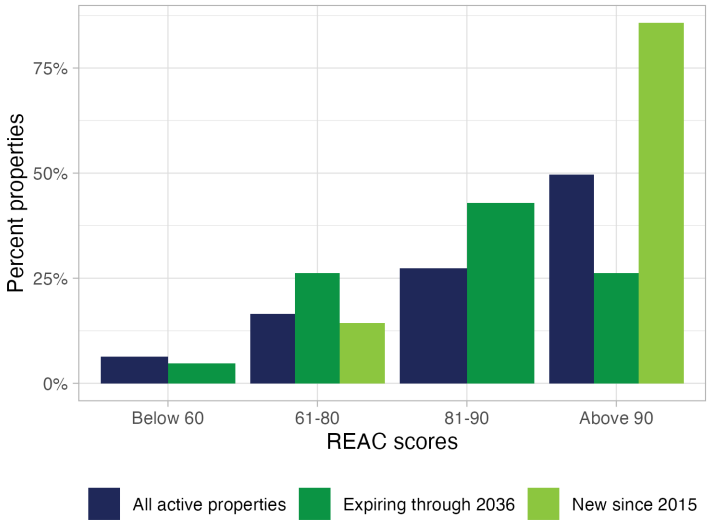
Building Condition

Philadelphia's housing stock is some of the oldest in the country, which includes its subsidized housing stock. Among the 303 non-PHA properties matchable to Office of Property Assessments data, the median year of construction was 1968, meaning that the majority of subsidized properties are over 50 years old. As buildings age, their infrastructure and systems require maintenance and construction upgrades.

A more fine-grained assessment of building quality is offered by the results of HUD inspections, which are required for buildings participating in many HUD programs.[20] Their Real Estate Assessment Center (REAC) inspects and scores subsidized properties on a scale of 0 to 100. A score below 60 is a failed score, and, if a property fails two consecutive inspections, the federal subsidy can be terminated.

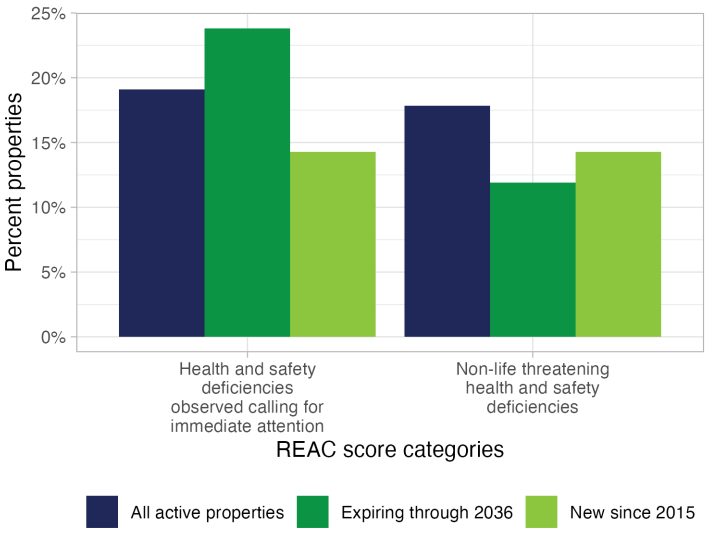
Among the 157 currently active, non-PHA subsidized properties with a REAC score, there are 10 properties (with 413 units) with a failing REAC score. Separately, scores at 19% of the 157 REAC-scored properties include a note indicating 'health and safety deficiencies observed calling for immediate attention.' This share of REAC score-related properties with deficiencies is even greater, at 24%, for properties at risk of expiration in the next ten years. Therefore, unsafe building condition is an additional preservation risk for these properties.

Figure 7. REAC Numeric Scores for non-PHA Subsidized Properties (n = 157)



