



U.S. Department of Housing and Urban  
Development  
451 Seventh Street, SW  
Washington, DC 20410  
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**Tiered Environment Review  
for Activity/Project that is  
Categorically Excluded Subject to Section 58.5  
Pursuant to 24 CFR 58.35(a)**

**Project Information**

**Project Name:** PY2025-PY2029-CDBG-Housing-Rehabilitation

**HEROS Number:** 900000010508530

**Start Date:** 11/18/2025

**Responsible Entity (RE):** BETHLEHEM, 10 E Church St Bethlehem PA, 18018

**State / Local Identifier:**

**RE Preparer:** Elivonne Nehmeh

**Certifying Officer:** Laura Collins

**Grant Recipient (if different than Responsible Entity):**

**Point of Contact:**

**Consultant (if applicable):** MICHAEL BAKER INTERNATIONAL

**Point of Contact:** Brent Schleck

40 CFR 1506.5(b)(4): The lead agency or, where appropriate, a cooperating agency shall prepare a disclosure statement for the contractor's execution specifying that the contractor has no financial or other interest in the outcome of the action. Such statement need not include privileged or confidential trade secrets or other confidential business information.

- ✓ By checking this box, I attest that as a preparer, I have no financial or other interest in the outcome of the undertaking assessed in this environmental review.

**Additional Location Information:**

N/A

**Direct Comments to:**

**Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:**

This is a Program Year 2025-2029 project, anticipated to begin in January 2026 and run through December 2030, ("Project" or "Program") where the City of Bethlehem will provide PY 2025 CDBG funding of \$358,658. As this Program is anticipated to run for 5 years, assuming that the PY 2025 funding amount for the Program will be available for each of the Program's 5 years, the total HUD funding amount is estimated to be \$1,793,290. The actual annual amount will be identified in each Annual Action Plan. Tier 2 site-specific reviews will be completed for those laws and authorities not addressed in the Tier 1 broad review for each address under this program when addresses become known. This Program, as currently configured, would provide residential repairs to low- and moderate-income homeowners of owner-occupied homes. The purpose of this Program is to improve the safety, appearance, and livable condition for residents who lack the financial resources to address such repairs, and to improve the quality of life in the City. The scope of services, under the Program, may in the future, include minor residential repair activities for residential units (with one to four units) or individual units within multifamily residential buildings that are categorized as either maintenance or rehabilitation activities pursuant to HUD Guidance CPD-16-02, issued February 8, 2016. Eligible interior and exterior repairs would include but are not limited to roof repair or replacement; painting previously painted surfaces (exterior); window and/or door replacements; air conditioning repair, Americans with Disabilities Act (ADA) improvements; and other activities similar in scope. Note, rehabilitation of a residential building (with one to four units) would qualify under this environmental review when the density is not increased beyond four units, and the land use is not changed pursuant to 24 CFR 58.35(a)(3)(i). Additionally, rehabilitation (related to correcting code violations) of a unit within a multifamily residential building would qualify under this environmental review pursuant to 24 CFR 58.35(a)(3)(ii) when (A) the unit density is not changed more than 20 percent, (B) there is no change in land use from residential to non-residential, and (C) the estimated cost of rehabilitation is less than 75 percent of the total estimated cost of replacement after rehabilitation. Note, all eligible multifamily projects, if included in future rehabilitation activities, would meet 24 CFR 58.35(a)(3)(ii)(C) as all eligible projects under this Program would have a maximum per project cost which would be substantially less than 75 percent of the total estimated cost of replacing the entire multifamily residential building.

**Maps, photographs, and other documentation of project location and description:**

**Approximate size of the project area:** more than 1 square mile

**Length of time covered by this review:** 5 Years

**Maximum number of dwelling units or lots addressed by this tiered review:**  
200

**Level of Environmental Review Determination:**

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5: 58.35(a)(3)

**Determination:**

|   |  |
|---|--|
|   | Extraordinary circumstances exist and this project may result in significant environmental impact. This project requires preparation of an Environmental Assessment (EA); OR |
| ✓ | There are no extraordinary circumstances which would require completion of an EA, and this project may remain CEST.  |

**Approval Documents:**

**7015.15 certified by Certifying Officer on:**

**7015.16 certified by Authorizing Officer on:**

**Funding Information**

| Grant / Project Identification Number | HUD Program                              | Program Name  | Funding Amount |
|---------------------------------------|--|---|----------------|
| B-25-MC-42-0003                       | Community Planning and Development (CPD) | Community Development Block Grants (CDBG) (Entitlement) | \$0.00         |

