

MINUTES OF REGULAR MEETING
READING HOUSING AUTHORITY
BOARD OF COMMISSIONERS
May 26, 2026 – 5:00 PM

The Reading Housing Authority Board of Commissioners held a Workshop and Commissioners Meeting on Tuesday, May 26, 2026, at the William W. Willis Center for Administration, 400 Hancock Boulevard, Reading, PA.

WORKSHOP MEETING

President Stacey Keppen reviewed revised waiting list statistics, which now emphasize applications and occupancy. She noted that filling vacant units remains a priority to provide housing and protect revenue, with departments working collaboratively to reduce turnaround times.

Facilities Director Dave Talarico provided an update on efforts to reduce vacancies. He reported that severe winter weather, snow removal responsibilities, transfers, inspections, emergencies, and staffing shortages contributed to increased vacancies. Contractors completed 67 units in less than two months, with staff providing preliminary repairs, cleaning, materials, and oversight. Many units reported as vacant were already rent-ready and awaiting leasing. Improved coordination among maintenance, property management, and tenant placement staff has helped reduce turnaround times. Mr. Talarico added that preparing units may involve extensive repairs, painting, floor refinishing, cleaning, and testing of electrical and plumbing systems.

Compliance Manager Yasaira Modeste reviewed changes to the eligibility and leasing process under the new software system. Applicants now receive electronic notifications and complete eligibility packets through the portal. Staff verify household composition, income, criminal history, and sex offender registry information before offering a unit. High-rise applicants may require additional assistance, while larger families require more extensive household and bedroom eligibility verification. Ms. Modeste also noted that some applicants have difficulty paying the first month's rent and security deposit. Flexible payment arrangements are available, although they may create administrative challenges and additional financial obligations for residents.

Ms. Keppen explained that rent collection figures are temporarily affected by the Yardi transition, the transfer of historical data, and repayment agreements for previously unreported income. Collection rates are expected to return to the historical range of 97–98 percent once reporting stabilizes.

Community officers assisted residents whose benefits were stolen through a series of fraud incidents affecting several high-rise buildings. The community policing initiative helped identify patterns among the complaints and assisted residents in resolving the matter.

Ms. Keppen reported that preliminary Voucher Program funding projections indicate Emergency Housing Voucher participants may be transitioned into the Housing Choice Voucher Program when emergency funding ends. While it was hoped that additional funding might allow RHA to issue a Project-Based Voucher solicitation this year in order to incentivize new affordable housing (which will be especially meaningful if NSPIRE-V inspection requirements are launched, likely causing some private landlords to leave the program), it appears unlikely that funding and timing will be sufficient this year to permit this action.

The Facilities Department completed electrical projects at Glenside and Oakbrook Homes. The work included replacing an electrical panel at Glenside Homes and completing transformer cleaning and maintenance at Oakbrook Homes to improve reliability and prevent future outages.

The Accounting Department is preparing required HUD financial filings while completing the transition of financial information into the new system. Staff confirmed that HUD's grace period permits the unaudited submission to be filed by June 15.

Ms. Keppen shared that approximately 75 representatives from federal, state, and local agencies, developers, and community organizations attended the May 20 HUD Roundtable. Discussions focused on leveraging opportunity zones and coordinating resources to support community and economic development in Reading.

Board Chairwoman Lorena Keely noted that natural gas purchasing strategies implemented between December 2025 and March 2026 resulted in approximately \$121,000 in savings. Administrative Officer Steve Notario explained the energy lock strategy used to achieve the savings.

The next Board meeting is scheduled for June 23, 2026.

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

Legal Staff Absent: Edwin Stock, Solicitor

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
Marco Melendez, Maintenance Foreman, Center City Campus
Migdalia Rivera, Property Manager, South Campus
Mya Hornberger, Communications Mngr, Executive Assistant, Recording Secretary
Nydia Runkle, Property Manager, Center City Campus
Rory Ulrich, Superintendent
Stacey Keppen, President & CEO
Steve Notario, Administrative Officer
Theresa A. Reustle, Comptroller, Secretary-Treasurer
Tom Stianche, Voucher Programs Manager
Yasaira Modeste, Compliance Manager

RHA Staff Absent: Josh K. Smith, Director of Programs
Tad Geisler, Inspection Manager, Center City Campus

ACKNOWLEDGEMENT OF VISITORS SEEKING PUBLIC COMMENT: None

APPROVAL OF PAST MEETING MINUTES

Regular Meeting – April 28, 2026

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

DISCUSSION: None.

APPROVAL OF THE PRESIDENT'S REPORT

MOTION TO APPROVE: Commissioner Ruiz
SECOND: Commissioner Delgado

DISCUSSION: None.

APPROVAL OF THE SECRETARY/TREASURER'S REPORT

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

DISCUSSION: None.

RESOLUTIONS AND BOARD ACTION

RESOLUTION NO. 6625: 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. 6626: 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

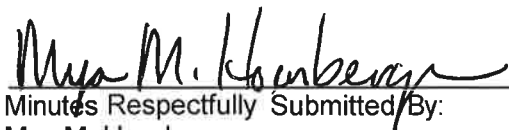
MOTION TO APPROVE: Commissioner Delgado
SECOND: Vice-Chairwoman Maldonado

DISCUSSION: None.

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

ADJOURNMENT OF PUBLIC MEETING:

Commissioner Delgado made a motion to adjourn the regular meeting at 4:57 p.m.



Minutes Respectfully Submitted By:

Mya M. Hornberger

Communications Manager

Executive Assistant/Recording Secretary