



Reading Housing Authority
Agency Plan

Annual Plan for Year Three of the Five-Year Plan

Capital Fund Action Plan

For Fiscal Year Beginning April 1, 2022

Providing the foundation for people to find a home of hope and achieve their aspirations

Reading Housing Authority
400 Hancock Boulevard
Reading, PA 19611

PA009



ANNOUNCEMENT & PUBLIC HEARING NOTICE

Reading Housing Authority is now taking public comment and input on the drafts of the 2022 Agency Plan and Capital Fund Action Plan. Due to changes in operations related to the COVID-19 pandemic, interested parties may make an appointment to view these plans at a Reading Housing Authority development office by calling 610-775-4813. The plans may also be viewed online at www.readingha.org.

The comment period ends at 2:00 p.m. on **Tuesday, November 30, 2021**, at which time a PUBLIC HEARING on the plans will be held at the O'Pake Community Center, 881 Avenue A, Reading PA in the Glenside Homes/Hensler Homes community. Appropriate social distancing and personal protective equipment will be required for participation.

Comments should be addressed in writing to Stacey J. Keppen, Executive Director, 400 Hancock Blvd., Reading PA 19611 or by email to info@readingha.org. The agency will consider all comments before final actions are taken on the 2022 plans.

The draft plans have been prepared in accordance with regulations of the U. S. Department of Housing and Urban Development (HUD). A Five-Year and Annual Plan are submitted to HUD by Public Housing Agencies. These plans outline the agency's financial conditions, goals and objectives, and important public housing policies. The Capital Fund Action Plan is a formula grant application that is submitted to HUD by Public Housing Agencies to carry out capital work items and management activities, to fund efforts including improvements to the physical properties.

ANUNCIO Y NOTIFICACION DE AUDIENCIA PÚBLICA

Reading Housing Authority está recibiendo comentarios y aportaciones del público sobre el reporte preliminar del Plan de la Agencia para 2022 y el Plan de Acción del Fondo Capital. Debido a los cambios en las operaciones relacionadas con la pandemia de COVID-19, las personas interesadas pueden hacer una cita para revisar estos planes en una oficina de desarrollo de Reading Housing Authority llamando al 610-775-4813. Los planes también pueden ser revisado en línea en www.readingha.org.

El período de comentarios terminará **a las 2:00 p.m. el martes 30 de noviembre de 2021**, en ese mismo momento se llevará a cabo una AUDIENCIA PÚBLICA para discutir los planes preliminares en el Centro Comunitario O'Pake, 881 Avenue A, Reading PA en la comunidad de Glenside y Hensler Homes. Se requerirá distanciamiento social y equipo de protección personal adecuados para poder participar.

Todos comentarios y aportación deberán ser dirigido por escrito a Stacey J. Keppen, Directora Ejecutiva, a 400 Hancock Blvd., Reading PA 196114 o por correo electrónico a info@readingha.org. La agencia considerará todos los comentarios y aportaciones antes de finalizar los planes del 2022.

Estos reportes preliminares fueron preparados en acuerdo con todas las regulaciones según el Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD). El plan de cinco (5) y un (1) año es sometido a HUD por las Agencias de Vivienda Públicas. Estos planes describen las condiciones financieras, metas y los objetivos de la agencia, así como las políticas importantes en cuanto de vivienda pública. El Plan de Acción del Fondo Capital es una solicitud de subsidio presentada a HUD por las Agencias de Vivienda Públicas, para llevar a cabo trabajo capital y actividades de administración, para financiar trabajos que incluyen mejoras en las propiedades físicas.

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: 03/31/2024
--	---	--

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, including changes to these policies, and informs 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- income, very low- income, 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.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, 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, 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 housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.																																
A.1	<p> PHA Name: Reading Housing Authority _____ PHA Code: PA009 _____ PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>04/2022</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>1615</u> Number of Housing Choice Vouchers (HCVs) <u>633</u> Total Combined Units/Vouchers PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. 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. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 15%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 25%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 15%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <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	Lead PHA:																							
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program																									
		PH	HCV																														
Lead PHA:																																	

B.	Plan Elements
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s): RHA shall implement changes to the Public Housing Admissions and Continued Occupancy policy as described in the Plan Addendum.</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project-Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current 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.</p>
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p>

