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

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

WORKSHOP MEETING

Lorena Keely, Board Chairwoman opened the meeting by recognizing Marco Melendez who was promoted to Center City Campus Foreman. Also in attendance was Paul G. Pecharko Memorial Scholarship recipient Jovanny Amoros Bracero, who thanked the Board for its support and shared highlights from his study abroad experience in Spain.

President Stacey Keppen provided an extensive overview of a proposed HUD rule that could substantially change the ability of Public Housing Agencies to apply new local requirements and an opportunity for PHAs to express their support for the underlying philosophy by joining a voluntary HUD-sponsored group called "The Work & Dignity Coalition." The rule, if finalized, would allow, but not require, housing authorities to implement work requirements and/or time limits. Ms. Keppen explained that the initiative is intended to provide housing authorities with additional flexibility to support capable adults in transitioning to employment and achieving greater economic self-sufficiency. The proposal will undergo review, after which a final rule will be developed outlining the administration's rationale and requirements for the proposed changes. Commissioners engaged in discussion regarding the Coalition, the proposed rule and its application and value to RHA. The Commissioners concluded that there may be value to RHA and the jurisdiction if RHA were to consider some application of the rule and authorized Ms. Keppen to engage in next steps towards preparing a recommendation to the board.

Vice President David Talarico reviewed the MedEd feasibility proposal for Sylvania Homes, which would allow RHA to explore options for tenant-furnished utilities in lieu of proceeding with the previously planned overhead electric replacement project.

Ms. Keppen presented the River Oak Improvements Project updates and timeline, noting that the deadline expires on August 28. She discussed the need to make a timely decision to secure a contract and emphasized RHA's significant investment in preserving River Oak Apartments as a quality, affordable rental community. Ms. Keppen also stressed the importance of the City of Reading's partnership and timely response in protecting the assets and maintaining affordability for households. Mr. Talarico explained that RHA's typical bidding process allows 60 days to accept or reject a public bid. The timeline was extended to 90 days and noted that this may be a lengthy period for a contractor managing a $2 million project.

Highlights related to the monthly President's Report included a review of occupancy statistics, progress within the Compliance Departments in addressing delinquent recertifications, and tenant account receivables. Ms. Keppen advised that RHA has successfully transitioned all emergency housing vouchers over to the regular program, and as a result, participants have experienced zero disruption in housing, financial assistance, or resources. Further discussion ensued regarding recent electrical service disruption, which was caused by Met-Ed power grid failures.

COMMISSIONERS' MEETING

Ms. Keely 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 Present:	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, Facilities 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 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 Tad Geisler, Inspections Manager Josh Smith, Program Director Christaline Santiago, ROSS Service Coordinator, Resident Services Arlene Daily, Consultant
RHA Staff Absent:	Mya Hornberger, Recording Secretary

ACKNOWLEDGEMENT OF VISITORS SEEKING PUBLIC COMMENT: None

APPROVAL OF PAST MEETING MINUTES

Regular Meeting – May 26, 2026

MOTION TO APPROVE: Commissioner Ruiz
SECOND: Commissioner Delgado

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. 6627: Resolution Approving the Terms & Authorizing the Execution of a Contract with Uhrig Construction, Inc. for the Exterior Signage Replacements & Upgrades at Various RHA Public Housing Properties

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

DISCUSSION: None

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

RESOLUTION NO. 6628: Approving the Terms & Authorizing the Execution of a Contract with Blink Marketing, Inc. for the Exterior Signage Replacements & Upgrades at Various RHA Affordable Housing Properties

DISCUSSION: The River Oak signage zoning denial resulted in the tabling of a separate signage resolution pending resolution of the zoning issue.

RESOLUTION NO. 6629: Resolution Approving the Revisions to the Reading Housing Authority By-Laws

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

DISCUSSION: Director of Administration Jonathan Runkle advised the Commissioners that in 2023, RHA applied to the Commonwealth of Pennsylvania's Local Share Program but was found ineligible due to not being a Municipal Authority. Research revealed that the mission of a municipal authority aligns in practice with RHA but is not specified within the RHA Bylaws. Runkle advised that if the Commissioners were to entertain a change to the Bylaws to reflect this position, RHA could potentially be a grantee or a subgrantee under future programs. The Commissioners discussed the merits of making the recommended changes to the RHA Bylaws as presented.

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

ADJOURNMENT OF PUBLIC MEETING:

Chairwoman Keely made a motion to adjourn the regular meeting at 5:17 p.m.

Raquel Cedeno
Temporary Recording Secretary