

MINUTES OF THE READING HOUSING AUTHORITY

The Regular Meeting of the Reading Housing Authority for the month of February was held at William W. Willis Center for Administration, 400 Hancock Boulevard, Reading, Pennsylvania on February 23, 2010.

Members of the staff attending were as follows: Mr. Daniel F. Luckey, Executive Director; Mr. Ronald J. Fioravanti, Deputy Executive Director; Mr. David C. Talarico, Maintenance Superintendent; Mrs. Audrey L. Wenrich, Administrative Assistant; Mr. Thomas B. Marsh, Comptroller; Mr. George F. Eisenhauer, Purchasing Agent; Ms. Gloria J. Guard, Property Manager; Mr. Josh Smith, Property Manager; Mr. Charles K. Huckstep, Administrative Assistant; Mrs. Leonilda Feliciano, Resident Selection Supervisor; Mrs. Stacey J. Keppen, Social Services Director; Mrs. Carolyn Bower, Section 8 Coordinator; Mr. David R. Chlebowski, Computer Systems Analyst and Mrs. Elaine K. Adesso, Executive Secretary. Attorney Gregory A. Shantz, Solicitor for the Authority and Mr. Valdis Lacis, Reading Eagle Reporter were also present.

The Chairwoman called the regular meeting to order at 5:00 p.m., and upon roll call those present and absent was as follows:

Present: Ms. Mary Beth Hennigan
Mrs. Lillie Mathies
Mr. Eligio Colon, Jr.
Rev. Steven Belinski

Absent: Mr. Nelson De Leon

The Chairwoman announced that no one had signed the register to speak at the Board Meeting.

A motion was made by Rev. Belinski, and second by Mrs. Mathies, approving the minutes of the Regular Monthly Meeting held January 26, 2010. The motion was carried unanimously.

A motion was made by Mr. Colon, and second by Mrs. Mathies approving the bills as submitted by Mr. Fioravanti for the period of January 18, 2010 thru February 12, 2010. The motion was carried unanimously.

The following balances in bank and on account were reported for the month of November 2009.

Fund	Cash or Checking	Investments	Escrow	Total
W-66 General	\$2,933,570.44	\$5,740,144.30	\$264,784.54	\$8,938,499.28
P-4628 General	191,851.66	70,000.00	0.00	261,851.66
P-15 General	2,669.85	657,065.99	71,997.88	731,733.72
Payroll	0.00	0.00	0.00	0.00
River Oak Apts.	4,076.99	0.00	40,408.06	44,485.05
Total	\$3,132,168.94	\$6,467,210.29	\$377,190.48	\$9,976,569.71

The following balances in bank and on account were reported for the month of December 2009.

Fund	Cash or Checking	Investments	Escrow	Total
W-66 General	\$2,294,475.25	\$6,340,741.00	\$264,784.54	\$8,900,000.79
P-4628 General	491,483.84	70,000.00	0.00	561,483.84
P-15 General	2,769.85	657,065.99	71,997.88	731,833.72
Payroll	0.00	0.00	0.00	0.00
River Oak Apts.	4,057.83	0.00	40,416.09	44,473.92
Total	\$ 2,792,786.77	\$7,067,806.99	\$377,198.51	\$10,237,792.27

A motion was made by Mrs. Mathies and second by Rev. Belinski that the Treasurer's Reports be accepted and filed. The motion was carried unanimously.

The Executive Director submitted the following report:

COMPREHENSIVE GRANT PROJECTS

A. 217– 2008 Capital Funds – The vast majority of the funding for this allocation is nearly expended. We expect to be closing this allocation in the near future. The generator replacement is one of the last work items from this funding source which is nearing completion.

B. 218 – 2009 Capital Funds – This allocation is now proceeding as contracts for the offices at Oakbrook/Glenside as well as the completion of the outside of five additional buildings were signed. The work started on October 1, 2009. We have also included funding for the 2-5 handicapped accessible units we agreed to build as part of the DOJ agreement. While this funding is not sufficient to complete the entire project, it will be included in future funding.

C. 219 - 2010 Capital Funds – This has been submitted to HUD and they have 75 days to review. I hope they will approve this as it was submitted. I should mention HUD has been questioning our funding of the Police, Olivet Boys and Girls Club, the Wellness Program and other related services we provide our residents. We have been providing these services out of our Capital Fund ever since HUD discontinued the Drug Elimination Program and we were told these were eligible work items.

