

MINUTES OF SPECIAL MEETING
READING HOUSING AUTHORITY
BOARD OF COMMISSIONERS
January 12, 2026 – 12:45 PM.

The Reading Housing Authority Board of Commissioners held a Special Meeting on Monday, January 12, 2026, virtually and at the Willis Center for Administration, 400 Hancock Boulevard, Reading, PA 19611.

SPECIAL MEETING

Ms. Keely, Chairwoman, called the SPECIAL 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

Commissioners Absent: Commissioner Maria Delgado

RHA Staff Representatives: Stacey Keppen, President & CEO
 Mya Hornberger, Communications Manager, Recording Secretary
 David C. Talarico, Vice President & Director of Facilities
 Josh K. Smith, Director of Programs
 Jonathan P. Runkle, Director of Administration
 Edwin Stock, Solicitor, Legal Staff

ACKNOWLEDGEMENT OF VISITORS: None

Board Discussion

Today's meeting was convened specifically to approve two resolutions in order to submit required Annual Plan documents to HUD in a timely manner.

The first item considered was Resolution No. 6596, a Resolution Approving the Annual Plan for the Fiscal Year Beginning April 1, 2026. President Stacey Keppen reported that since the last presentation of the Annual Plan, the public comment period had closed. One public comment was received from a member of the public offering suggestions related to enhancing reporting, which was acknowledged and addressed by Ms. Keppen. Additionally, one set of comments was received from the Citywide Resident Council representing Kennedy Towers; these comments primarily concerned capital improvements. Ms. Keppen explained that HUD separates capital improvements from the policy-specific annual planning process and noted that those questions were addressed and redirected to the Capital Plan process. The required public hearing was held with no attendees present. Ms. Keppen stated that, with these updates, the Annual Plan remains as presented at the prior Commissioner's meeting. The purpose of the resolution was to request Board adoption of the Annual Plan so it may be submitted to HUD, and, upon HUD approval, take effect on April 1, 2026.

The second item considered was Resolution No. 6597, a Resolution Approving the Adoption of an Addendum to the Reading Housing Authority Housing Choice Voucher Program Administrative Plan. Ms. Keppen explained that it has been one year since the Administrative Plan for the Housing Choice Voucher Program was updated and that the proposed action is a single-topic addendum. The addendum would establish a new waiting list preference for households currently receiving Emergency Housing Voucher (EHV) assistance, allowing them to move to the top of the Housing Choice Voucher waiting list should the household choose to respond to a targeted opportunity for these households to apply for the Housing Choice Voucher Program. This change is necessary

because HUD has informed the Authority that EHV funding will not be continued once current funds are exhausted. There are currently 46 households receiving EHV assistance.

Ms. Keppen explained that, if the Board approves the addendum, the Authority will notify EHV households that HUD funding for the program is ending, and that continued assistance will require application to the regular Section 8 Housing Choice Voucher Program. Those households would be placed on the waiting list with the newly established preference, and when funding becomes available, their assistance would be transitioned to the regular Housing Choice Voucher Program. HUD requires only reverification of Social Security numbers and eligible immigration status; no additional eligibility determinations would be necessary. Staff will make aggressive efforts to engage this population to reduce the risk of households losing assistance.

Ms. Keppen further noted that a significant challenge is the availability of budget authority. In order to transition all 46 households, sufficient funding must be available within the regular program, which would require capacity for approximately 46 additional households in 2027. While sufficient funding exists for the current year, voucher turnover alone is unlikely to create enough openings within a single year. Additionally, budget authority for 2026 has not yet been received, and it is unknown whether future HUD funding will be sufficient to support current households and the potential transition of EHV participants. Ms. Keppen concluded that adoption of the resolution clarifies the steps the Authority must take, but the ultimate outcome will depend on future funding availability and several factors outside the Authority's control.

RESOLUTIONS AND BOARD ACTION

RESOLUTION NO. 6596: Resolution Approving the Annual Plan for Fiscal Year Beginning April 1, 2026

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

DISCUSSION: None.

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

RESOLUTION NO. 6597: Resolution Approving the Adoption of an Addendum to the Reading Housing Authority Housing Choice Voucher Program Administrative Plan

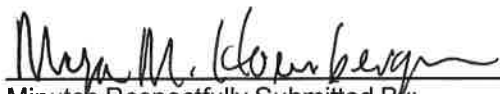
MOTION TO APPROVE: Vice-Chairwoman Myra Maldonado
SECOND: Commissioner Ruiz

DISCUSSION: None.

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

ADJOURNMENT:

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



Minutes Respectfully Submitted By:

Mya M. Hornberger

Communications Manager

Executive Assistant/Recording Secretary