



U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System
 CDBG Activity Summary Report (GPR) for Program Year 2020
 LEHIGH COUNTY

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PGM Year: 2020
Project: 0019 - Administration
IDIS Activity: 327 - Administration
 Status: Completed 9/30/2021 12:00:00 AM
 Location: ,
 Objective:
 Outcome:
 Matrix Code: General Program Administration (21A) National Objective:

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 06/28/2021

Description:
 Administration of the 2020 CDBG Program.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20UC420011	\$247,619.00	\$247,619.00	\$247,619.00
Total	Total			\$247,619.00	\$247,619.00	\$247,619.00

Proposed Accomplishments

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:					0	0		
Black/African American:					0	0		
Asian:					0	0		
American Indian/Alaskan Native:					0	0		
Native Hawaiian/Other Pacific Islander:					0	0		
American Indian/Alaskan Native & White:					0	0		
Asian White:					0	0		
Black/African American & White:					0	0		
American Indian/Alaskan Native & Black/African American:					0	0		
Other multi-racial:					0	0		
Asian/Pacific Islander:					0	0		
Hispanic:					0	0		
Total:	0							

Female-headed Households:

0



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Income Category:

	Owner	Renter	Total	Person
Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low Moderate			0	
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.



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PGM Year: 2017
Project: 0007 - County-wide Housing Rehabilitation - Housing Rehabilitation Financing
IDIS Activity: 328 - CWHR-LC-59 Shingler - Delivery
Status: Completed 7/21/2021 5:14:58 PM
Location: Address Suppressed
Objective: Create suitable living environments
Outcome: Sustainability
Matrix Code: Rehabilitation Administration (14H) **National Objective:** LMH

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 06/29/2021

Description:
 Delivery of a one owner-occupied housing rehabilitation project.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2017	B17UC420011	\$2,747.85	\$2,747.85	\$2,747.85
Total	Total			\$2,747.85	\$2,747.85	\$2,747.85

Proposed Accomplishments

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0							
Female-headed Households:	0		0		0			



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Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.



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PGM Year: 2018
Project: 0006 - County of Lehigh - County-Wide Housing Rehabilitation Program (CWHR)
IDIS Activity: 329 - ARIE-LC-008 - Kramer (HOME Overflow)
Status: Completed 9/23/2021 12:53:45 PM
Location: Address Suppressed
Objective: Create suitable living environments
Outcome: Sustainability
Matrix Code: Rehab; Single-Unit Residential (14A) **National Objective:** LMH

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 06/29/2021

Description:
 Construction associated with one owner-occupied housing rehab project.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2018	B18UC420011	\$8,700.00	\$8,700.00	\$8,700.00
Total	Total			\$8,700.00	\$8,700.00	\$8,700.00

Proposed Accomplishments

Housing Units : 1

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	1	0	0	0	1	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	1	0	0	0	1	0	0	0



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Female-headed Households: 0 0 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	1	0	1	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	1	0	1	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2020	One owner-occupied property rehabilitated and brought up to code.	



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PGM Year: 2018
Project: 0006 - County of Lehigh - County-Wide Housing Rehabilitation Program (CWHR)
IDIS Activity: 330 - ARIE-LC-006 - Miller (HOME Overflow)
Status: Completed 9/23/2021 12:51:07 PM
Location: Address Suppressed
Objective: Create suitable living environments
Outcome: Sustainability
Matrix Code: Rehab; Single-Unit Residential (14A) **National Objective:** LMH

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 06/29/2021

Description:
 Construction associated with one owner-occupied housing rehabilitation project.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2018	B18UC420011	\$29,680.00	\$29,680.00	\$29,680.00
Total	Total			\$29,680.00	\$29,680.00	\$29,680.00

Proposed Accomplishments

Housing Units : 1

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	1	0	0	0	1	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	1	0	0	0	1	0	0	0



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Income Category:

	Owner	Renter	Total	Person
Extremely Low	1	0	1	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	1	0	1	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments

Years	Accomplishment Narrative	# Benefiting
2020	One owner-occupied housing unit rehabilitated and brought up to code.	



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Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

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PGM Year: 2018
Project: 0006 - County of Lehigh - County-Wide Housing Rehabilitation Program (CWHR)
IDIS Activity: 334 - ARIE-LC-09 Csensits (HOME Overflow)
Status: Completed 9/30/2021 12:00:00 AM
Location: Address Suppressed
Objective: Create suitable living environments
Outcome: Sustainability
Matrix Code: Rehab; Single-Unit Residential (14A) **National Objective:** LMH

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 09/23/2021

Description:
 Rehabilitation of one owner-occupied housing unit.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2018	B18UC420011	\$7,054.88	\$7,054.88	\$7,054.88
Total	Total			\$7,054.88	\$7,054.88	\$7,054.88

Proposed Accomplishments

Housing Units : 1

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	1	0	0	0	1	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	1	0	0	0	1	0	0	0



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Female-headed Households: 0 0 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	1	0	1	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	1	0	1	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2020	One owner-occupied property rehabilitated and brought up to code.	



