



Reading Housing Authority
CAPITAL FUND ACTION PLAN
For Fiscal Years 2024-2028

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

Reading Housing Authority
400 Hancock Boulevard
Reading, PA 19611



ANNOUNCEMENT & PUBLIC HEARING NOTICE

Reading Housing Authority is now taking public comment and input on the drafts of the following plans: 2025-2029 Five-Year Plan, 2025 Annual Plan, 2024-2028 Capital Fund Five-Year Action Plan, and the Administrative Plan. Interested parties may make an appointment to view the plans at a Reading Housing Authority administration or program 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 19, 2024**, at which time a PUBLIC HEARING on the plans will be held at the Willis Center for Administration, 400 Hancock Boulevard, Reading PA 19611.

Comments should be addressed in writing to Stacey J. Keppen, President & CEO, 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 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. The Administrative Plan serves as the operating policy for the Housing Choice Voucher Program, containing regulatory requirements and operating policies that are permitted to be determined at the local level.

ANUNCIO Y NOTIFICACIÓN DE AUDIENCIA PÚBLICA

Reading Housing Authority ahora está aceptando comentarios y aportaciones del público sobre el reporte preliminar de los siguientes planes: Plan de Cinco Años 2025-2029, Plan Anual 2025, Plan de Acción de Cinco Años del Fondo Capital 2024-2028 y el Plan Administrativo. Las personas interesadas pueden hacer una cita para revisar los planes en la Oficina de Administración de Reading Housing Authority o de la Gerencia de la Propiedad llamando al 610-775-4813. Los planes también se pueden ver en línea en www.readingha.org.

El período de comentarios finaliza el **martes, 19 de noviembre de 2024 a las 2:00 p.m.**, momento en el que se llevará a cabo una AUDIENCIA PÚBLICA sobre los planes en el Willis Center for Administration, 400 Hancock Boulevard, Reading PA 19611.

Los comentarios deben ser dirigidos por escrito a Stacey J. Keppen, Presidente y Directora Ejecutiva, 400 Hancock Blvd., Reading, PA 19611 o por correo electrónico a info@readingha.org. La agencia considerará todos los comentarios antes de que se tome acción final sobre los planes.

Los planes preliminares se han preparado de acuerdo con las regulaciones del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD). Las Agencias de Vivienda Pública presentan un Plan de Cinco Años y Anual a HUD. Estos planes describen las condiciones financieras, las metas y los objetivos de la agencia, así como las políticas importantes de vivienda pública. El Plan de Acción del Fondo de Capital es una fórmula de solicitud de subsidio presentada a HUD pro las Agencias de Vivienda Pública para llevar a cabo elementos de trabajo capital y actividades de Administración, para financiar esfuerzos, incluyendo mejoras a las propiedades físicas. El Plan Administrativo sirve como política operativa para el Programa de Vales de Elección de Vivienda, que contiene requisitos reglamentarios y políticas operativas que se permiten determinar a nivel local.

