

CITY OF BETHLEHEM, PA

Community Development Block Grant (CDBG)
and HOME Investment Partnership (HOME) funds

Draft Annual Action Plan (AAP)
for Program Year (PY) 2024

Public Comment Period

A copy of the Draft PY 2024 Annual Action Plan (AAP) follows. A public review and comment period will run from Friday, March 15, 2024 through Monday, April 15, 2024. Written comments on the proposed AAP may be emailed to Trevor Gross (tgross@bethlehem-pa.gov), with copy to Robert G. Vidoni (rvidoni@bethlehem-pa.gov), or delivered to the Community Development Bureau, 10 E. Church St., Bethlehem, PA 18018 before the close of the comment period.

This notice is issued in accordance with CDBG and HOME regulations. The City of Bethlehem does not discriminate based on disability. If you are in need of language translation services or reasonable disability accommodations related to the written AAP, or providing comments to the AAP, please contact Trevor Gross at tgross@bethlehem-pa.gov or 610- 865-7085. City Hall is wheelchair accessible. Special parking is available at the primary entrance to City Hall at 10 East Church Street, Bethlehem, PA 18018.

CITY OF BETHLEHEM, DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT,
COMMUNITY DEVELOPMENT BUREAU.

First floor, 10 East Church Street, Bethlehem, PA 18018. Phone: (610) 865-7085

Recommended Funding Allocations

CDBG/HOME FUNDING RECOMMENDATIONS (2024)

City of Bethlehem, PA - Program Year 2024

SUMMARY

CDBG						
2024 CDBG Award to City (estimated):			\$1,416,201			
				Program Admin Cap (20%):	\$283,240	
				Pub. Service Cap (15%):	\$212,430	
Ref.	Type	Organization	Program	CDBG Funding	CDBG-CV Funding	Prior Year Funding
	A	City Program Administration and Planning	CDBG Program Administration and Planning Costs	283,240		
1	PS	Community Action Development Lehigh Valley	Community Organizer and Tenant Advocate	50,000		
2	PS	Bethlehem Emergency Sheltering, Inc.	Emergency homeless shelter and services running November - April		70,000	
3	PS	Hogar CREA International of Pennsylvania, Inc.	Substance abuse counseling and treatment services (in-patient treatment for women)	30,000		
4	PS	ShareCare Faith in Action	Volunteer caregiving and other services to elderly and disabled individuals and their caregivers	10,000		
5	PS	Hispanic Center Lehigh Valley (HCLV)	Food pantry services (culturally-appropriate emergency food services to individuals and families)	20,000		
6	PS	New Bethany Ministries	Representative Payee Program (fiduciary/banking/payment services for disabled individuals)	61,430		
7	PS	YWCA Bethlehem	TechGYRLS Program (After-school Science Technology Engineering Math (STEM) program for girls)	15,000		
8	PS	Center for Humanistic Change (CHC)	Project SUCCESS/Crossroads Mentoring (Mentoring of at-risk youth in Bethlehem schools)	26,000		
9	H	Community Action Lehigh Valley	BHAP (Financial Counseling for Bethlehem Homebuyer Assistance Program - down payment and closing costs assistance)	25,000		
10	H	Community Action Development Lehigh Valley	Southside Exterior Rehabilitation and Weatherization Program	66,000		
11	H	Housing Rehab Grants and Loans	Rehabilitation, including emergency repairs, of owner-occupied, LMI, households in the City	275,000		
12	H	Housing Rehab Program Delivery	Program delivery salary and delivery costs for City Housing Rehabilitation program	130,000		
13	F	Homeless Shelter (HOME-ARP)	Acquisition and rehabilitation of a homeless shelter in the City	100,000		
14	F/NRSA	City DCED Friendship Park 2025	Friendship Park Renovations (Construction: infrastructure removal; road work; fencing work; other)	260,000		
15	F/NRSA	Broad Street Improvements	Traffic calming measures, improved medians, pedestrian and multi-modal safety improvements			350,000
16	F	Holy Family Senior Living	Replacement of Heating / AC Units in Resident Rooms	64,531		185,469
Total 2023 CDBG Allocations:				\$1,416,201	\$70,000	\$535,469

HOME						
2024 HOME Award to City (estimated):			\$455,213			
				Program Admin Cap (10%):	\$45,521	
				CHDO Minimum (15%):	\$68,282	
Ref.	Type	Organization	Program	HOME Funding	Prior Year Funding	
	A	City HOME Program Administration and Planning	HOME Investment Partnership Program (HOME) Administration and Planning Costs	45,521		
17	CHDO	Community Action Lehigh Valley	Community Housing Development Organization (CHDO) Set Aside (affordable housing development)	68,282		
18	H	Housing Rehabilitation (acquisition/rehab/resale)	Rehabilitation of owner-occupied or rental housing in the City	40,000		
19	H	City of Bethlehem	Affordable Housing (AH) Project Opportunities: rehab/rental assistance/development/other	201,410		
20	H	Community Action Lehigh Valley	BHAP Homebuyer Assistance (Down payment and closing cost assistance)	100,000		
21	H	Habitat for Humanity	Philip Street Homebuyer Project (New construction of two homebuyer units)		190,000	
22	H/CHDO	Community Action Lehigh Valley	CHDO Accessory Dwelling Units		200,000	
23	H/CHDO	Community Action Lehigh Valley	Alternative CHDO activity		200,000	
Total 2023 HOME Allocations:				\$455,213	\$590,000	

Community Development Block Grant (CDBG) - United States Department of Housing and Urban Development (HUD) funding

HOME Investment Partnership Program (HOME) - HUD funding directed toward housing projects

Project Type/Codes	
A	Administration
CHDO	CHDO Set-Aside
H	Housing
NRSA	NRSA / Other - Northside 2027
PS	Public Service
F	Public Facilities & Infrastructure

CDBG/HOME FUNDING RECOMMENDATIONS (2024)

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Draft Annual Action Plan

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Bethlehem (City) has prepared the 2024 Annual Action Plan (AAP or Action Plan) to implement goals and objectives and further prioritize housing and community development needs, specifically those outlined in the City's 2020-2024 Five-Year Consolidated Plan (Consolidated Plan or Con Plan). This Action Plan covers the period from January 1, 2024 to December 31, 2024.

This Action Plan seeks to harness the collective efforts of public housing agencies, assisted housing providers, community organizations, and other stakeholders to streamline processes, optimize resources, and improve outcomes for individuals and families in need of housing assistance. By fostering greater communication, data sharing, and partnership development, we aim to create more inclusive and resilient communities where every individual can thrive. The Action Plan allows the City to continue to receive federal housing and community development funds as a direct Entitlement from the U.S. Department of Housing and Urban Development (HUD). To continue to receive these funds for program year 2024, the City must submit its AAP to HUD.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The City intends to make full use of the flexibility inherent in the Community Development Block Grant (CDBG) program to address the myriad of needs identified throughout our community. Additionally, CDBG efforts will be coordinated with the housing support available through the HOME Investment Partnerships (HOME) Program. The City has identified goals to be met each year and the specific activities that will be supported to achieve those goals. The overall needs identified through extensive community input and other related plans such as the newly launched 5-year Action Plan to address Housing Needs in Bethlehem. Selected areas that will be addressed this year are as follows:

- Improve existing housing stock, both rental and owner-occupied
- Increase home ownership opportunities

- Improve public spaces, including parks, streets and other infrastructure
- Enhance public safety through services and environmental improvements such as lighting
- Support economic development, including infrastructure improvements to commercial areas serving nearby residential neighborhoods and through support for commercial and residential facade improvements
- Support neighborhood stabilization efforts and blight elimination initiatives through increased code enforcement and property clearance or rehabilitation programs
- Support a wide range of eligible public services and facilities, including without limitation, affordable childcare, after-school programming, job readiness services, mental health services, nutrition services, financial literacy and counseling programs, food pantries, and homeless shelters.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

In 2023, the City of Bethlehem published a report titled “Opening Doors: Strategies to Build Housing Stability in Bethlehem” (Housing Plan or Opening Doors). The report offers a study of housing concerns and identified several potential solutions to breaking down barriers to affordable housing. Community engagement with various stakeholders was undertaken in its creation as the City sought to identify specific concerns and barriers regarding housing needs in the community. Seeking creative methods of outreach, the City attended eleven (11) community events with pop-up booths at different geographical locations from October through December of 2022.

The Housing Plan included multiple strategies to address housing needs and challenges along with implementation plans for each strategy. Some of the strategies include:

1. Update zoning and land use to encourage a variety of housing types and infill development.
2. Offer incentives to create and preserve affordable housing.
3. Foster partnerships with the Bethlehem Housing Authority (BHA) and local institutions to support new housing and community investment.
4. Protect tenants at risk of displacement and increase the supply of deeply affordable rental units.
5. Engage in State-Level Advocacy and Lobbying to Enhance Resources for Affordable Housing Development

As discussed above, the City has recently conducted a housing analysis developed with input from housing stakeholders and the development community in 2023. The proposed programs will complement the City's ongoing CDBG and HOME investment partnerships programs activities for first-time homebuyers, home and facade repair, and affordable housing tax incentives. The proposed programs in the Housing Plan focuses on creating additional rental housing, access to affordable rental housing for the most acute need facing Bethlehem residents, and investments to expand access to affordable rental housing to meet the needs of the greatest number of at-risk Bethlehem residents. The City was also awarded a CHOICE neighborhoods planning grant, to transform the Pembroke Village target housing site and the surrounding Stefko / Pembroke Neighborhood into a more desirable community of choice. This is a collaboration with Bethlehem Housing Authority (BHA) and focuses on three core goals, Housing – through the replacement of obsolete public housing with financially viable, energy efficient, mixed-income housing within a larger program of neighborhood reinvestment; People – creating and enhancing opportunities for BHA residents and other low-moderate income families to improve their quality of life; and Neighborhood – transforming a distressed, high-poverty area to well-functioning mixed-use and mixed-income neighborhood. Lastly the City has earmarked \$5,000,000 in the general fund to affordable housing efforts.

Moreover, the City operates CDBG and HOME programs that support the City's most vulnerable residents and target issues related to the affordable housing crisis. The City will continue to evaluate past performances to ensure subrecipients are implementing activities effectively and for the needs of its residents. The City will continue to work with its partners to ensure gaps in services are identified and addressed. The City is focused on directing and leveraging HUD resources to continue addressing the current public service and facility needs of its residents. HUD funding is used to maintain vital citywide programs and services that help the homeless, low to moderate income households, and improve public facilities. City staff strive to efficiently provide CDBG and HOME program delivery. City staff and City Council have reviewed and approved project activities and the public and subrecipients have participated in the AAP outreach process during the past and current program years, including the substantial outreach and data collection done for the "Opening Doors" Housing Plan and the homelessness strategy.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

In 2022-2023, the City's 5-Year Housing Plan was generated through robust citizen participation and local data collection and this citizen participation is considered throughout this plan.

Furthermore, the City completed a robust citizen participation process in 2022. The Opening Doors Housing Plan was heavily focused on citizen participation and data collection through

extensive outreach and local data collection. Furthermore, multiple in-person public hearings were conducted in connection with this plan.

Moreover, in 2023, City staff in the Community Development Bureau conducted several technical assistance workshops for existing CDBG subrecipients and HOME recipients along with assisting applicants with application-related technical assistance. City staff also regularly provided individual technical assistance over phone calls and remote meetings.

The first public hearing in the 2024 Action Plan process was held Thursday, February 15, 2024. This hearing informed Bethlehem residents of the Action Plan process and solicited public comments on community issues prior to the kickoff of the 30-day public review period. A draft Action Plan was made available for public review beginning March 15, 2024 and ending April 15, 2024. The Plan was also made available at the following physical and virtual locations:

- City Hall, City of Bethlehem;
- South Branch – Bethlehem Area Public Library, Bethlehem PA
- North Branch – Bethlehem Area Public Library, Bethlehem, PA; and
- The City of Bethlehem website at <https://www.bethlehem-pa.gov>

The second public hearing in connection with this Action Plan is planned to occur on Tuesday, April 2, 2024. This hearing, conducted in City Council, will solicit public comments on the program year 2024 projects. It is anticipated that Bethlehem City Council will be asked to vote on the Action Plan during their April 16, 2024 Council meeting. In compliance with the Americans with Disabilities Act (ADA), the City will advertise the availability of accessibility services.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Public Participation materials will be compiled on the hearings that were part of the 2024 AAP planning program prior to submission of this Action Plan. The documents will be attached to this plan as Appendix A.

6. Summary of comments or views not accepted and the reasons for not accepting them

No comments or views will be excluded from consideration in the development of this Action Plan.

7. Summary

Maintaining a substantial citizen participation process is of the utmost importance for the City of Bethlehem, particularly when utilizing federal funding from HUD programming. By involving citizens in decision-making processes, the City can ensure that voices are heard from the diverse communities that make up the City population, including the voices of marginalized and disadvantaged communities and stakeholders. Coordinating the Action Plan process with other pertinent planning efforts, as well as incorporating City staff experience in operating the CDBG and HOME programs, the City believes it has developed a workable, effective road map for the use of HUD resources that maximizes the impact of those resources to improve the lives of City residents that are most in need to assistance. The City ensured residents were provided reasonable notice and opportunity to comment during the Annual Action Plan process as set forth in its Citizen Participation Plan. The CDBG and HOME programs were designed to address housing, non-housing, and community development needs for the low- and moderate-income population.