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PGM Year: 2018
Project: 0006 - County of Lehigh - County-Wide Housing Rehabilitation Program (CWHR)
IDIS Activity: 335 - ARIE-LC-09 Csensits (HOME Overflow) - Program Delivery
Status: Completed 9/30/2021 12:00:00 AM **Objective:** Create suitable living environments
Location: Address Suppressed **Outcome:** Sustainability
Matrix Code: Rehabilitation Administration (14H) **National Objective:** LMH

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 09/23/2021

Description:
 Delivery costs associated with the rehabilitation of one owner-occupied property.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2018	B18UC420011	\$1,883.70	\$1,883.70	\$1,883.70
Total	Total			\$1,883.70	\$1,883.70	\$1,883.70

Proposed Accomplishments

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0							
Female-headed Households:	0		0		0			



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Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.



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PGM Year: 2020
Project: 0015 - Third Street Alliance - LVRHAB Coordinator
IDIS Activity: 336 - Third Street Alliance - LVRHAB Coordinator
Status: Completed 11/30/2021 12:00:00 AM
Location: ,
Objective:
Outcome:
Matrix Code: Planning (20) **National Objective:**

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 09/23/2021

Description:
 The Lehigh Valley Regional Homeless Advisory Board will retain a project coordinator to support programmatic efforts including unsheltered homeless and eviction prevention, cultivate external resources and partnerships to leverage public and private dollars, and advocate for a more equitable distribution of CoC resources.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20UC420011	\$9,833.18	\$9,833.18	\$9,833.18
Total	Total			\$9,833.18	\$9,833.18	\$9,833.18

Proposed Accomplishments

Actual Accomplishments

<i>Number assisted:</i>	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:					0	0		
Black/African American:					0	0		
Asian:					0	0		
American Indian/Alaskan Native:					0	0		
Native Hawaiian/Other Pacific Islander:					0	0		
American Indian/Alaskan Native & White:					0	0		
Asian White:					0	0		
Black/African American & White:					0	0		
American Indian/Alaskan Native & Black/African American:					0	0		
Other multi-racial:					0	0		
Asian/Pacific Islander:					0	0		
Hispanic:					0	0		
Total:	0	0	0	0	0	0	0	0



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Female-headed Households:

0

Income Category:

	Owner	Renter	Total	Person
Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low Moderate			0	
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.



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PGM Year: 2019
Project: 0015 - Whitehall Township Curb Cuts
IDIS Activity: 337 - Whitehall Township Curb Cuts - 2021 Construction

Status: Open Objective: Create suitable living environments
 Location: 615 Saint Paul St Whitehall, PA 18052-5846 Outcome: Availability/accessibility
 Matrix Code: Sidewalks (03L) National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 11/16/2021

Description:
 Curb cuts on St. Paul Street in Whitehall Township.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2019	B19UC420011	\$24,595.53	\$24,595.53	\$24,595.53
Total	Total			\$24,595.53	\$24,595.53	\$24,595.53

Proposed Accomplishments

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	1,069	32
Black/African American:	0	0	0	0	0	0	7	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	8	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	2	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	1,086	32



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Female-headed Households: 0 0 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	1,086
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	1,086
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2020	Accomplishments reported in activity 316.	



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PGM Year: 2019
Project: 0017 - CV - Catholic Charities - Rent Conciliation Program
IDIS Activity: 338 - Catholic Charities - CV Rent Conciliation Program
Status: Open
Location: 900 S Woodward St Allentown, PA 18103-4179
Objective: Provide decent affordable housing
Outcome: Sustainability
Matrix Code: Subsistence Payment (05Q) **National Objective:** LMC

Activity to prevent, prepare for, and respond to Coronavirus: Yes

Initial Funding Date: 11/22/2021

Description:

Rent conciliation and subsistence services for renters who are displaced or on the verge of homelessness due to COVID-19.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20UW420011	\$118,500.00	\$51,916.38	\$51,916.38
Total	Total			\$118,500.00	\$51,916.38	\$51,916.38

Proposed Accomplishments

People (General) : 100

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	37	3
Black/African American:	0	0	0	0	0	0	2	1
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	39	4



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Female-headed Households: 0 0 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	11
Low Mod	0	0	0	27
Moderate	0	0	0	1
Non Low Moderate	0	0	0	0
Total	0	0	0	39
Percent Low/Mod	100.0%			

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2020	Catholic Charities assisted 16 families with rental payments in order to avoid evictions. These monies are crucial in the work Catholic Charities accomplishes in ensuring families in need are met with compassionate caseworkers to assist in avoiding evictions. The demand for these services remains high throughout the Lehigh Valley area and Catholic Charities continues to meet this need whenever possible.	