**Estimated Total HUD Funded Amount:** \$1,793,290.00

**Estimated Total Project Cost [24 CFR 58.2 (a) (5)]:** \$1,793,290.00

**Compliance with 24 CFR §50.4, §58.5 and §58.6 Laws and Authorities**

|  |   |  |
|--|---|--|
| <b>Compliance Factors:</b><br>Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6 | Was compliance achieved at the broad level of review?               | Describe here compliance determinations made at the broad level and source documentation.  |
| <b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.6</b>                             |   |  |
| Airport Hazards  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |  |
| Coastal Barrier Resources Act  | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | There are no CBRS units in the state of Pennsylvania.  |
| Flood Insurance  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |  |
| <b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.5</b>                             |   |  |
| Air Quality  | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | The project does not include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities of five |

|                                    |   |   |
|------------------------------------|---|---|
|                                    |   | <p>or more dwelling units. As such, because the Program does not involve new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities, or five or more dwelling units, it can be assumed that emissions are below the USEPA de minimis threshold levels. As such, the Program is compliant with HUD regulations related to clean air. There are no formal compliance or mitigation steps are required, and no further analysis is necessary.</p>   |
| Coastal Zone Management Act        | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <p>The Program's project sites are not located within Pennsylvania's coastal zone jurisdictions. Pennsylvania's coastal zone along Lake Erie varies from 900 feet in urban areas to over 3 miles in more rural areas, and encompasses the floodplains of Lake Erie and tributary streams, bluff hazards recession areas, and coastal wetlands. The coastal zone along the Delaware River Estuary extends inland to 660 feet in urbanized areas, to 3.5 miles in rural areas, and includes floodplains of the Delaware and Schuylkill Rivers and their tributaries to the upper limit of tidal influence, and tidal and freshwater wetlands. The City of Bethlehem city limits are approximately 251 miles southeast of Lake Erie and approximately 38 miles northwest of the Delaware River. As such, no Program activity would take place within a Coastal Zone. No formal compliance steps or mitigation is required.</p> |
| Contamination and Toxic Substances | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |   |
| Endangered Species Act             | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <p>The Project involves the type of activities that are likely to have no effect on endangered species, such as: Rehabilitation or renovation activities associated with existing structures (e.g., houses, buildings), including additional</p>  |

|                                 |   |   |
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|                                 |   | <p>structures attached to or associated with the primary structure, and/or any loans or mortgages affiliated with such rehabilitation or renovation. Specifically, Program would be limited to minor repairs and rehabilitation activities within the existing footprint of residences located in urban areas. Potential project sites would consist of areas that have been previously disturbed by construction and use. Therefore, the Project Sites would be located within developed, urbanized neighborhoods and would not be located in open spaces that contain critical habitats for endangered species located in the City.</p>   |
| Explosive and Flammable Hazards | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <p>The Project does not include a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries), nor does the Project include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion.</p>   |
| Farmlands Protection            | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <p>Because the proposed Program is limited to residential repairs and rehabilitation of existing residential dwellings that are located within urban areas and because the land would be retained for the same use, the Program would not include any activities that could potentially convert agricultural land to a non-agricultural use. Further, areas with a density greater than 30 structures per 40-acre area are not considered "farmland" as they are considered areas "committed to urban development" per Section 658.2 of the Farmland Protection Policy Act. Potential projects would be limited to developed areas and within the existing footprint of residential homes and properties. As such, the Program is in compliance with the Farmland</p> |

|                       |   |  |
|-----------------------|---|--|
|                       |   | Protection Policy Act.   |
| Floodplain Management | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <p>Per 24 CFR 55.13(b), the decision-making process in Section 55.20 shall not apply to "financial assistance for minor repairs or improvements on one-to four-family properties that do not meet the thresholds for 'substantial improvement' under Section 55.2(b)(12)." According to 24 CFR 55.2(b)(12)(i): Substantial improvement means either: (A) any repair, reconstruction, modernization or improvement of a structure, including a manufactured housing unit, the cost of which equals or exceeds 50 percent of the market value of the structure either: (1) before the improvement or repair is started; or (2) If the structure has been damaged, and is being restored, before the damage occurred; or (B) Any repair, reconstruction, modernization or improvement of a structure, including a manufactured housing unit, that results in an increase of more than twenty percent in the number of dwelling units in a residential project or in the average peak number of customers and employees likely to be on-site at any one time for a commercial or industrial project. Additionally, under 24 CFR 55.2(b)(12)(ii): Substantial improvement may not be defined to include either: (A) any project for improvement of a structure to comply with existing state or local health, sanitary or safety code specifications that is solely necessary to assure safe living conditions; or (B) any alternation of a structure listed on the National Register of Historical Places of on a State Inventory of Historic Places. Finally, under 24 CFR 55.2(b)(12)(iii): Structural repairs, reconstruction, or improvements not meeting this definition are considered "minor improvements. All eligible projects would not exceed 50 percent of the market value of the structure. Further,</p> |