A citizen participation process is crucial, in many aspects.

Inclusivity: It ensures that the diverse voices and perspectives of community members are heard and considered in decision-making processes, promoting inclusivity and equity. **Transparency:** it fosters transparency by providing opportunities for residents to engage with government officials, access information, and provide feedback on policies and projects that affect their lives. **Accountability:** it holds government officials accountable to the communities they serve by allowing residents to monitor and participate in the decision-making process, ensuring that decisions are responsive to community needs and priorities. A robust citizen participation plan includes better decision-making leading, harnessing the collective wisdom and expertise of community members, who often have valuable insights and local knowledge that can inform and improve policies and projects. It gives our community a sense of community empowerment, encouraging residents to take an active role in shaping the future of their neighborhoods and cities, fostering a sense of ownership and investment in the well-being of the community. Finally, it builds trust between government institutions and the public by demonstrating a commitment to openness, collaboration, and responsiveness to community input. Overall, Bethlehem expresses the importance of a citizen participation process as it is essential for creating vibrant, inclusive, and responsive communities where residents feel valued, heard, and engaged in the decision-making process.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role		Name	Department/Agency
Lead Agency		Bethlehem	
CDBG Administrator	BETHLEHEM	Department of Community and Economic Development	
HOME Administrator	BETHLEHEM	Department of Community and Economic Development	

Table 1 – Responsible Agencies

Narrative (optional)

The Action Plan stipulates that the City’s Department of Community and Economic Development (DCED) will administer the community development programs for the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Programs. These funds will be used in accordance with HUD rules and regulations.

Consolidated Plan Public Contact Information

Robert Vidoni, Esq. (RVidoni@bethlehem-pa.gov)
 Housing & Community Development Administrator
 (610) 997-5731

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

The City has prepared an Action Plan to strategically implement its CDBG Program, which funds housing and community and economic development activities. Through a collaborative planning process that involved a broad range of public and private agencies, the City has developed a plan that allocates federal entitlement funds available through the CDBG and HOME Program funding.

This action plan seeks to harness the collective efforts of public housing agencies, assisted housing providers, community organizations, and other stakeholders to streamline processes, optimize resources, and improve outcomes for individuals and families in need of housing assistance. By fostering greater communication, data sharing, and partnership development, the city aims to create more inclusive and resilient communities where every individual has the opportunity to thrive. Through targeted initiatives like Northside 2027 and strategic investments such as the five-year action plan to address housing needs in Bethlehem, also known as “Opening Doors,” the City will work collaboratively with partners to address the unique needs of the City, including low-income families, seniors, and individuals with disabilities. By promoting innovation, best practices, and continuous improvement, the City will strive to create a more efficient and effective housing system that meets the evolving needs of the community. This Action Plan represents a shared commitment to building a stronger, more vibrant Bethlehem, where everyone has access to safe, affordable housing and the support they need to succeed. Consultation to educate and inform the Action Plan took place in a variety of ways:

First, there is the ongoing technical assistance that DCED staff provide to a wide range of community partners, including non-profits and other City departments. This results in continuous dialogue and information gathering to find out the needs of residents and the public service entities striving to meet those needs. Next, there are public hearings, workshops, and subrecipient training specifically intended to shape this plan. The City also recognized the struggle of building affordable housing and finalized a housing plan in 2023: “opening Doors” a 5-year action plan to address housing needs in Bethlehem. This plan created an action plan with strategies for the City to increase the supply of affordable housing and address other housing challenges and needs. This plan also allowed the City to work with various communities and City departments to come up with viable strategies for the community. In addition to these direct methods of public participation in this process, the City has recently undertaken two very

relevant community planning programs, one directed at a specific geographic area, and one directed at blight issues that Bethlehem wishes to address before they worsen. The Bethlehem Blight Betterment (B3) Initiative continues to provide recommendations that are incorporated in this AAP. The Northside 2027 Neighborhood Plan (Northside NRSA) was completed in 2020 and is now operating with multiple committees and programs for Northside NRSA residents. The area has undergone new branding and promotion projects and a redesign of Friendship Park was completed in preparation for improvement work. The program saw great progress in 2023 as the City hired a Northside neighborhood coordinator tasked with working with residents and local stakeholders to implement revitalization programs. In this Action Plan, the collective term for the organizations and individuals working to revitalize the City's NRSA is "Northside Alive." The geographic area comprising the NRSA is also sometimes referred to as "Northside Alive."

In 2023, Northside Alive participated in and organized 28 events with over 900 attendees altogether. Northside Alive is a City-sponsored organization of NRSA stakeholders that meets monthly to discuss potential projects and coordinate activity and investments in the NRSA. Many of the events were educational, keeping residents informed through pop-ups and open houses. The community also came out to provide direct volunteer assistance to their neighbors. Northside Alive worked with volunteers to perform a walking audit of the area, three separate trash pickup events, and Brighter Blocks initiative, where Northside Alive partnered with PPL to install 500 LED bulbs outside homes. Northside Alive also held many free engagement events, aimed at creating a sense of community in Northside Bethlehem. The largest events included community yoga, Summer Storytelling in the park, a trivia night, a movie night in the park, and the Northside Alive Block Party in Friendship Park. Moreover, the City invested in parklets for about a dozen restaurants across the City, including two in our Northside NRSA, Billy's Downtown Diner, and The Other Fish. To help create a sense of community, 38 light pole banners were installed around Friendship Park and the business corridor along Linden and Broad Streets. Investments were also made to make the Northside Alive area easier and safer to travel, with 12 new bike racks installed, and three neighborhood crosswalks were modified to include painted bump outs to assist pedestrians in a safe crossing. Northside Alive has also been hard at work planning for the future, and Friendship Park Renovations are set to begin in Spring 2024. The new park will be renovated for safety, as well as more greenspace and a splash pad, making Friendship Park a great place to gather and cool in the summer.

The City's annual NRSA public hearing occurred on February 28, 2023 at Thomas Jefferson Elementary School. Moreover, Northside Alive committees met regularly throughout 2023 to coordinate public-private-government coordination efforts between community members and stakeholders.

Sample of Northside Alive subcommittee meetings in 2023:

- Housing: 1/6, 2/3, 3/3, 5/5, 6/2, 7/7, 9/18, 10/6, 10/20, 11/3
- Safe & Vibrant: 1/20, 3/17, 4/21, 5/19, 6/16, 7/21, 8/25, 9/15
- Community Development & Branding: 1/11, 2/17, 3/8, 4/12, 8/25, 9/15, 10/20
- Economic Vitality: 1/9, 2/13, 3/13, 4/10, 6/12, 7/10, 9/11, 10/9
- Steering Committee: 2/23, 4/27, 6/22, 11/9

Sample of NRSA/Northside Alive Public Events in 2023:

- Trash Pickup event: April 22, June 10, August 19
- Block Party: Saturday, May 20
- Storytime at the Park: June 22, 29 and July 6
- Summer Movie Night with Parks and Recreation: June 27
- Community Workshop: A Free Community Chat on End-of-Life Planning: August 24
- Community Yoga event: August 19, September 16, October 22
- Neighborhood Walking Audit: October 2 and October 3. Residents joined the Safe & Vibrant committee on a walk, using the AARP Walk Audit tool kit, to assess 19 intersections. Based on this data, four in-street pedestrian crosswalk signs were purchased to alert drivers of high traffic crosswalks along student walking routes.
- Building the Boyd Block Party: October 22
- Meeting with City Forrester about street trees. Neighborhood walk to identify locations and discussion of challenges and opportunities. October 31
- Holiday Decorating Contest (Residential & Business): November-December
- Community Walk: December 9

Moreover, in 2022 and 2023, the City engaged in highly public projects related to housing and homelessness.

First, the City engaged consultants and stakeholders to create a comprehensive housing strategy. Stakeholders included developers, lenders, non-profits, and other municipalities, among others. There have been multiple public meetings in and outside of Council. A Housing Survey was conducted in 2022 focused on providing feedback for what the City should include in the 5 year Housing Plan. The 10-question survey, available in English and Spanish, asked participants about their current housing conditions and opinions on future housing strategies. The survey was available to fill out in person at the events or online through the We Build Bethlehem website. The survey was live from October 20, 2022 through December 15, 2022. A total of 3,219 surveys were completed. The results from the survey helped inform the selection of strategies and policies to meet the city's most pressing housing issues.

In December of 2022 and January of 2023, four focus groups were conducted with local and regional housing providers, nonprofit and for-profit developers, fair housing advocates, community leaders, lenders, and other housing stakeholders to discuss the housing challenges and opportunities to address these issues. In addition to the focus groups, phone interviews were conducted with elected officials and major employers to understand their specific concerns regarding housing needs in the community.

The City's Housing Strategy Committee, comprised of nonprofit organizations, university and hospital representatives, advocacy groups, and community development professionals, provided feedback to the City's proposed potential housing solutions in February and March of 2023. These housing solutions were presented based on recommendations from focus groups, City leadership, and recommendations from the consulting team. Committee members were provided with a series of online videos describing 20 housing programs, policies or tools, along with examples of how they were used in other places. The committee members then provided the City with feedback and recommendations for which programs or tools make the most sense for Bethlehem given the current capacity, resources, and development potential.

Second, the City prepared a strategy to address homelessness involving multiple public meetings, including a meeting with regional government officials and staff.

In 2023, and working through a comprehensive, regional planning process, the City developed a Strategic Plan to Address Homelessness ("Homelessness Strategy") and a separate non-congregate shelter HOME-ARP allocation plan. The City and local service providers, including Bethlehem Emergency Sheltering (BES) and New Bethany Ministries, began developing the Homelessness Strategy in 2022. The strategic recommendations in the 2023 report were as follows:

1. Provide year-round, low-barrier emergency sheltering as part of a comprehensive housing services approach.
2. Support the development of a regional systems-oriented approach to address homelessness.
3. Develop permanent supportive and affordable housing solutions.
4. Develop public/private partnerships to support regional initiatives on homelessness.
5. Strengthen partnerships with the counties to support a regional approach to addressing homelessness.

The City continues to collaborate with and participate in the County Homeless Assistance Program to assess the needs of individuals experiencing homelessness and strategize

opportunities for permanent housing solutions. Moreover, the Deputy Director of the Department of Community and Economic Development served on the CoC governing board during 2023, further enhancing collaboration between the City and nonprofit and government stakeholders.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City participates in the Lehigh Valley Regional Homeless Advisory Board (RHAB), which is part of the Eastern Pennsylvania Continuum of Care (CoC) and is charged with devising a community plan meant to organize and deliver housing and services to meet the specific needs of people who are homeless as they move to stable housing and maximum self-sufficiency, particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth. Moreover, local elements of the CoC were engaged and interviewed during preparation of the City's strategic plan to address homelessness.

<https://pennsylvaniacoc.org/sites/default/files/attachments/2021-03/FINAL-Eastern%20PA%20CoC%20Strategic%20Plan%20approved%20by%20Board%206-19-17%20updated%206-30-17.pdf>

On March 9, 2023 the COC also published a written standard for organizations delivering housing and services to people experiencing or at risk for homelessness in the Eastern Pennsylvania Continuum of Care:

https://pennsylvaniacoc.org/sites/default/files/attachments/2023-03/Eastern%20PA%20Continuum%20of%20Care%20Written%20Standards%20Revised%2003.09.23%20FINAL_0.pdf

Each year, a Point-in-Time Count is conducted in January and includes persons residing in shelter and transitional housing facilities as well as persons living unsheltered in the counties and the City. In 2023, 91 total households, and 111 people, including 3 veterans, were counted in Lehigh and Northampton Counties during the Point In Time Count (PIT). No data is available from the 2024 PIT count as of preparation of the Action Plan.

https://pennsylvaniacoc.org/sites/default/files/attachments/2023-04/Eastern%20PA%20CoC%202023%20PIT%20Count%20Summary%20by%20County%20and%20RHAB_0.pdf

Detailed HMIS data is collected on the County level. Data in Plan narratives is taken from the Lehigh County and Northampton County Point-in-Time Counts.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Each year, a Point-in-Time Count (PIT) is conducted by the RHAB and its volunteer service providers, in January and includes persons residing in shelter and transitional housing facilities as well as persons living unsheltered in county and City. In 2023, there were 91 total households, and 111 people, including 3 veterans, counted in Lehigh and Northampton Counties during the PIT count. This number does not accurately reflect Bethlehem Emergency Shelter homelessness counts. When reviewing unique Coordinated Entry System (CES) Enrollments in 2024 using Bethlehem zip codes there were 69 unduplicated homeless households counted. Draft data from the 2024 PIT count as of preparation of the draft Action Plan is not available. Detailed HMIS data is collected on the County level. Data in Plan narratives is taken from the Lehigh County and Northampton County PIT Counts.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

1	Agency/Group/Organization	City of Bethlehem
	Agency/Group/Organization Type	Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	DCED department heavily informed the AAP based on information gleaned from elected officials, service providers, stakeholders, and the public.
2	Agency/Group/Organization	Greater Valley YMCA - Bethlehem Branch
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Persons with Disabilities Services-Health Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization participated in hearings, technical assistance sessions, and educational sessions.