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PGM Year: 2019
Project: 0007 - Lehigh Career & Technical Institute Scholarships for Low-Income Residents
IDIS Activity: 340 - LCTI COVID Hardship Scholarships
Status: Open **Objective:** Create economic opportunities
Location: 4500 Education Park Dr Schnecksville, PA 18078-2501 **Outcome:** Sustainability
Matrix Code: Employment Training (05H) **National Objective:** LMC

Activity to prevent, prepare for, and respond to Coronavirus: Yes

Initial Funding Date: 11/22/2021

Description:

Tuition assistance for individuals, living in households impacted by COVID, to train in manufacturing, transportation or construction programs. Training leads to industry certifications and immediate job placement at sustainable wages.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20UW420011	\$30,000.00	\$3,729.50	\$3,729.50
Total	Total			\$30,000.00	\$3,729.50	\$3,729.50

Proposed Accomplishments

People (General) : 6

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	1	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0



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Total:	0	0	0	0	0	0	1	0
Female-headed Households:	0		0		0			
<i>Income Category:</i>								
	Owner	Renter	Total	Person				
Extremely Low	0	0	0	0				
Low Mod	0	0	0	0				
Moderate	0	0	0	1				
Non Low Moderate	0	0	0	0				
Total	0	0	0	1				
Percent Low/Mod				100.0%				

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2020	One student finished their course of training and is now certified as a Diesel Truck Technician.	



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PGM Year: 2019
Project: 0025 - CV - Technology Adaptations
IDIS Activity: 341 - Sights for Hope - CV Virtual Programs and Supplies

Status: Completed 12/20/2021 1:50:29 PM Objective: Create suitable living environments
 Location: 845 W Wyoming St Allentown, PA 18103-3991 Outcome: Sustainability
 Matrix Code: Services for Persons with Disabilities National Objective: LMC
 (05B)

Activity to prevent, prepare for, and respond to Coronavirus: Yes

Initial Funding Date: 11/22/2021

Description:
 Purchase of laptops with the software necessary to continue the provision of services and programming to visually-impaired clients.
 Laptops will be provided for employees who service clients in Lehigh County eligible areas.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20UW420011	\$8,350.00	\$8,350.00	\$8,350.00
Total	Total			\$8,350.00	\$8,350.00	\$8,350.00

Proposed Accomplishments

People (General) : 100

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	5	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	28	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0



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Total:	0	0	0	0	0	0	33	0
Female-headed Households:	0		0		0			
<i>Income Category:</i>								
	Owner	Renter	Total	Person				
Extremely Low	0	0	0	5				
Low Mod	0	0	0	11				
Moderate	0	0	0	4				
Non Low Moderate	0	0	0	13				
Total	0	0	0	33				
Percent Low/Mod				60.6%				

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2020	<p>Equipping agency employees that work with eligible clients living in Lehigh County eligible areas with these laptops has had numerous positive impacts on our clients that will continue well after the pandemic is behind us. To provide greater context on this impact, we are pleased to provide the short stories below.</p> <p>Sights for Hope Vision Rehabilitation Therapist Dianne has been able to use her laptop with clients to showcase the Zoomtext software. This software is important because it enables a visually impaired person to access the Internet, write documents, and send emails. Prior to having the laptops provided by this funding, clients would need to reserve transportation to travel to the agency to see demonstrations of this software, learn to use it, and get help in purchasing it for themselves. Having the new laptop, Dianne has been able to bring this technology into the homes of clients that are high-risk and not yet ready to attend in-person opportunities at the agency. After the pandemic, this will continue to allow our agency to provide better services to clients by meeting them where they are.</p> <p>Sights for Hope caseworker, Erica, has used her laptop to better serve clients remotely. Prior to having the laptops funded by this grant, clients that did not have their own technology would need to travel in to the agency in order to receive help in making purchases. Many of my clients have asked me to look items up on different websites such as Walmart or Amazon to help order items online. I also use it to research outside resources for clients that we may not provide.</p> <p>Sights for Hope caseworker, Erin, received a laptop that she has been able to use to support her clients in Lehigh County. Specifically, she was able to support a client in helping to access her email and research sites and software options so that she can establish her own online t-shirt shop. Sharon has wanted to start her own online business designing t-shirts, but has not been able to attend in-person agency events and does not have her own laptop in her home. Having the ability to take a laptop into Sharon's home during a recent casework visit brought Sharon even closer to her dream of starting her own business.</p>	



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PGM Year: 2019
Project: 0025 - CV - Technology Adaptations
IDIS Activity: 342 - Via of the Lehigh Valley - CV Remote Technology
Status: Open
Location: 5910 Hamilton Blvd Allentown, PA 18106-8943
Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Services for Persons with Disabilities (05B)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: Yes

Initial Funding Date: 11/22/2021

Description:

