

Projects

AP-35 Projects – 91.220(d)

Introduction

The following projects are planned to be undertaken in PY2025.

Projects

#	Project Name
1	CDBG Administration
2	Section 108 Loan Payment - 5th and Penn Streets Buildings
3	Berks Coalition to End Homelessness
4	Code Enforcement - Building and Trades
5	Code Enforcement - PMI
6	Community Policing
7	Demolition of deteriorated buildings
8	Family Promise - Hospitality Network
9	Family Promise - UTurn Program
10	Human Relations Commission Fair Housing
11	Human Relations Commission Homeless Prevention
12	Human Relations Commission - Landlord Tenant Mediation
13	Sidewalk Improvements
14	RRA Acquisition Rehabilitation Rental or Resale
15	Facade Improvement Program - Commercial
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17	2025 ESG City of Reading
18	HOME Administration
19	HOME Acquisition, Rehab, Resale or Rental
20	HOME CHDO Set-Aside
21	HOME Homeownership Program
22	HOME New Construction

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

AP-38 Project Summary
Project Summary Information

1	Project Name	CDBG Administration
	Target Area	
	Goals Supported	
	Needs Addressed	Administration
	Funding	CDBG: \$480,000
	Description	Administration expenses for the CDBG program. 24 CFR 570.206 General Program Administration
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Administration of the CDBG Program.
2	Project Name	Section 108 Loan Payment - 5th and Penn Streets Buildings
	Target Area	
	Goals Supported	
	Needs Addressed	Economic Development
	Funding	CDBG: \$165,000
	Description	CDBG entitlement funds will be used to make a Section 108 Loan payment for the 5th and Penn Streets buildings.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Section 108 Loan payment for the 5th and Penn Streets buildings.

3	Project Name	Berks Coalition to End Homelessness
	Target Area	City of Reading - Citywide
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$35,000
	Description	CDBG will fund the salary of a case manager to assist homeless persons and near homelessness persons. The program will also engage employers willing to provide apprenticeships. The Case Worker will match apprentices with employers, monitor apprentices' employment, connect apprentices with available benefits, and assist apprentices with permanent job search. Objective: Suitable Living Environment Outcome: Sustainability 24CFR570.201(e) Public Services 24CFR570.208(a)(2) Low Mod Limited Clientele Benefit Activity
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	47 persons - At least 51% of the individuals served will be low and moderate income level persons
	Location Description	City-wide activity. BCEH's office is located at 600 Penn Street.
	Planned Activities	CDBG will fund the salary of a case worker to assist homeless persons and near homelessness persons. The program will also engage employers willing to provide apprenticeships. The case worker will match apprentices with employers, monitor apprentices employment, connect apprentices with available benefits, and assist apprentices with permanent job search.

4	Project Name	Code Enforcement - Building and Trades
	Target Area	CDBG Codes Enforcement Area
	Goals Supported	Code Enforcement
	Needs Addressed	Code Enforcement
	Funding	CDBG: \$100,000
	Description	Inspection for code violations and enforcement of codes in deteriorating or deteriorated areas. Objective: Suitable Living Environment Outcome: Sustainability 24CFR570.202(c) Code Enforcement 24CFR570.208(a)(1) Low Mod Area Benefit Activity Service area is predominately residential. At least 51% of the persons in the service area are low and moderate income level persons. The benefit derived is available to all residents in the service area.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	65,345 persons in the activity's service area. 48,700 low and moderate income level persons are in the service area.
	Location Description	Census Tract - Block Group 1-1, 1-2, 1-3, 1-4, 1-5, 2-2, 3-1, 3-2, 4-2, 4-3, 5-1, 7-2, 7-3, 8-1, 8-2, 8-3, 9-1, 9-2, 10-1, 10-2, 11-1, 11-2, 11-3, 12-1, 12-2, 13-1, 13-2, 13-3, 14-1, 14-2, 14-3, 14-4, 15-1, 15-2, 15-3, 16-1, 16-2, 17-1, 17-2, 18-2, 19-1, 19-2, 20.01-1, 20.02-1, 20.02-2, 21-1, 21-2, 21-3, 22-1, 22-2, 23-1, 23-2, 25-1, 25-2, 25-3
	Planned Activities	Code Enforcement

