

5-Year PHA Plan <i>(for All PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 09/30/2027
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs. PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

A.	PHA Information.														
A.1	<p>PHA Name: <u>Housing Authority of the County of Berks</u> PHA Code: <u>PA071</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>04/2026</u></p> <p>The Five-Year Period of the Plan (i.e. 2019-2023): <u>2026-2030</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Public Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.</p> <p>How the public can access this PHA Plan: The Berks County Housing Authority's PHA Plan is available for public review and inspection at the Authority's administrative office during normal business hours. The Plan is also available on the Authority's website. Members of the public may request additional information or obtain a copy of the Plan by contacting the Housing Authority.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1" data-bbox="196 1304 1474 1413"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV						
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B.	Plan Elements. Required for all PHAs completing this form.														
B.1	<p>Mission. State the PHA's mission for serving the needs of low-, very low-, and extremely low-income families in the PHA's jurisdiction for the next 5 years.</p> <p>Berks County Housing Authority's mission for the next five years is to provide safe, decent, and affordable housing opportunities for low-, very low-, and extremely low-income families, elderly individuals, and persons with disabilities throughout Berks County. The Authority will continue to serve the needs of eligible households by maintaining high-quality public housing, administering a high-performing Housing Choice Voucher program, expanding affordable housing options through development and acquisition, and ensuring program integrity and compliance with all HUD regulations. BCHA is committed to promoting housing stability, improving access to affordable housing, and supporting resident well-being through effective property management, strong financial stewardship, and partnerships that enhance self-sufficiency opportunities.</p>														

B.2	<p>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next 5 years.</p>
B.3	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>Berks County Housing Authority has made substantial progress in meeting the goals and objectives identified in the previous 5-Year Plan. The Authority has continued to provide safe, decent, and affordable housing opportunities to low-income, very low-income, and extremely low-income households through strong program performance and effective asset management. During the prior 5-year period, the Authority maintained a good public housing occupancy rate, currently at 97.13%, demonstrating continued demand for affordable housing and effective unit turnover practices. The Authority also maintained a high-performing Housing Choice Voucher program, with SEMAP reporting completed and performance scores near 100%, reflecting strong compliance with HUD requirements, timely recertifications, accurate rent determinations, and effective program administration. The Authority has remained financially stable throughout the previous planning period and has maintained adequate staffing levels to support program operations. While occasional recruitment challenges for maintenance technician positions have occurred, the Authority has continued to meet operational needs and maintain housing quality standards. Additionally, the Authority has advanced planning efforts toward future development and preservation initiatives, including preparation for a planned RAD conversion and the identification of a potential acquisition opportunity in the City of Reading that would expand the supply of affordable housing units. Overall, Berks County Housing Authority has successfully met or exceeded the majority of goals outlined in the prior 5-Year Plan and remains well-positioned to continue serving eligible households and expanding affordable housing opportunities over the next five years.</p>
B.4	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of survivors of domestic violence, dating violence, sexual assault, or stalking.</p> <p>Berks County Housing Authority is committed to serving the housing needs of survivors of domestic violence, dating violence, sexual assault, and stalking in accordance with the Violence Against Women Act (VAWA). Over the next five years, the Authority will continue to implement policies and procedures that protect survivors from discrimination, support housing stability, and ensure continued access to safe, affordable housing. The Authority's goals and activities include maintaining full compliance with VAWA protections by ensuring that survivors are not denied assistance, terminated from assistance, or evicted solely because they are victims of domestic violence, dating violence, sexual assault, or stalking. BCHA will continue to provide required VAWA notices and documentation forms to applicants and program participants, and will ensure that all VAWA-related information is handled confidentially. The Authority will also maintain policies that allow for emergency transfers and safety-related moves through its Emergency Transfer Plan, enabling survivors to request relocation when they feel unsafe. The Authority will work to process emergency transfer requests as quickly as possible, subject to unit availability, voucher portability options, and program requirements. Additionally, the Authority will continue to provide referrals to local service providers and community-based organizations that assist survivors with counseling, legal advocacy, safety planning, and supportive services. Staff will receive ongoing training to ensure that program administration is sensitive to the needs of survivors and compliant with HUD regulations. Through these policies and program practices, Berks County Housing Authority will promote housing stability, safety, and equal access to housing assistance for survivors of domestic violence, dating violence, sexual assault, and stalking.</p>
B.5	<p>Project-Based Activities. If a PHA intends to select one or more projects for project-based assistance without competition in accordance with 24 CFR 983.51(c), the PHA must include a statement of this intent.</p> <p>The Berks County Housing Authority may, during the 5-year plan period, select one or more projects for project-based voucher assistance without competition in accordance with 24 CFR 983.51(c). This may include projects developed or redeveloped in connection with RAD conversions, Section 18 demolition/disposition approvals, PHA-owned units, or other HUD-approved initiatives that qualify for exception to competitive selection. Any such project-based voucher assistance will comply with all applicable HUD regulations and requirements.</p>
C.	<p>Other Document and/or Certification Requirements.</p>

<p>C.1</p>	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>Berks County Housing Authority will consider an amendment or modification to the 5-Year PHA Plan to be “significant” if it includes substantial changes to the Authority’s goals, objectives, policies, or programs that materially affect residents, applicants, program participants, or the local community. Significant amendments include, but are not limited to: A substantial change in the Authority’s mission, goals, or strategic objectives. The addition of new development activities, demolition, disposition, RAD conversion actions, or other major repositioning initiatives not previously identified in the Plan. The addition of project-based voucher (PBV) assistance or a change in PBV strategy that would significantly impact the number of vouchers, sites, or affected households. Any major change in admissions and continued occupancy policies that would substantially affect eligibility, tenant selection, or waiting list management. Any major policy change that would significantly impact residents’ rights, responsibilities, or program participation requirements. Any change required by HUD regulation that results in a material modification to the Plan. If a significant amendment is proposed, the Authority will follow HUD requirements for public notice, public review, resident consultation, and Board approval prior to implementation and submission to HUD.</p>
<p>C.2</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p>C.3</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.4</p>	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA’s mission, goals, and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.23 hours per year per response or 6.15 hours per response every five years, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Form identification: PA071 - *Housing Authority of the County of Berks form HUD-50075-5Y (Form ID - 4434) printed by Gwendolyn Didden in HUD Secure Systems/Public Housing Portal at 02/11/2026 03:48PM EST*