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READING HOUSING AUTHORITY CAPITAL FUND ACTION PLAN 2024 - 2028

2024		2025		2026		2027		2028	
AWARD/ACTUAL	\$ 5,352,581	AWARD/ACTUAL		AWARD/ACTUAL		AWARD/ACTUAL		AWARD/ACTUAL	
AWARD/PROJECTED		AWARD/PROJECTED	\$ 5,352,581	AWARD/PROJECTED	\$ 5,352,581	AWARD/PROJECTED	\$5,352,581	AWARD/PROJECTED	\$ 5,352,581
1406: Operations (25% max)	\$ 1,334,858	1406: Operations (25% max)	\$ 1,334,858	1406: Operations (25% max)	\$ 1,334,858	1406: Operations (25% max)	\$1,334,858	1406: Operations (25% max)	\$ 1,334,858
1408: Management Improvements (8% max)		1408: Management Improvements (8% max)	\$ 425,000	1408: Management Improvements (8% max)	\$ 197,000	1408: Management Improvements (8% max)		1408: Management Improvements (8% max)	
1410: Administration (10% max)	\$ 533,943	1410: Administration (10% max)	\$ 535,258	1410: Administration (10% max)	\$ 535,258	1410: Administration (10% max)	\$535,258	1410: Administration (10% max)	\$ 535,258
1480: Construction Balance		1480: Construction Balance		1480: Construction Balance		1480: Construction Balance		1480: Construction Balance	
Replace boilers - Glenside Homes - Boiler Plant Decentralization	\$ 2,600,000	Upgrade HVAC - Center City	\$ 511,836	Upgrade Exterior Lighting - Oakbrook Homes	\$ 251,836	Repair Foundation Masonry - 68 Buildings - Oakbrook Homes	\$411,836	Replace Interior Apartment Flooring - 28 units - Hensler Homes	\$ 211,836
		Upgrade HVAC - Hensler Homes	\$ 500,000	Upgrade Exterior Lighting - Glenside Homes	\$ 170,000	Renovate 575 Bathrooms - Center City	\$1,400,000	Replace Interior Apartment Flooring - 48 units- Oakbrook Homes	\$ 325,000
Install vented range hoods - Glenside Homes	\$ 411,836	Upgrade HVAC - Oakbrook Homes Central Administration Building	\$ 150,000	Replace Apartment Door Locks - Hensler Homes	\$ 125,000	Improve parking area and install fencing and driveway gate - Center City	\$400,000	Replace 1,325 Interior Apartment Doors - Oakbrook Homes	\$ 575,000
Install bathroom exhaust fans and humidistats - Glenside Homes	\$ 400,000	Upgrade boilers - Hensler Homes	\$ 500,000	Replace Apartment Door Locks - Center City	\$ 287,500	Perform concrete work for accessibility - Hensler Homes	\$500,000	Replace 120 Ranges - Hensler Homes	\$ 51,000
		Replace 575 Refrigerators - Center City	\$ 425,000	Replace Apartment Door Locks - Glenside Homes	\$ 346,000	Renovate 50 Bathrooms - Glenside Homes	\$275,000	Replace 530 Ranges - Oakbrook Homes	\$ 265,000
		Replace 530 Refrigerators - Oakbrook Homes	\$ 375,000	Replace Apartment Door Locks - Oakbrook Homes	\$ 480,000	Replace Hallway & Stairwell Light Fixtures - Center City	\$185,000	Replace 400 Ranges - Glenside Homes	\$ 200,000
		Replace 400 Refrigerators - Glenside Homes	\$ 300,000	Replace Roof - Hubert Apartments	\$ 200,000			Replace 575 Ranges - Center City	\$ 287,500
		Replace 102 Refrigerators - Hensler Homes	\$ 75,000	Install CO & Smoke Detectors - Glenside Homes	\$ 500,000			Replace 530 Apartment Dryer Vents - Oakbrook Homes	\$ 80,000
		Renovate Community Space - Glenside Homes	\$ 25,000	Replace Roof - Glenside Homes Boiler House	\$ 125,000			Replace Downspouts - 66 Buildings - Oakbrook Homes	\$ 132,000
		Renovate Community Space - Oakbrook Homes	\$ 25,000	Renovate Community Space - Center City	\$ 500,000			Renovations of 575 Bathrooms - Center City	\$ 500,000
								HVAC Upgrades - Oakbrook Homes	\$ 500,000
SUBTOTAL, CONSTRUCTION	\$ 3,411,836	SUBTOTAL, CONSTRUCTION	\$ 2,886,836	SUBTOTAL, CONSTRUCTION	\$ 2,985,336	SUBTOTAL, CONSTRUCTION	\$3,171,836	SUBTOTAL, CONSTRUCTION	\$ 3,127,336
Fees & Costs for project design	\$ 71,944	Fees & Costs for project design	\$ 170,629	Fees & Costs for project design	\$ 300,129	Fees & Costs for project design	\$310,629	Fees & Costs for project design	\$ 355,129
TOTAL	\$ 5,352,581	TOTAL	\$ 5,352,581	TOTAL	\$ 5,352,581	TOTAL	\$5,352,581	TOTAL	\$ 5,352,581