

MINUTES OF REGULAR MEETING
READING HOUSING AUTHORITY BOARD
OF COMMISSIONERS
April 28, 2026 – 5:00 PM

The Reading Housing Authority Board of Commissioners held a Workshop and Commissioners Meeting on Tuesday, April 28, 2026, at the William W. Willis Center for Administration, 400 Hancock Boulevard, Reading, PA.

WORKSHOP MEETING

Chairperson Lorena Keely called the meeting to order and began with staff recognition, honoring Jose Coriano of the Maintenance Department for his 30 years of service.

Ms. Keely then recognized the recipients of the 2026 Stokes-Stitt Scholarship Program. She explained that the scholarships were established for residents of Glenside and Oakbrook Homes in appreciation of Commissioner Stokes Stitt, who strongly believed that higher education is one of the most important pathways to independence. The scholarships are awarded annually through a competitive process to one resident from each development in the amount of \$2,000 per year, renewable for up to four years. To date, more than \$110,000 has been awarded to 33 residents.

The 2026 Glenside Homes recipient, Amanda Rodriguez, was recognized for her plans to attend Kutztown University in the fall to pursue a bachelor's degree in social work.

The 2026 Oakbrook Homes recipient, Jovanny Amoros-Bracero, is a 2024 graduate of Reading High School and is currently in his second year at Temple University, where he is studying abroad in Spain. He is pursuing a double major in Political Science and Spanish.

Greg Snook, Maintenance Officer, presented an overview of the NSPIRE inspections which took place on March 24 and April 9 at Glenside Homes and the Center City Highrises. Mr. Snook explained that NSPIRE inspections are divided into three categories: units, inside areas, and outside areas, with unit inspections carrying the highest priority. He reviewed the inspection process, results, observations, and key takeaways with the Board and noted that some of the inspection numbers may appear misleading without additional context, which he clarified during his presentation. Mr. Snook stated that the overall takeaway from the inspections was that staff and resident commitment were critical to the success of the inspections, that Reading Housing Authority must remain "inspection-ready" at all times.

Stacey Keppen, President, provided an update on the Oakbrook Recreation Park project. Ms. Keppen stated that the recreation park is ready for use in time for the spring season. An event was held on April 9 to invite organizations and community partners that may be interested in utilizing the park and recreational spaces. Attendees included representatives from Olivet's, Leyenda 21, the Reading Recreation Commission, Reading High School's baseball team, BCAP, Masano Auto Park, the Greater Reading Chamber Alliance, and City Councilor Vanessa Campos.

Ms. Keppen explained that the purpose of the meeting was to listen to the interests and needs of community organizations while also sharing the Housing Authority's goals for the space. She emphasized that the primary goal is to provide services to Oakbrook residents and neighboring communities, while also preserving the significant investment made by the City of Reading, the Housing Authority, and anticipated federal resources. Organizations were asked about the populations they serve, their intended uses for the baseball field, basketball court, green spaces, and concession areas, as well as any material or supply needs that may require future funding support.

Dave Talarico, Vice President & Director of Facilities, reviewed the River Oak Apartments Construction Project with the Board. Mr. Talarico explained that River Oak Apartments consists of eight buildings totaling 72 units. The project focuses on improving the end-unit three-bedroom apartments, which currently lack privacy from the living room areas. Renovations will include closing off interior stairwells and installing doors to create private bedrooms. On the third floors, dormers will be added to the front and rear of the buildings to expand living space, along with the installation of new closets, partition walls, and flooring to create private third-floor bedrooms. Mr. Talarico also outlined the planned exterior renovations for the six buildings included in the project, which will involve roof patching, new gutters and

downspouts, new siding, windows, trim, replacement of front and main doors, new porch posts, and metal handrails. Financing options for the project were discussed with the Board, and it was decided to move forward with the project.

Ms. Keppen reviewed highlights from the President's Report and advised the Board that several operational numbers remain in progress due to the Yardi software transition. She noted that application and occupancy data are currently undergoing additional verification. Regarding unit turnovers, Ms. Keppen reported that there are currently nine lease signings scheduled and 78 households in the final stages of verification. She explained that delays in receiving criminal history checks through PATCH continue to be the primary obstacle in finalizing occupancy approvals. She also noted that rent collection figures require further validation as part of the ongoing system transition. Josh Smith, Director of Programs, reviewed the number of 30-day notices issued and the amounts owed by property. Mr. Smith stated that he believes collection rates will improve once residents receive the notices.