We can only wait to see what and how HUD will treat these items and believe these services are needed by our residents and would like to continue them.

STIMULUS FUNDING – The High Rise kitchen project is still in the mock up stage and so far has not made it out of that phase. The contractor who is still working on the kitchen cabinets has indicated they will be coordinating with a number of cabinet makers in the Lancaster area to manufacture the cabinets.

As a result, we do not have any kitchens completed. Last week, Simeral finally installed kitchens with the new cabinets and we are now in the process of evaluating them. Preliminary review of the cabinets finds they appear to be of good quality.

CO-GENERATION PLANT AT GLENSIDE – RHA met with Z & F Consulting to discuss the next step in the process of this project which is the study to determine what the best and most efficient way of implementing a co-generation project. As we have indicated previously, we do not know what the most beneficial method of implementing this project and Z & F Consulting, the Engineering firm, will be responsible for determining the most efficient co-generation method for the Glenside Boiler plant.

It is anticipated that once this study is completed along with the drawing and specifications (if necessary) we will then advertise for contractors to build and or install equipment for this project. I should note there is a very aggressive time frame for this project because of the stimulus monies.

2009 AGENCY PLAN – This Capital Fund will be used in conjunction with the stimulus monies.

2010 AGENCY PLAN – This has been submitted to HUD electronically. They have 75 days to review our submission. As I noted in the Capital Fund, HUD has questioned our use of funds to pay for the various programs we have been supporting in the past. These are the Police, Olivet Boys and Girls Club and the Wellness Programs.

As you may or may not know these programs were first paid for out of Drug Elimination grants which later were not funded. As a result, HUD gave us permission to include and fund them out of our Capital Fund. We have done so for years. I am not sure where this will be going and will keep you informed of any developments in this area.

PARK PLACE ON PENN STREET PROJECT- We are still waiting for the economic climate and consumer interest to increase so we can sell more of these units. In addition, we are still working on an application that will give us the official condominium status that is necessary for Banks to lend money for the purchase of these condos. As I understand, unless a bank is willing to hold onto a mortgage (i.e., keep it in its portfolio) they will sell the mortgage and unless the condo has been approved by Fannie Mae, the mortgage cannot be sold. Therefore, it is in our best interest to apply for this and get the development approved officially as a condo project.

RIVER OAK APARTMENTS – We have used some of our non-federal funds to purchase the materials and equipment to get this project moving along, since River Oak does not have sufficient funds to pay for this as of yet, we have borrowed funds from other sources and have set up a receivable so the monies get repaid.

The cost includes money for kitchen cabinets and new flooring for the kitchens and bathrooms, which will be about \$80,000 to \$100,000. The intent is to make these units as attractive as possible and replace those items which need to be replaced because of age and low quality materials used. This construction project will be done over a two-year period using the Youth Build Program.

YOUTHBUILD PROGRAM – This project is moving along. The kids have started their first unit and are progressing. At the start of this project, as expected, it is moving along fairly slow. As they gain experience we expect them to move along at a faster rate.

CITY OF READING POLICE PATROLS – This program is doing well and we are still being supported in the operation of this program with the City of Reading. We continue to have among the safest neighborhoods any where in the City. Both Oakbrook and Glenside Homes have very little issues with crime.

FHEO/DOJ STATUS – Muhlenberg/Greene is working on the development phase of the new accessible units to ensure we stay within the time frame required by the agreement with DOJ. We are moving ahead with the design and planning stages, now that a decision on how to proceed has been made.

While I do not see any problem with this, one never knows what issues HUD could have a problem with, though they will also have to answer to DOJ if they hold up this project. In light of that issue, I do not believe HUD would want to cause this project to be held up.

It is our intent to take funds out of this year's Capital Fund to pay for the cost of these units. It is planned that we will construct all of the units at once so we meet the requirements of the agreement with DOJ. In the coming weeks, we will be submitting a new construction development plan to HUD for their review and approval of this project.

GOGGLE WORKS APARTMENTS – There is no news on this as of yet and I have not been informed of any groundbreaking taking place in the near future. I will do my best to keep you informed of any changes and/or development on this project.

As always, I am hopeful this will be closing so construction can begin.

PUBLIC HOUSING HOMEOWNERSHIP – Total units sold 46, with 4 remaining, (2 occupied and 2 vacant). I still have not heard from our Public Housing Representative concerning the Board's interest in disposing of the remaining scattered site units. Despite this, we continue to work towards selling these units.

