



Reading Housing Authority
CAPITAL FUND ACTION PLAN
For Fiscal Years 2023-2027

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 draft of the 2023 Capital Fund Action Plan. Interested parties may make an appointment to view the plan at a Reading Housing Authority administration or property management office by calling 610-775-4813. The plan may also be viewed online at www.readingha.org.

The comment period ends at **10:00 a.m. on Thursday, April 13, 2023**, at which time a PUBLIC HEARING on the plan 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, 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 plan.

The draft plan has been prepared in accordance with regulations of the U. S. Department of Housing and Urban Development (HUD).

ANUNCIO Y NOTIFICACION DE AUDIENCIA PÚBLICA

Reading Housing Authority está recibiendo comentarios y sugerencias del público sobre el reporte preliminar del Plan de Acción de Fondo Capitales de 2023. Las partes interesadas pueden solicitar una cita para ver el plan en la Oficina de Administración o Gerencia de Propiedad de Reading Housing Authority llamando al 610-775-4813. El plan también puede ser revisado en sitio web www.readingha.org.

El período para comentarios terminará **el jueves, 13 de abril de 2023 a las 10:00 a.m.**, en ese mismo momento se llevará a cabo una AUDIENCIA PÚBLICA en el Centro de Administración Willis, 400 Hancock Boulevard, Reading PA 19611.

Los comentarios deben ser dirigidos por escrito a Stacey J. Keppen, Directora Ejecutiva, a 400 Hancock Boulevard, Reading PA 19611 o por correo electrónico a info@readingha.org. La agencia considerará todos los comentarios y aportaciones antes de finalizar el plan.

El reporte preliminar ha sido preparado de acuerdo con las regulaciones del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD).

Reading Housing Authority - CAPITAL FUND ACTION PLAN									
2023		2024		2025		2026		2027	
AWARD/ACTUAL	\$4,896,485	AWARD/ACTUAL		AWARD/ACTUAL		AWARD/ACTUAL		AWARD/ACTUAL	
AWARD/PROJECTED		AWARD/PROJECTED	\$4,896,485	AWARD/PROJECTED	\$4,896,485	AWARD/PROJECTED	\$4,896,485	AWARD/PROJECTED	\$4,896,485
1406: Operations (25% max)	\$979,297.00	1406: Operations (25% max)	\$489,649	1406: Operations (25% max)	\$489,649	1406: Operations (25% max)	\$489,649	1406: Operations (25% max)	\$489,649
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)	\$ 489,648.50	1410: Administration (10% max)	\$489,649	1410: Administration (10% max)	\$489,649	1410: Administration (10% max)	\$489,649	1410: Administration (10% max)	\$489,649
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	\$25,000			Installation of new roof - Glenside boiler house	\$75,000	Renovations of 575 bathrooms - Center City	\$1,389,200
Renovations of Community Spaces - Oakbrook Homes	\$200,000	Renovations of Community Spaces - Oakbrook Homes	\$1,900,000	Renovations of Community Spaces - Oakbrook Homes	\$1,050,000	Renovations of Community Spaces - Oakbrook Homes	\$825,000	Renovations of 50 bathrooms - Glenside Homes	\$275,000
		Replace refrigerators - Oakbrook Homes	\$282,000	Replace ranges - Oakbrook Homes	\$258,000.00	Upgrade HVAC - Hensler Homes	\$300,000	Paving - Rhodes & Eisenhower	\$250,000
		Replace refrigerators - Glenside Homes	\$212,000	Replace 1,325 interior doors - Oakbrook Homes	\$575,000	Replace hallway and stairwell light fixtures - Kennedy Towers & Franklin Tower	\$125,000	Replace appliances - Center City	\$425,000
		Replace refrigerators - Hensler Homes	\$56,000	Replace ranges - Glenside Homes	\$208,185	Perform concrete work for accessibility - Hensler Homes	\$500,000	Exterior masonry repairs - Center City	\$400,000
		Renovations of Community Spaces - Glenside Homes	\$75,000	Replace ranges - Hensler Homes	\$48,000	Installation of fencing, parking area and driveway gate - Center City High Rise Properties	\$225,000	Replace roof - Hubert Apartments	\$200,000
		Installation of smoke & CO detectors - Glenside Homes - 400 units	\$500,000	Renovations of Community Spaces - Glenside Homes	\$1,000,000	Replacement of flooring in 2nd floor units - 48 @ Oakbrook Homes	\$304,000	Foundation & masonry repairs - 68 Buildings Oakbrook Homes	\$300,000
		Installation of vented range hoods - Glenside Homes	\$350,000	Upgrade HVAC - Kennedy Towers and Franklin Towers	\$350,000	Renovations of Community Spaces - Glenside Homes	\$600,000	Replace apartment door locks - Hensler Homes	\$50,000
		Installation of bathroom exhaust fans and humidistats - Glenside Homes	\$225,000	Upgrade HVAC - Central Administration Building	\$100,000	Community space upgrades - Center City	\$450,000	Replace apartment door locks - Center City	\$300,000
						Replacement of flooring in 2nd floor units - 28 @ Hensler Homes	\$176,000		
SUBTOTAL, CONSTRUCTION	\$3,200,000	SUBTOTAL, CONSTRUCTION	\$3,625,000	SUBTOTAL, CONSTRUCTION	\$3,589,185	SUBTOTAL, CONSTRUCTION	\$3,580,000	SUBTOTAL, CONSTRUCTION	\$3,589,200
Fees & Costs for project design	\$227,539	Fees & Costs for project design	\$292,187	Fees & Costs for project design	\$328,003	Fees & Costs for project design	\$337,188	Fees & Costs for project design	\$327,988
TOTAL	\$4,896,485	TOTAL	\$4,896,485	TOTAL	\$4,896,485	TOTAL	\$4,896,485	TOTAL	\$4,896,485