



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
The Strawbridge's Building
801 Market Street
Philadelphia, PA 19107-3380

Via email: David.Barr@readingpa.gov

Mr. David Barr
Director, Community Planning
and Development Division
815 Washington Street, Room 312
Reading, PA 19601-3690

Subject: Program Year Review Letter
City of Reading, PA
Program Year 2025 (January 1, 2025, through December 31, 2025)

Dear Mr. Barr:

As a recipient of grant funds provided by the U.S. Department of Housing and Urban Development (HUD), each jurisdiction that has an approved Consolidated Plan shall annually review and report to HUD on the progress it has made in carrying out its Consolidated Plan and Annual Action Plan. The performance report is submitted to HUD's Office of Community Planning and Development (CPD) in the form of the Consolidated Annual Performance and Evaluation Report (CAPER). Furthermore, the Consolidated Plan regulations at 24 CFR § 91.525 require the Department to evaluate and report to the public on a community's overall progress in the management of its program funds, compliance with the Consolidated Plan, the accuracy of performance reports, and the extent to which progress has been achieved toward the statutory goals identified in Section 91.1.

This letter serves to acknowledge your Program Year 2025 CAPER submission and to apprise you of our assessment of City of Reading's overall progress. HUD acknowledges the City of Reading's programmatic accomplishments during the program year. Based on our Office's review of your Program Year 2025 CAPER, we have concluded that the City of Reading has the capacity to carry out its CPD programs and has met its reporting requirements.

Thank you for your continued commitment to strengthening your community through CPD programs. Please submit any comments regarding the contents of this letter to this Office within 30 days of the date of this letter. If you have any questions concerning the progress summary, please Fatina Ming, Senior Community Planning and Development Representative, at email fatina.ming@hud.gov .

Sincerely,

David Noguera
Director
Office of Community Planning
and Development

cc: Crystal I. Edwards, CPD Program Manager

CPD Program Progress Summary

This section summarizes City of Reading's program progress during the assessment period January 1, 2025, through December 31, 2025, with special focus on compliance with and progress towards expenditure requirements for CPD programs.

Summary of Programs Administered and 2025 Funding Amounts:

Allocations	2024 Funding Amounts	Total Available 2024 Balance	Total Available Balance – All Years
CDBG	\$2,462,848	\$2,636,811.42	\$7,023,042.38
HOME	\$890,063.45	\$745,221.34	\$4,311,341.08
ESG	\$212,691	\$187,524.00	\$203,772.56

CDBG Program:

The CDBG timeliness requirement is that a community may have no more than 1.5 times its most recent annual grant remaining in the line of credit 60 days prior to the end of its program year. When the 60-day test was conducted on October 2, 2025, it was calculated that your community had an adjusted for program income balance in its line of credit of 1.13 times its annual grant, which is in compliance with the 1.5 timeliness standard.

During the year 2025 program, the city reports that it expended 98.48 percent of its CDBG funds for activities benefiting low- and moderate-income persons, which meets the primary objective of the Housing and Community Development Act of 1974. In addition, the city spent 14.02 percent of its funds on public service activities, which met the 15 percent regulatory cap. The city obligated 18.65 percent of its CDBG funds to planning and administration, which is below the 20 percent regulatory cap and in compliance with the program year obligation test at 24 CFR 570.200(g)(2).

The city received a CDBG grant of 2,462,848. for Program Year 2025 and expended \$2,278,888.89 of CDBG funds during this period. Resources were devoted to public facilities and improvement, public services, demolition, homeowner housing rehabilitation and lead abatement activities and the lead abatement and the Section 108 loan repayment.

HOME Program

The city received HOME funds in the amount of \$890,063.45 for Program Year 2025. The city spent \$144,842.11 of HOME funds on homebuyers' assistance activities, the construction of 8 new housing units and administration costs for the HOME program.

The city is also reminded to begin the closeout process for its 2018 HOME Program by completing all 2018 open activities and entering all applicable information in IDIS on all vacant units.

ESG Program

The city received an ESG grant of \$212,691 for Program Year 2025. ESG funds were devoted to activities in geographic areas consisting primarily of low- and moderate-income residents throughout the city. The types of activities undertaken in previous years were homeless prevention and homeless shelter, rapid rehousing and administration.

HUD acknowledges the city's programmatic accomplishments during the program year. Based on our review we have concluded that the city has the capacity to carry out its CPD programs and has met its reporting requirements.

Summary of Program Deadlines and Baseline Requirements:

<u>Program</u>	<u>Requirement</u>	<u>Progress</u>
CDBG	Compliance with <i>last</i> September 30 th Treasury cancelling funds deadline	Last Deadline: 9/30/2026 Balance of undisbursed funds: \$0
	Progress towards <i>next</i> September 30 th Treasury cancelling funds deadline	Next Deadline: 9/30/2026 Balance of undisbursed funds: \$0
	70% Low/Mod Overall Benefit requirement for CDBG	Program Year(s) 2024 Low/Mod Benefit percentage: 98.48
HOME	Compliance with <i>last</i> September 30 th Treasury cancelling funds deadline	Last Deadline: 9/30/2025 Balance of undisbursed funds: \$0
	Progress towards <i>next</i> September 30 th Treasury cancelling funds deadline	Next Deadline: 9/30/2026 Balance of undisbursed funds: \$0
ESG	Compliance with 24-month expenditure deadline for annual ESG funds	Last 24-month Deadline: 9/13/2026 Grant Balance: \$103,406.32 Next 24-month Deadline: 9/17/2027 Grant Balance: \$212,691.
	7.5% administrative cap for <i>annual</i> ESG funds	Percent of 2024 Allocation used for Administrative Activities: 7.48