<p>B.4</p>	<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 Reading Housing Authority Capital Fund Program 5-Year Action Plan was approved in EPIC on 9/24/2021.</p>
<p>B.5</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N TO BE COMPLETED UPON RECEIPT</p> <p><input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>C. Other Document and/or Certification Requirements.</p>	
<p>C.1</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N</p> <p><input type="checkbox"/> <input type="checkbox"/> TO BE COMPLETED UPON RECEIPT</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>
<p>C.2</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.3</p>	<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>
<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</p> <p><input type="checkbox"/> <input type="checkbox"/> TO BE COMPLETED UPON RECEIPT</p> <p>If yes, include Challenged Elements.</p>
<p>C.5</p>	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A</p> <p><input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>

D. Affirmatively Furthering Fair Housing (AFFH).

D.1	<p>Affirmatively Furthering Fair Housing (AFFH).</p> <p>Provide a statement of the PHA’s strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1"><tr><td data-bbox="181 485 1456 527">Fair Housing Goal:</td></tr><tr><td data-bbox="181 527 1456 934"><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></td></tr></table> <table border="1"><tr><td data-bbox="181 961 1456 1003">Fair Housing Goal:</td></tr><tr><td data-bbox="181 1003 1456 1373"><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></td></tr></table> <table border="1"><tr><td data-bbox="181 1400 1456 1442">Fair Housing Goal:</td></tr><tr><td data-bbox="181 1442 1456 1850"><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></td></tr></table>	Fair Housing Goal:	<u><i>Describe fair housing strategies and actions to achieve the goal</i></u>	Fair Housing Goal:	<u><i>Describe fair housing strategies and actions to achieve the goal</i></u>	Fair Housing Goal:	<u><i>Describe fair housing strategies and actions to achieve the goal</i></u>
Fair Housing Goal:							
<u><i>Describe fair housing strategies and actions to achieve the goal</i></u>							
Fair Housing Goal:							
<u><i>Describe fair housing strategies and actions to achieve the goal</i></u>							
Fair Housing Goal:							
<u><i>Describe fair housing strategies and actions to achieve the goal</i></u>							

Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

A.1 Include the full PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR §903.23(4)(e))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

B. Plan Elements. All PHAs must complete this section.

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.” (24 CFR §903.7)

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR §903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. (24 CFR §903.7(a)(2)(ii))

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b)) Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. (24 CFR §903.7(b)) Describe the PHA’s procedures for maintain waiting lists for admission to public housing and address any site-based waiting lists. (24 CFR §903.7(b)). A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b)) Describe the unit assignment policies for public housing. (24 CFR §903.7(b))

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c))

Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d))

Operation and Management. A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA. (24 CFR §903.7(e))

Grievance Procedures. A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants. (24 CFR §903.7(f))

Homeownership Programs. A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or Housing Choice Voucher (HCV) homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. (24 CFR §903.7(k))

Community Service and Self Sufficiency Programs. Describe how the PHA will comply with the requirements of (24 CFR §903.7(l)). Provide a description of: 1) Any programs relating to services and amenities provided or offered to assisted families; and 2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs subject to Section 3 of the Housing and Urban Development Act of 1968 (24 CFR Part 135) and FSS. (24 CFR §903.7(l))

Safety and Crime Prevention (VAWA). Describe the PHA’s plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities. (24 CFR §903.7(m)) A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

Pet Policy. Describe the PHA’s policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

Asset Management. State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory. (24 CFR §903.7(q))

Substantial Deviation. PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

Significant Amendment/Modification. PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the ‘Sample PHA Plan Amendment’ found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b))

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

HOPE VI or Choice Neighborhoods. **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI or Choice Neighborhoods is a separate process. See guidance on HUD’s website at:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6. (Notice PIH 2011-47)

Mixed Finance Modernization or Development. **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4

Demolition and/or Disposition. With respect to public housing only, describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA’s last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD’s website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

Designated Housing for Elderly and Disabled Families. Describe any public housing projects owned, assisted or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, **5)** the number of units affected and; **6)** expiration date of the designation of any HUD approved plan. **Note:** The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation. (24 CFR §903.7(i)(C))

Conversion of Public Housing under the Voluntary or Mandatory Conversion programs. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD’s website at:

<http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Rental Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD’s website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices.](#)

Occupancy by Over-Income Families. A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA’s cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty days notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may

incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7. \(24 CFR 960.503\)](#) (24 CFR 903.7(b))

Occupancy by Police Officers. The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A "police officer" means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7. \(24 CFR 960.505\)](#) (24 CFR 903.7(b))

Non-Smoking Policies. The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD's website at: [Notice PIH 2009-21 and Notice PIH-2017-03. \(24 CFR §903.7\(e\)\)](#)

Project-Based Vouchers. Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan ([24 CFR §903.7\(b\)](#)).