3	Agency/Group/Organization	New Bethany Ministries
	Agency/Group/Organization Type	Housing Services - Housing Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization participated in several meetings with staff and educational sessions.
4	Agency/Group/Organization	Community Action Lehigh Valley (CALV) previously known as Community Action Committee of the Lehigh Valley (CACLV)
	Agency/Group/Organization Type	Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization participated in hearings, technical assistance trainings, an educational session, and multiple meetings with staff.

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Eastern Pennsylvania CoC	LVRHAB Board meetings help shape CoC Work Plan and identifies opportunities for CDBG and HOME funds that complement CoC efforts. Additionally, this Action Plan includes substantial funding for programs addressing homelessness, near homeless, and addressing food insecurity in populations often forced to decide between paying rent and obtaining food for themselves and their families.

<p>Northside NRSA</p>	<p>City of Bethlehem Department of Community and Economic Development</p>	<p>The initiatives of the Northside 2027 (Northside NRSA) Plan and the work of four committees help to identify opportunities within the Northside NRSA neighborhoods for projects that meet the needs of our strategic goals. Several key projects and activities happened in 2021: Union and Main street reconstruction and accessibility improvements; consultant selection for Neighborhood Branding and Friendship Park Redesign. Plans for 2024 are to continue initiatives geared towards the NRSA, by dedicating 10% of service offered through CDBG, within that location. In 2023, the City organized and promoted a variety of events and meetings in the NRSA, also referred to as Northside Alive, including the following (not exhaustive):</p> <p>May 20, 2023 – 4:00pm- 8:00 pm; Community Block Party</p> <p>June 16, 2023: Reimagine Friendship Park Community Input Meeting related to a CDBG activity.</p> <p>The new Friendship Park plan was developed in concert with the community at several summer events.</p> <p>Aug. 10, 2023: Community Development and Neighborhood Branding – Northside Alive</p> <p>Sept. 12, 2023: Economic Vitality Event</p> <p>Sept. 14, 2023: Community Development and Neighborhood Branding Committee Meeting</p> <p>Sept. 16, 2023: Housing/Safe and Vibrant Public Realm - Northside Alive</p> <p>Sept. 27, 2023: Friendship Park Redesign Open House</p> <p>Oct. 7, 2024: Meeting - Housing Committee - Northside Alive</p> <p>Oct. 10, 2023: Meeting - Economic Vitality - Northside Alive</p> <p>Oct. 12, 2023: Meeting - Community Development and Neighborhood Branding - Northside Alive</p>
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Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
		<p>Oct. 21, 2023: Meeting - Safe and Vibrant Public Realm Northside Alive</p> <p>Oct. 26, 2023: Building a Bethlehem for Everyone: What You Told Us and What's in Store</p> <p>In July 2023, the Bethlehem Police Department teamed with the Bethlehem Health Bureau to hold a joint engagement event for families and children in Friendship Park. Parents and children were introduced to a variety of City programs including recreation opportunities and health services.</p> <p>In 2023, the City partnered with local schools, a university, and a nonprofit to conduct a housing quality and mapping survey in the NRSA Friendship Park area to target housing and other efforts. City staff and community members walked the area and surveyed the condition of more than 30 homes. Residents were then contacted about City rehabilitation and facade programs and invited to a community meeting about City housing and lead resources where they could meet with applicable City staff about program eligibility and options. The City and its partners surveyed more than 250 homes in the NRSA and will survey remaining parcels in the NRSA during 2022-2023.</p> <p>On February 28, 2023, the City held a public hearing on the NRSA, at a local elementary school, to discuss housing, residential facade, and other services available to residents along with unveiling plans for renovating Friendship Park, a popular park located within the NRSA. City staff and stakeholders collaborate monthly during regular Northside Alive committee meetings devoted to improving public-private-non-profit partnerships and delivering needed services to the communities within the NRSA.</p>
Southside Vision	CACLV Southside Vision Development Committee	<p>The Southside Vision Development Committee developed a comprehensive lighting plan for south Bethlehem designed to improve transportation and streetscape and foster strong, vibrant neighborhoods.</p> <p>During 2022 and continuing into 2023, City staff and stakeholders collaborated during regular monthly meetings designed improve service delivery to vulnerable southside neighborhoods and identify potential facade and other projects.</p>

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Southside NPP	CACLV Southside Vision Development Committee	CACLV was successful in re-establishing another NPP (Neighborhood Partnership Program) for Southside neighborhood. This initiative hopes to continue working with housing and neighborhood light, improve transportation and streetscapes.
Strategy to Address Homelessness	City of Bethlehem	Utilizing HOME-ARP funds, the City and its partners completed a planning study that reviewed several sites appropriate for an emergency shelter. The shelter is envisioned to offer needed family services along with shelter facilities. The Strategy to Address Homelessness report was completed in 2023.
Opening Doors: Strategies to Build Housing Stability in Bethlehem	City of Bethlehem	<p>In 2023, the City of Bethlehem published a report titled “Opening Doors: Strategies to Build Housing Stability in Bethlehem.” The report offers a study of housing concerns and identified several potential solutions to breaking down barriers to affordable housing. Community engagement with various stakeholders was undertaken in its creation as the City sought to identify specific concerns and barriers regarding housing needs in the community. Seeking creative methods of outreach, the City attended eleven (11) community events with pop-up booths at different geographical locations in the City from October through December of 2022. Outreach and public participation activities continued into 2023.</p> <p>The 5-Year Housing Plan included a number of overarching mitigation strategies along with plans on how to approach each activity. The following selected strategies are pertinent to this Action Plan:</p> <ol style="list-style-type: none"> 1. Update zoning and land use to encourage a variety of housing types and infill development. 2. Offer incentives to create and preserve affordable housing. 3. Foster partnerships with the Bethlehem Housing Authority (BHA) and local institutions to support new housing and community investment. 4. Protect tenants at-risk of displacement and increase the supply of deeply affordable rental units. 5. Advocate For State-Enabling Affordable Housing Policies, Programs & Regional Housing Planning

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

Local, regional, state, and planning efforts are important when creating the Annual Action Plan for the City of Bethlehem for several reasons:

1. **Alignment with Larger Goals:** These efforts ensure that the City's Action Plan aligns with broader regional, state, and national goals and priorities, fostering consistency and coherence in planning and development initiatives.
2. **Resource Leveraging:** By coordinating with regional and state agencies, the City can access additional resources, funding opportunities, and technical assistance to support its initiatives, maximizing the impact of its actions.
3. **Collaborative Problem-Solving:** Collaboration with neighboring municipalities enables the City to engage in collaborative problem-solving and address shared challenges more effectively through pooled resources and collective action.
4. **Comprehensive Planning:** Integration with regional and state planning efforts allows the City to take a more comprehensive and holistic approach to addressing complex issues such as transportation, housing, economic development, and environmental sustainability, ensuring that local actions are part of a broader strategy for regional growth and development.
5. **Stakeholder Engagement:** Engagement with regional stakeholders, including neighboring communities, businesses, advocacy groups, and residents, allows the City to solicit input, build partnerships, and garner support for its initiatives.

Overall, integrating local, regional, and state planning efforts into the Action Plan for the City of Bethlehem ensures that the City's initiatives are well-coordinated, strategic, and aligned with broader goals for sustainable development and community prosperity.

In 2023, the Mayor of the City of Bethlehem initiated cooperative planning efforts with the leaders of the cities of Allentown, PA and Easton, PA.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Several meetings were held prior to the adoption of the PY 2024 Annual Action Plan to allow for citizens to participate in the process by providing their comments and suggestions on the community’s housing, public facility, and public service needs. Nonprofit agencies played a key role in providing information and recommendations in the development of this Action Plan. The City held a public hearing on February 15, 2024, to discuss development of the Action Plan and prior service providers. A 30-day public comment period for the draft PY 2024 Annual Action Plan is planned for March 15, 2024 through April 15, 2024. A second public hearing is planned for April 2, 2024, with City Council, for final public comments on the Action Plan. City Council will vote on the adoption of the Action Plan at a separate City Council meeting, anticipated to be on April 16, 2024.

- On February 28, 2023, the City held a public hearing to discuss City revitalization efforts in the NRSA, available housing rehabilitation services, residential façade programs, and other services available to residents along with unveiling plans for renovating Friendship Park, a popular park located within the NRSA. City staff and stakeholders collaborated monthly during regular Northside Alive committee meetings devoted to improving public-private-non-profit partnerships and delivering needed services to the communities within the NRSA. Based on strong community support, the City is in the process of initiating significant improvements to Friendship Park and the related CDBG activity was included in this Action Plan.
- In 2023 City staff and stakeholders began to collaborate at regular monthly meetings designed improve service delivery to vulnerable south side neighborhoods. Aside from the Action Plan hearings, the City held multiple public meetings, in and outside City Council meetings, concerning development of a comprehensive housing strategy to address the local affordable housing crisis. At the same time, the City held multiple public meetings and hearings related to its Strategic Plan To Address Homelessness. As a result, the City intends to allocate substantial financial resources to affordable housing and homelessness matters, above and beyond CDBG and HOME funding, and is looking for opportunities to leverage CDBG and HOME funding to support housing and other efforts.
- In 2023 the City, in collaboration with the Bethlehem Housing Authority, received Choice Neighborhoods (CN) funds. These funds will transform the Pembroke Village target housing site and the surrounding Stefko / Pembroke neighborhood into desirable

residential neighborhoods. This collaboration ensures a joint focus on all three core goals of the CN: 1) Housing – through the replacement of obsolete public housing with financially viable, energy efficient, mixed-income housing within a larger program of neighborhood reinvestment; 2) People – creating and enhancing opportunities for BHA residents and other low-moderate income families to improve their quality of life; and 3) Neighborhood – transforming a distressed, high-poverty area to well-functioning mixed-use and mixed-income neighborhood.

To ensure maximum participation, the draft Action Plan has been made available for public review online at the City’s website, with hard copies available at public counters at the following locations:

- City Hall, City of Bethlehem;
- South Branch – Bethlehem Area Public Library, Bethlehem PA; and
- North Branch – Bethlehem Area Public Library, Bethlehem, PA

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Hearing	Non-targeted/broad community	February 15, 2024 the City conducted the first public hearing on the development of the 2024 Action Plan	All comments were documented and analyzed.	All comments were accepted.	
2	Public Hearing	Non-targeted/broad community	April 2, 2024, the City will conduct the second of two required public hearings.	All comments were documented and analyzed.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	NRSA Events	Non-targeted/broad community Families & Businesses	See above list for variety of non-public hearing events and meeting held in the NRSA.	All comments were documented and analyzed.		
4	Public Hearing	Non-targeted/broad community		All comments were documented and analyzed.		
5	Website Outreach	Non-targeted/broad community		All comments were documented and analyzed		

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

In addition to the entitlement grant amounts announced by HUD, the City brings a wide variety of resources and effort to bear on addressing the community's needs. All potential funding sources - state, federal and private - are investigated and pursued as appropriate. Finding more funding to implement the City's Consolidated Plan's goals plays a significant role in ongoing efforts to improve the quality of life for all our residents. Numbers are subject to change.

Anticipated Resources

Numbers are subject to change*

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,332,082	0	84,119	1,416,201	1,416,201	Estimated at Year 4 allocation

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	409,254	0	45,959	455,213	455,213	Estimated at Year 4 allocation

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

CDBG funds requested in the AAP are only a portion of the costs associated with many of the activities. CDBG funding for public services activities is often matched with other funding sources and local donations. Some public facilities/infrastructure projects are in part funded from other grants sources and other City sources, with CDBG being local match or providing for a funding gap.

With respect to affordable housing, HOME funds require a 25% match from other sources, the other funding sources generally exceed the City investment and thus the match requirement. All subrecipient applications describe the resources leveraged for program delivery.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

City parks and streets being improved are the only publicly owned land or property located within the jurisdiction that is currently anticipated to be used to address the needs identified in the Action Plan.