Funding to cover the cost of laptops and software for newly offered virtual agency programming and remote functionality due to COVID. Services are provided to severely disabled adults.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20UW420011	\$4,035.70	\$3,612.70	\$3,612.70
Total	Total			\$4,035.70	\$3,612.70	\$3,612.70

Proposed Accomplishments

People (General) : 100

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	125	13
Black/African American:	0	0	0	0	0	0	5	0
Asian:	0	0	0	0	0	0	2	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	3	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0



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Total:	0	0	0	0	0	0	135	13	
Female-headed Households:	0		0		0				
<i>Income Category:</i>									
	Owner	Renter	Total						Person
Extremely Low	0	0	0						135
Low Mod	0	0	0						0
Moderate	0	0	0						0
Non Low Moderate	0	0	0						0
Total	0	0	0						135
Percent Low/Mod									100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2020	135 severely disabled persons were able to continue receiving services through COVID due to the provision of remote capabilities, laptops and online programming.	



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PGM Year: 2019
Project: 0026 - CV - Food Security
IDIS Activity: 343 - MOW - CV Free Meals for LMI Elderly
Status: Open
Location: 4240 Fritch Dr Bethlehem, PA 18020-9344
Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Senior Services (05A) **National Objective:** LMC

Activity to prevent, prepare for, and respond to Coronavirus: Yes

Initial Funding Date: 11/22/2021

Description:
 Free meals for low- to moderate-income seniors living in eligible areas of Lehigh County.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20UW420011	\$50,000.00	\$4,935.00	\$4,935.00
Total	Total			\$50,000.00	\$4,935.00	\$4,935.00

Proposed Accomplishments

People (General) : 64

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	60	0
Black/African American:	0	0	0	0	0	0	2	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	2	2
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	64	2



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Female-headed Households: 0 0 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	56
Low Mod	0	0	0	8
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	64
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2020	52 senior households received free meals in PY 2020.	



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PGM Year: 2019
Project: 0026 - CV - Food Security
IDIS Activity: 344 - WCHI - CV Food and Hygiene Pantry
Status: Open
Location: 1080 Schadt Ave Whitehall, PA 18052-4537
Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Food Banks (05W) **National Objective:** LMC

Activity to prevent, prepare for, and respond to Coronavirus: Yes

Initial Funding Date: 12/13/2021

Description:
 Provision of meals, food, and hygiene products to households in the Whitehall-Coplay school district whom participate in the freereduced cost school lunch program.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20UW420011	\$35,000.00	\$14,184.18	\$14,184.18
Total	Total			\$35,000.00	\$14,184.18	\$14,184.18

Proposed Accomplishments

People (General) : 500

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	244	67
Black/African American:	0	0	0	0	0	0	104	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	63	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	411	67



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Female-headed Households: 0 0 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	259
Low Mod	0	0	0	98
Moderate	0	0	0	50
Non Low Moderate	0	0	0	4
Total	0	0	0	411
Percent Low/Mod				99.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2020	<p>Food was distributed at 6 sites. Sites included Cementon (3rd and Leisening St), Coplay (N. 3rd and Coplay St), Egypt (S. Church and Park St), Fullerton (835 Third St) and Whitehall (Maryland Circle Apts and Mickley Run Apts). The program provided 1,054 bags of food to low-income children. Program ran every Monday and Wednesday at each location June 16th through August 25th.</p> <p>It was anticipated that up to 500 children would participate in the program throughout the summer. This was based on the number of Whitehall-Coplay School District students receiving free and reduced rate breakfast and lunch (2,070 children). Numbers were not met for a few reasons. Barriers to participation included increased federal funds given to low income households, households lacking transportation, children not allowed to leave their house while parents were working, or parent couldn't attend food pick up times because of being at work.</p>	



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PGM Year: 2019
Project: 0026 - CV - Food Security
IDIS Activity: 345 - Casa Guadalupe Center - CV Food Pantry
Status: Open
Location: 218 N 2nd St Allentown, PA 18102-3508
Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Food Banks (05W) **National Objective:** LMC

Activity to prevent, prepare for, and respond to Coronavirus: Yes

Initial Funding Date: 12/02/2021

Description:

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20UW420011	\$100,790.00	\$15,000.00	\$15,000.00
Total	Total			\$100,790.00	\$15,000.00	\$15,000.00

Proposed Accomplishments

People (General) : 3

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	3	3
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	3	3



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Female-headed Households: 0 0 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	3
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	3
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2020	The program started in August of 2021; however, Casa needed to advertise the program as not many were aware of its existence.	



