MINUTES OF REGULAR MEETING
READING HOUSING AUTHORITY
BOARD OF COMMISSIONERS
August 25, 2026 – 5:00 PM

The Reading Housing Authority Board of Commissioners held a Workshop and Commissioners Meeting on Tuesday, August 25, 2026, at the William W. Willis Center for Administration, 400 Hancock Boulevard, Reading, PA.

WORKSHOP MEETING

Chairwoman Lorena Keely opened the meeting with a staff recognition, announcing the promotion of Yesenia Rodriguez to Housing Specialist.

Chairwoman Keely also announced that Alex Roché will join the Reading Housing Authority Board of Commissioners in September. Mr. Roché, currently Director of Advocacy for the Greater Reading Chamber Alliance, was endorsed by Mayor Moran and approved by Reading City Council. His term will begin in September 2026 and continue through 2031.

President and CEO Stacey Keppen reviewed highlights from the President's Report, including an update on the River Oak Apartments Exterior Improvements Project. Reading City Council approved the satisfaction of the mortgage between the City of Reading and River Oak, LLC, resulting in RHA's unencumbered ownership of the property. Director of Administration Jon Runkle presented information concerning the financing, required documents, and proposed construction work at the property. The following resolutions to be presented at this board meeting in conjunction with this project are Resolution 6631 which authorizes the President to process the documents necessary to satisfy the existing mortgage, Resolution 6632 which authorizes RHA to execute the new mortgage, and Resolution 6633 which approves the contract with RAM Siding Company, Inc. for the general construction of Phase III exterior renovations at River Oak Apartments.

The Board and staff received an update regarding HUD's proposed rule, "Establishing Flexibility for Implementation of Work Requirements and Term Limits," and RHA's related planning process. The presentation summarized information shared during two community stakeholder meetings held on August 20 and August 24, 2026, at the Oakbrook Neighborhood Resource Center. As part of its annual planning process, RHA is considering whether work requirements, term limits, or both should be adopted for public housing residents if HUD adopts the rule. A final proposal will be prepared for the Board before the draft plan is finalized. A final proposed plan will need to be ready in October for the public hearing scheduled for October 22, 2026. This schedule will allow RHA to submit the report to HUD in preparation for the beginning of its April fiscal year. Discussion followed regarding how RHA could administer and operate any proposed policy.

The next Board meeting is scheduled for September 22, 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 attended virtually
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
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
Mya Hornberger, Recording Secretary
Nydia Runkle, Property Manager, Center City Campus
Rory Ulrich, Superintendent
Stacey Keppen, President & CEO
Steve Notario, Administrative Officer
Tad Geisler, Inspection Manager, Center City Campus
Theresa A. Reustle, Comptroller, Secretary-Treasurer
Tom Stianche, Voucher Programs Manager
Yasaira Modeste, Compliance Manager

RHA Staff Absent: Marco Melendez, Maintenance Foreman, Center City Campus
Migdalia Rivera, Property Manager, South Campus

ACKNOWLEDGEMENT OF VISITORS SEEKING PUBLIC COMMENT: None

APPROVAL OF PAST MEETING MINUTES

The minutes from the previous meeting were not presented for approval and will be placed on the agenda for the next meeting.

APPROVAL OF THE PRESIDENT'S REPORT

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

DISCUSSION: None.

APPROVAL OF THE SECRETARY/TREASURER'S REPORT

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

DISCUSSION: None.

RESOLUTIONS AND BOARD ACTION

RESOLUTION NO. 6630: Approving the Terms and Authorizing the Execution of a Contract with Barry Isett & Associates, Inc. for a Feasibility Study of Public Utility Distribution and Gas to Electric Conversion at Sylvania Homes

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

DISCUSSION: None.

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

RESOLUTION NO. 6631: Authorizing the President & CEO to Execute Any and All Documents Necessary or Appropriate to Effectuate the Satisfaction and Release of a Promissory Note and Mortgage Encumbering River Oak Apartments

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

DISCUSSION: None.

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

RESOLUTION NO. 6632: Authorizing a Commercial Mortgage from American Bank for Exterior Renovations – Phase III at River Oak Apartments

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

DISCUSSION: None.

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

RESOLUTION NO. 6633: Approving the Terms and Authorizing the Execution of a Contract with Ram Siding Company, Inc. for the General Construction of Exterior Renovations – Phase III at River Oak Apartments

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

DISCUSSION: None.

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

RESOLUTION NO. 6634: Approving Travel to Skytop, PA to Attend the 2026 PAHRA Annual Conference & Awards to be Held October 18-21, 2026

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

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 5:33 p.m.

Mya M. Hornberger

Minutes Respectfully Submitted By:
Mya M. Hornberger, Recording Secretary