Discussion

While available resources are insufficient to meet all needs, careful monitoring, diligent leveraging, and ongoing coordination helps the City assure that low to moderate income residents receive the most benefit from the CDBG and HOME funding received.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information — Table 6 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Create and Preserve Affordable Rental Housing	2020	2024	Affordable Housing	City of Bethlehem	Improve the quality of existing housing Foster Strong, Vibrant Neighborhoods Housing (NS)	CDBG: HOME: \$474,692.00	To be determined
2	Preserve Owner-Occupied Housing	2020	2024	Affordable Housing	City of Bethlehem	Improve the quality of existing housing Foster Strong, Vibrant Neighborhoods Housing (NS)	CDBG: \$430,000.00 HOME:	Homeowner Housing Rehabilitated: 30 units
4	Address Impediments to Fair Housing Choice	2020	2024	Affordable Housing Public Housing Homeless	City of Bethlehem	Foster Strong, Vibrant Neighborhoods Enhance the Availability of Community Services	CDBG:	

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Support Homeless Housing and Services	2020	2024	Homeless	City of Bethlehem	Foster Strong, Vibrant Neighborhoods Enhance the Availability of Community Services	CDBG: \$231,430.00 HOME: \$300,000.00	Public service activities for Low/Moderate Income Housing Benefit: 85 persons assisted
6	Support High Quality Public Services	2020	2024	Non-Housing Community Development	City of Bethlehem	Support the Growth of the Local Economy Foster Strong, Vibrant Neighborhoods Enhance the Availability of Community Services Housing (NS) Local Economy (NS)	CDBG: \$75,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 315 Persons Assisted
7	Enhance Homeownership Opportunities	2020	2024	Affordable Housing	City of Bethlehem	Increase the rate of homeownership Foster Strong, Vibrant Neighborhoods Local Economy (NS)	CDBG: \$25,000.00 HOME: \$68,282.00	Homeowner Housing Added: 3

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Improve Public Facilities & Infrastructure	2020	2024	Non-Housing Community Development	City of Bethlehem	Provide quality infrastructure and comm facilities Foster Strong, Vibrant Neighborhoods Transportation & Streetscape (NS)	CDBG: \$926,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 192 Persons Assisted
9	Create and Preserve Local Jobs	2021	2024	Non-Housing Community Development	City of Bethlehem Northside 2027	Support the Growth of the Local Economy Local Economy (NS)		
10	CDBG/HOME Program Administration	2020	2024	Non-Housing Community Development	City of Bethlehem Northside 2027	Planning and Administration	CDBG: \$283,240 HOME: \$45,521	Other: 1 Other

Goal Descriptions

1	Goal Name	Create and Preserve Affordable Rental Housing
	Goal Description	The City proposes to increase the supply of affordable rental housing for the elderly and other very low-income households by working with non-profit developers to create new assisted rental housing especially for the elderly and special needs households, pursuing additional resources for affordable housing and working with the Housing Authority of the City of Bethlehem to increase the number of Housing Choice Vouchers available to households in Bethlehem. The City proposes to preserve the existing supply of affordable rental units for the elderly and other low-income households by evaluation and, if necessary, strengthening the City's rental registration and inspection program to guarantee that all rental units are Code compliant and through financial, CDBG or HOME, assistance to non-profit owners of affordable housing. The City will continue the registration and inspection program of all rental units for Code compliance.
2	Goal Name	Preserve Owner-Occupied Housing
	Goal Description	The City proposes to preserve and improve the condition of homes occupied by low-income households by continuing the City Housing Rehabilitation Assistance for owner occupied properties. The Community Development Bureau will re-evaluate Bethlehem's Housing Rehabilitation Policies and Procedures Manual, including all forms, legal documents, and marketing materials. The City will continue to distribute lead-based paint educational materials and include lead remediation/abatement as part of the Housing Rehabilitation Program.
3	Goal Name	Enhance Homeownership Opportunities
	Goal Description	The City proposes to increase home ownership opportunities for low-income households in Bethlehem through the City's Home Ownership Outreach Program (HOOP) and the continued support of HUD certified non-profit housing counseling organizations.
4	Goal Name	Address Impediments to Fair Housing Choice
	Goal Description	The City's goal is to increase understanding and compliance with Fair Housing Laws through financial support of North Penn Legal Services to provide workshops and awareness campaigns. The City has partnered with the Cities of Allentown and Easton and the Counties of Northampton and Lehigh to promote awareness of Fair Housing issues through a regional approach to Fair Housing education and enforcement.

5	Goal Name	Support Homeless Housing and Services
	Goal Description	The City's goal is to provide support to social service agencies and housing facilities serving homeless populations in coordination with the Lehigh Valley Regional Homeless Advisory Boards and the Eastern Pennsylvania Continuum of Care.
6	Goal Name	Support High Quality Public Services
	Goal Description	The City's goal is to support public and social services that affect the low- and moderate-income residents of Bethlehem. The City will continue to provide assistance to non-profit and quasi-public facilities that provide services to low-income populations. Additionally, the City will continue to support public safety services and services to seniors, youth and the disabled.
7	Goal Name	Improve Public Facilities & Infrastructure
	Goal Description	The City will continue to fund improvements to public facilities and infrastructure that are located in low-income neighborhoods or serve low-income clientele. Improvements will include sewer, water, and right-of-way reconstruction, activities that remove architectural barriers to bring public facilities into compliance with ADA Standards, acquisition of firefighting equipment and vehicles for fire stations with low-income service areas, and improvement of parks and playgrounds that serve low-income neighborhoods.
8	Goal Name	Create and Preserve Local Jobs
	Goal Description	This goal will support the creation and preservation of local jobs by providing economic assistance in the form of grants and loans to businesses employing low- and moderate-income workers.
9	Goal Name	CDBG/HOME Program Administration
	Goal Description	Overall administration & planning of CDBG & HOME programs per HUD regulations. To include planning, record-keeping, reporting, and overall grant management.

10	Goal Name	Safety and Mobility For All Modes Of Transportation (NS)
	Goal Description	<p>Improve Safety And Mobility For All Modes Of Transportation By Providing High Quality Streetscapes And Neighborhood Amenities.</p> <p>The Northside has an advantage in that it is laid out as a dense and walkable urban neighborhood; however, fast speeds on major roads and other shifts toward auto-oriented lifestyles have made it less safe for residents to get around on foot or on a bicycle. This is especially challenging for the many school children who walk to and from school each day. Relatedly, the declining quality of the neighborhood’s streetscapes and public realm make it a less welcoming and attractive place to walk around.</p> <p>More information on this Goal can be found on page 38 of the Northside 2027 Plan.</p>
11	Goal Name	Enhance and Beautify Public Realm (NS)
	Goal Description	<p>Enhance And Beautify The Public Realm To Create A Sense Of Place.</p> <p>More information on this Goal can be found on page 42 of the Northside 2027 Plan.</p>
12	Goal Name	Physical Improvements To Broad Street Corridor (NS)
	Goal Description	<p>Implement Physical Improvements To The Broad Street Corridor.</p> <p>More information on this Goal can be found on page 46 of the Northside 2027 Plan.</p>
13	Goal Name	Implement Physical Improvements To Linden St Corridor (NS)
	Goal Description	<p>Implement Physical Improvements To The Linden Street Corridor</p> <p>More information on this Goal can be found on page 48 of the Northside 2027 Plan.</p>
14	Goal Name	Support Existing Businesses And Attract New (NS)
	Goal Description	<p>Support Existing Businesses And Attract New Ones</p> <p>More information on this Goal can be found on page 46 of the Northside 2027 Plan.</p>

15	Goal Name	Support Homeowners And Renters (NS)
	Goal Description	Support Homeowners And Renters Through Incentives, Resources, And Enforcement. More information on this Goal can be found on page 54 of the Northside 2027 Plan.
16	Goal Name	Enhance Quality of Life For All Residents (NS)
	Goal Description	Enhance Quality of Life For All Residents More information on this Goal can be found on page 57 of the Northside 2027 Plan.
17	Goal Name	Expand Availability of Services (NS)
	Goal Description	Leverage Existing Neighborhood Assets to Expand Availability of Services More information on this Goal can be found on page 46 of the Northside 2027 Plan.
18	Goal Name	Build Community Cohesion (NS)
	Goal Description	Build Community Cohesion More information on this Goal can be found on page 63 of the Northside 2027 Plan.

Projects

AP-35 Projects – 91.220(d)

Introduction

Projects geared toward low-income individuals are vital for the City of Bethlehem when utilizing HUD funding as they directly address pressing housing challenges faced by vulnerable residents. By prioritizing affordable housing initiatives, Bethlehem can ensure that low-income individuals and families have access to safe, decent, and affordable housing options. These projects not only help prevent homelessness and housing instability but also contribute to the overall well-being and economic stability of the community. Additionally, investing in the housing needs of low-income residents fosters social equity, promotes inclusive growth, and strengthens the fabric of the community. Through HUD-funded projects, Bethlehem can fulfill its commitment to serving those most in need while creating a more equitable and resilient city for all residents. With input from a variety of stakeholders, data from a variety of sources, and with hands-on experience in front-line services to the most vulnerable populations in the City, DCED plans a mix of activities in program year 2024 to address the priority needs. Infrastructure improvements, housing rehab, recreation, and support for public service facilities improvements are just some of the approaches to improving neighborhoods, houses and, most importantly, families in Bethlehem.

Applications for funding are generally made available in the fall of each year on Neighborly. Applications for HOME are accepted on an ongoing basis throughout the year. Application information was made available on the City's website and was directly emailed to public service organizations in the region that have either requested funding during the previous program year and or remain interested in future funding. The City keeps a list of new and interested organizations that are in contact during the year. Applications were reviewed and evaluated by an internal committee based on the quality of the project, the need for the project, project or service duplication, recipient performance history, value of the resources versus the number of residents served, alignment with the City's goals and needs, and other factors. Funding is awarded based on annual allocation award, level of impact, beneficiaries, need for the project, service, or program, and other factors. DCED allocation recommendations are reviewed by both the Mayor and City Council for final approval.

Projects

#	Project Name
1.	CDBG Program Administration
2.	Hogar CREA Women's Center

3.	Bethlehem Emergency Sheltering (BES)
4.	Faith in Action (ShareCARE) Volunteer Caregiving
5.	Representative Payee Program (New Bethany Ministries)
6.	Hispanic Center Lehigh Valley Food Pantry 2024
7.	YWCA TechGYRLS STEM Program
8.	Center for Humanistic Change (CHC) Project SUCCESS / Crossroads Mentoring
9.	CALV - HCP BHAP 2023-2024 (Bethlehem Housing Assistance Program)
10.	CDBG Housing Rehabilitation (City of Bethlehem)
11.	CDBG Housing Rehab Program Delivery (City of Bethlehem)
12.	Homeless Shelter (HOME-ARP)
13.	City DCED Friendship Park 2025
14.	City DCED Broad Street Improvements
15.	HOME Program Administration
16.	Community Action Development Bethlehem Community Organizer and Tenant Advocate
17.	Community Action Development Bethlehem Southside Exterior Rehabilitation and Weatherization Program
18.	Holy Family Senior Living Replacement of PTAC Units to Benefit Low Income Residents
19.	Community Housing Development Organization (CHDO)

20.	City HOME Funded Housing Rehab
21.	HOME Affordable Housing Project Opportunities
22.	HOME BHAP Homebuyer Assistance
23.	HOME Habitat for Humanity – Philip St New Construction
24.	HOME CHDO Accessory Dwelling Units

Table 7 - Project Information

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

CDBG and HOME deliberations are based on funding activities that have the greatest benefit to City residents while showing a reasonable likelihood of timely spending without redundancy. The system for establishing the priority for selection of these projects is predicated upon the following general criteria:

- Meeting the statutory and regulatory requirements of the CDBG and HOME Programs
- Meeting the needs of low- and moderate-income residents
- Focusing on low- and moderate-income areas or neighborhoods
- Coordination and leveraging of resources
- Response to expressed needs
- Sustainability and/or long-term impact
- Has the ability to demonstrate measurable progress and success, and
- Addresses identified in-need populations.

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG Program Administration
	Target Area	City of Bethlehem Northside 2027
	Goals Supported	CDBG Program Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$283,240.00
	Description	Salary and wages of local staff as well as professional fees for consultants to assist with the administration of the HOME and CDBG programs.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	10 East Church Street
Planned Activities	This activity will reimburse the City for salary and wages of employees administering the CDBG and HOME programs. Funds may also be used to pay for professional services. Salary and wages of local staff as well as professional fees for consultants to assist with the administration of the HOME and CDBG programs.	
2	Project Name	Hogar CREA Women’s Center
	Target Area	City of Bethlehem
	Goals Supported	Support High Quality Public Services
	Needs Addressed	Enhance the Availability of Community Services
	Funding	CDBG: \$30,000
	Description	People suffering from the disease of addiction are able to come to Hogar CREA and receive intensive inpatient treatment in a therapeutic community.