Units with Approved Vacancies for Modernization. The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).

Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

For all activities that the PHA plans to undertake in the current Fiscal Year, provide a description of the activity in the space provided.

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. ([24 CFR §903.7\(r\)\(1\)](#))

B.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section ([24 CFR §903.7\(g\)](#)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. ([24 CFR §903.7\(p\)](#))

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))

C.2 Certification by State of Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#)). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154 or 24 CFR 5.160(a)(3) as applicable; (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations. impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. ([24 CFR §903.7\(o\)](#)).

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

C.5 Troubled PHA. If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark "yes," and describe that plan. Include dates in the description and most recent revisions of these documents as attachments. If the PHA is troubled, but does not have any of these items, mark "no." If the PHA is not troubled, mark "N/A." ([24 CFR §903.9](#))

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: “To implement goals and priorities in an AFH, strategies and actions shall be included in program participants’ ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing” Use the chart provided to specify each fair housing goal from the PHA’s AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless , the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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 7.52 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. 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 Act 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.

Civil Rights Certification
(Qualified PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires 3/31/2024

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning 04/01/2022 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 *et seq.*), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.

Reading Housing Authority

PA009

PHA Name

PHA Number/HA Code

I hereby certify that all the statement above, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Executive Director: Stacey J. Keppen

Name of Board Chairperson: Steven E. Belinski

Signature

Date 12/7/2021

Signature

Date 12/7/2021

The United States Department of Housing and Urban Development is authorized to collect 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. The information is collected to ensure that PHAs carry out applicable civil rights requirements.

Public reporting burden for this information collection is estimated to average 0.16 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. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 2/29/2016

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, _____, the _____
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
Impediments (AI) to Fair Housing Choice of the

Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State
Consolidated Plan and the AI.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Title

Signature

Date

Reading Housing Authority (RHA)
PUBLIC HOUSING AGENCY PLAN
Addendum to Submission for Plan Year beginning April 1, 2022

Statement of Housing Needs

Reading Housing Authority (RHA) serves the jurisdiction of the City of Reading, Pennsylvania. The City of Reading continues to operate under the City of Reading Five Year Strategic Plan (Consolidated Plan for PH 2019 – 2024). As such, the excerpts recorded in the approved Five-Year Plan for Reading Housing Authority remain unchanged.

RHA may continue to conclude that our agency’s programs serve as a vital resource in meeting the above-referenced goals in providing decent affordable housing, creating suitable living environments, addressing homelessness, and adding to the stock of units affordable to varying populations despite the obstacles identified for private developers.

At the time of this writing, there are 1,584 families residing in the Public Housing Program, which consists of 1,607 rental units. Of these families, 1,444, or 91%, are “Extremely Low-Income (ELI)”. Of the 600 households served on this date in the Housing Choice Voucher (HCVP) and Mainstream Voucher Programs, 556, or 93%, are considered ELI. The annualized occupancy rate in Public Housing for the most recent 12 months is 98.3%, and the year-to-date utilization in HCVP is 99.8%. Based upon data related to income and utilization in both the Public Housing and Housing Choice Voucher Programs, it is the conclusion of Reading Housing Authority that the operations of the agency’s primary programs serve as a valuable resource to this area of housing need for the jurisdiction.

Reading Housing Authority operates a Shelter Plus Care Program through the jurisdiction’s Continuum of Care (CoC) Program. At the time of this writing, 44 households who were formerly homeless, have either or both a mental health or substance-related disability, and are receiving supportive services through a partner provider. The program operates with funding for 30 1-bedroom vouchers (and is therefore utilized at 147%, which is made possible through participant-paid rent) and has a goal of ensuring that 60% of those served have a history of being chronically homeless in accordance with HUD definitions.