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PGM Year: 2019
Project: 0028 - CV - Housing Stabilization
IDIS Activity: 346 - Casa Guadalupe Center - CV Housing Stabilization
Status: Open
Location: 218 N 2nd St Allentown, PA 18102-3508
Objective: Provide decent affordable housing
Outcome: Affordability
Matrix Code: Subsistence Payment (05Q) **National Objective:** LMC

Activity to prevent, prepare for, and respond to Coronavirus: Yes

Initial Funding Date: 12/02/2021

Description:

Rent, mortgage, and utility assistance to LMI households in response to COVID-19.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20UW420011	\$158,173.00	\$40,707.55	\$40,707.55
Total	Total			\$158,173.00	\$40,707.55	\$40,707.55

Proposed Accomplishments

People (General) : 3

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	11	11
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	11	11



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Female-headed Households: 0 0 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	11
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	11
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2020	The program began in September 2020. Casa needed to advertise the program, but through word of mouth, assistance was provided to one household.	



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PGM Year: 2019
Project: 0023 - CV - NPLS - Legal Aide
IDIS Activity: 347 - NPLS - COVID Legal Aide
Status: Open
Location: 559 Main St Ste 200 Suite 200 Bethlehem, PA 18018-5881
Objective: Provide decent affordable housing
Outcome: Sustainability
Matrix Code: Legal Services (05C)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: Yes

Initial Funding Date: 12/14/2021

Description:
 Housing-related legal advocacy and counseling for LMI households effected by COVID.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20UW420011	\$20,000.00	\$9,623.29	\$9,623.29
Total	Total			\$20,000.00	\$9,623.29	\$9,623.29

Proposed Accomplishments

People (General) : 40

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	27	7
Black/African American:	0	0	0	0	0	0	3	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	6	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	2	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	38	7



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Female-headed Households: 0 0 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	20
Low Mod	0	0	0	18
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	38
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2020	17 households and 38 persons received housing-related legal aide during the program year. Households were impacted by COVID.	



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PGM Year: 2019
Project: 0026 - CV - Food Security
IDIS Activity: 350 - Grace Lutheran Church - CV Food Pantry

Status: Completed 12/20/2021 1:49:57 PM Objective: Create suitable living environments
 Location: 28 W Main St Macungie, PA 18062-1121 Outcome: Availability/accessibility
 Matrix Code: Food Banks (05W) National Objective: LMA

Activity to prevent, prepare for, and respond to Coronavirus: Yes

Initial Funding Date: 12/15/2021

Description:
 Provide portable shelving, bin racks and carts, as well as food and hygiene products, to enable the provision of contactless, free-choice groceries in an open-air environment due to COVID.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20UW420011	\$3,310.00	\$3,310.00	\$3,310.00
Total	Total			\$3,310.00	\$3,310.00	\$3,310.00

Proposed Accomplishments

People (General) : 500
 Total Population in Service Area: 3,110
 Census Tract Percent Low / Mod: 38.59

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2020	A freezer, portable shelving, and food was purchased through this grant. These items were necessary in response to COVID, due to the increase in demand for food and contactless distribution.	



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PGM Year: 2019
Project: 0024 - CV - Administration
IDIS Activity: 353 - Administration - CV
 Status: Open
 Location: ,
 Objective:
 Outcome:
 Matrix Code: General Program Administration (21A) National Objective:

Activity to prevent, prepare for, and respond to Coronavirus: Yes

Initial Funding Date: 12/16/2021

Description:
 Administration expenses associated with operating the CDBG-CV program.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20UW420011	\$405,154.00	\$16,549.58	\$16,549.58
Total	Total			\$405,154.00	\$16,549.58	\$16,549.58

Proposed Accomplishments

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:					0	0		
Black/African American:					0	0		
Asian:					0	0		
American Indian/Alaskan Native:					0	0		
Native Hawaiian/Other Pacific Islander:					0	0		
American Indian/Alaskan Native & White:					0	0		
Asian White:					0	0		
Black/African American & White:					0	0		
American Indian/Alaskan Native & Black/African American:					0	0		
Other multi-racial:					0	0		
Asian/Pacific Islander:					0	0		
Hispanic:					0	0		
Total:	0							

Female-headed Households:

0



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Income Category:

	Owner	Renter	Total	Person
Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low Moderate			0	
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.



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Total Funded Amount:	\$3,654,469.37
Total Drawn Thru Program Year:	\$2,579,141.06
Total Drawn In Program Year:	\$2,258,559.05

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PR06 - Summary of Consolidated Plan Projects for Report
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IDIS