Source: HIP analysis of NHPD (Aug. 2025) and federal subsidies data

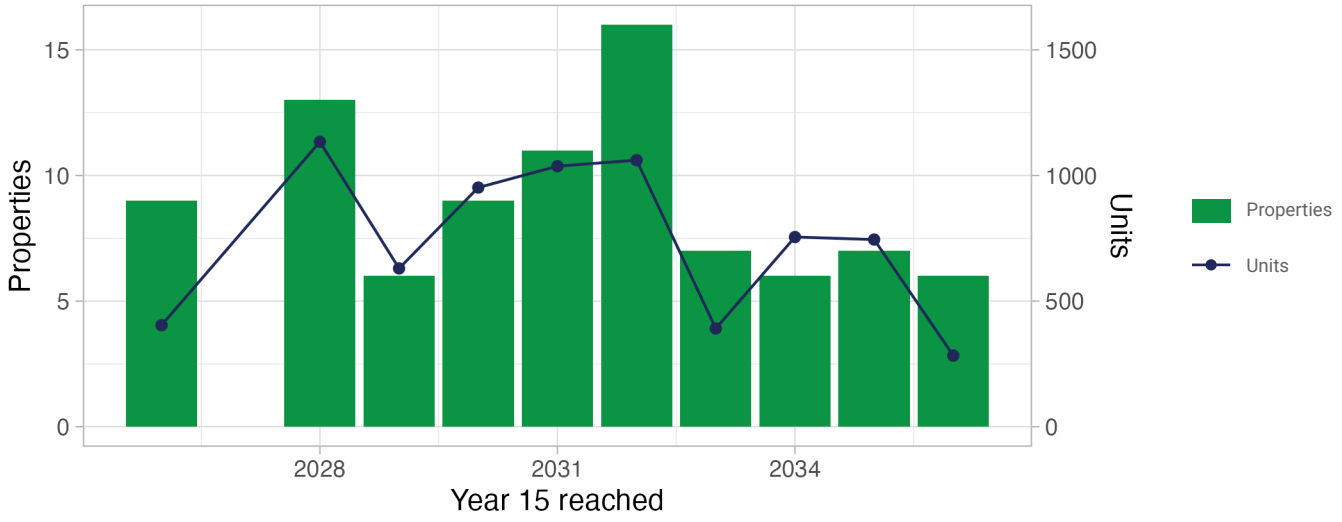
Figure 8. REAC Score Labels for non-PHA Subsidized Properties (n = 157)



Source: HIP analysis of NHPD (Aug. 2025) and federal subsidies data

20 National Standards for the Physical Inspection of Real Estate (NSPIRE). www.hud.gov/reac/nspire

Figure 9. LIHTC Properties and Units Reaching Year 15 through 2036
Properties represented as bars (left scale), units represented as line (right scale)



Source: HIP analysis of NHPD (Aug. 2025) and federal subsidies data

Recapitalization Milestones

Another important factor to consider is the number of properties at critical points where further investment may be needed. In particular, an important milestone for LIHTC properties is 15 years after the property is placed in service, when the ownership structure changes. While the affordability restrictions on the property last for another 15-25 years, this is a point where recapitalization may be needed to keep the properties in good shape. **FIGURE 9** shows the number of LIHTC properties (and their subsidized units) that will reach year 15 in the next ten years. Each year, six to sixteen properties will reach year 15. Overall, 90 LIHTC properties (containing 7,392 subsidized units) will reach year 15 through 2036. A breakdown by electoral districts is also presented in the detailed tables in the Appendix.

Other Risks

Finally, there are other risks that could be affecting both these properties and the households in them. There is federal funding risk, meaning that a reduction of support from the federal government would affect the affordability and viability of these properties. There are also a host of owner practices that could affect whether tenants in these properties are able to remain in their subsidized units.

Evictions

Previous studies have shown that tenants at subsidized properties, especially those with project-based rental assistance, are at lower risk of eviction compared to those at market-rate properties.[21] However, the risk of eviction is not zero for tenants living in federally subsidized housing—more than 40% of currently subsidized non-PHA properties filed at least one eviction case between January 2022 and March 2024, and 23 properties filed ten or more cases.

21 Preston, G., & Reina, V. J. (2021). Sheltered from eviction? A framework for understanding the relationship between subsidized housing programs and eviction. *Housing Policy Debate*, 31(3–5), 785–817. doi.org/10.1080/10511482.2021.1879202

During this period, 712 cases were filed by 164 currently active subsidized properties, excluding those filed by PHA.[22] About a quarter of filed cases (26%) resulted in an executed eviction, comparable to the rate for all eviction cases filed during this period (23%). The vast majority of cases filed (93%) are based on an owner claiming nonpayment of rent, with 33% filed based on an owner claiming a breach of lease terms and 32% citing lease termination, almost always in conjunction with nonpayment of rent. There are only 3 cases which solely cite lease termination as a cause.[23]

Conclusion

Philadelphia has long relied on a large number of federally subsidized properties to provide affordable housing options that are protected from market forces. There are many challenges facing this housing stock in the decade ahead, with some properties at risk of seeing subsidies expire and others in need of rehabilitation to remain habitable. Fortunately, local government leaders are committed to affordable housing. In 2023, the City Council passed the "People's Preservation Package," which was spearheaded by Councilmember Gauthier and charged the city with developing a publicly accessible database that tracks existing and expiring subsidized housing properties, among other important policy provisions. After significant work from city officials, those data will soon be available and will serve as a critical tool for future assessments of preservation needs in Philadelphia that will guide policymaking that preserves the affordability and quality of this housing stock. Further, Mayor Parker's H.O.M.E. plan will bring significant new resources to addressing the City's housing supply and preservation needs. Ultimately, in order to reduce the risk of any given subsidized property losing its affordability as it nears expiration will require active policy development and legislative action.[24] This report, in conjunction with the city's forthcoming Affordable Housing Directory, will assist policymakers, tenants, owners, and advocates in developing a plan of action to comprehensively address preservation needs going forward.