5	Project Name	Code Enforcement - PMI
	Target Area	CDBG Codes Enforcement Area
	Goals Supported	Code Enforcement
	Needs Addressed	Code Enforcement
	Funding	CDBG: \$100,000
	Description	Inspection for code violations and enforcement of codes in deteriorating or deteriorated areas. Objective: Suitable Living Environment Outcome: Sustainability 24CFR570.202(c) Code Enforcement 24CFR570.208(a)(1) Low Mod Area Benefit Activity Service area is predominately residential. At least 51% of the persons in the service area are low and moderate income level persons. The benefit derived is available to all residents in the service area.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	65,345 persons. 48,700 of those individuals are low and moderate income level persons.
	Location Description	Census Tract- Block Group 1-1, 1-2, 1-3, 1-4, 1-5, 2-2, 3-1, 3-2, 4-2, 4-3, 5-1, 7-2, 7-3, 8-1, 8-2, 8-3, 9-1, 9-2, 10-1, 10-2, 11-1, 11-2, 11-3, 12-1, 12-2, 13-1, 13-2, 13-3, 14-1, 14-2, 14-3, 14-4, 15-1, 15-2, 15-3, 16-1, 16-2, 17-1, 17-2, 18-2, 19-1, 19-2, 20.01-1, 20.02-1, 20.02-2, 21-1, 21-2, 21-3, 22-1, 22-2, 23-1, 23-2, 25-1, 25-2, 25-3
	Planned Activities	Code Enforcement

6	Project Name	Community Policing
	Target Area	Community Policing
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$100,000
	Description	A non-traditional form of police activity that employs several strategies; problem oriented policing, team policing which utilizes multiple officers to address a problem or problem area, multi-law enforcement and organizational cooperation, citizen/police partnership building, and encouraging community involvement in policing. Objective: Suitable Living Environment Outcome: Sustainability 24CFR570.201(e) Crime Awareness 24CFR570.208(a)(1) Low Mod Area Benefit Activity Service area is predominately residential. At least 51% of the persons in the service area are low and moderate income level persons. The benefit derived is available to all residents in the service area.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	51,770 persons. 40,105 individuals are low and moderate income level persons.
	Location Description	Census Tract- Block Group 1-1, 1-2, 1-3, 1-4, 1-5, 3-1, 3-2, 7-1, 7-2, 7-3, 8-1, 8-2, 8-3, 9-2, 10-1, 10-2, 11-1, 11-2, 11-3, 12-1, 12-2, 13-1, 13-2, 14-1, 14-2, 14-3, 14-4, 15-1, 15-2, 16-2, 17-1, 17-2, 18-1, 19-1, 19-2, 21-1, 21-2, 21-3, 22-1, 22-2, 23-1, 23-2, 25-1, 25-2, 25-3
	Planned Activities	Community Policing

7	Project Name	Demolition of deteriorated buildings
	Target Area	City of Reading - Citywide
	Goals Supported	Demolition of deteriorated buildings
	Needs Addressed	Demolition of deteriorated buildings
	Funding	CDBG: \$250,000
	Description	The demolition of deteriorated and hazardous buildings. Objective: Suitable Living Environment Outcome: Sustainability 24CFR570.201(d) Clearance and Demolition 24CFR570.208(b)(2) Slum and Blight Spot Basis Activity. The activity may also be conducted under the Low Mod Housing National Objective 570.208 (a) (3)
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	The demolition of deteriorated buildings.

