



Reading Housing Authority
CAPITAL FUND ACTION PLAN
For Fiscal Years 2025-2029

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

RHA 2025-2029 Capital Fund Five-Year Action Plan Announcement & Public Hearing Notice

ANNOUNCEMENT & PUBLIC HEARING NOTICE

Reading Housing Authority is now taking public comment and input on the draft of the 2025-2029 Capital Fund Five-Year Action Plan. Interested parties may make an appointment to view the plan at a Reading Housing Authority business office by calling 610-775-4813. The plan may also be viewed online at www.readingha.org.

The comment period ends at 2:00 p.m. on **Monday, September 15, 2025**, 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, 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 plan has been prepared in accordance with regulations of the U. S. Department of Housing and Urban Development (HUD). 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, including improvements to the physical properties.

ANUNCIO Y NOTIFICACIÓN DE AUDIENCIA PÚBLICA

Reading Housing Authority ahora está aceptando comentarios y aportaciones del público sobre el reporte preliminar del Plan de Cinco Años 2025-2029. Las personas interesadas pueden hacer una cita para revisar los planes en la Oficina de Administración de Reading Housing Authority llamando al 610-775-4813. Los planes también se pueden ver en línea en www.readingha.org.

*El período de comentarios finaliza el **lunes, 15 de septiembre de 2025 a las 2:00 p.m.**, momento en el que se llevará a cabo una AUDIENCIA PÚBLICA 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). El Plan de Acción del Fondo de Capital es una fórmula de solicitud de subsidio presentada a HUD por 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.

READING HOUSING AUTHORITY - 2025-2029 CAPITAL FUND ACTION PLAN

2025		2026		2027		2028		2029	
AWARD/ACTUAL	\$5,467,056	AWARD/ACTUAL		AWARD/ACTUAL		AWARD/ACTUAL		AWARD/ACTUAL	
AWARD/PROJECTED		AWARD/PROJECTED	\$5,467,056	AWARD/PROJECTED	\$5,467,056	AWARD/PROJECTED	\$5,467,056	AWARD/PROJECTED	\$5,467,056
1406: Operations (25% max)	\$1,366,764	1406: Operations (25% max)	\$1,366,764	1406: Operations (25% max)	\$1,366,764	1406: Operations (25% max)	\$1,366,764	1406: Operations (25% max)	\$1,366,764
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)	\$546,706	1410: Administration (10% max)	\$546,706	1410: Administration (10% max)	\$546,706	1410: Administration (10% max)	\$546,706	1410: Administration (10% max)	\$546,706
1480: Construction Balance		1480: Construction Balance		1480: Construction Balance		1480: Construction Balance		1480: Construction Balance	
Upgrade HVAC - Center City	\$270,000	Replace Apartment Door Locks - Hensler Homes	\$125,000	Utility Infrastructure Upgrades - Oakbrook Homes	\$625,000	Replace Interior Apartment Flooring - 28 units - Hensler Homes	\$211,836	Upgrade HVAC - Hensler Homes	\$500,000
				Utility Infrastructure Upgrades - Glenside Homes	\$625,000				
Upgrade Exterior Lighting - Oakbrook Homes	\$60,000	Replace Apartment Door Locks - Center City	\$287,500	Perform concrete work for accessibility - Hensler Homes	\$500,000	Replace Interior Apartment Flooring - 48 units- Oakbrook Homes	\$325,000	Upgrade Boilers - Hensler Homes	\$500,000
Upgrade Exterior Lighting - Glenside Homes	\$60,000	Replace Apartment Door Locks - Glenside Homes	\$346,000	Renovate 50 Bathrooms - Glenside Homes	\$275,000	Replace 1,325 Interior Apartment Doors - Oakbrook Homes	\$575,000	HVAC Upgrades - Oakbrook Homes	\$500,000
Replace Downspouts - 66 Buildings - Oakbrook Homes	\$132,000	Replace Apartment Door Locks - Oakbrook Homes	\$430,000	Replace Hallway & Stairwell Light Fixtures - Center City	\$85,000	Replace 102 Ranges - Hensler Homes	\$51,000	Upgrade Trash Sites, Fencing, Lighting - Center City	\$270,000
Repair Foundation Masonry - 68 Buildings - Oakbrook Homes	\$411,836	Replace Roof - Hubert Apartments	\$150,000	Install CO & Smoke Detectors - Glenside Homes	\$500,000	Bathroom Renovations - Center City	\$1,283,121	Fire Panel Upgrades - Center City	\$400,000
Parking Lots, Fencing, & Gates Upgrades - Center City	\$400,000	Replace Roof - Glenside Homes Boiler House	\$100,000	Install CO & Smoke Detectors - Oakbrook Homes	\$500,000	Replace 530 Ranges - Oakbrook Homes	\$265,000	Replace Exterior Doors - Oakbrook Homes	\$160,000
Replace 575 Refrigerators - Center City	\$425,000	Renovate Community Space - Center City	\$500,000	Interior Lighting Upgrades - Glenside Homes	\$100,000	Replace 400 Ranges - Glenside Homes	\$200,000	Replace Exterior Doors - Glenside Homes	\$160,000
Replace 530 Refrigerators - Oakbrook Homes	\$375,000	Renovate Community Space - Glenside Homes	\$1,150,000			Replace 575 Ranges - Center City	\$287,500	Concrete Replacement - Center City	\$250,000
Replace 400 Refrigerators - Glenside Homes	\$300,000	Exterior Signage Replacement and Upgrades - Center City	\$50,000					Concrete Replacement - Oakbrook Homes	\$225,000
Replace 102 Refrigerators - Hensler Homes	\$75,000	Exterior Signage Replacement and Upgrades - Glenside Homes	\$25,000					Concrete Replacement - Glenside Homes	\$233,450
Exterior Signage Replacement and Upgrades - Amp 20	\$211,836	Exterior Porch Replacements - Glenside Homes	\$50,000						
Exhaust Fan and Rangehood Replacement - Glenside Homes	\$50,000	Exterior Recreation Improvements - Hensler Homes	\$25,000						
Renovate Community Space - Oakbrook Homes	\$75,000								
Maintenance Boiler House - Boiler Replacement - Oakbrook Homes	\$30,000								
SUBTOTAL, CONSTRUCTION	\$2,875,672	SUBTOTAL, CONSTRUCTION	\$3,238,500	SUBTOTAL, CONSTRUCTION	\$3,210,000	SUBTOTAL, CONSTRUCTION	\$3,198,457	SUBTOTAL, CONSTRUCTION	\$3,198,450
Fees & Costs for project design	\$677,914	Fees & Costs for project design	\$315,086	Fees & Costs for project design	\$343,586	Fees & Costs for project design	\$355,129	Fees & Costs for project design	\$355,136
TOTAL	\$5,467,056	TOTAL	\$5,467,056	TOTAL	\$5,467,056	TOTAL	\$5,467,056	TOTAL	\$5,467,056