We placed a notice on the December rent statement asking people if they are interested in Homeownership and gave them a number to call. We will continue this until we have sold all of the units or have potential homeowners.

SYLVANIA HOMES ANNUALIZED OCCUPANCY RATE %

2005	2006			2007			2008			2009								
Jun	Sep	Dec	Mar	June	Sept	Dec	Mar	Jun	Sept	Dec	Mar	Jun	Sept	Dec				
93.7	94.7	93.9	92.7	92.6	93.2	94.8	96.1	95.9	95.1	94.0	93.8	94.9	96.2	97.8	97.8	96.9	97	96.6

Overall the leasing rate is not quite as good as we normally would like as the annualized occupancy rate is 97.6% and the current monthly occupancy rate is 96.6%. Staff is aggressively marketing these units and we hope to have all units occupied. As you might notice on the vacancy list of the three vacant units, one is scheduled to be leased, one has been accepted by an applicant and one is scheduled for transfer, all of which really means the units will be occupied very soon. Overall we are satisfied with our efforts.

SECTION 8 ANNUALIZED UTILIZATION (%) RATE

2005	2006			2007			2008			2009								
June	Sept	Dec	Mar	June	Sept	Dec	Mar	Jun	Sept	Dec	Mar	Jun	Sept	Dec				
96.7	96	94.2	93.9	95.8	99.2	100.5	99.2	97.9	96	95.7	94.2	94.4	96.2	98.1	98.2	99.5	97.9	95.8

The leasing rate for the last quarter is 95.8%, and continues to do well. We are not issuing vouchers at this time as the program requirements have us very close to exhausting our funds and unit months by the end of the year. We monitor this very closely. Currently, there are 29 people on the waiting list for the Housing Choice Voucher program. We do not expect this to change much in the coming months because of the reasons mentioned. Please note the waiting list increased by one over last month as an applicant that was purged from the waiting list was reinstated when they were able to document reasons they should be reinstated.

PUBLIC HOUSING ANNUALIZED OCCUPANCY RATE (%)

2005	2006			2007			2008			2009								
June	Sept	Dec	Mar	June	Sept	Dec	Mar	Jun	Sept	Dec	Mar	Jun	Sept	Dec				
96.5	96.6	96.9	97.2	97.4	97.3	97.3	97.5	98.1	98.2	98.3	98.4	98.4	98.4	98.4	98.5	98.6	98.7	98.8

The annualized vacancy rate for the last quarter shows a good leasing rate and translates into 1.2% for RHA. This continues to be a decent occupancy rate even though it is slightly higher than the previous quarter. We continue to monitor our progress in this area and work towards improving the leasing rate, while everyone strives to attain 100% leasing rate.

ACCOUNTS RECEIVABLE (ANNUALIZED QUARTERLY) – PUBLIC HOUSING

2005			2006			2007			2008			2009						
Jun	Sept	Dec	Mar	June	Sept	Dec	Mar	Jun	Sept	Dec	Mar	Jun	Sept	Dec	Mar	Jun	Sept	Dec
2.3	2	2.4	3.2	2.6	3.1	2.4	2.9	1.8	2.5	2.5	1.8	1.7	1.9	2.3	2.10	2.3	2.5	3

The Tar's are a little higher again this quarter. Staff is working hard to reduce these amounts in hopes to get them to a more reasonable level. Though, staff will never eliminate the Tar's, we work towards reducing them.

WEATHER ISSUES – RHA staff worked very hard during the recent snowstorms and did a great job in making sure all of our sidewalks and streets were cleared. When the City did not clear the streets, we took care of them as best we could. Overall, given the severity of the snowfall totals, staff did an excellent job in taking care of our areas.

Just as a reminder, all residents are issued a snow shovel and are expected to shovel the walkway from their unit to the main walkway. RHA then makes sure the walkways are open as best as could as storms progress. Overall it went as well as can be expected.

NEIGHBORHOOD STABILIZATION PROGRAM (NSP) – The City of Reading was awarded the NSP grant that was applied for last year and has taken this long for them to award the grant. I have put this on the agenda for discussion. The major focus of this program is to work with various agencies in the City to handle vacant, abandoned and foreclosed properties in specific areas of the City. I have included in the Board packet a copy of the proposal as requested.

