



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: salberts@upperdarby.org

Scott Alberts
Program Manager, Community and Economic Development
Upper Darby Township
Municipal Building, Room 109
100 Garrett Road
Upper Darby, PA 19082

Subject: Program Year Review Letter
Township of Upper Darby
Program Year 2024

Dear Mr. Alberts:

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

As a new HOME Participating Jurisdiction (PJ), please let our office know if you require technical assistance to build capacity, improve operations, or achieve specific goals.

Thank you for your continued commitment to strengthen 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 Michelle Newman, Community Planning and Development Representative at (215) 861-7563 or michelle.r.newman@hud.gov.

Sincerely,

David
Noguera

Digitally signed by: David
Noguera
DN: CN = David Noguera email =
david.noguera@hud.gov C = US
Date: 2026.01.16 11:53:32 -05'00'

David Noguera
Director
Office of Community Planning
and Development

Cc: Crystal I. Edwards, CPD Program Manager

CPD Program Progress Summary

This section summarizes Township of Upper Darby's program progress during the assessment period October 1, 2024-September 30, 2025, with special focus on compliance with and progress towards expenditure requirements for CPD programs.

Summary of Programs Administered and 2024 Funding Amounts:

Allocations	2024 Funding Amounts	Total Available 2024 Balance	Total Available Balance – All Years
CDBG	\$ 1,699,247.00	\$ 1,403,310.02	\$ 3,995,072.59
HOME	\$ 0	\$0	\$ 501,630.20
ESG	\$0	\$0	\$ 149,343 (2025 funding)

Summary of Program Deadlines and Baseline Requirements:

Program	Requirement	Progress
CDBG	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
	70% Low/Mod Overall Benefit requirement for CDBG	Program Year(s) 2024 Low/Mod Benefit percentage: 92.10%
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: 11/29/2025 Grant Balance: \$4,811.61 Next 24-month Deadline: 9/21/2027 Grant Balance: \$ 149,343
	7.5% administrative cap for <i>annual</i> ESG funds	Percent of 2024 Allocation used for Administrative Activities: 4.05%