The COVID-19 pandemic continues to cast a bright light upon value of housing programs that address issues of affordability. In comparing the annual earnings of residents in the RHA Public Housing Program at the onset of the pandemic to 12-months later, it is found that this population had a net loss of earnings nearing \$450,000. With the safety net of the public housing, these largely “working poor” households were able to ensure housing stability, contributing to the best possible outcomes for this already vulnerable population.

At the time of this writing, Reading Housing Authority has issued 100% of the 45 Emergency Housing Vouchers received under the American Rescue Plan. Of those issued, 35 (78%) are currently under contract, many of which were leased within 30 days. It is important to note that the “success rate” in issuance and lease-up is drastically improved from the usual experience for RHA and its voucher program participants – and is a direct result of the flexibility and funding associated with this program. In the presence of a sustained investment of this nature across all programs, it is our conclusion that our organization’s ability to positively influence the housing needs of our jurisdiction could be all the greater.

- Statement of PHA's Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions
 - Deconcentration – No policy changes are being proposed to this policy. See *Admission and Continued Occupancy Policy*.
 - Waiting List Procedures, Eligibility, Selection, Admission & Preferences – The following policy changes are proposed to the *Admissions and Continued Occupancy Policy (ACOP)*. All other policies remain materially unchanged.
 - Remove: RHA will admit an otherwise-eligible family who was evicted from federally assisted housing within the past 5 years for drug-related criminal activity, if RHA is able to verify that the household member who engaged in the criminal activity has completed a supervised drug rehabilitation program approved by RHA, or the person who committed the crime is no longer living in the household.
 - Replace: RHA will admit an otherwise-eligible family who was evicted from federally assisted housing within the past 3 years for drug-related criminal activity, if RHA is able to verify that the household member who engaged in the criminal activity has completed a supervised drug rehabilitation program approved by RHA, or the person who committed the crime is no longer living in the household.
- Statement of Rent Determination Policies – No policy changes are being proposed to these policies, beyond those policies afforded by and implemented under HUD Notice PIH 2020-05. It is unknown at the time of this writing as to whether the related policies and procedures will result in the need for more permanent consideration. All other policies shall remain intact. See *Admissions & Continued Occupancy Policy*.
- Listing of Programs Administered by Reading Housing Authority (subject to Plan):
 - Public Housing
 - Section 8 Housing Choice Voucher Program
 - Continuum of Care/SNAP/Shelter Plus Care Program
- Statement of PHA Grievance Procedures - No policy changes are being proposed to this policy. See *Admission and Continued Occupancy Policy*.
- Statement of Capital Improvements Needed – The 5-Year Action Plan for 2021-2025 was approved on 9/24/21. The attached 5-Year Action Plan draft for 2022-2026 is prepared and is subject to this same Public Hearing process. The Plan will be submitted upon HUD announcement of an open grant application period.
- Statement of any Demolition and Disposition
Reading Housing Authority does not intend to undertake any demolition or disposition activities in accordance with this Annual Plan.

- Statement of Financial Resources

Reading Housing Authority presents the following resources as available to support the Federal public housing and tenant-based assistance programs and the planned uses for these resources.

**READING HOUSING AUTHORITY
STATEMENT OF NET POSITION
MARCH 31, 2020**

ASSETS	
CURRENT ASSETS:	
Cash and cash equivalents - unrestricted	\$ 8,059,599
Cash and cash equivalents - restricted	45,477
Tenant security deposits	556,331
Investments	1,830,959
Accounts receivable, net	534,166
Prepaid expenses	274,151
Inventory	340,737
Total Current Assets	<u>11,641,420</u>
NONCURRENT ASSETS:	
Land	1,423,039
Construction-in-progress	2,467,229
Buildings, improvements and equipment, net	32,947,362
Total Noncurrent Assets	<u>36,857,650</u>
TOTAL ASSETS	<u>\$ 48,499,070</u>
LIABILITIES AND NET POSITION	
CURRENT LIABILITIES:	
Accounts payable	\$ 609,167
Accrued expenses and other liabilities	721,606
Tenant security deposits	556,331
Accrued compensated absences	30,289
Current portion of long-term debt	1,074,401
Unearned revenues	200,423
Total Current Liabilities	<u>3,192,217</u>
NONCURRENT LIABILITIES:	
Accrued compensated absences	272,576
Long-term debt	11,535,551
Total Noncurrent Liabilities	<u>11,808,129</u>
TOTAL LIABILITIES	<u>15,000,346</u>
NET POSITION:	
Net investment in capital assets	24,247,698
Restricted	45,477
Unrestricted	9,205,549
TOTAL NET POSITION	<u>33,498,724</u>
TOTAL LIABILITIES AND NET POSITION	<u>\$ 48,499,070</u>