The City of Reading is the lead agency. We are partners in this project along with Our City Reading, Inc., and will help with these types of units. I should add RHA has not signed any agreements and is not obligated to continue should the Board decide not to go ahead with this project. I have included the application as requested for your review. As I mentioned before, despite the Board's feeling, the approval of this application was in no way, shape or form predicated on the participation of RHA.

As I stated before, if the Board does not want RHA to participate in this program, we can decline as there is plenty of work going on at the moment. Additionally, it was expected the High Rise kitchens would be 50% completed by this time; and therefore, we would have time to focus on this program.

WEBSITE DEVELOPMENT – RHA has gone live with our website and the address is www.readingha.org. We are trying to get the word out to everyone that it is available. As you can see, we have attempted to provide access to as much information as possible on all of the programs or services we offer to people who are interested, including residents and prospective applicants who have access and want to find out about RHA and have questions regarding our agency.

We are confident this website will become an asset to the agency as there are many people who have access to the internet and will use this website.

RESIDENT OPPORTUNITY AND SELF-SUFFICIENCY (ROSS) – This application for additional funding for Service Coordination remains under consideration.

HARRISBURG HA AREA RESIDENT COUNCIL (HHARC) – The Harrisburg Housing Authority Resident Council Executive Committee will join the Reading Housing Authority for a two day visit either on March 9-10 or April 13-14.

I will keep the Board informed of any updates on this visit and hope Board members will be able to attend a meeting between Resident Councils.

Vacant Unit Report as of February 2010

	<u>Units Scheduled To Be Leased</u>	<u>Unit Accepted By Eligible Applicant</u>	<u>Unit Scheduled Transfer</u>	<u>Unassigned Units</u>	<u>Total Vacant Units</u>
Glenside	2	2	1	0	5
Hensler	0	0	0	0	0
Oakbrook	4	0	1	0	5
Franklin	0	0	0	0	0
Kennedy	0	0	0	0	0
Rhodes	0	0	0	0	0
Eisenhower	1	0	0	0	1
Hubert	2	1	0	0	3
Total					
Conventional					
Public Housing	9	3	1	1	14
Scattered Sites	0	0	0	2	2
Sylvania Homes	0	0	0	1	1
River Oak	1	0	0	4	5
726 N. 11 th Street	0	0	0	2	2
Total	10	3	1	10	24

Our current occupancy rate is very high at 99% for Public Housing. This is an excellent leasing rate and if we take all of the units we manage (a total of 1800+) units our leasing rate comes to 98.67%. In addition, of the 24 vacant units, 9 are scheduled to be leased, 3 have been accepted by an applicant and 1 is a transfer. This leaves a total of 10 units that have not been assigned. We are in the process of assigning them.

I believe this level of leasing is excellent. We will continue to work towards a 100% percent leasing rate and hope one day to get there.

SHELTER PLUS CARE (SPC) - RHA is currently processing three new applications for SPC. There has not been any change in this application and we are still hopeful in being awarded this grant.

FAMILY REUNIFICATION APPLICATION – An application has been submitted via Grants.Gov to secure up to 20 Section 8 Vouchers to be reserved for families in the child welfare system for whom a lack of affordable housing is either a precipitating factor of a child’s placement in foster care; or a barrier in the return of a child from out-of-home care of his/her family; or for young adults under age 22 who have aged out of foster care who are homeless or precariously housed. If funded, RHA will work in tandem with Berks County Children and Youth Services to identify participants and ensure that participants receive supportive services necessary to meet program guidelines.

This application is still under consideration by HUD and we are waiting to hear if we were successful.

PUBLIC HOUSING/SYLVANIA HOMES WAITING LIST STATUS

<u>Bedroom Size</u>	<u>P/H</u>	<u>Contacting</u>	<u>Waiting Period</u>	<u>Sylvania</u>	<u>River Oak</u>
Studio	561	07/08	16 months	N/A	N/A
One Bedroom-Family/Elderly	400	08/08	16 months	18	N/A
Two Bedroom- Family	347	01/08	16 months	28	15
Three Bedroom-Family	247	01/08	16-24 months	19	8
Four Bedroom-Family	27	06/07	16-24 months	7	N/A
Five Bedroom-Family	17	06/09	9-12 months	N/A	N/A
Total	1599			72	23

The Board can see the waiting period for a unit continues to increase. As a result we have closed all of the bedroom waiting lists except for the five bedroom units. The reason for closing a waiting list is because if the time is much longer, the applicants may have moved, lost interest made other arrangements and/or is not eligible. As you might note, the waiting list for River Oak is long but we still have vacancies. The reason was due to a self imposed income guideline for applicants based on rent and tenant paid utilities. We have since excluded the utilities and expect to rent up the vacant units.