Under the Resident Services Department report, Ms. Keppen discussed ongoing efforts to reduce unnecessary fire calls. She explained that, in the past, information from the Reading Fire Department was received too late to allow for immediate intervention. The Housing Authority now pursues real-time information, allowing staff to investigate incidents promptly through coordinated efforts between property management and resident services staff. Current monthly figures already show a significant reduction in unnecessary fire calls.

In the Maintenance Department report, Ms. Keppen addressed the continued challenges associated with vacant units and unit turnover. She noted that the Housing Authority has utilized four contractors to assist with turnover work. While the process has been costly, staff have gained valuable knowledge regarding painting methods and turnover practices that can now be implemented by the Authority's own maintenance team to improve efficiency moving forward.

Lastly, Ms. Keppen reported that the Administrative Departments, including Accounting and Purchasing, have been heavily engaged in the Yardi transition. Both departments have been implementing new procedures related to ordering materials and parts, processing payments, and adapting to new operational workflows while making significant efforts to ensure a smooth transition.

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

Commissioners Absent: None

RHA Staff Present: Anders Smith, Information Technology Manager
Bill Clemmons, Project Manager, Foundation Housing & Services, Inc.
Danielle Hoffer, Third Party Administrator
Dave Oley, Maintenance Foreman, South Campus
David C. Talarico, Vice President & Director of Facilities
Derek DeLong, Maintenance Foreman, North Campus
Greg Snook, Maintenance Officer
Gregory Zawilla, Neighborhood Safety & Engagement Coordinator
Grisel Saez, Property Manager, North Campus
Jack Knockstead, Resident Services Manager
Jonathan P. Runkle, Director of Administration
Josh K. Smith, Director of Programs
Migdalia Rivera, Property Manager, South Campus
Mya Hornberger, Communications Manager, Recording Secretary
Rory Ulrich, Superintendent
Stacey Keppen, President & CEO

Steve Notario, Administrative Officer
Theresa A. Reustle, Comptroller, Secretary-Treasurer
Tom Stianche, Voucher Programs Manager
Yasaira Modesto, Compliance Manager, North Campus
Jose Coriano, Maintenance Mechanic, Center City Campus
Christy Santiago, ROSS Service Coordinator

RHA Staff Absent: Tad Geisler, Inspection Manager, Center City Campus

ACKNOWLEDGEMENT OF VISITORS SEEKING PUBLIC COMMENT: None

APPROVAL OF PAST MEETING MINUTES

Regular Meeting – March 24, 2026

MOTION TO APPROVE: Vice-Chairwoman Maldonado

SECOND: Commissioner Delgado

DISCUSSION: None.

APPROVAL OF THE PRESIDENT’S REPORT

MOTION TO APPROVE: Commissioner Delgado

SECOND: Commissioner Ruiz

DISCUSSION: None.

APPROVAL OF THE SECRETARY/TREASURER’S REPORT

MOTION TO APPROVE: Commissioner Ruiz

SECOND: Vice-Chairwoman Maldonado

DISCUSSION: None.

RESOLUTIONS AND BOARD ACTION

RESOLUTION NO. 6624: Approving Travel to Rockwood, PA to Attend the Multifamily Affordable Housing Conference 2026 Held June 2-5, 2026

MOTION TO APPROVE: Vice-Chairwoman Maldonado

SECOND: Commissioner Ruiz

DISCUSSION: None.

VOTES IN FAVOR: Keely, Maldonado, Ruiz, and Delgado.

VOTES AGAINST: None

ADJOURNMENT OF PUBLIC MEETING:

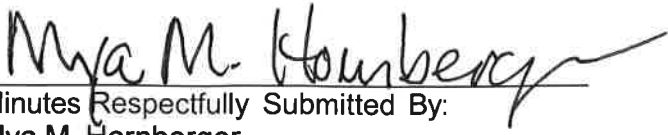
Vice-Chairwoman Maldonado made a motion to adjourn the regular meeting at 5:13 p.m.

EXECUTIVE SESSION:

The Board entered into Executive Session at 5:15 p.m. to discuss a personnel matter with the Authority’s solicitor.

ADJOURNMENT OF EXECUTIVE SESSION:

Executive Session adjourned at 5:41 p.m.

A handwritten signature in black ink, reading "Mya M. Hornberger", with a long horizontal flourish extending to the right.

Minutes Respectfully Submitted By:

Mya M. Hornberger

Communications Manager

Executive Assistant/Recording Secretary