Plan IDIS Year Project	Project Title and Description		Program	Project Estimate	Committed Amount	Amount Drawn Thru Report Year	Amount Available to Draw	Amount Drawn in Report Year
2020 1	Catholic Charities - Self-Sufficiency & Intervention Program	Funds provide case management services and rent and utility assistance to eligible, low-income families in Lehigh County.	CDBG	\$29,700.00	\$29,700.00	\$29,700.00	\$0.00	\$29,700.00
2	Coalition for Appropriate Transportation - Adult Bicycle Commuter Program	CAT's Adult Bicycle Commuter Program provides bicycles with education as transportation to people with low/moderate income (including homeless, people recovering from substance abuse, and returning citizens). This will enhance lives to strengthen self-sufficiency and aid job retention in alignment with Lehigh County's goals.	CDBG	\$18,395.00	\$18,395.00	\$0.00	\$18,395.00	\$0.00
3	Communities in Schools of the Lehigh Valley Career Supports at LCTI	Communities in Schools Career Supports at LCTI will target at-risk students who require truancy interventions and additional case managed support to overcome challenges while supporting marketable skill development.	CDBG	\$25,000.00	\$25,000.00	\$25,000.00	\$0.00	\$25,000.00
4	County of Lehigh County-Wide Housing Rehabilitation Program (CWHR)	Funds will be used to rehabilitate owner-occupied LMI properties. Program delivery is also included.	CDBG	\$149,842.00	\$0.00	\$0.00	\$0.00	\$0.00
5	Emmaus Borough Curb Cuts	Removal of architectural barriers in the public rights-of-way by installing curb cuts and ramps, which meet ADA handicap accessibility requirements. The Borough will install approximately 14 curb cuts.	CDBG	\$32,000.00	\$31,899.50	\$31,899.50	\$0.00	\$31,899.50
6	Fountain Hill Fire Dept. Rescue Pumper Purchase	Replacement of a 1994 KME pumper with a water tank capacity of 500 gallons, and a pump capable of discharging 1500 gallons of water per minute, with an E-One VM8 Rescue Pumper with water capacity of 1,030 and a 1,500 per minute discharge; the entire borough is 47.60% LMI.	CDBG	\$200,000.00	\$200,000.00	\$200,000.00	\$0.00	\$200,000.00
7	Lehigh Carbon Community College ESL for Communication Success	Lehigh Carbon Community College will offer an English as a Second Language class at Whitehall High School for low-income residents of Whitehall and Coplay.	CDBG	\$6,000.00	\$3,464.97	\$3,464.97	\$0.00	\$3,464.97
8	Lehigh Carbon Community College Job Training Scholarships	Scholarships for low- to moderate-income individuals to seek certifications in high demand career fields.	CDBG	\$25,000.00	\$0.00	\$0.00	\$0.00	\$0.00
9	Lehigh Valley Center for Independent Living - People Living in Accessible Community Environments (PL	Housing counseling will be provided to 50 Lehigh County residents and their family members, who are disabled, living on limited income, and may be at-risk of homelessness	CDBG	\$25,000.00	\$25,000.00	\$15,679.04	\$9,320.96	\$15,679.04

U.S. DEPARTMENT OF HOUSING AND URBAN
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IDIS

Plan IDIS Year Project	Project Title and Description		Program	Project Estimate	Committed Amount	Amount Drawn Thru Report Year	Amount Available to Draw	Amount Drawn in Report Year
2020 10	CACLV - Roof & HVAC Emergency Replacement Program	Urgent Need Roof & HVAC System Replacement Pilot Program Community Action Better Homes (CABH), a program of Community Action Committee of the Lehigh Valley (CACLV), to administer an Urgent Need Roof and HVAC System Replacement Pilot Program. The program will assist homeowners with limited, but urgent, needs that include one-time assistance for a new roof and/or replacement of a non-functioning hot water heater or home heater. Eligible participants of the program include homeowners at or below 80% of the area median income (AMI), residing in one of Lehigh County's designated LMI census tracts.	CDBG	\$183,085.00	\$183,085.00	\$55,317.50	\$127,767.50	\$55,317.50
11	Meals on Wheels of the Greater Lehigh Valley - Staff Salaries	Funding for staff, who are directly needed to ensure meals are planned, procured, produced, and delivered to 75 eligible Lehigh County households, which is estimated at 6,975 meals. That number of meals represents 1.97% of the total meals prepared by the agency over 1 year.	CDBG	\$20,000.00	\$20,000.00	\$20,000.00	\$0.00	\$20,000.00
12	New Bethany, Inc./DBA New Bethany Ministries - Rep Payee-LC Program	At its core, the Rep Payee program accesses Social Security funds and pays essential bills on behalf of the client. To be a New Bethany Rep Payee client, the client must also agree to and will receive the following as appropriate: budget development, required savings, landlord mediation, and social service referrals.	CDBG	\$15,438.00	\$15,438.00	\$15,438.00	\$0.00	\$15,438.00
13	North Penn Legal Services, Inc. (NPLS) - LMI Legal Help	NPLS will provide advice, referrals, and some direct representation to low- to moderate-income people, who are being evicted, foreclosed, denied housing, or who are forced to live in uninhabitable conditions. Housing-related legal aide to 40 LMI people. 2 housing outreach sessions.	CDBG	\$10,000.00	\$10,000.00	\$10,000.00	\$0.00	\$10,000.00
14	The Literacy Center - Empowering Lehigh County Adults with Literacy	The Literacy Center will prepare 30 adult residents of Lehigh County to successfully pursue their educational and professional goals through English as a Second Language (ESL) or High School Equivalency (GED) literacy instruction.	CDBG	\$15,000.00	\$15,000.00	\$15,000.00	\$0.00	\$15,000.00