I should mention that in the coming months we will be opening the Section 8 waiting list and will try to devise a methodology that does not have the same problems or issues that occurred the last time we opened the waiting list. We had more people applying than we were planning to accept. I believe we received over 3000 applications and were only accepting about 250 of them. So we would like to figure out a system which meet the HUD advertising requirements and not have so many people apply. The advertising requirements are very strict and may make it such that we have to do it the same way to ensure everyone has an opportunity to apply.

HUD REVIEWS – As part of the stimulus funding HUD is sending staff to review the ways in which we have handled the stimulus monies. The following HUD departments have either started or will be scheduling their reviews:

- a. HUD Labor Relations Review - I have asked Whitney Rahman to look into this matter as I believe the findings are not in accordance with the regulations. The reason I believe this is for the following reasons:
 1. The Labor staff indicated RHA provided the contractors with the incorrect Davis-Bacon wage rates in the advertisements. However, RHA pulls the wage rates a few days prior to advertisement and feel this is in accordance with the regulations. The reason we are looking into this is they are indicating that we need to pay the wage rates they feel should have been paid and we feel the wage rates we included in the packet was correct. Therefore, we need clarification on this issue.
 2. RHA advertises wage rates for work to be done and that is the rate we pay for the year or until we re-advertise. HUD is telling us that we have to pay Davis Bacon for contracts over \$2,000 and we can not find anything that supports that requirement. HUD does say it is a “policy” and not a regulation. As such a policy is not enforceable and we are researching these issues. There could be some financial issues and this is why we need clarification on this issue.
- b. HUD Management Review of the stimulus monies – RHA finally received the letter from HUD on the results of the follow up review of their stimulus issues. The result of the follow up review was that about 95% of these have been closed or satisfied. The remaining issues are very minor and mostly insist we include items in our procurement policy to indicate we would not do things prohibited by regulation. It seems a little ridiculous to do so when we have no intention of doing something that is specifically prohibited by regulation.

All in all there was no real substance to these reviews and are in the midst of determining if they are correct in their findings as we do not agree the regulation violations they note reflect the regulations. In any case, we will be responding to them once we have completed our analysis.

SECTION 8 – I have this on the agenda as we finally have funds to pay for an additional staff in this Department. As the Board may or may not remember, there were funds we had used from public housing which had to be repaid and were findings on our financial audits. RHA is now at a point whereby this has been corrected and has sufficient funds for another staff.

With the increase in the number of portables it is now possible to hire another staff person for the Section 8 Department and have begun the process to that as soon as possible. Additionally, Section 8 lost two staff members in the past few months, one passed away and another as a result of a disciplinary action.

MEETINGS:

- Work Force Investment Board.
- Our City Reading meeting.

A motion was made by Mr. Colon and second by Mrs. Mathies, to accept the report of the Executive Director. The motion was carried unanimously.

The following Resolution was read and considered:

RESOLUTION NO. 5462

RESOLUTION APPROVING THE TERMS AND AUTHORIZING
THE EXECUTION OF A CONTRACT WITH
WASTE MANAGEMENT OF PENNSYLVANIA, INC.,
FOR THE COLLECTION AND REMOVAL OF
TRASH AND RECYCLABLES FROM ALL LOCATIONS
MANAGED BY THE READING HOUSING AUTHORITY.

BE IT RESOLVED AND IT HEREBY IS RESOLVED by the Reading Housing Authority:

1. THAT the terms of the contract with Waste Management of Pennsylvania, Inc., [Gilbertsville, PA] for the collection and removal of any and all trash and recyclables, according to city policies, from all locations managed by the Reading Housing Authority with the option to renew, are hereby approved, the said Contract to be in substantially the following form:

CONTRACT ON FILE IN THE COMPTROLLER'S OFFICE.

2. The said Contract in the amount of \$206,400.00 is the lowest acceptable bid as reviewed and approved by the Solicitor.