	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 15 females with the disease of addiction will be served.
	Location Description	1920 E. Market Street, Bethlehem, PA
	Planned Activities	Staffing expenses related to running an inpatient treatment facility for women
3	Project Name	Bethlehem Emergency Sheltering (BES)
	Target Area	City of Bethlehem
	Goals Supported	Support Homeless Housing and Services Support High Quality Public Services
	Needs Addressed	Foster Strong, Vibrant Neighborhoods Enhance the Availability of Community Services
	Funding	CDBG-CV: \$70,000.00
	Description	From November 15 – April 15, BES provides shelter, a hot dinner in the evening and a bagged breakfast every morning. BES serves adult men and women in the Bethlehem area who are currently unsheltered or homeless. BES partners with other agencies to provide access to a variety of health and social services.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	Provide food, shelter, and other services to an average of approximately 32 adult men and women per night of shelter service.
	Location Description	75 East Market Street, Bethlehem, PA 18018
	Planned Activities	Provide food and shelter to unsheltered individuals.
4	Project Name	Faith in Action (ShareCARE) Volunteer Caregiving
	Target Area	City of Bethlehem
	Goals Supported	Support High Quality Public Services

	Needs Addressed	Foster Strong, Vibrant Neighborhoods Enhance the Availability of Community Services
	Funding	CDBG: \$10,000
	Description	ShareCare strives to help older adults and those with disabilities to enjoy a quality of life and remain independent as long as possible by providing caregiving assistance such as transportation to and from appointments, light household and yard chores, visitation to prevent isolation, Caregiver Canines program and respite care.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	The program will serve approximately 80 adults with disabilities.
	Location Description	321 Wyandotte Street, Bethlehem, PA
	Planned Activities	ShareCare strives to help older adults and those with disabilities to enjoy a quality of life and remain independent as long as possible by providing caregiving assistance such as transportation to and from appointments, light household and yard chores, visitation to prevent isolation, Caregiver Canines program and respite care.
5	Project Name	Representative Payee Program (New Bethany Ministries)
	Target Area	City of Bethlehem
	Goals Supported	Support Homeless Housing and Services Support High Quality Public Services
	Needs Addressed	Foster Strong, Vibrant Neighborhoods Enhance the Availability of Community Services
	Funding	CDBG: \$61,430.00
	Description	The Representative Payee Program is New Bethany Ministries' homeless prevention program, which provides fiduciary and financial management services to adults who are struggling with mental health problems and/or are unable to manage their finances.
	Target Date	12/31/2024

	Estimate the number and type of families that will benefit from the proposed activities	The grant is for 38 Bethlehem residents to receive payee and financial counseling services. Due to the nature of NBM's work and its location, it serves a population that, to the degree it is possible to verify, is composed of only low-income individuals and families, more than 85% of whom are extremely low income (0-30% AMI).
	Location Description	333 W. 4th Street, Bethlehem, PA
	Planned Activities	Staffing and administration costs for the Representative Payee Program.
6	Project Name	Hispanic Center Lehigh Valley Food Pantry 2024
	Target Area	City of Bethlehem
	Goals Supported	Support High Quality Public Services
	Needs Addressed	Foster Strong, Vibrant Neighborhoods Enhance the Availability of Community Services
	Funding	CDBG: \$20,000.00
	Description	The Food Pantry at the Hispanic Center of the Lehigh Valley (HCLV) addresses food insecurity among low- to moderate-income residents of Northampton County, with a primary focus on residents of the City of Bethlehem by providing emergency food services.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	The HCLV Food Pantry will serve a minimum of 120 households with emergency food through appointments at the Food Pantry, and successfully refer 15 households who receive emergency food on 3 or more occasions to the HCLV Social Service Program for assistance in establishing self-sufficiency through individualized case management.
	Location Description	520 E. 4th Street, Bethlehem, PA
	Planned Activities	The HCLV Food Pantry will serve a minimum of 120 households with emergency food through appointments at the Food Pantry, and successfully refer 15 households who receive emergency food on 3 or more occasions to the HCLV Social Service Program for assistance in establishing self-sufficiency through individualized case management.
7	Project Name	YWCA TechGYRLS STEM Program
	Target Area	City of Bethlehem
	Goals Supported	Support High Quality Public Services
	Needs Addressed	Enhance the Availability of Community Services

	Funding	CDBG: \$15,000.00
	Description	The TechGYRLS Afterschool STEM delivers high-quality, hands-on science, technology, engineering, and math enrichment to Bethlehem girls ages 9 - 13.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 100 girls between the ages of 9 and 13 will be served by this program.
	Location Description	The program will serve girls in the catchment area of these BASD schools: Northeast Middle, Broughal Middle, Donegan, Fountain Hill, Freemansburg, Thomas Jefferson, Lincoln, Marvine, and William Penn. Additional BASD schools may be considered by City and YWCA.
	Planned Activities	Staffing and supply costs associated with running the STEM program.
8	Project Name	Center for Humanistic Change (CHC) Project SUCCESS / Crossroads Mentoring
	Target Area	City of Bethlehem Northside 2027
	Goals Supported	Support High Quality Public Services
	Needs Addressed	Foster Strong, Vibrant Neighborhoods Enhance the Availability of Community Services
	Funding	CDBG: \$26,000.00

Description	Center for Humanistic Change (CHC) proposes providing CHC Mentoring in 6 Bethlehem area schools. Our mentors work in Bethlehem area schools with at-risk students referred to the program, one-on-one or in small groups. CHC has a new curriculum, SPARK (Speaking to the Potential, Ability, and Resilience Inside Every Kid), which helps students identify their feelings/reactions, learn ways to manage them and redirect situations, build healthy relationships and develop resilience toward more positive outcomes. Students can address barriers to learning and are able to meet in a safe space to discuss issues and concerns that arise during their school day. Mentoring helps schools create a safe and positive learning environments that supports students, teachers, families, and the surrounding community. The new SPARK curriculum focuses on self-awareness, self-management, social awareness, relationships skills, and responsible decision-making – skills that support healthy development and relationships and a productive classroom and later in life, an effective workplace.
Target Date	12/31/2024
Estimate the number and type of families that will benefit from the proposed activities	950 students across entire mentoring program
Location Description	Bethlehem, PA
Planned Activities	Center for Humanistic Change (CHC) proposes providing CHC Mentoring in 6 Bethlehem area schools. Our mentors work in Bethlehem area schools with at-risk students referred to the program, one-on-one or in small groups. CHC has a new curriculum, SPARK (Speaking to the Potential, Ability, and Resilience Inside Every Kid), which helps students identify their feelings/reactions, learn ways to manage them and redirect situations, build healthy relationships and develop resilience toward more positive outcomes. Students can address barriers to learning and are able to meet in a safe space to discuss issues and concerns that arise during their school day. Mentoring helps schools create a safe and positive learning environments that supports students, teachers, families, and the surrounding community. The new SPARK curriculum focuses on self-awareness, self-management, social awareness, relationships skills, and responsible decision-making – skills that support healthy development and relationships and a productive classroom and later in life, an effective workplace

9	Project Name	CALV - HCP BHAP 2023-2024 (Bethlehem Housing Assistance Program
	Target Area	City of Bethlehem Northside 2027
	Goals Supported	Preserve Owner-Occupied Housing Enhance Homeownership Opportunities
	Needs Addressed	Improve the quality of existing housing Increase the rate of homeownership Housing (NS)
	Funding	CDBG: \$25,000.00
	Description	The Bethlehem Homebuyer Assistance Program (BHAP) will assist low- to moderate-income households throughout the City of Bethlehem that are seeking assistance for down payment and closing costs.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	3 homebuyers and 50 seminar attendees
	Location Description	1337 E. 5th Street, Bethlehem, PA
	Planned Activities	HCP will administer the Bethlehem Homebuyer Assistance Program (BHAP) year-round, on a daily basis, to meet the ongoing needs of the community. Additionally, HCP administers the homeownership counseling program (which consists of first-time homebuyer seminars, pre-purchase counseling, pre-settlement counseling, and the home ownership savings account program) year-round, on a daily basis, to meet the ongoing needs of the community. HCP administers seven First Time Homebuyer Seminars each fiscal year, four in English and three in Spanish.
10	Project Name	CDBG Housing Rehabilitation (City of Bethlehem)
	Target Area	City of Bethlehem Northside 2027
	Goals Supported	Preserve Owner-Occupied Housing
	Needs Addressed	Improve the quality of existing housing Housing (NS)
	Funding	CDBG: \$275,000

	Description	Funds will be used to rehabilitate homes throughout the City.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 30 families will benefit from the rehabilitation activities.
	Location Description	City of Bethlehem Northside 2027
	Planned Activities	Construction costs associated with full home rehabilitation, emergency home rehabilitation, and facade improvements.
11	Project Name	CDBG Housing Rehab Program Delivery (City of Bethlehem)
	Target Area	City of Bethlehem Northside 2027
	Goals Supported	Preserve Owner-Occupied Housing
	Needs Addressed	Improve the quality of existing housing (NS)
	Funding	CDBG: \$130,000
	Description	Housing rehab program delivery associated with the CDBG funded Housing Rehabilitation Program.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 30 Units are expected to be rehabilitated.
	Location Description	City of Bethlehem Northside 2027 (NRSA) aka Northside Alive Area
Planned Activities	Housing rehab program delivery associated with staff costs for the CDBG funded Housing Rehabilitation Program. Cost of salary and fringe benefits for City housing rehab staff.	
12	Project Name	Homeless Shelter (HOME-ARP)
	Target Area	City of Bethlehem
	Goals Supported	Support Homeless Housing and Services Support High Quality Public Services

	Needs Addressed	Enhance the Availability of Community Services
	Funding	CDBG: \$100,000
	Description	Funds will support the acquisition/rehabilitation/construction of a non-congregate shelter. This will be a City activity performed by the Department of Community and Economic Development.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	15-30 beneficiaries
	Location Description	Bethlehem, PA
	Planned Activities	Funds will support the acquisition/rehabilitation/construction of a non-congregate shelter to serve qualified homeless populations
13	Project Name	City DCED Friendship Park 2025
	Target Area	Northside 2027
	Goals Supported	Support High Quality Public Services Improve Public Facilities & Infrastructure
	Needs Addressed	Provide quality infrastructure and comm facilities
	Funding	CDBG: \$260,000.00
	Description	Construction phase of improvements to public park and recreation facilities, including installation of splash pad and shade features, and other work intended to increase public utilization of the park in the heart of the NRSA. This will be a City activity performed by the Department of Community and Economic Development.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	Anticipated that at least 100 City residents will utilize the improved park area.
	Location Description	Bethlehem PA

	Planned Activities	Construction phase of improvements to public park and recreation facilities, including installation of splash pad and shade features, and other work intended to increase public utilization of the park in the heart of the NRSA. This will be a City activity performed by the Department of Community and Economic Development.
14	Project Name	City DCED Broad Street Improvements
	Target Area	Bethlehem, PA
	Goals Supported	Improve Public Facilities & Infrastructure
	Needs Addressed	Provide quality infrastructure and comm facilities
	Funding	CDBG: \$350,000.00 (prior year funding)
	Description	Improvements to the East Broad Street corridor between Guetter Street to Elm Street. Improvements are expected to include enhanced crosswalks, ADA compliant handicap ramps, center landscaped medians, street trees, and other safety improvements. The project is intended to calm traffic and improve transit, pedestrian, and bicycle safety.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	Anticipated low income City residents in the broad street area. Number: _____
	Location Description	Bethlehem, PA
Planned Activities	Improvements to the Broad Street corridor between Guetter Street to Elm Street. Improvements are expected to include enhanced crosswalks, ADA compliant handicap ramps, center landscaped medians, street trees, and other safety improvements. The project is intended to calm traffic and improve transit, pedestrian, and bicycle safety.	
15	Project Name	HOME Program Administration
	Target Area	City of Bethlehem
	Goals Supported	HOME Program Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$45,521.00
	Description	Salary and wages of local staff as well as professional fees for consultants to assist with the administration of the HOME programs.

	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	This activity will reimburse the City for salary and wages of employees administering the CDBG and HOME programs. Funds may also be used to pay for professional services
	Location Description	10 East Church Street Bethlehem, PA
	Planned Activities	This activity will reimburse the City for salary and wages of employees administering the CDBG and HOME programs. Funds may also be used to pay for professional services
16	Project Name	CADCB Community Organizer and Tenant Advocate
	Target Area	City of Bethlehem
	Goals Supported	Support High Quality Public Services Expand Availability of Services
	Needs Addressed	Expand Availability of Services
	Funding	CDBG: \$50,000.00
	Description	CDBG funds from the City of Bethlehem will be used to hire a Community Organizer and Tenant Advocate to address the pressing housing issues in the City of Bethlehem. The Tenant Advocate and Organizer will facilitate community engagement, offer tenant advocacy, and mediate landlord/tenant disputes. They will also provide resources and education on tenant rights, and support for navigating issues with rental properties. CADB is currently in year three of the Southside Tomorrow Neighborhood Partnership Program (NPP) in partnership with the City of Bethlehem and the Pennsylvania Department of Community and Economic Development. The Southside Tomorrow plan was created through a comprehensive public input process and identified three areas in which to focus: public and green spaces, communication and connectivity, and housing
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	40

	Location Description	City of Bethlehem Northside 2027
	Planned Activities	CDBG funds from the City of Bethlehem will be used to hire a Community Organizer and Tenant Advocate to address the pressing housing issues in the City of Bethlehem. The Tenant Advocate and Organizer will facilitate community engagement, offer tenant advocacy, and mediate landlord/tenant disputes. They will also provide resources and education on tenant rights, and support for navigating issues with rental properties. CADB is currently in year three of the Southside Tomorrow Neighborhood Partnership Program (NPP) in partnership with the City of Bethlehem and the Pennsylvania Department of Community and Economic Development. The Southside Tomorrow plan was created through a comprehensive public input process and identified three areas in which to focus: public and green spaces, communication and connectivity, and housing
17	Project Name	Community Action Development Bethlehem Southside Exterior Rehabilitation and Weatherization Program
	Target Area	South side City of Bethlehem Northside 2027
	Goals Supported	Create and Preserve Affordable Rental Housing Preserve Owner-Occupied Housing
	Needs Addressed	Improve the quality of existing housing Increase the rate of homeownership
	Funding	CDBG: \$66,000.00
	Description	CDBG funds from the City of Bethlehem will be used to implement a targeted residential façade improvement program to improve the appearance of Southside’s Tomorrow neighborhoods, and the Northside Alive NRSA and make crucial repairs to homes inhabited by low- to moderate-income residents. Specifically, at least four (4) residential façades will be funded by the City. Funds will be given directly to the contractor performing the repairs, with no funds directed to the homeowner. Recipients will be low- to moderate-income homeowners or local landlords who have a property in the target neighborhoods. An effort will be made to coordinate with Community Action Homes to concentrate the work in one neighborhood to increase the impact. CADB will also attempt to coordinate these efforts with the City of Bethlehem’s emergency housing repair program and Healthy Homes program as well as CALV’s Weatherization program so that homeowners can improve both the exterior and interior of their homes.