- Statement of PHA Operations and Management – A policy change to the Transfer Policy is being proposed, as follows: *OCCUPANCY STANDARD TRANSFERS*

- *Add: RHA will give priority to families based on the severity of which family members fall short of or exceed occupancy standards. Add: RHA will give priority to families who reside in mixed housing developments whose household composition has or will change to include a child under the age of six, as a result of a resident's pregnancy or an addition to the household that would be approved under ACOP terms.*

- Rules, standards and policies that govern maintenance and management include:

- Air Conditioners
- Community Spaces
- Construction and Modernization
- Exterior Maintenance
- Fire Damage and Prevention
- Guests
- Housekeeping
- Inspections

- Laundry
 - Lease Termination and Eviction
 - Moving-Out Process
 - Parking and Vehicles
 - Pest Control
 - Recertification
 - Rent Collection
 - Renters Insurance
 - Smoking
 - Solicitation
 - Transfers
 - Trash and Recycling
 - Utilities, Appliances and Energy Efficiency
 - Work Orders
- Description of PHA Management Organization: Reading Housing Authority is a public agency that employs eighty (87) employees, with oversight provided to the Executive Director by a voluntary board of Commissioners appointed by the Mayor of the City of Reading. Executive Office Directors (Executive Director, Director of Programs, and Director of Facilities) share supervision of the offices of Applications, Property Management (3), Voucher Programs, Resident Services, Building and Maintenance (4), Finance, Procurement, Human Resources and Information Technology. Hourly (non-supervisory) employees are organized under a Collective Bargaining Agreement with the International Union of Painters and Allied Trades, District Council #21.
 - Statement of Public Housing Developments Designated for Elderly Families or Families with Disabilities
Reading Housing Authority operates the following historically-mixed developments:
 - PA-9-2: Hensler Homes, 1301 Schuylkill Avenue, Reading PA 19601 – 102 units
 - PA-9-4: Franklin Tower, 120 South 6th Street, Reading PA 19602 – 48 units
 - PA-9-5: Kennedy Towers, 300 South 4th Street, Reading PA 19602 – 145 units
 - PA-9-6: George M. Rhodes Apartments, 815 Franklin Street, Reading PA 19602 – 156 unit
 - PA-9-8: Dwight D. Eisenhower Apartments, 835 Franklin Street, Reading PA 19602 - 156 units
 - PA-9-10: Samuel Hubert Apartments, 120 South 6th Street, Reading PA 19601 – 70 units
 - Statement of Conversion of Public Housing to Tenant-Based Assistance
Reading Housing Authority does not intend to undertake any conversion of Public Housing to Tenant-Based Assistance in accordance with this Annual Plan.
 - Statement of Homeownership Programs
Reading Housing Authority does not presently operate a Public Housing Homeownership Program.
 - Statement of Community Service and Self-Sufficiency Programs – See *Resident Handbook*
 - RHA Programs that relate to services and amenities coordinated, promoted or provided by the agency, or that relate to statutory community service provisions include handbook sections of:
 - Community Service
 - Reasonable Accommodations
 - Resident Councils
 - Resident Services

- Statement of Safety and Crime-Prevention Measures – See *Resident Handbook*.
 - RHA programs and policies that seek to ensure the safety of public housing residents include handbook sections of:
 - Emergency Preparedness
 - Safety and Security
- Statement of Polices and Rules Regarding Ownership of Pets in Public Housing - No policy changes are being proposed to this policy. See *Admission and Continued Occupancy Policy* and *Resident Handbook (Pets and Visiting Animals)*.
- Recent Results of Fiscal Year Audit – See *Report on Audit of Basic Financial Statements and Supplementary Information for March 31, 2021*. (Barbacane, Thornton & Company, LLP, Wilmington, DE).
- Additional Information
 - Goals and Objectives for April 1, 2020 – March 31, 2025

