



B.2. 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.

Quantifiable Goals and Objectives for Serving Low-Income, Very Low-Income, and Extremely Low-Income Families

Fiscal Years 2026–2030

Goal 1: Preserve and Maximize Housing Availability for Extremely Low-Income and Very Low-Income Households

Objective 1.1: Maintain public housing occupancy at 96% or higher annually, ensuring that 100% of units continue to serve households at or below HUD-established income limits.

Objective 1.2: Comply with statutory income targeting requirements by ensuring that at least 75% of new admissions to the Housing Choice Voucher (HCV) program are extremely low-income households ($\leq 30\%$ AMI).

Objective 1.3: Ensure that at least 40% of new public housing admissions are extremely low-income households annually, in accordance with federal income targeting requirements.

Objective 1.4: Maintain an average public housing unit turnaround time of 45 days or fewer to maximize the number of eligible low-income households served.

Goal 2: Expand Affordable Housing Opportunities for Low-Income and Very Low-Income Families

Objective 2.1: Acquire and convert one multifamily property in Reading, Pennsylvania into approximately 25–28 affordable rental units within the 5-year plan period.

Objective 2.2: Structure development financing to ensure that newly created units are affordable to households at or below 60% AMI, with a portion targeted at extremely low-income households, subject to applicable financing program requirements.

Objective 2.3: Place all newly developed units into service by the end of Year 5, increasing the Authority’s affordable housing inventory available to income-eligible households.

Goal 3: Maintain Full Utilization and High Performance of the Housing Choice Voucher Program

Objective 3.1: Maintain HCV utilization at 97% or higher annually, ensuring maximum assistance to eligible low-income households.

Objective 3.2: Maintain a SEMAP designation as a High Performer (90% or higher) throughout the 5-year period.

Objective 3.3: Conduct annual landlord outreach initiatives to expand housing opportunities for extremely low-income voucher holders, including outreach in higher-opportunity areas of Berks County.

Objective 3.4: Maintain 100% compliance with income reexamination requirements to ensure continued eligibility of assisted households.

Goal 4: Promote Housing Stability and Equal Access for Extremely Low-Income Households

Objective 4.1: Maintain policies that support tenancy stability while ensuring lease enforcement consistent with HUD regulations.

Objective 4.2: Process reasonable accommodation requests within established policy timeframes to ensure equal access for persons with disabilities.

Objective 4.3: Maintain full compliance with the Fair Housing Act, ADA, Section 504, and Civil Rights requirements to ensure equitable access for protected classes within low-income populations.

Goal 5: Ensure Long-Term Preservation of Affordable Housing Through RAD Conversion

Objective 5.1: Complete RAD conversion planning and required HUD submissions within the first three years of the plan period to preserve 209 public housing units as long-term affordable housing.

Objective 5.2: Ensure that post-conversion units remain permanently affordable to households at or below HUD income limits, with continued compliance with RAD income targeting requirements.

Goal 6: Update Policies and Governing Documents to Improve Program Delivery and Compliance

Objective 6.1: Review and update the Admissions and Continued Occupancy Policy (ACOP) within the 5-year plan period to ensure alignment with current HUD regulations, best practices, and local operational needs.

Objective 6.2: Review and update the Housing Choice Voucher Administrative Plan within the 5-year plan period to ensure continued compliance with HUD requirements, program integrity standards, and fair housing regulations.

Objective 6.3: Review and update the Public Housing Dwelling Lease within the 5-year plan period to ensure it reflects current HUD requirements, resident rights and responsibilities, and enforcement standards that promote housing stability.

Objective 6.4: Implement policy changes through required public participation processes, including resident consultation, public review, and Board approval.

Summary Impact (FY 2026–2030)

Through preservation of 209 public housing units, full utilization of 711 Housing Choice Vouchers, and development of 25–28 additional affordable units, the Berks County Housing Authority will maintain and expand housing opportunities for low-income, very low-income, and extremely low-income families. The Authority will also strengthen service delivery and compliance through modernization of key policies, including the ACOP, HCV Administrative Plan, and Public Housing Lease, ensuring continued alignment with HUD statutory and regulatory requirements.