	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	4 Households
	Location Description	Bethlehem, PA NRSA; Southside Vision Area
	Planned Activities	CDBG funds from the City of Bethlehem will be used to implement a targeted residential façade improvement program to improve the appearance of Southside’s Tomorrow neighborhoods, and the Northside Alive NRSA and make crucial repairs to homes inhabited by low- to moderate-income residents. Specifically, at least four (4) residential façades will be funded by the City. Funds will be given directly to the contractor performing the repairs, with no funds directed to the homeowner. Recipients will be low- to moderate-income homeowners or local landlords who have a property in the target neighborhoods. An effort will be made to coordinate with Community Action Homes to concentrate the work in one neighborhood in order to increase the impact. CADB will also attempt to coordinate these efforts with the City of Bethlehem’s emergency housing repair program and Healthy Homes program as well as CALV’s Weatherization program so that homeowners can improve both the exterior and interior of their homes.
18	Project Name	Holy Family Senior Living Replacement of PTAC Units to Benefit Low Income Residents
	Target Area	City of Bethlehem
	Goals Supported	Physical Improvements
	Needs Addressed	Replacement of PTAC Units to Benefit Low Income Residents Low income elder
	Funding	CDBG: 250,000.00 (2024 and prior year reallocated funding)
	Description	Each resident room in Holy Family’s Skilled Nursing Unit is currently heated and cooled using antiquated Packaged Terminal Air Conditioning (PTAC) units that are no longer available to purchase or repair when the air-conditioning function of the unit is not working. Holy Family needs to replace 32 units with a newer model to ensure appropriate climate control for our elderly residents. In addition to the purchase and installation of each unit, the awarded contractor will also need to repair the wall and update wiring to ensure the appropriate seal and fit of the new units.

	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	[45] residents
	Location Description	1200 Spring St, Bethlehem, PA 18018
	Planned Activities	Each resident room in Holy Family’s Skilled Nursing Unit is currently heated and cooled using antiquated Packaged Terminal Air Conditioning (PTAC) units that are no longer available to purchase or repair when the air-conditioning function of the unit is not working. Holy Family needs to replace [32] units with a newer model to ensure appropriate climate control for our elderly residents. In addition to the purchase and installation of each unit, the awarded contractor will also need to repair the wall and update wiring to ensure the appropriate seal and fit of the new units.
19	Project Name	Community Housing Development Organization (CHDO)
	Target Area	City of Bethlehem
	Goals Supported	Create and Preserve Affordable Rental Housing Enhance Homeownership Opportunities
	Needs Addressed	Improve the quality of existing housing Increase the rate of homeownership
	Funding	HOME: \$68,282.00
	Description	Provide funds to produce affordable housing opportunities, and any other HOME CHDO-eligible activity, using the 15% CHDO set-aside funding as required under the HOME Investment Partnerships (HOME) entitlement grant.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	10 E Church St

	Planned Activities	This program will provide funds to produce affordable housing opportunities using the 15% CHDO set-aside funding as required under the HOME Investment Partnerships (HOME) entitlement grant. These eligible set-aside activities include: the acquisition and/or rehabilitation of rental housing; new construction of rental housing; acquisition and/or rehabilitation of homebuyer properties; new construction of homebuyer properties; and direct financial assistance to purchasers of HOME-assisted housing that has been developed with HOME funds by the CHDO, and any other CHDO-eligible activity.
20	Project Name	City HOME Funded Housing Rehab
	Target Area	City of Bethlehem Northside 2027 Area (NRSA) aka Northside Alive
	Goals Supported	Create and Preserve Affordable Rental Housing Preserve Owner-Occupied Housing
	Needs Addressed	Improve the quality of existing housing Increase the rate of homeownership
	Funding	HOME: \$40,000.00
	Description	Construction costs associated with full home rehabilitation, emergency home rehabilitation, and facade improvements.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	Construction costs associated with full home rehabilitation, emergency home rehabilitation, and facade improvements
	Location Description	Citywide
	Planned Activities	Construction costs associated with full home rehabilitation, emergency home rehabilitation, and facade improvements.
21	Project Name	HOME Affordable Housing Project Opportunities
	Target Area	City of Bethlehem Northside 2027 Area (NRSA) aka Northside Alive

	Goals Supported	Create and Preserve Affordable Rental Housing Preserve Owner-Occupied Housing
	Needs Addressed	Improve the quality of existing housing. Increase the rate of homeownership
	Funding	HOME: \$201,410.00
	Description	Undertake affordable housing activities and projects that are driven by City, private housing entities and/or nonprofit developers.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	Low-income residents
	Location Description	City of Bethlehem Northside 2027 Area (NRSA) aka Northside Alive
	Planned Activities	Undertake HOME-eligible affordable housing activities and projects that are driven by City, private housing entities and or nonprofit developers. Perform planning and design activities, acquisition, development and or construction costs required to undertake affordable housing projects.
22	Project Name	HOME BHAP Homebuyer Assistance
	Target Area	Bethlehem
	Goals Supported	Create and Preserve Affordable Rental Housing Enhance Homeownership Opportunities
	Needs Addressed	Improve the quality of existing housing Increase the rate of homeownership
	Funding	HOME: \$100,000.00
	Description	Down payment and closing cost assistance for low-income
	Target Date	12/31/2024

	Estimate the number and type of families that will benefit from the proposed activities	Low-income residents
	Location Description	Bethlehem City wide
	Planned Activities	Down payment and closing cost assistance for low-income homebuyers.
23	Project Name	HOME Habitat for Humanity – Philip St
	Target Area	Bethlehem
	Goals Supported	Enhance Homeownership Opportunities
	Needs Addressed	Increase the rate of homeownership
	Funding	\$190,000 (prior year reprogramed funds)
	Description	Construction of two single-family homes to be sold to low-income buyers.
	Target Date	12/31/2028
	Estimate the number and type of families that will benefit from the proposed activities	2 low-income Families
	Location Description	Phillips Street, Bethlehem
	Planned Activities	Construction of two single-family homes to be sold to low-income buyers.
24	Project Name	HOME CHDO Accessory Dwelling Units
	Target Area	Bethlehem
	Goals Supported	Enhance Homeownership Opportunities
	Needs Addressed	Increase the rate of homeownership
	Funding	\$200,000.00 (prior year reprogramed funds)
	Description	Construction of one or more Accessory Dwelling Units (ADU) for long-term affordable rental to qualifying low-income renters.
	Target Date	12/31/2028

	Estimate the number and type of families that will benefit from the proposed activities	Low-income residents
	Location Description	Bethlehem
	Planned Activities	Construction of one or more Accessory Dwelling Units (ADU) for long-term affordable rental to qualifying low-income renters.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

In 2024, the City is targeting approximately 90% of CDBG funds, specifically to the neighborhoods of the City of Bethlehem and/or residents of the City of Bethlehem. The additional 10% will be allocated to the Northside 2027.

Geographic Distribution

Target Area	Percentage of Funds
City of Bethlehem	90
Northside 2027	10

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The Consolidated Plan seeks to address priority needs both citywide as well as in the designated targeted area. Housing rehab, assistance to seniors and at-risk youth services, homeless services, neighborhood improvements, and special needs populations are not limited by geographic boundaries.

CDBG and HOME resources will be allocated geographically as:

- Citywide
- Northside NRSA - The NRSA designation allows the full range of HUD-funded benefits to be targeted. The NRSA is sometimes referred to as “Northside Alive” or the “Northside 2027” area.

While focusing on the Northside, the City will remain cognizant of the fact that important and needed work remains on the Southside. 2024 applications for projects and activities leverage CDBG and HOME resources with other federal, state, and local support.

Discussion

The Northside Alive neighborhood was identified in 2017-18 as a potential Neighborhood Revitalization Strategy Area (NRSA) via an extensive community planning process. The program saw great progress in 2023 as the City hired a Northside neighborhood coordinator tasked with working with residents and local stakeholders to implement revitalization programs. The City completed the Friendship Park redesign planning study, a community-driven reimagining of a park at the center of the neighborhood, which cost \$30,000. Friendship Park is a community gathering place steps from the Linden Street business corridor, but its current lack of shade and expansive asphalt mean it is often underutilized. Design plans call for the installation of a splash pad, which would be the only public water feature within two miles of the neighborhood. The City is moving forward with final design and engineering for the redesign with the goal of starting construction in 2024. The finished park will be a community hub and a potential boost to the neighboring business district.

The City conducted a neighborhood housing survey in the fall of 2023 to identify properties for a CDBG-funded façade program surrounding the Friendship Park area. The City is working with applicants for the façade program currently to qualify them for the program. In 2024, the City continues to host and participate in regularly scheduled housing committee meetings with community members and stakeholders, to identify housing and public service needs in the NRSA and potentially fund projects. These meetings include City staff, local residents, representatives from the development community, and local school officials.

Businesses and residents have identified the walkability and bikeability of the Northside Alive neighborhood as a major concern. Through collaboration with the Northside Alive Safe and Vibrant Public Realm Committee and the Coalition for Appropriate Transportation, the City invested in bike racks and crosswalk improvements throughout the neighborhood. The bike racks were installed in front of local businesses throughout the neighborhood at no cost to the businesses. The City also invested \$20,000 to hire a design firm to create a neighborhood brand for Northside Alive to foster an identity for residents and businesses within the zone. The City then provided local businesses with branding materials, like posters and window clings, at no cost and invested in Northside Alive banners to cohesively link the two main business districts within the neighborhood. Beyond branding, the City organized a business mixer and other in-person events to build cohesion among the local business community and the neighborhoods in the NRSA.

The City pays the salary of the Northside Alive neighborhood coordinator, who works with local businesses, residents, and community stakeholders to implement the revitalization strategies identified within the Northside 2027 plan (plan which supported the City NRSA application), which serves as a blueprint for neighborhood investment. The City created this position in 2022 to centralize coordination of community organizing and other efforts in the NRSA. The City is funding this position from non-CDBG sources evidencing its commitment to funding investment in the people, facilities, and housing in the NRSA and leveraging CDBG resources devoted to other NRSA projects.

In 2022 the City began planning with the community for the revitalization of Friendship park.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The preservation and expansion of affordable housing opportunities are stated goals from the City's 2020-24 Five Year Consolidated Plan. In addition, the City intends to improve the housing stock in the Northside NRSA. As such, affordable housing activities for in 2024 include, without limitation:

- Rehabilitation of homes owned and occupied by low-income residents.
- First time homebuyers’ program (BHAP) providing subsidies for up to 10 percent of downpayment and closing costs.
- [Rental subsidies]
- Facade improvements to homes
- The acquisition, rehabilitation, and resale of homes for low-income buyers
- Construction of new single family housing

One Year Goals for the Number of Households to be Supported	
Homeless	[45]
Non-Homeless	[116]
Special-Needs	[35]
Total	[196]

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	[80]
The Production of New Units	[2]
Rehab of Existing Units	30
Acquisition of Existing Units	[1]
Total	[111]

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

Affordable housing is crucial in Bethlehem for several reasons. It ensures that individuals and families, with lower incomes, have access to safe and stable housing, promoting social equity and reducing homelessness. Additionally, affordable housing fosters economic vitality by attracting and retaining a diverse workforce, which is essential for the city's growth and sustainability. Moreover, it contributes to community stability by allowing residents to establish roots and build connections within the neighborhood. As discussed above, in 2023, the City of Bethlehem published a report titled "Opening Doors: Strategies to Build Housing Stability in Bethlehem" (Housing Plan or Opening Doors). The current City administration considers the current affordable housing crisis to be a key City priority and is in alignment with the current City Council on the importance of addressing affordable housing challenges with realistic and cost-efficient programs.

AP-60 Public Housing – 91.220(h)

Introduction

The Bethlehem Housing Authority (BHA) recently partnered with the City and was awarded a Choice Neighborhoods grant to transform the Pembroke Village target housing site and the surrounding Stefko / Pembroke Neighborhood into a more desirable community of choice. This collaboration ensures a joint focus on all three core goals of the CN: Housing – through the replacement of obsolete public housing with financially viable, energy efficient, mixed-income housing within a larger program of neighborhood reinvestment; People – creating and enhancing opportunities for BHA residents and other low-moderate income families to improve their quality of life; and Neighborhood – transforming a distressed, high-poverty area to well-functioning mixed-use and mixed-income neighborhood.

Moreover, BHA owns and operates more than 1,200 affordable housing units across 11 properties in the City of Bethlehem. BHA identified several populations in greater need including Elderly and handicap households and single mother households. BHA feels the biggest challenge will be to provide enough affordable housing to meet the needs of the community. The current demand has severely outpaced the supply, caused by regulation, cost, lack of affordable homes for sale, and suitable land for development.

