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: lrg@ceda.cc

Lisa R. Gaffney, Executive Director
Chester Economic Development Authority
1 Fourth Street
P.O. Box 407
Chester, PA 19016

Subject: Program Year Review Letter
Chester City
Program Year 2024

Dear Ms. Gaffney:

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 2024 CAPER submission and to appraise you of our assessment of Chester's overall progress. HUD acknowledges Chester's programmatic accomplishments during the program year. Based on our Office's review of your Program Year 2024 CAPER, we have concluded that the Chester's has the capacity to carry out its CPD programs and has met its reporting requirements.

The City of Chester has a July 1 Program Year Start Date. The last 60-day test conducted on May 2, 2025, indicated an adjusted line of credit balance of 2.06 times its annual grant, therefore, Chester was not in non-compliance with the 1.5 performance standard. In a letter dated July 3, 2025, the city submitted their Workout Plan, which was accepted by HUD. In an effort to prevent a second year of non-compliance, and in response to the workout plan, we will continue to closely monitor your compliance with the timeliness standard in the coming months.

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 or if you wish to request additional consultation regarding your performance, please contact Chris Seibert, Senior CPD Representative at christine.m.seibert@hud.gov.

Sincerely,

David Noguera

Digitally signed by: David Noguera
DN: CN = David Noguera email = david.noguera@hud.gov C = US
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David Noguera
Director
Office of Community Planning
and Development

Cc: Crystal I. Edwards, CPD Program Manager