

MINUTES OF REGULAR MEETING
READING HOUSING AUTHORITY
BOARD OF COMMISSIONERS
May 27, 2025 – 5:00 PM

The Reading Housing Authority Board of Commissioners held a Workshop and Commissioners Meeting on Tuesday, May 27, 2025, at the William W. Willis Center for Administration, 400 Hancock Boulevard, Reading, PA.

WORKSHOP MEETING

Chairwoman Lorena Keely opened the meeting by noting that President Stacey Keppen is closely monitoring the Trump Administration's proposed Federal FY2026 Discretionary Budget Recommendations. Ms. Keely emphasized the importance of keeping the board informed about potential changes, identifying areas of alignment and concern, and proactively discussing how the board may need to respond.

President's Report

1. Ms. Keppen began her President's Report with an overview of the proposed Federal FY2026 Discretionary Budget Recommendations. On May 2, she shared an email with commissioners summarizing the White House's "skinny budget." She explained that, while this is only an early-stage proposal, it offers insight into what the President may ultimately support during the federal budgeting process. Key elements of the proposal include significant reductions in HUD funding, the consolidation of core housing programs into state-managed block grants, elimination of key community development initiatives, and reductions in funding for self-sufficiency and support services. Ms. Keppen stressed the importance of RHA staying proactive and "getting out in front of the beginning of this process." The board engaged in a discussion about potential strategies in response to the proposed budget. Suggestions included presentations to City Council, letter-writing and public awareness campaigns--possibly in partnership with Berks County Housing Authority, public meetings with local interest groups, and ongoing communication with agency partners such as the National Association of Housing and Redevelopment Officials and the Pennsylvania Association of Housing and Development.
2. Ms. Keppen provided an update on the recalculation of the 2021 Operating Subsidy. RHA received notice from HUD's Energy Branch concerning its 2021 Operating Subsidy calculation tied to the Energy Performance Contract. The notice referenced a 2023 evaluation conducted by a HUD subcontractor, which resulted in a proposed recapture of \$661,309. This amount is expected to be offset against RHA's 2025 Operating Subsidy. RHA is currently in the process of preparing a formal response to address these findings.

Ms. Keely then reviewed the board resolutions scheduled for presentation at the Commissioner's Meeting.

EXECUTIVE SESSION: None held.

COMMISSIONERS' MEETING

Ms. Keely then called the REGULAR MEETING to order and upon roll call those present and absent were as follows:

Commissioners Present:	Chairwoman Lorena P. Keely Vice-Chairwoman Myra Maldonado Commissioner Ineavelle Ruiz Commissioner Maria Delgado
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Commissioners Absent:	None
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RHA Staff Present:	Stacey Keppen, President & CEO Mya Hornberger, Communications Manager, Recording Secretary David C. Talarico, Vice President & Director of Facilities
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Josh K. Smith, Director of Programs
Jonathan P. Runkle, Director of Administration
Theresa A. Reustle, Comptroller, Secretary-Treasurer
Gregg Snook, Assistant Maintenance Superintendent
Nydia Runkle, Property Manager, South Campus
Yasaira Modesto, Property Manager, North Campus
Grisel Saez, Property Manager, Center City Campus
Leonilda Feliciano, Applications Manager
Tom Stianche, Voucher Programs Manager
Gregory Zawilla, Neighborhood Safety & Engagement Coordinator
Jack Knockstead, Resident Services Manager
Steve Notario, Purchasing Officer
Anders Smith, Information Technology Manager
Matt Smith, Maintenance Foreman, North Campus
Dave Oley, Maintenance Foreman, South Campus
Derek DeLong, Maintenance Foreman, Center City Campus
Tad Geisler, Inspection Manager, Center City Campus
Edwin Stock, Solicitor, Legal Staff

RHA Staff Absent: Rory Ulrich, Maintenance Superintendent
Raquel Cedenio, Customer Service Specialist

ACKNOWLEDGEMENT OF VISITORS: Matthew Hester. The Commissioners received comments from Mr. Hester regarding the Continuum of Care/HUD Community Planning and Development-funded Shelter Plus Care Program.

APPROVAL OF PAST MEETING MINUTES

Regular Meeting – April 22, 2025

MOTION TO APPROVE: Commissioner Delgado
SECOND: Commissioner Ruiz

DISCUSSION: None.