3. This Resolution shall be effective April 1, 2010.

Mr. Colon introduced and moved the adoption of the Resolution as read, and which motion was second by Mrs. Mathies, and upon roll call the Ayes and Nays were as follows:

Ayes: Rev. Steven Belinski
Mr. Eligio Colon, Jr.
Mrs. Lillie Mathies
Ms. Mary Beth Hennigan

Nays: None

The Chairwoman thereupon declared the said motion carried and the said Resolution adopted:

The following Resolution was read and considered:

RESOLUTION NO. 5463

RESOLUTION APPROVING CHANGE ORDER NO. 1 TO
THE CONTRACT WITH REDSTONE COMPANY.

BE IT RESOLVED AND IT HEREBY IS RESOLVED by the Reading Housing Authority:

1. THAT the Commissioners of the Reading Housing Authority do hereby approve Change Order No. 1 submitted by Redstone Company (Wyomissing, PA), in the amount of \$35,254.00.

Description of Change: Extension to the contract for an additional forty-eight (48) calendar days to perform the following:

- Add emergency exit light at interior side of door 104. \$202.00
- Glenside Administration Building, in Vestibule #118 \$1,653.00
remove existing VCT and install new Forbo MCT
flooring to match new finishes.
- Finish and install fire alarm systems at the Glenside \$33,399.00
& Oakbrook Administration Buildings.

Statement of Justification: Monitored fire systems are required to be serviceable and maintainable under NFPA 72, the existing systems were not capable of the expansion required to meet current codes.

Redstone Company is the General Contractor providing exterior renovations at the Glenside Homes and interior renovations at the Glenside and Oakbrook Administration Buildings (Phase IV).

2. THIS Resolution shall be effective February 23, 2010.

Rev. Belinski introduced and moved the adoption of the Resolution as read, and which motion was second by Mr. Colon, and upon roll call the Ayes and Nays were as follows:

Ayes: Rev. Steven Belinski
Mr. Eligio Colon, Jr.
Mrs. Lillie Mathies
Ms. Mary Beth Hennigan

Nays: None

The Chairwoman thereupon declared the said motion carried and the said Resolution adopted:

The following Resolution was read and considered:

RESOLUTION NO. 5464

RESOLUTION APPROVING TRAVEL TO WILMINGTON, DE,
TO ATTEND MARC-NAHRO'S 2010 SPRING CONFERENCE
TO BE HELD MAY 2-5, 2010.

BE IT RESOLVED AND IT HEREBY IS RESOLVED by the Reading Housing Authority:

1. THAT approval be given to Lillie Mathies for travel to Wilmington, DE, to attend MARC-NAHRO'S 2010 Spring Conference, to be held May 2-5, 2010.
2. THIS Resolution shall be effective February 23, 2010.

Mr. Colon introduced and moved the adoption of the Resolution as read, and which motion was second by Mrs. Mathies, and upon roll call the Ayes and Nays were as follows:

Ayes: Rev. Steven Belinski
Mr. Eligio Colon, Jr.
Mrs. Lillie Mathies
Ms. Mary Beth Hennigan

Nays: None

The Chairwoman thereupon declared the said motion carried and the said Resolution adopted:

The following Resolution was read and considered:

RESOLUTION NO. 5465

RESOLUTION APPROVING TRAVEL TO WASHINGTON, D.C.,
TO ATTEND NAHRO'S 2010 LEGISLATIVE CONFERENCE
TO BE HELD MARCH 28 – MARCH 31, 2010.

BE IT RESOLVED AND IT HEREBY IS RESOLVED by the Reading Housing Authority:

1. THAT approval be given to Stacey Keppen for travel to Washington, D.C., to attend NAHRO's 2010 Legislative Conference to be held March 28 – March 31, 2010.
2. THIS Resolution shall be effective February 23, 2010.

Mr. Colon introduced and moved the adoption of the Resolution as read, and which motion was second by Mrs. Mathies, and upon roll call the Ayes and Nays were as follows:

Ayes: Rev. Steven Belinski
Mr. Eligio Colon, Jr.
Mrs. Lillie Mathies
Ms. Mary Beth Hennigan

Nays: None

The Chairwoman thereupon declared the said motion carried and the said Resolution adopted.

There being no further business to come before the Commissioners, a motion was made by Mr. Colon and second by Mrs. Mathies, to adjourn the meeting. The motion was carried unanimously.

The next regular meeting of the Reading Housing Authority is scheduled to be held at William W. Willis Center for Administration, 400 Hancock Boulevard, Reading, Pennsylvania on Tuesday, March 23, 2010, at 5:00 p.m.

Recording Secretary