22 Because PHA owns many scattered-site and other developments with difficult-to-match addresses, PHA properties were excluded from the match to maintain consistency.

23 It is possible that these cases were filed for non-subsidized units at subsidized properties.

24 Howell, K., Mueller, E., & Wilson, B. B. (2018). One Size Fits None: Local Context and Planning for the Preservation of Affordable Housing. *Housing Policy Debate*, 29(1). doi.org/10.1080/10511482.2018.1476896

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Appendix

Federal Subsidy Program Descriptions

Public Housing
Public housing is housing developed and owned by public housing authorities (PHAs). The development of these properties was financed by the federal government, and in any given year the U.S. Department of Housing and Urban Development provides each PHA with subsidies that are meant to bridge the gap between a tenant payment (calculated to be 30 percent of their income) and the actual rent for the unit. In theory, these subsidized housing units are permanently affordable, but over the years hundreds of thousands of public housing have been lost due to demolition and habitability issues.

Low-Income Housing Tax Credit (LIHTC)
The LIHTC program is a federal tax credit program administered in each state by its housing finance agency. The program incentivizes private investors to contribute capital to the construction of housing where some or all of the units will be reserved for renters with incomes below 80% of AMI, in exchange for a reduction in the investors' federal taxes. Developers that apply for the credits must propose projects that meet affordability requirements set by the state. If awarded, the state monitors compliance with these requirements and the credits are subject to be recaptured if the project is found to be out of compliance in the first 15 years. After year 15, compliance is no longer monitored as closely, and owners may apply to the state to convert their portion of affordable units to market-rate units through the Qualified Contract (QC) process, though this is no longer possible in Pennsylvania for new LIHTC properties. Unless a property exits the program through a QC, affordability restrictions continue through at least year 30; in recent years, Pennsylvania's state housing finance agency has increased this period to 35, then to 40 years. After this time, depending on the initial contract signed with the state in order to get the tax credits, the owner may increase any or all units to market-rate rents.

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 percent of AMI. 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 funding is appropriated every year by Congress. The federal HOME subsidy program should not be confused with Mayor Parker's recent H.O.M.E. Plan.

Project-based Section 8
Housing units subsidized by project-based Section 8 funding follow a project-based rental assistance model where the property owner has a Housing Assistance Payments contract with HUD. When these contracts expire, the owner can renew the contract in order to maintain affordability or increase rents to market rate. The program serves tenants with household incomes below 80% of AMI; tenants pay 30 percent of their household income towards rent and utilities.

Federal Subsidy Program Descriptions (cont.)

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 housing units serve elderly populations (over the age of 62) with household incomes below 50% of AMI. Administered by HUD, nonprofits apply and compete for these funds annually.

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.

Project-based Vouchers

Up to 20% of a state's allocated Housing Choice Vouchers can be dedicated to specific rental units rather than to tenants. Owners of units with project-based vouchers have a direct contract with the state or local housing agency that administers Housing Choice Vouchers. Project-based voucher tenants pay rent equal to 30% of their household income. In this case, if tenants decide to move, their voucher does not move with them.

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 extremely low-income (below 30% of AMI) households 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.

Methodology

Our main data source in this Report is the National Housing Preservation Database (NHPD), which collates information on federally subsidized rental housing from a wide range of different data sources.[1] We use the most current version of the NHPD, released in August 2025, and supplement this data with a small number of records derived from the most recent HUD LIHTC Properties database (May 2025) and the HUD Multifamily and Section 8 Contracts Database (June 2025) which did not appear in the NHPD. Our definitions of terms, unless noted otherwise, follow the definitions as described by NHPD in the NHPD data dictionary; however, we use the term 'active' to cover subsidies described as either 'active' or 'inconclusive' in the NHPD, following the practice of most users of the NHPD.

The NHPD only covers federal-level housing subsidies; subsidies provided through state- and local-level programs are not included in our analyses. However, state and local subsidies generally exist alongside federal subsidies, and few properties are likely to be exclusively subsidized by state and local programs.

We label a property as active if at least one subsidy at that property is active. We define a property as expiring if in that year the last active subsidy for that property expires in that year. (Thus, a property may have subsidy renewal/recapitalization needs before its final expiration date; but for brevity, we only consider the last-expiring subsidy for each property.)