Actions planned during the next year to address the needs to public housing

BHA and the City will work on the Choice Neighborhood grant together, garnishing community engagement and collaborative efforts as needed.

BHA reports that almost all complexes are in good condition, with a few considered fair.

The BHA will continue annually to make improvements to complexes in general and housing units where needed to guarantee a safe, decent home for each resident. BHA strives to decrease families on its wait list.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Since the passing of “The Quality Housing and Work Responsibility Act of 1998”, the BHA has had a Resident Advisory Board, comprised of a representative from each development/building. The Board members meet monthly to assist the Authority in preparation and updating of the Five Year and Annual Plans. BHA encourages and funds Resident Councils in all their developments/buildings. The resident Council members are voted by the residents in an election process which is overseen by BHA staff. Councils are required to hold meetings and set up information sessions that are of interest and importance to the residents. The Board meets at least three times a year to assist the BHA to prepare and update the Annual Plans.

There is a greater need for rental assistance, more affordable housing, homelessness prevention and eviction prevention programs and services, childcare services, and mental health and substance abuse services. BHA acknowledges that residents’ biggest challenge is reaching housing independence, and keeping up with the changing technology needed to make employment advancement and increased family wealth.

Representatives from the City receive all BHA meeting agendas and minutes and review all to become familiar with concerns of the board and, more importantly, the resident advisory board. Moreover, City Council maintains an appointed liaison to the BHA who attends meetings. A representative of the Community and Economic Development Department also attends BHA meetings to coordinate activities. The City supplies information regarding HOME funded units to the BHA Director and has requested our HOME funded organizations directly solicit residents of the BHA when marketing their apartment units or income qualified homes.

Information on the City's Bethlehem Housing Assistance Program will be provided to Housing Authority residents. In 2024, the City is currently partnering with the BHA on seeking out and applying for housing grants beyond the scope of CDBG and HOME programs.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The Bethlehem Housing Authority is not a troubled PHA. BHA received a score of 94 for Fiscal Year 2023 and is deemed a High Performing authority.

Discussion

BHA is integral to the City of Bethlehem as it serves as a primary vehicle for addressing the pressing housing needs of low-income residents within the community. By providing affordable housing options, rental assistance programs, and supportive services, the BHA plays a vital role in ensuring that all residents have access to safe and decent housing. Additionally, the authority's efforts contribute to community development and revitalization, fostering inclusive growth and social equity. Through its various initiatives and partnerships, the BHA helps strengthen the fabric of the City, promoting stability, opportunity, and a better quality of life for all residents.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City of Bethlehem is actively addressing homelessness through Community Development Block Grant (CDBG) funding by implementing a range of targeted initiatives and support services. With CDBG funding, Bethlehem has established comprehensive programs aimed at preventing homelessness, providing funding to emergency shelters, and aiding individuals and families experiencing housing instability. These initiatives include rental assistance programs, rapid rehousing programs, supportive services, and outreach efforts to connect homeless individuals with housing and employment resources. Additionally, Bethlehem allocates CDBG funds to support homeless shelters, transitional housing facilities, and supportive housing developments, creating a continuum of care to address the diverse needs of the homeless population. Through strategic investments and partnerships with local organizations and service providers, the City of Bethlehem is making significant strides in combating homelessness and promoting housing stability for its residents.

The City continues to address the underserved needs of area residents through participation in regional housing forums, fair housing activities and events, and most notably the Lehigh Valley Regional Homeless Advisory Board (LVRHAB). The City works with public service providers, including the Bethlehem Emergency Shelter, New Bethany Ministries, Northampton County and Lehigh County Homeless Assistance Programs (HAP) to address emergency shelter and transitional housing needs. The City participates in RHAB and is represented by its Deputy Director of the Department of Community and Economic Development.

To effectively meet the demand for homeless services, Homeless Assistance Program (HAP) funds are block granted to all 67 Pennsylvania counties. HAP funds help assure: 1. homelessness can be avoided through a variety of prevention services assisting clients to maintain affordable housing; 2. people who are homeless can find refuge and care; and 3. homeless and near homeless clients are assisted in moving toward self-sufficiency. City residents in Northampton County can access services through the Northampton County Department of Human Services in Easton, while the residents within Lehigh County receive services through the Lehigh County Department of Aging and Adult Services in Allentown. In general, the City refers all applications for assistance, relative to homelessness, to the Eastern PA Continuum of Care/RHAB.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

In the City of Bethlehem, reducing homelessness is a top priority, and the City has outlined several ambitious goals and actions to achieve significant progress within the next year. One key goal is to decrease the number of individuals experiencing homelessness through a combination of prevention, intervention, and housing stabilization efforts and programs. To achieve this goal, Bethlehem will focus on expanding access to affordable housing options, implementing rapid rehousing programs, and enhancing coordination with local service providers to streamline access to supportive services. In the next year, Bethlehem aims to increase the availability of affordable housing units. By increasing the supply of affordable housing, Bethlehem seeks to provide stable and permanent housing solutions for individuals

and families experiencing homelessness, thus reducing reliance on emergency shelters and transitional housing facilities. Additionally, Bethlehem will prioritize the implementation of homelessness prevention programs aimed at addressing the root causes of homelessness and housing instability. These programs may include rental assistance, eviction prevention services, and financial counseling to help individuals and families maintain stable housing, achieve homeownership, and avoid homelessness. By investing in prevention efforts, Bethlehem aims to proactively address housing crises before they escalate, ultimately reducing the overall incidence of homelessness in the community. In 2023, the City submitted a HOME-ARP allocation plan to HUD allocating funds to the acquisition/rehabilitation/development of a non-congregate emergency shelter that will serve qualifying populations.

Furthermore, Bethlehem will strengthen its partnerships with local homeless service providers, faith-based organizations, and community stakeholders to ensure a coordinated and comprehensive response to homelessness. Through enhanced collaboration and information sharing, Bethlehem will improve the effectiveness of its homelessness response system, increase access to supportive services, and better meet the diverse needs of individuals experiencing homelessness. Bethlehem is committed to making measurable progress in reducing homelessness and creating a more inclusive and resilient community for all residents.

Addressing the emergency shelter and transitional housing needs of homeless persons

While the city does not receive ESG funding, the city is dedicated to addressing the emergency shelter and transitional needs of homeless persons by implementing a comprehensive approach that prioritizes both immediate assistance and long-term solutions. Bethlehem collaborates closely with local homeless service providers, shelters, and transitional housing facilities to ensure that individuals and families experiencing homelessness have access to safe and supportive environments where they can receive temporary shelter, necessities, and wraparound services. Additionally, Bethlehem allocates resources to enhance the capacity and quality of emergency shelters and transitional housing programs, ensuring that they are equipped to meet the diverse needs of homeless individuals while also providing pathways to permanent housing through rapid rehousing initiatives, case management, and supportive services. By prioritizing emergency shelter and transitional housing as integral components of its homelessness response system, Bethlehem strives to provide compassionate and effective support to those in need while working towards the goal of ending homelessness in the community. City administration annually works closely with the Bethlehem Emergency Shelter to organize its winter shelter. In 2023, the City submitted a HOME-ARP allocation plan to HUD allocating funds to acquisition/rehabilitation/development of a non-congregate emergency shelter that will serve qualifying populations. Additionally, through the CoC and County Homeless Assistance Programs, comprehensive and varied programs are available to Bethlehem residents and the region to assist the homeless in making the transition to permanent housing including addressing special needs of persons who are not homeless.

In 2020, an Affordable Housing Task Force was created to help guide future actions needed with development and land use regulation changes.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The larger population of homeless in the City of Bethlehem does not meet HUD's definition of chronically homeless. They are individuals or families who increasingly cannot find affordable housing, family members who are couch surfing, experiencing barriers to finding or obtaining affordable units, or are individuals facing eviction due to rising rents or crowded conditions.

Some forms of assistance relate to the individual or family's housing situation and referrals can be made locally to New Bethany Ministries and or regionally to the Pennsylvania Coalition Against Domestic Violence (PCADV), the National Alliance to End Homelessness, the National Coalition for the Homeless or specific programs of the US Department of Housing and Urban Development (HUD). Turning Point of the Lehigh Valley aids in finding permanent, safe housing for victims of domestic violence and Valley Youth House assists with permanent housing solutions for homeless children.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.- add depending on subrecipients chosen by city.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Several 2024 activities are aimed at preventing homelessness:

- Housing Rehab Program reduces the impacts of a deteriorating home and thus helps keep homeowners in their homes.
- New Bethany Ministries' Representative Payee Program combats homelessness by providing fiduciary, financial management, and family budgeting services - including paying rent and utility bills on time. This assistance is especially helpful to individuals with mental health and other physical challenges.
- The ShareCare volunteer service program helps keep the elderly and disabled in their homes with a variety of home and respite care services.

- Additionally, other CDBG-funded programs provide food assistance and other services to individuals that indirectly help prevent homelessness by providing support that helps families to allocate scarce financial resources to housing needs.

Discussion

The City of Bethlehem is steadfast in its commitment to addressing homelessness with compassion and effective solutions. Through collaborative efforts between local government, community organizations, and residents, Bethlehem aims to provide comprehensive support to individuals experiencing homelessness. Initiatives include the expansion of affordable housing options, access to mental health and substance abuse services, job training programs, and outreach efforts to connect individuals with necessary resources. Bethlehem recognizes the dignity of every person and strives to create a supportive environment where all residents can thrive.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City of Bethlehem is taking proactive measures to confront barriers to affordable housing, recognizing it as a cornerstone of a thriving community. Through strategic initiatives and partnerships, Bethlehem is tackling various challenges to ensure that its residents have access to safe, decent, and affordable housing options. Bethlehem is investing in the preservation and rehabilitation of existing affordable housing stock to prevent displacement and maintain affordability for low-income residents. This includes providing financial incentives and technical assistance to property owners and developers who commit to preserving affordable units or converting underutilized spaces into affordable housing. Additionally, through the adoption of the 5-Housing Plan to address housing needs in Bethlehem, the City is implementing innovative zoning policies and land-use regulations to encourage the development of affordable housing. By streamlining approval processes, reducing regulatory barriers, the City is working to increase the supply of affordable housing and promote equitable access to housing opportunities for all residents. Moreover, Bethlehem recognizes the interconnectedness of affordable housing with other social and economic factors, such as transportation, education, and healthcare. To address these systemic challenges, the city is pursuing holistic approaches that consider the broader needs of residents and foster sustainable, inclusive communities. Through these multifaceted efforts, Bethlehem is committed to breaking down barriers to affordable housing and building a more equitable and resilient city for current and future generations.

Additionally, the cities of Allentown, Bethlehem, and Easton, in partnership with Northampton County, have prepared a joint Analysis of Impediments to Fair Housing Choice (AI). The partnership is recognized as the Bethlehem, Easton, Allentown, Northampton (“BEAN”) Fair Housing Partnership. An Analysis of Impediments is a planning document that examines any public or private actions that have the effect of restricting housing choice, or the availability of housing, based on an individual’s race, color, religion, sex, disability, familial status, or national origin. Impediments to fair housing choice identified in the AI, which was completed in April 2021, have been incorporated as follows:

- Disparities in Mortgage Lending
- Need for Increased Fair Housing Education
- Need for Increased Coordination among Fair Housing providers
- Condition of Affordable Housing Stock

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City has continued to assess the need to remove negative effects of public policies. Through the Analysis of Impediments to Fair Housing Choice, the City identified barriers to housing choice and developed strategies to provide fair housing opportunities. Additionally, City staff are active on a Housing

Steering Committee to address demographic shifts in housing costs, affordable housing, and location barriers to affordable housing for Bethlehem residents.

In 2023 the City also published A 5-Year Action Plan to Address Housing Needs in Bethlehem. Strategies within this action plan include:

- Engagement in State-Level Advocacy and Lobbying to Enhance Resources for Affordable Housing Development to advocate for:
 - Changes to the Municipalities Planning Code to allow third-class cities the ability to enact housing tools currently unavailable like inclusionary zoning and rent stabilization measures; and
 - Prioritization of future affordable rental housing projects in the Lehigh Valley through the bonus points or a set-aside in the state’s QAP and access to other available funds (e.g., Housing Options Grant Program, PHARE funds, unused CDBG-DR funding).
- Update Zoning and Land Use to Encourage a Variety of Housing Types and Infill Development.
 - The City should hire a planning consultant to review current ordinances and develop program guidelines for updating and adopting ordinance revisions.
 - The program would also require staffing resources, a new hire, to provide streamlined assistance, review, and approval of affordable housing development projects.

Discussion:

Bethlehem holds the removal of barriers to affordable housing as a top priority due to several compelling reasons deeply intertwined with the city's social, economic, and moral fabric. Firstly, ensuring access to affordable housing is fundamental to promoting social equity and justice within the community. By addressing barriers to affordable housing, Bethlehem aims to reduce disparities and create a more inclusive society where individuals of all income levels can live and thrive. Secondly, affordable housing is crucial for fostering economic stability and growth. Access to affordable housing enables individuals and families to allocate more resources towards other essential needs, such as healthcare, education, and food, thus stimulating local economies and enhancing overall financial well-being. Moreover, affordable housing plays a pivotal role in attracting and retaining a diverse workforce, supporting businesses, and driving economic development in Bethlehem. Furthermore, addressing barriers to affordable housing aligns with Bethlehem's commitment to promoting public health and well-being. Stable and affordable housing is linked to improved health outcomes, reduced stress, and increased access to healthcare services. By ensuring that residents have access to affordable housing, Bethlehem is contributing to enhancing the overall quality of life and well-being of its population.