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IDIS

Plan IDIS Year Project	Project Title and Description	Program	Project Estimate	Committed Amount	Amount Drawn Thru Report Year	Amount Available to Draw	Amount Drawn in Report Year
2020 15	Third Street Alliance - LVRHAB Coordinator	CDBG	\$10,000.00	\$9,833.18	\$9,833.18	\$0.00	\$9,833.18
16	Salisbury Township - Sanitary Sewer Rehabilitation	CDBG	\$45,522.00	\$45,522.00	\$45,522.00	\$0.00	\$45,522.00
17	Borough of Slatington - East Church Street	CDBG	\$91,895.00	\$89,842.50	\$89,842.50	\$0.00	\$89,842.50
18	Whitehall Township - Removal of Architectural Barriers	CDBG	\$138,600.00	\$138,600.00	\$115,899.67	\$22,700.33	\$115,899.67
19	Administration	CDBG	\$247,619.00	\$247,619.00	\$247,619.00	\$0.00	\$247,619.00



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Count of CDBG Activities with Disbursements by Activity Group & Matrix Code

Activity Group	Activity Category	Open Count	Open Activities Disbursed	Completed Count	Completed Activities Disbursed	Program Year Count	Total Activities Disbursed
Housing	Rehab; Single-Unit Residential (14A)	4	\$100,067.50	8	\$178,806.88	12	\$278,874.38
	Rehabilitation Administration (14H)	1	\$1,285.20	7	\$16,901.49	8	\$18,186.69
	Total Housing	5	\$101,352.70	15	\$195,708.37	20	\$297,061.07
Public Facilities and Improvements	Parks, Recreational Facilities (03F)	0	\$0.00	1	\$98,085.00	1	\$98,085.00
	Parking Facilities (03G)	0	\$0.00	2	\$145,775.00	2	\$145,775.00
	Water/Sewer Improvements (03J)	0	\$0.00	2	\$136,321.00	2	\$136,321.00
	Street Improvements (03K)	0	\$0.00	2	\$373,892.50	2	\$373,892.50
	Sidewalks (03L)	2	\$140,495.20	6	\$216,853.97	8	\$357,349.17
	Fire Station/Equipment (03O)	0	\$0.00	1	\$200,000.00	1	\$200,000.00
	Total Public Facilities and Improvements	2	\$140,495.20	14	\$1,170,927.47	16	\$1,311,422.67
	Public Services	Senior Services (05A)	1	\$4,935.00	2	\$21,396.52	3
Services for Persons with Disabilities (05B)		2	\$19,291.74	2	\$15,149.84	4	\$34,441.58
Legal Services (05C)		1	\$9,623.29	2	\$13,018.91	3	\$22,642.20
Youth Services (05D)		0	\$0.00	2	\$27,284.68	2	\$27,284.68
Transportation Services (05E)		1	\$0.00	0	\$0.00	1	\$0.00
Employment Training (05H)		2	\$3,729.50	3	\$30,721.20	5	\$34,450.70
Subsistence Payment (05Q)		2	\$92,623.93	2	\$31,869.18	4	\$124,493.11
Food Banks (05W)		2	\$29,184.18	1	\$3,310.00	3	\$32,494.18
Other Public Services Not Listed in 05A-05Y, 03T (05Z)		0	\$0.00	2	\$18,902.97	2	\$18,902.97
Total Public Services		11	\$159,387.64	16	\$161,653.30	27	\$321,040.94
General Administration and Planning	Planning (20)	0	\$0.00	1	\$9,833.18	1	\$9,833.18
	General Program Administration (21A)	1	\$16,549.58	2	\$302,651.61	3	\$319,201.19
	Total General Administration and Planning	1	\$16,549.58	3	\$312,484.79	4	\$329,034.37
Grand Total		19	\$417,785.12	48	\$1,840,773.93	67	\$2,258,559.05



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CDBG Sum of Actual Accomplishments by Activity Group and Accomplishment Type