|                             |   |   |
|-----------------------------|---|---|
|                             |   | activities eligible for funding through the Proposed Program would not increase the density or number of residential units at a given project site.   |
| Historic Preservation       | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |   |
| Noise Abatement and Control | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |   |
| Sole Source Aquifers        | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | The Project will not take place on a Sole Source Aquifer. The nearest sole source aquifer to the City of Bethlehem is the Delaware River Steamflow Zone/New Jersey Coastal Plains Aquifer SSA, which is located east of the City's eastern boundary. As such, no potential project site would be located within a Sole Source Aquifer area.   |
| Wetlands Protection         | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | As a rehabilitation program, the Project will not involve new construction as defined in Executive Order 11990 (expansion of a building's footprint, or ground disturbance). potential projects would be limited to developed areas and within the existing footprint of residential homes and properties. Further, as discussed under Floodplain Management, pursuant to 24 CFR 55.20, the Wetlands Provisions of 24 CFR Part 55 do not apply to the rehabilitation of one- to four-family properties. These policies apply to projects that involve new construction, substantial improvements (as defined under 24 CFR 55.2(b)(12)), expansion of a building's footprint, or ground disturbance. The proposed Project would involve minor residential repair and rehabilitation to existing single-family dwellings, or potentially, in future, certain rental/multifamily rehabilitation. No new construction, substantial improvement, building expansion, or ground disturbance would occur under this Tiered review. In cases where footprint expansion or ground disturbance is necessary, a separate ERR will be prepared. |
| Wild and Scenic Rivers Act  | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | The program will not be within proximity of a National Wild and Scenic Rivers System (NWSRS) river or river segment on the Nationwide Rivers  |

|                              |   |  |
|------------------------------|---|--|
|                              |   | Inventory (NRI). Additionally, the project will not have a direct and adverse effect within Wild and Scenic River Boundaries; invade the area or unreasonably diminish the river outside Wild and Scenic River Boundaries; or have an adverse effect on the natural, cultural, and/or recreational values of a NRI segment.  |
| <b>ENVIRONMENTAL JUSTICE</b> |   |  |
| Environmental Justice        | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Because the proposed Project involves minor residential repairs and rehabilitation for low- and moderate-income participants and would be limited to repairs and rehabilitation activities to correct code enforcement violations within existing residences, the Project would have no potential to adversely impact minority and/or low-income populations. Rather, the purpose of the Project is to improve the safety, appearance, and livable condition for low- to moderate-income households and to improve the quality of life in the City. As such, the proposed Project would improve living conditions for the City's most vulnerable residents. Therefore, there are no adverse environmental or health impacts that would disproportionately occur on minority and/or low-income populations. |

**Supporting documentation**

[CBRS Pennsylvania.pdf](#)

[Coastal Zone Management Distances to coastlines.pdf](#)

[End Spec building rehab \(1\) heros\\_upload\\_900000010207727\\_.docx](#)

[Sole Source Aquifers\\_Bethlehem SSA Map.pdf](#)

[PA Wild and Scenic List and NWI list compressed heros\\_upload\\_900000010207727.pdf](#)

[\\_opt\\_idis\\_heros\\_upload\\_900000010207727\\_airport hazards map REVISED for Tiered.pdf](#)



### Written Strategies

The following strategies provide the policy, standard, or process to be followed in the site-specific review for each law, authority, and factor that will require completion of a site-specific review.