8	Project Name	Family Promise - Hospitality Network
	Target Area	City of Reading - Citywide
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$30,000
	Description	CDBG will fund the salary of case workers to assist homeless persons achieve sustainable independence. The 90-day program offers enrichment to participants and volunteers alike and helps foster community engagement, building and strengthening. Family Promise services include safe overnight and day shelter, private sleeping space for each family, transportation, an address to receive mail, three meals per day, assistance in securing permanent housing, assistance in gaining employment, mediation, counseling, education programs, training programs, referrals to service partners, advocacy, monitoring and coordination of services, laundry facilities, shower facilities, kitchen facilities and storage facilities. Objective: Suitable Living Environment Outcome: Sustainability 24CFR570.201(e) Public Services 24CFR570.208(a)(2) Low Mod Limited Clientele Benefit Activity
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	285 persons. At least 51% of the persons served will be low and moderate income level persons.
	Location Description	Family Promise of Berks County is located at 325 N. 6th Street Reading, PA 19601.
	Planned Activities	Family Promise services include safe overnight and day shelter, private sleeping space for each family, transportation, an address to receive mail, three meals per day, assistance in securing permanent housing, assistance in gaining employment, mediation, counseling, education programs, training programs, referrals to service partners, advocacy, monitoring and coordination of services, laundry facilities, shower facilities, kitchen facilities and storage facilities.

9	Project Name	Family Promise - UTurn Program
	Target Area	City of Reading - Citywide
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000
	Description	CDBG will fund the salary of case workers to assist homeless youth to achieve educational, employment, and housing stabilization goals. Family Promise services include housing stabilization, employment search, interview preparation, budget counseling, education planning, mediation, counseling, coordination of services, referrals, advocacy, an address to receive mail, transportation, laundry facilities, shower facilities, kitchen facilities, social services applications, education applications, facilitation of college tours, education programs, FAFSA application assistance. Objective: Suitable Living Environment Outcome: Sustainability 24CFR570.201(e) Public Services 24CFR570.208(a)(2) Low Mod Limited Clientele Benefit Activity
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	26 persons. At least 51% of the individuals will be low and moderate income level persons.
	Location Description	Family Promise's office is located at 325 N. 6th St. Reading, PA 19601
	Planned Activities	Assist homeless youth to achieve educational, employment, and housing stabilization goals.

10	Project Name	Human Relations Commission Fair Housing
	Target Area	City of Reading - Citywide
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$15,000
	Description	Interview potential victims of discrimination; take complaints; conduct preliminary investigations; conduct mediation; conciliating; and disseminate information about fair housing laws. Objective: Suitable Living Environment Outcome: Sustainability 24CFR570.201(e) Public Services 24CFR570.208(a)(2) Low Mod Limited Clientele Benefit Activity
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	841 persons. At least 51% of the individuals will be low and moderate income level persons.
	Location Description	City of Reading - Citywide
	Planned Activities	Interview potential victims of discrimination; take complaints; conduct preliminary investigations; conduct mediation; conciliating; and disseminate information about fair housing laws.

11	Project Name	Human Relations Commission Homeless Prevention
	Target Area	City of Reading - Citywide
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000
	Description	CDBG funds will be used to reimburse the staff costs needed to administer the homeless prevention activity. Homeless prevention services may include emergency financial assistance and homeless prevention services to households that have received an eviction notice or notice of termination of utility services. Emergency financial assistance may include rental assistance to prevent eviction, mortgage assistance to prevent foreclosure, first month's rent to permit a homeless family to move into its own apartment, security deposit assistance, and assistance to prevent utility termination. Homeless prevention services may include housing counseling, landlord/tenant mediation, and legal services. The agency may partner with another non-profit agency in providing services. Objective: Suitable Living Environment Outcome: Sustainability 24CFR570.201(e) Public Services 24CFR570.208(a)(2) Low Mod Limited Clientele Benefit Activity
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	1,146 persons. At least 51% of the individuals will be low and moderate income level persons.
	Location Description	Citywide activity - Office is located in City Hall at 815 Washington St. Reading PA 19601.
	Planned Activities	Homeless prevention assistance

12	Project Name	Human Relations Commission - Landlord Tenant Mediation
	Target Area	City of Reading - Citywide
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000
	Description	CDBG funds will be used to reimburse the staff costs needed to conduct landlord tenant mediation services.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	147 persons. At least 51% of the individuals will be low and moderate income level persons.
	Location Description	Citywide activity - Office is located in City Hall at 815 Washington St. Reading PA 19601
	Planned Activities	Landlord tenant mediation services