GOAL: Provide Housing Choices

Objectives:

- Expand rental-subsidy programming as suitable opportunities become available
- Develop a program to prepare and incentivize residents in their pursuit of market-rate options
- Develop solutions to meet the housing needs of sub-populations
- Participate with the City of Reading and other stakeholders to improve upon housing, redevelopment, and economic needs in the jurisdiction
- Explore opportunities for greater independence from federal funding

Progress on goal: RHA accepted additional vouchers under the Mainstream and Emergency Housing Vouchers Programs. Minimal progress was made on other objectives due to pandemic-related conditions.

GOAL: Improve Resident Connections

Objectives:

- Evaluate our business model to ensure that it reflects the changing needs of our customers
- Develop a plan to operationalize our Impact, Mission & Values statements

Progress on goal: Minimal advancements were made in relation to these objectives due to the COVID-19 pandemic.

GOAL: Deliver Human Services

Objectives:

- Provide services that supports a zero-eviction philosophy and help to meet the agency mission
- Develop outcome-driven programming that responds to trends which negatively affect our communities
- Partner with and help to develop strong, capable Resident Councils

Progress on goal: RHA efforts surrounding a zero-eviction philosophy and current trends during the year included extensive work with individuals and families affected by the pandemic. Interventions focused on the areas of financial assistance to meet the client's share of rent obligations and other unmet financial needs, food insecurity, childcare, youth education, and behavioral health needs related to isolation. A ROSS grant was sought and received, which is beginning to address trends related to COVID-related employment loss.

GOAL: Build Operational Capability

Objectives:

- Improve focus on staff capacity, development and collaboration
- Make effective use of technology to improve customer service, enhance communication and reduce administrative burden
- Ensure policy-driven practice throughout the organization
- Emphasize efficiency by managing risk, waste and abuse
- Strategically communicate the RHA history, state of the operation, and potential to the larger community

Progress on goal: RHA efforts included significant improvements related to technology, customer service and communications relative to the challenges set in motion by COVID-19. It is anticipated that many business practices implemented during this reporting period will have a longstanding and positive effect upon operational capabilities.

• **Definition of a Substantial Deviation or Significant Amendment**

- A "Substantial Deviation" or "Significant Amendment" represents more than 40% change in the Capital Fund or is not a result of a HUD funding shortfall or is not a HUD mandated regulation change. If one or more of these criteria is met, it will be considered a "Substantial Deviation" or "Significant Amendment" and will require the same process for submitting the Agency Plan with the public hearing, RAB, etc.
- Proposed demolition, disposition, homeownership, Capital Fund Financing, development, or mixed finance proposals are significant amendments to the CFP Five Year Action Plan.
- However, RHA will not be required to perform the Agency Plan process for the following reasons.
 - A. The changes to the Capital Fund are less than 40% of the total amount of funding for that year.
 - B. HUD required programmatic changers or funding shortfalls.

C. Judicial decrees.

D. Congress makes changes to the regulations

- RHA will adopt all changes at a public meeting and submit the changes to the RAB for inclusion in the following years Annual Plan.
- Prior to or following the adoption of the changes, RHA will submit these changes to HUD in accordance with 24 CFR 903.21 (2). HUD will then review the requested changes or modification to determine if they are in accordance with 24 CFR 903.23 (a).
- HUD will approve such requests if found to be consistent with the following criteria:
 - The changes or modifications to the Agency Plan have sufficient information to show it meets with the RHA definitions.
 - The changes or modifications to the Agency Plan are consistent with the information and data available to HUD.
- The changes or modifications to the Agency Plan are consistent with the Consolidated Plan.
- Attachments
 - Admissions and Continued Occupancy Policy
 - Resident Handbook
 - Financial Statements, for the Year Ending March 31, 2021
 - Comments from/responses to the Citywide Resident Council/Resident Advisory Board.