|          |   |
|----------|---|
| <b>1</b> | <b>Airport Hazards</b>  |
|          | The closest military airport to the City of Bethlehem is the Biddle Air National Guard Base (formerly Horsham Air Guard Station), approximately 30 miles south of the City. As such, no Project Site will be located within 15,000 feet of a military airport. The closest civilian airport is the Lehigh Valley International Airport located on the western edge of the City. As Project sites are identified, the City will identify if a Project Site is located within 2,500 feet of the Lehigh Valley International Airport. If a Project Site is located within 2,500 feet of the airport, the City will determine if a Project Site is located within an Accident Potential Zone (APZ) or Runway Protection Zone/Clear Zone (RPZ/CZ). If a Project site is located within an APZ or RPZ/CZ, then the Project site may not be eligible for repair or rehabilitation assistance through this program. |
| <b>2</b> | <b>Flood Insurance</b>  |
|          | It is HUD's policy that flood insurance is not required for a federal project consisting of minor repairs if all aggregated repairs cost less than the NFIP's maximum deductible of \$10,000. If a Project has a total project cost of less than \$10,000, then flood maps will be obtained and reviewed once the Project locations are determined in order to establish if they are within a Special Flood Hazard Area. Projects located within an SFHA shall be required as a special condition to obtain and maintain, where available, NFIP flood insurance coverage.   |
| <b>3</b> | <b>Contamination and Toxic Substances</b>   |

|          |   |
|----------|---|
|          | <p>As this Project will take place in currently-unidentified locations, the presence of contamination and toxic substances is not yet known. Once Project rehab locations are established, a review will be conducted in order to determine if it is "free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of occupants or conflict with the intended utilization of the property." Specifically, the City would conduct a site-specific review for each Project Site as they are identified. The review would include physical inspection of the property and completion of the HUD recommended Field Contamination Checklist to evaluate the site for contamination. City staff would conduct research to determine if there are any on-site or nearby toxic, hazardous, or radioactive substances found that may affect the health and safety of project occupants. Sources of information include, but are not limited to, U.S. Environmental Protection Agency (USEPA) NEPAAssist tool or the NETRO online report. On January 11, 2024, and effective April 11, 2024, HUD issued Notice CPD-23-103 regarding radon. Under this new policy notice, radon gas must now be considered in the contamination analysis required under HUD's contamination regulations at 24 CFR Part 50.3(i) and 58.5(i). According to data provided by the Pennsylvania Department of Environmental Protection's available radon test data by Zip code, Project Sites located in zip codes 18017 and 18018 have average radon levels less than 4.0 pCi/L and meet HUD's requirements for scientific data review per CPD-23-103. As such, Project sites located in 18017 and 18108 and involve improvements to the first/ground floor and above, do not require further evaluation. If a Project Site is located outside of these two zip codes, then site-specific radon testing would be required with mitigation undertaken as necessary.</p> |
| <b>4</b> | <p>Historic Preservation</p> <p>As this Project will take place in currently-unidentified locations within the City of Bethlehem, compliance with Federal Section 106 regulations through review of the National Register of Historic Places has yet to be determined. Once locations are identified, a request for concurrence will be submitted to Artefact - the City's contracted Historic Preservation consultant, per a Programmatic Agreement.</p>   |
| <b>5</b> | <p>Noise Abatement and Control</p> <p>HUD environmental noise regulations are set forth in 24 CFR Part 51B. To demonstrate consistency with HUD environmental noise regulations, HUD requires that for projects involving new construction or rehabilitation of an existing residential property, the environmental review record should contain documentation that the Proposed action is not within 1,000 feet of a major roadway, 3,000 feet of a railroad, or 15 miles (79,200 feet) of a military or Federal Aviation Administration (FAA) regulated civil airfield. The Projects would not involve new construction and would involve minor repairs or rehabilitation to correct code enforcement violation of existing single-family dwellings. As such, the City would document and screen for major roadways, railroads, and military or FAA-regulated airfields in the vicinity of the Proposed Projects. The City would assess if the Project Site is located within these distances, if the noise level is "Acceptable" (at or below 65 DNL), and/or if there is an effective noise barrier that provides sufficient protection using the Day/Night Noise Level Calculator Tool: (<a href="https://www.hudexchange.info/programs/environmental-review/dnl-calculator/">https://www.hudexchange.info/programs/environmental-review/dnl-calculator/</a>). If the noise generated by the noise source(s) is "Normally Unacceptable" (66-75 DNL), the City may consider noise attenuation requirements that would bring the interior noise level to 45 DNL and/or exterior noise level to 65 DNL, as recommended by HUD.</p>  |

**Supporting documentation**

[site contamination checklist.pdf](#)

[Environmental Review Housing Rehab form\\_clean.docx](#)

[Airport Hazards Bethlehem Map.pdf](#)

[RadonZip-combined.pdf](#)

**APPENDIX A: Site Specific Reviews**

**[No current site specific reviews]**