13	Project Name	Sidewalk Improvements
	Target Area	
	Goals Supported	Public Facility and Infrastructure Improvements
	Needs Addressed	Public Facility and Infrastructure Improvements
	Funding	CDBG: \$646,000
	Description	The installation of new curbing and sidewalk (and other related improvements) in the public right of way. Objective: Suitable Living Environment Outcome: Sustainability 24CFR570.201(c) Public Facility and Improvements 24CFR570.208(a)(1) Low Mod Area Benefit Activity Service area is predominately residential. At least 51% of the persons in each service area are low and moderate income level persons. The benefit derived is available to all residents in the service area
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	18,305 persons, 14,320 low and moderate income level persons.

	Location Description	The locations of the sidewalks that will be completed in the next 3 years. 300 to 400 block Bell Al, 400 block Bingaman Ct, 300 to 900 block Bingaman St, 300 block Calls Ct, 000 to 300 block Carpenter St, 200 to 500 block Chapel Tc, 400 block Cherry St, 900 to 1000 block Cherry St, 800 to 1000 block Culvert St, 900 block E Laurel St, 1900 block Fairview Av 1300 to 1900 block Fairview St, 1000 block Fehrs Ct, 400 block Gilson Al, 500 block Heine St, 1300 block Kenney St, 100 block Lemon St, 1100 block Little Cherry St, 000 block Little Wunder St, 100 block Maitland St, 000 to 200 block Maple St, 400 to 600 block Maple St, 400 block Market Al 800 block Master St, 700 block Mcilvain St, 300 block Miller St, 300 to 600 block Minor St, 800 to 1700 block Muhlenberg St, 700 block Neversink Al, 000 to 100 block Neversink St, 000 to 400 block Orange St, 100 block Peach St, 100 to 400 block Pearl St, 300 to 400 block Pine St, 600 block Pine St, 100 to 200 block Plum St, 400 block Printz St, 400 block Rehr St, 100 to 500 block S 12th St, 200 to 500 block S 13th St, 400 to 500 block S 14 1/2 St, 400 to 500 block S 14th St, 500 to 600 block S 15 1/2 St, 400 to 500 block S 15th St, 500 to 600 block S 16 1/2 St, 400 to 600 block S 16th St, 500 to 600 block S 17 1/2 St, 400 to 700 block S 17th St, 500 to 600 block S 18 1/2 St, 400 to 600 block S 18th St, 400 to 700 block S 19th St, 100 to 600 block S 7th St, 600 block South St, 800 to 1300 block South St, 300 to 400 block Spring Garden St, 500 to 600 block Strong Al 300 block Water St, 1100 to 1200 block Weimer St, 1000 block White House Rd 500 to 600 block Willow St, 100 to 400 block Wood St, 1900 block Woodvale Av 100 to 500 block Wunder St .
	Planned Activities	Sidewalk improvements

14	Project Name	RRA Acquisition Rehabilitation Rental or Resale
	Target Area	City of Reading - Citywide
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$250,000
	Description	Blighted residential properties will be acquired and rehabilitated. Objective: Decent Housing Outcome: Availability/Accessibility 24 CFR 570.202 (a) Rehabilitation 24 CFR 570.208 (a) (3) Low Mod Households. 8 housing units will be acquired and rehabilitated.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	8 low and moderate income level households.
	Location Description	Citywide
	Planned Activities	The acquisition and rehabilitation of 8 housing units.

15	Project Name	Facade Improvement Program - Commercial
	Target Area	
	Goals Supported	Facade Improvements
	Needs Addressed	Facade Improvements
	Funding	CDBG: \$100,000
	Description	Commercial building facade improvements. Objective: Economic Opportunity Outcome: Sustainability 24CFR570.202(a) Rehabilitation 24CFR570.208(b)(1) Activities to address slums or blight on an area basis. Two commercial buildings will have their facades rehabilitated.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	The program will be conducted in slum and blight areas of the City. The designated areas will meet the conditions in either paragraph (A) or (B): (A) At least 25 percent of properties throughout the area experience one or more of the following conditions: (1) Physical deterioration of buildings or improvements; (2) Abandonment of properties; (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial buildings; (4) Significant declines in property values or abnormally low property values relative to other areas in the community; or (5) Known or suspected environmental contamination. (B) The public improvements throughout the area are in a general state of deterioration.
	Planned Activities	Two commercial building facade improvements.