Reading Housing Authority									
CAPITAL FUND ACTION PLAN									
2022		2023		2024		2025		2026	
AWARD/ACTUAL		AWARD/ACTUAL		AWARD/ACTUAL		AWARD/ACTUAL		AWARD/ACTUAL	
AWARD/PROJECTED	\$3,935,539	AWARD/PROJECTED	\$3,935,539.00	AWARD/PROJECTED	\$3,935,539.00	AWARD/PROJECTED	\$3,935,539	AWARD/PROJECTED	\$3,935,539
1406: Operations (20% max)	\$0	1406: Operations (20% max)		1406: Operations (20% max)		1406: Operations (20% max)		1406: Operations (20% max)	
1408: Management Improvements (8% max)		1408: Management Improvements (8% max)		1408: Management Improvements (8% max)		1408: Management Improvements (8% max)		1408: Management Improvements (8% max)	
1410: Administration (10% max)	\$393,553	1410: Administration (10% max)	\$393,554.00	1410: Administration (10% max)	\$393,554	1410: Administration (10% max)	\$393,554	1410: Administration (10% max)	\$393,554
1480: Construction		1480: Construction		1480: Construction		1480: Construction		1480: Construction	
Replace boilers - Glenside Homes - BOILER PLANT DECENTRALIZATION	\$3,000,000	Replace boilers - Glenside Homes - BOILER PLANT DECENTRALIZATION	\$1,000,000.00	Installation of 1033 toilets - Oakbrook, Glenside, & Hensler Homes	\$500,000	Installation of new roofs - garage, boiler & admin buildings - Oakbrook & Glenside	\$365,000	Renovations of 575 bathrooms - Center City	\$1,434,985
Renovations of Community Spaces - Oakbrook Homes	\$341,986	Renovations of Community Spaces - Oakbrook Homes	\$500,000.00	Renovations of Community Spaces - Oakbrook and Glenside Homes	\$2,000,000	Renovations of Community Spaces - Oakbrook and Glenside Homes	\$400,000	Renovations of 50 bathrooms - Glenside Homes	\$275,000
		Replace ranges - Oakbrook, Glenside, Hensler Homes	\$650,000.00	Installation of vented range hoods - Glenside Homes	\$350,000	Replace 1,325 interior doors - Oakbrook Homes	\$550,000	Repave parking lots - Glenside Homes	\$155,000
		Replace refrigerators - Oakbrook, Glenside, Hensler Homes	\$650,000.00	Installation of bathroom exhaust fans and humidistats - Glenside Homes	\$225,000	Perform concrete work for accessibility - Hensler Homes	\$500,000	Replace hallway and stairwell light fixtures - Kennedy Towers & Franklin Tower	\$125,000
		Installation of smoke & CO detectors - Glenside Homes - 400 units	\$419,985.00	Install card readers - access controls at Oakbrook & Glenside 4 locations	\$144,985	Install 74 new boilers - Hensler Homes	\$500,000	Replace window coverings - 5 buildings Center City	\$100,000
						Installation of fencing, parking area and driveway gate - Kennedy & Franklin Towers	\$225,000	Exterior masonry repairs - Center City	\$200,000
						Replacement of flooring in 2nd floor units - 48 @ Oakbrook Homes & 28 @ Hensler Homes	\$480,000	Replace roof - Hubert Apartments	\$200,000
						Installation of new boilers - Kennedy & Franklin Towers	\$199,985	Foundation & masonry repairs - 68 Buildings Oakbrook Homes	\$300,000
								Replace apartment door locks - Center City & Hensler	\$230,000
								Install addition to maintenance garage - Oakbrook	\$200,000
SUBTOTAL, CONSTRUCTION	\$3,341,986	SUBTOTAL, CONSTRUCTION	\$3,219,985.00	SUBTOTAL, CONSTRUCTION	\$3,219,985	SUBTOTAL, CONSTRUCTION	\$3,219,985	SUBTOTAL, CONSTRUCTION	\$3,219,985
Fees & Costs for project design	\$200,000	Fees & Costs for project design	\$322,000.00	Fees & Costs for project design	\$322,000	Fees & Costs for project design	\$322,000	Fees & Costs for project design	\$322,000
TOTAL	\$3,935,539	TOTAL	\$3,935,539.00	TOTAL	\$3,935,539	TOTAL	\$3,935,539	TOTAL	\$3,935,539
			\$0.00		\$0		\$0		\$0