COMMUNICATIONS: None

APPROVAL OF THE SECRETARY/TREASURER'S REPORT

MOTION TO APPROVE: Commissioner Ruiz
SECOND: Vice-Chairwoman Maldonado

DISCUSSION: None.

APPROVAL OF THE PRESIDENT'S REPORT

MOTION TO APPROVE: Commissioner Delgado
SECOND: Vice-Chairwoman Maldonado

DISCUSSION: None.

RESOLUTIONS AND BOARD ACTION

RESOLUTION NO. 6566: Authorizing the Maximum Income Limits for Continued Occupancy in the Public Housing Program Under the Housing Opportunity Through Modernization Act of 2016, as Amended

MOTION TO APPROVE: Vice-Chairwoman Maldonado
SECOND: Commissioner Ruiz

DISCUSSION: None.

VOTES IN FAVOR: Keely, Maldonado, Ruiz, and Delgado
VOTES AGAINST: None

RESOLUTION NO. 6567: Authorizing the Maximum Income Limits for Admission to the Low-Income Public Housing and Housing Choice Voucher Program Under the United States Housing Act of 1937, as Amended

MOTION TO APPROVE: Vice-Chairwoman Maldonado
SECOND: Commissioner Ruiz

DISCUSSION: None.

VOTES IN FAVOR: Keely, Maldonado, Ruiz, and Delgado
VOTES AGAINST: None

RESOLUTION NO. 6568: Approving the Section Eight Management Assessment Program Certification

MOTION TO APPROVE: Commissioner Ruiz
SECOND: Vice-Chairman Maldonado

DISCUSSION: None.

VOTES IN FAVOR: Keely, Maldonado, Ruiz, and Delgado
VOTES AGAINST: None

RESOLUTION NO. 6569: Approving the Terms and Authorizing the Execution of a Contract for Mechanical Contracting with Dolan Construction for Boiler Plant Decentralization – Phase 4 at Glenside Homes

MOTION TO APPROVE: Commissioner Ruiz
SECOND: Vice-Chairwoman Maldonado

DISCUSSION: None.

VOTES IN FAVOR: Keely, Maldonado, Ruiz, and Delgado
VOTES AGAINST: None

RESOLUTION NO. 6570: Approving the Terms and Authorizing the Execution of a Contract with Affordable Pest Control USA, LLC. For Professional Pest Control Services of all RHA Properties

MOTION TO APPROVE: Commissioner Ruiz
SECOND: Vice-Chairwoman Maldonado

DISCUSSION: None.

VOTES IN FAVOR: Keely, Maldonado, Ruiz, and Delgado
VOTES AGAINST: None

RESOLUTION NO. 6571: Authorizing a Commercial Lease Agreement with Opportunity House

MOTION TO APPROVE: Commissioner Delgado
SECOND: Vice-Chairwoman Maldonado

DISCUSSION: None.

VOTES IN FAVOR: Keely, Maldonado, Ruiz, and Delgado
VOTES AGAINST: None

RESOLUTION NO. 6572: Authorizing the Execution of a Memorandum of Agreement with Opportunity House to Serve as the Developer for Funding Under the FY2024 Economic Development Initiative – Community Project Funding Grant Program

MOTION TO APPROVE: Commissioner Ruiz
SECOND: Vice-Chairwoman Maldonado

DISCUSSION: None.

VOTES IN FAVOR: Keely, Maldonado, Ruiz, and Delgado
VOTES AGAINST: None

RESOLUTION NO. 6573: Approving the Terms and Authorizing the Execution of a Management Agreement Between Reading Housing Authority and Foundation Housing & Services, Inc.

MOTION TO APPROVE: Vice-Chairwoman Maldonado
SECOND: Commissioner Ruiz

DISCUSSION: None.

VOTES IN FAVOR: Keely, Maldonado, Ruiz, and Delgado
VOTES AGAINST: None

RESOLUTION NO. 6574: Approving the Terms and Authorizing the Execution of a Contract with Maher Duessel for Professional Accounting Consulting Services for Reading Housing Authority

MOTION TO APPROVE: Commissioner Delgado
SECOND: Vice-Chairwoman Maldonado

DISCUSSION: None.

VOTES IN FAVOR: Keely, Maldonado, Ruiz, and Delgado
VOTES AGAINST: None

ADJOURNMENT:

MOTION TO ADJOURN: Commissioner Delgado
SECOND: Vice-Chairwoman Maldonado

Minutes Respectfully Submitted By:
Mya M. Hornberger
Communications Manager
Executive Assistant/Recording Secretary