16	Project Name	Facade Improvement Program - Residential
	Target Area	
	Goals Supported	Facade Improvements
	Needs Addressed	Facade Improvements
	Funding	CDBG: \$100,000
	Description	Residential facade improvements. Objective: Decent Housing Outcome: Availability/Accessibility 24CFR570.202(a) Rehabilitation 24CFR570.208(b)(1) Activities to address slums or blight on an area basis. Two residential buildings will have their facades renovated.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	The program will be conducted in slum and blight areas of the City. The designated areas will meet the conditions in either paragraph (A) or (B): (A) At least 25 percent of properties throughout the area experience one or more of the following conditions: (1) Physical deterioration of buildings or improvements; (2) Abandonment of properties; (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial buildings; (4) Significant declines in property values or abnormally low property values relative to other areas in the community; or (5) Known or suspected environmental contamination. (B) The public improvements throughout the area are in a general state of deterioration.
	Planned Activities	Two facade improvements to residential buildings

17	Project Name	2025 ESG City of Reading
	Target Area	City of Reading - Citywide
	Goals Supported	Homeless Prevention and Rapid Rehousing Public Services Shelter Operations
	Needs Addressed	Homeless Services
	Funding	ESG: \$205,000
	Description	Administration, Shelter Operations and Maintenance, Homeless Prevention and Rapid Rehousing
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	392 persons. All persons are in the low income category.
	Location Description	Citywide
	Planned Activities	Administration, Shelter Operations and Maintenance, Homeless Prevention and Rapid Rehousing
18	Project Name	HOME Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	HOME: \$80,000
	Description	HOME Administration
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

19	Project Name	HOME Acquisition, Rehab, Resale or Rental
	Target Area	City of Reading - Citywide
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$100,000
	Description	The acquisition, rehab, resale or rental of a housing unit for a low and moderate income level household by a developer or subrecipient.
	Target Date	12/31/2028
	Estimate the number and type of families that will benefit from the proposed activities	1 low and moderate income level
	Location Description	Citywide
	Planned Activities	The acquisition, rehab, resale or rental of a housing unit.
20	Project Name	HOME CHDO Set-Aside
	Target Area	City of Reading - Citywide
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$120,000
	Description	Community Housing Development Organizations (CHDOs) are eligible for certain set-aside funding from the U.S. Department of Housing and Urban Development (HUD) Home Investment Partnerships (HOME) Program (which is governed by federal regulations at 24 C.F.R. Part 92). In order to use CHDO set-aside funds, CHDOs must be certified as owners, developers, or sponsors of HOME-assisted affordable housing.
	Target Date	12/31/2028
	Estimate the number and type of families that will benefit from the proposed activities	1 low and moderate income level
	Location Description	Citywide
	Planned Activities	

21	Project Name	HOME Homeownership Program
	Target Area	City of Reading - Citywide
	Goals Supported	Homebuyer Assistance
	Needs Addressed	Affordable Housing
	Funding	HOME: \$350,000
	Description	HOME funding will be used to provide homebuyer assistance to low and moderate income level households
	Target Date	12/31/2028
	Estimate the number and type of families that will benefit from the proposed activities	14 low and moderate income level
	Location Description	Citywide
	Planned Activities	HOME funding will be used to provide homebuyer assistance to low and moderate income level households

22	Project Name	HOME New Construction
	Target Area	City of Reading - Citywide
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$151,000
	Description	The construction of a housing unit by a developer or subrecipient for a low and moderate income level household.
	Target Date	12/31/2028
	Estimate the number and type of families that will benefit from the proposed activities	1 low and moderate income level household.
	Location Description	Citywide
	Planned Activities	The construction of a housing unit.