We note that ambiguities exist in enumerating certain properties and their units when projects involve phased construction, layering of subsidies, or both. If we determined that a project was phased into separate structures with independent subsidies for each phase, we treated each building as its own property (whether it was treated separately in the NHPD or not). These ambiguities may result in differences in property and unit counts between this report and other sources.

We also joined the NHPD data to other data sources, using the cleaned property address or geocoded Census geography GEOIDs. These additional data sources included Philadelphia's Office of Property Assessments' property-level data (accessed through OpenDataPhilly), Philadelphia eviction filings data (compiled by Philadelphia Legal Assistance), and American Community Survey data (2023 and 2018 5-year data). Some properties lacked geocodable addresses or Census geography assignments (due to data quality issues or projects scattered over wide areas); these properties (14 properties, mostly already inactive) are not included in this report.

1 National Housing Preservation Database. (August 2025). Public and Affordable Housing Research Corporation (PAHRC) and National Low Income Housing Coalition (NLIHC). https://preservationdatabase.org

Detailed Tables

The tables below present detailed breakdowns of subsidized properties and units by Council District and PA Senate District.

Table A1. Profile of Subsidized Housing Stock by Council District

	Currently Active	Expiring between 2026-2036				Newly Subsidized since 2015	Milestones
	All	Every Subsidy Expiring*	Any LIHTC	Any Section 8	Any HOME	All	Reaching LIHTC Year 15 by 2036
	Properties (Units)	Properties (Units)	Properties (Units)	Properties (Units)	Properties (Units)	Properties (Units)	Properties (Units)
Council District 1	25 (2,028)	7 (261)	3 (59)	6 (348)	3 (199)	8 (428)	7 (819)
Council District 2	51 (4,245)	12 (696)	10 (407)	4 (537)	3 (168)	11 (663)	7 (565)
Council District 3	107 (6,144)	40 (1,927)	32 (1,730)	9 (486)	11 (528)	14 (434)	10 (896)
Council District 4	45 (3,098)	11 (938)	5 (224)	10 (1,085)	8 (330)	9 (461)	11 (631)
Council District 5	118 (9,754)	27 (1,983)	15 (812)	15 (1,009)	9 (360)	30 (1,284)	25 (1,513)
Council District 6	14 (489)	3 (19)	---	1 (13)	4 (74)	7 (189)	2 (183)
Council District 7	30 (1,646)	7 (281)	4 (359)	4 (124)	3 (105)	10 (362)	9 (382)
Council District 8	62 (4,900)	24 (1,282)	11 (575)	11 (820)	12 (323)	11 (680)	12 (1,396)
Council District 9	10 (857)	2 (51)	1 (24)	---	3 (137)	3 (125)	3 (160)
Council District 10	14 (1,188)	3 (111)	2 (101)	5 (904)	1 (100)	5 (46)	4 (847)

Data: National Housing Preservation Database (August 2025), HUD LIHTC Database (May 2025), HUD Multifamily Assistance Database (June 2025)

**Due to subsidy layering, one property can have multiple subsidies*

Table A2. Profile of Subsidized Housing Stock by PA Senate District

	Currently Active	Expiring between 2026-2036				Newly Subsidized since 2015	Milestones
	All	Every Subsidy Expiring*	Any LIHTC	Any Section 8	Any HOME	All	Reaching LIHTC Year 15 by 2036
	Properties (Units)	Properties (Units)	Properties (Units)	Properties (Units)	Properties (Units)	Properties (Units)	Properties (Units)
PA Senate District 1	58 (4,492)	17 (806)	9 (385)	9 (660)	6 (276)	7 (476)	9 (1,114)
PA Senate District 2	32 (1,914)	8 (307)	5 (390)	5 (137)	3 (167)	6 (256)	9 (421)
PA Senate District 3	132 (10,375)	34 (2,290)	20 (860)	18 (1,543)	13 (471)	24 (1,138)	32 (2,114)
PA Senate District 4	37 (3,149)	11 (419)	4 (282)	3 (87)	10 (287)	3 (112)	6 (838)
PA Senate District 5	25 (1,590)	5 (117)	2 (101)	5 (904)	4 (111)	2 (48)	6 (1,030)
PA Senate District 7	137 (8,612)	45 (2,589)	30 (1,424)	21 (1,671)	15 (457)	16 (866)	21 (1,522)
PA Senate District 8	55 (4,217)	16 (1,021)	13 (849)	4 (324)	6 (555)	4 (161)	7 (353)

Data: National Housing Preservation Database (August 2025), HUD LIHTC Database (May 2025), HUD Multifamily Assistance Database (June 2025)

**Due to subsidy layering, one property can have multiple subsidies*