

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 9/30/2027
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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-ST is to be completed annually by **STANDARD PHAs** or **TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form. Note: PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or HCVs combined and is not PHAS or SEMAP troubled.

A.	PHA Information.			
A.1	PHA Name: <u>Housing Authority of the County of Cumberland</u>		PHA Code: <u>PA075</u>	
	PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA			
	PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2026</u>			
	PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)			
	Number of Public Housing (PH) Units <u>209</u>		Number of Housing Choice Vouchers (HCVs) <u>1341</u>	
	Total Combined Units/Vouchers <u>1550</u>			
	PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission			
	<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: CCHRA will have copies of PHA Annual Plan located at the main office. Once completed the Annual Plan will be posted on the CCHRA website at www.cchra.com</p>			
	<input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)			
	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia
				No. of Units in Each Program
				PH HCV
B.	Plan Elements			
B.1	Revision of Existing PHA Plan Elements.			
	(a) Have the following PHA Plan elements been revised by the PHA?			
	Y N <input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.			

- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Operation and Management.
- Grievance Procedures.
- Homeownership Programs.
- Community Service and Self-Sufficiency Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Asset Management.
- Substantial Deviation.
- Significant Amendment/Modification.

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

(c) The PHA must submit its Deconcentration Policy for Field Office review.

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

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|-------------------------------------|-------------------------------------|--|
| Y | N | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Choice Neighborhoods Grants. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Modernization or Development. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Demolition and/or Disposition. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Designated Housing for Elderly and/or Disabled Families. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Conversion of Public Housing to Tenant-Based Assistance. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Homeownership Program under Section 32, 9 or 8(Y) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Occupancy by Over-Income Families. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Occupancy by Police Officers. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Non-Smoking Policies. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Project-Based Vouchers. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Units with Approved Vacancies for Modernization. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). |

(b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

B.3 Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.

1. Achieve High Performer status under the Section 8 Management Assessment Program (9SEMAP) 2. Increase Public Housing Assessment Program (PHAS) scoring. 3. Increase use of technology and software systems in streamlining required tasks to be more efficient across all departments 4. Promote self-sufficiency by utilizing the Family Self-Sufficiency program in HCV and Public Housing 5. Encourage utilization of Homeownership program 6. Continue to work with interested parties on housing projects that address the housing needs of low income families, frail, elderly, and disabled individuals/families and further the goal of de-concentration of poverty. 7. Continue research/interest in RAD 8. Implement HOTMA as when directed or firm implementation

	date from HUD 9. Implement all Nan McKay updates for Admin Plan and ACOP
B.4	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>The 5 Year Action Plan for 2024-2028 was submitted on 5/15/2024 and approved on 6/7/2024. The plan focuses on daily operations to improve public housing through active preventative maintenance activities. Additionally the plan includes staff training through Nelrod's Consortium and Easy Steps Training.</p>
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	Other Document and/or Certification Requirements.
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y <input type="checkbox"/> N <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.2	<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>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<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 <input type="checkbox"/> N <input type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
C.5	Troubled PHA.

(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?

Y N N/A

(b) If yes, please describe:

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 and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 5.64 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. 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.

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Annual Plan B.1. Revision of Existing PHA Plan Elements

Rent Determination:

The Cumberland County Housing Authority will review and update flat rents annually in accordance with HUD requirements and local market conditions.

Operation and Management

Changing Admin Plan to state that URP Checks will be paid to utility company heating source.

Changing Admin Plan to define good standing as owing zero \$0 to utility company or landlord.

Accepting new additional payment sources via PHA Web

Continue to update Admin Plan and ACOP with Nan McKay released updates

Grievance Procedures

Adding to Admin Plan/ACOP where it states Hearing Officer also adding Hearing Officer/Hearing Panel

Community Service and Self-Sufficiency Programs

HUD approved FSS reduction in mandatory slots to zero. Cumberland County will continue to run a voluntary FSS program. Interested individuals can still enroll in the FSS program.

Annual Plan B.2. New Activities

Project-Based Vouchers

Cumberland County Housing Authority will be entering an AHAP for 8 Project Based Vouchers with Bretz Court. This 62+ building will be located in Newport, PA. The Housing Authority will utilize Project-Based Vouchers (PBVs), as authorized under 24 CFR Part 983, to promote the development and preservation of affordable housing that meets local community needs. PBVs will be implemented in compliance with HUD requirements, fair housing standards, and the Housing Authority's Administrative Plan, and will not exceed twenty percent (20%) of the Authority's authorized voucher allocation.

Units with Approved Vacancies for Modernization

The Housing Authority may temporarily remove units from occupancy and approve vacancies for the purpose of modernization, rehabilitation, or capital improvements necessary to preserve the long-term viability of its housing stock. Units approved for vacancy will be addressed in accordance with HUD regulations and applicable guidance to ensure improvements are completed in a timely and cost-effective manner.

Approved vacancies for modernization may include, but are not limited to, units requiring major system replacements, accessibility upgrades, health and safety improvements, or energy efficiency enhancements. The Housing Authority will make reasonable efforts to minimize the duration of vacancies and will return units to service as promptly as practicable upon completion of the approved work.

The Housing Authority will continue to monitor vacant units approved for modernization to ensure compliance. Vacancies will be managed in a manner that balances the need for unit preservation with the Authority's responsibility to maximize available housing opportunities for eligible households.