Additionally, addressing barriers to affordable housing is essential for fostering a sense of community and belonging in Bethlehem. Affordable housing enables individuals and families to put down roots, build relationships, and actively participate in civic and social activities. By promoting diverse and inclusive neighborhoods, Bethlehem can cultivate a strong sense of community cohesion and resilience.

In summary, Bethlehem takes barriers to affordable housing very seriously because it recognizes the multifaceted benefits of ensuring access to affordable housing for its residents. From promoting social equity and economic stability to enhancing public health and fostering community cohesion, addressing barriers to affordable housing is essential for building a vibrant, inclusive, and thriving city.

Actions to be taken to reduce disparities in mortgage lending:

Bethlehem has joined other Lehigh Valley grantees in support of North Penn Legal Services, an organization that provides Fair Housing information and advocacy in the region and will continue to do so in 2024. While looking for ways to fund the recommended testing of lenders, NPLS provides Fair Housing education, including hosting virtual client outreaches and fair housing trainings, and the dissemination of the NPLS Newsletter, a Self-Help Handbook for Tenants, and Emergency Rental Assistance program documents. The City will continue to actively support those efforts with CDBG funds by linking the City website to the North Penn Legal Services website for Fair Housing info. In 2023, NPLS assisted Bethlehem clients with their housing-related legal issues which include: housing discrimination due to physical/mental challenges, public housing admission denial or eviction, and termination of Section 8 housing or eviction from federally subsidized housing.

The Bethlehem Housing Assistance Program, initiated in early 2021, is focused on increased homeownership for low- and moderate-income families. The program provides down payment and closing costs for income-eligible families. Over 10 local and regional banking institutions have shown support for the program. In 2023, additional lender and brokers inquired about this program evidencing continued interest despite the challenging housing market conditions.

Actions to be taken-Need for Increased Fair Housing Education:

Outreach efforts center on reaching minority and disabled populations as well as landlords/property managers. During the 2024 Program Year, the communities of the Lehigh Valley, including the City, intend to:

- Provide assistance to at least 15 residents to resolve potential fair housing complaints and violations.
- Educate at least 100 residents on fair housing rights and recourses;
- Disseminate copies of “The Right Stuff About Renting” to provide tenants with information about their rights, including those under fair housing laws;
- Provide training sessions to the Greater Lehigh Valley Realtors Association; and
- Conduct a Virtual Fair Housing Conference.

Actions to be taken: Increased Coordination Among Fair Housing Providers:

- Coordination with Northampton County, Lehigh County, and nonprofits in quarterly fair housing meetings hosted by the City’s fair housing subrecipient, North Penn Legal Services.
- Coordination with the Bethlehem Human Relations Commission on regional fair housing dialogue and events.
- Coordinate fair housing events with the City’s public service providers

Actions to be taken: Assess the Conditions of Affordable Housing:

Continue housing rehabilitation activities in owner-occupied units, support efforts to rehabilitate vacant units for sale to eligible households, and support other housing entities whose mission is to increase affordable housing in the City. AP-85 Other Actions – 91.220(k)

Introduction:

Bethlehem places a high priority on caring for its underserved communities. Recognizing that underserved communities often face systemic barriers to opportunities and resources, Bethlehem is dedicated to addressing these disparities through targeted initiatives and support programs. This commitment stems from the belief that every individual deserves equal access to essential services, opportunities for advancement, and a dignified quality of life, regardless of their background or circumstances. This year, Bethlehem plans to further its efforts in supporting underserved communities through a multifaceted approach. This includes partnering with local organizations and service providers to deliver targeted assistance and support programs tailored to the specific needs of underserved populations.

Bethlehem prioritizes community engagement and empowerment by amplifying the voices of underserved communities in decision-making processes and policy development. By fostering inclusive dialogue and collaboration, the City aims to ensure that the concerns and priorities of underserved communities are effectively addressed and integrated into municipal initiatives and planning efforts. Additionally, Bethlehem will work to strengthen social safety nets and support networks for underserved populations, including initiatives to combat homelessness, food insecurity, and access to mental health services. Through proactive outreach, advocacy, and partnership-building, the City seeks to create a more resilient and supportive environment where all residents can thrive. In conclusion, Bethlehem's commitment to caring for underserved communities reflects its core values of equity, compassion, and solidarity. By prioritizing the needs of underserved populations and implementing targeted strategies for support and empowerment, Bethlehem aims to foster a more just, inclusive, and thriving community for all residents.

Actions planned to address obstacles to meeting underserved needs

Identified obstacles to meeting underserved populations include reducing barriers to rental and owner housing, e.g., rental deposits, down payments, homeless family services, and meeting needs of single female families. Bethlehem plans to continue addressing these obstacles by continuing to pursue all appropriate funding opportunities for housing development, preservation, and family assistance. BHA has determined that the allocation of federal funds should be more flexible. Funding should go where it's needed most. Currently, HUD payment standards do not reflect market rents and needs of the marketplace. One solution is to leverage those federal funds lying in reserve to pay landlords to set aside more of their units to those in a desperate need without claiming statutory limitations to spending such idle funds.

Actions planned to foster and maintain affordable housing

As detailed in AP-38 - Projects - and AP-55 - Affordable Housing, the City is taking several steps to foster and maintain affordable housing, including subsidizing the creation of new affordable units, the purchase and rehab of units and the preservation of existing units.

Actions planned to reduce lead-based paint hazards

The City successfully obtained Lead-Healthy-Homes funding to target, assess and remediate lead risks for low-moderate income households. The City partners with Northampton County and City of Easton to target and assess lead risks for low- and moderate-income households. The Healthy Homes Program provides the opportunity to identify lead-based paint hazards, provide education, and provide materials to help residents create and maintain a safe environment. The City also partnered with the Lead Hazard Control Program to provide abatement from such hazards.

Through the Residential Rehabilitation Program, the City provides housing repairs as well as lead-based paint abatements. The City completed 15 lead health and rehabilitation projects in 2023. The City's Healthy Homes Program provides a thorough, customized home visiting program. The process includes: a walk-through of the home, assessment documentation, education, and leave-behind materials to help residents create and maintain a healthy and safe environment. This program, teamed with the Lead Hazard Control Program, provides needed lead assessment and abatement from the hazards that are central to lead poisoning. The Health Bureau and the Housing and Community Development Bureau work together to conduct lead abatement construction activities for income-eligible homeowners.

Additionally, any property owner in the City can request a lead inspection of their property. The City assesses a fee for this service to cover the cost of the inspectors' time. The Health Bureau and the Housing Rehabilitation staff coordinate on issues where elevated blood lead levels are identified.

Actions planned to reduce the number of poverty-level families

The City implements various activities and strategies to reduce the number of poverty-level families in the community. The activities include:

- **Job Creation Initiatives:** Encouraging economic development and attracting businesses to create job opportunities for residents.
- **Affordable Housing Initiatives:** Building or subsidizing affordable housing options for low-income families.
- **Social Services Support:** Providing access to social services such as food assistance, healthcare, childcare, and transportation.
- **Community Partnerships:** Collaborating with local organizations and nonprofits to provide additional support and resources to families in need.
- **Education and Youth Programs:** Investing in quality education and after-school programs to support children and youth from low-income families.
- **Section 3,** the City promotes the utilization of firms owned by or employing low-income persons

In 2021 the City adopted an Affordable Housing LERTA District. This tax incentive program assures either the development of affordable housing units as part of a larger housing development or provides a fee-

in-lieu of for future affordable housing initiatives or programs. Creation of affordable housing will hopefully support creation of more and better jobs for lower-income families in the City.

The City Economic Development Bureau uses a variety of funding sources to aid local businesses with the hope that they will grow, retain, and hire LMI workers. The City will continue to look for opportunities to invest in future job-creation activities with an emphasis on the hiring of low-income residents and to pursue economic development in all forms to increase the supply of higher-paying jobs available to City residents.

Actions planned to develop institutional structure

Ongoing staff development, consultant input and community dialogue will continue to strengthen the Housing and Community Development Bureau performance in upcoming years.

In 2023, DCED conducted training sessions with subrecipients to help with grant administration, monitoring and compliance, application development, and construction labor standards-Davis Bacon Wage requirements. These efforts will help staff and subrecipients apply for and administer CDBG and HOME funding sources, ensuring all resources are highly integrated and administered efficiently. The Community Development Bureau is responsible for the following:

- Program management and oversight
- Inter-department/agency coordination
- Sub-recipient contract administration and monitoring
- Program evaluation and risk assessment
- Report preparation and submission
- Technical assistance
- Special project development
- Consolidated Plan and Annual Action Plan preparation, monitoring, and evaluation
- Select housing programs

Beyond City staff, the Community Development Bureau will maintain strong relationships with public agencies including the governments of Lehigh and Northampton counties, the Bethlehem Housing Authority, and a network of non-profit and public service organizations.

Actions planned to enhance coordination between public and private housing and social service agencies

The City recognizes the importance of partnership between the public, private, and social service agencies. The City does the following to enhance coordination between public and private housing and social service agencies:

- The City collaborates on the development of strategic plans, needs assessments, and resource allocation strategies to ensure alignment and maximize impact across public and private sectors. Specifically, in 2023 the City put together a 5-year action plan to address housing needs in Bethlehem. The community, as well as City staff, were heavily involved.
- Establish partnership agreements and Memoranda of Understanding (MOUs), formalizing partnerships and collaborations through written agreements, outlining roles, responsibilities, and commitments of each party.
- Community engagement and Input from residents, community organizations, and other stakeholders, to gather feedback, ensuring coordinated efforts reflect the needs and priorities of the community.

Discussion:

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	75.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City will not provide forms of assistance that are inconsistent with 24 CFR 92.205 as detailed in 92.205(b) Forms of assistance (1) and (2). All assistance provided by the City under its Owner-Occupied Housing Rehabilitation Program, Bethlehem Housing Assistance Program; and or acquisition, rehab and

resale activities conducted by other non-profit entities; and any new construction rental housing development activities must meet these requirements.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City of Bethlehem operates two HOME-funded homebuyer programs, the Bethlehem Homebuyer Assistance Program (BHAP), which provides down payment and closing cost assistance for the purchase of existing units by eligible homebuyers, and a Homebuyer Program which provides funding for the acquisition, rehab, and resale (ARR) of HOME funded units to income-qualified homebuyers.

For the BHAP program and Homebuyer projects that result in direct subsidy, Bethlehem has selected the RECAPTURE option for enforcing the HOME-required period of affordability. For ARR projects that exclusively provide development subsidy, the City will implement the required RESALE provisions.

The City of Bethlehem requires that the HOME-assisted housing must meet the affordability requirements for not less than the applicable period specified in the following table, beginning after project completion.

Rental housing activity NSP amount per-unit	Minimum period of affordability in years
Under \$15,000	5
\$15,000 to \$40,000	10
Over \$40,000 or rehabilitation involving refinancing	15
New construction or acquisition of newly constructed housing (does not apply to homeownership projects)	20

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds See 24 CFR 92.254(a)(4) are as follows:

The following describes the City's subrecipients resale and recapture provisions.

When the RECAPTURE option is enforced, subsequent homebuyers will not be limited to income-eligible households.

Resale Requirements: When HOME funds are provided to a CHDO/Developer/Owner to develop homebuyer unit(s) with no additional assistance paid to the homebuyer, the City elects to implement resale provisions to meet the affordability requirements applicable to the project.

Resale Terms and Conditions-

1. Homebuyer Household Income must be less than 80% AMI adjusted for family size.
2. Affordability Period – a low-to-moderate household must occupy the residence during the entire affordability period.
3. The homebuyer must occupy the property as their principal residence.

4. Upon sale of the property the initial homeowner must receive a “fair return” – homeowner’s return on original investment including down payment and any capital improvements, less the amount of deferred maintenance that does not meet local code requirements and remediation of all deficiencies identified during inspection.
5. Capital Improvements– Homebuyer would obtain approval from City prior to work being completed - Energy upgrades – HVAC, Water Heater, Insulation and Home modernization.
6. Consumer Price Index – used to calculate the percent gain which applies to sales within the affordability period.
7. Resale Process – When a Resale is triggered during the Period of Affordability, the homeowner and developer shall immediately notify the City and HOME Program staff. The City shall: agree to the new sale price with professional consultation and appraisal; Confirm the fair return calculation; Verify income eligibility of the subsequent homebuyer; Confirm principal residency requirement; and Ensure property is affordable to a reasonable range of low-income home buyers. New HOME funds invested for the subsequent low-income homebuyer will extend the period of affordability according to HOME regulations.
8. Default – failure to comply with the period of affordability requirements may result in demanding repayment of the development subsidy provided to the homebuyers.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

N/A

5. **If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).**
6. **If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).**
7. **If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).**