Activity Group	Matrix Code	Accomplishment Type	Open Count	Completed Count	Program Year Totals
Housing	Rehab; Single-Unit Residential (14A)	Housing Units	1	6	7
	Rehabilitation Administration (14H)	Housing Units	1	1	2
	Total Housing		2	7	9
Public Facilities and Improvements	Parks, Recreational Facilities (03F)	Public Facilities	0	1,810	1,810
	Parking Facilities (03G)	Public Facilities	0	4,082	4,082
	Water/Sewer Improvements (03J)	Persons	0	2,510	2,510
	Street Improvements (03K)	Persons	0	3,845	3,845
	Sidewalks (03L)	Public Facilities	2,172	4,328	6,500
	Fire Station/Equipment (03O)	Public Facilities	0	4,380	4,380
	Total Public Facilities and Improvements		2,172	20,955	23,127
Public Services	Senior Services (05A)	Persons	64	159	223
	Services for Persons with Disabilities (05B)	Persons	135	97	232
	Legal Services (05C)	Persons	38	117	155
	Youth Services (05D)	Persons	0	40	40
	Transportation Services (05E)	Persons	0	0	0
	Employment Training (05H)	Persons	1	65	66
	Subsistence Payment (05Q)	Persons	50	52	102
	Food Banks (05W)	Persons	414	3,110	3,524
	Other Public Services Not Listed in 05A-05Y, 03T (05Z)	Persons	0	32	32
Total Public Services		702	3,672	4,374	
Grand Total		2,876	24,634	27,510	



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CDBG Beneficiaries by Racial / Ethnic Category

Housing-Non Housing	Race	Total Persons	Total Hispanic		Total Hispanic Households
			Persons	Total Households	
Housing	White	0	0	8	0
	Black/African American	0	0	1	0
	Total Housing	0	0	9	0
Non Housing	White	6,853	163	0	0
		499	90	0	0
	Black/African American	93	5	0	0
		116	1	0	0
	Asian	28	0	0	0
		2	0	0	0
	American Indian/Alaskan Native	31	0	0	0
		6	0	0	0
	Black/African American & White	3	1	0	0
	Other multi-racial	63	39	0	0
		112	16	0	0
	Total Non Housing	7,806	315	0	0
Grand Total	White	6,853	163	8	0
		499	90	0	0
	Black/African American	93	5	1	0
		116	1	0	0
	Asian	28	0	0	0
		2	0	0	0
	American Indian/Alaskan Native	31	0	0	0
		6	0	0	0
	Black/African American & White	3	1	0	0
	Other multi-racial	63	39	0	0
		112	16	0	0
	Total Grand Total	7,806	315	9	0



LEHIGH COUNTY

CDBG Beneficiaries by Income Category

	Income Levels	Owner Occupied	Renter Occupied	Persons
Housing	Extremely Low (<=30%)	4	0	0
	Low (>30% and <=50%)	1	0	0
	Mod (>50% and <=80%)	2	0	0
	Total Low-Mod	7	0	0
	Non Low-Mod (>80%)	0	0	0
	Total Beneficiaries	7	0	0
Non Housing	Extremely Low (<=30%)	0	0	190
		0	0	486
	Low (>30% and <=50%)	0	0	4,025
		0	0	176
	Mod (>50% and <=80%)	0	0	34
		0	0	56
	Total Low-Mod	0	0	4,249
		0	0	718
	Non Low-Mod (>80%)	0	0	4
	Total Beneficiaries	0	0	4,253
	0	0	735	



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PR26 - CDBG Financial Summary Report
 Program Year 2020
 LEHIGH COUNTY , PA

PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	1,713,149.42
02 ENTITLEMENT GRANT	1,288,096.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	0.00
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	3,001,245.42

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	1,774,156.08
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	(672,579.55)
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	1,101,576.53
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	312,484.79
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	(55,032.61)
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	1,359,028.71
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	1,642,216.71

PART III: LOWMOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	1,740,406.08
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	(672,579.55)
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	1,067,826.53
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	96.94%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	165,672.34
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	(25,575.30)
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	140,097.04
32 ENTITLEMENT GRANT	1,288,096.00
33 PRIOR YEAR PROGRAM INCOME	0.00
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	1,288,096.00
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	10.88%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	312,484.79
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	(55,032.00)
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	257,452.79
42 ENTITLEMENT GRANT	1,288,096.00
43 CURRENT YEAR PROGRAM INCOME	0.00
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	1,288,096.00
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	19.99%



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LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

Report returned no data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

Report returned no data.

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	13	299	6445796	Slatington - Memorial Park	03F	LMA	\$98,085.00
					03F	Matrix Code	\$98,085.00
2017	1	238	6445864	Catasauqua - Front Street Parking Lot	03G	LMA	\$52,274.75
2017	1	238	6512706	Catasauqua - Front Street Parking Lot	03G	LMA	\$37,725.25
2018	1	272	6545806	ABC - Mountain View Rehabilitation	03G	LMC	\$55,775.00
					03G	Matrix Code	\$145,775.00
2019	12	305	6445796	Salisbury - Sanitary Sewer Rehabilitation	03J	LMA	\$90,799.00
2020	16	314	6578142	Salisbury Township - Sanitary Sewer Rehabilitation	03J	LMA	\$45,522.00
					03J	Matrix Code	\$136,321.00
2019	5	301	6445796	Fountain Hill - Street Reconstruction	03K	LMA	\$284,050.00
2020	17	315	6578142	Slatington Road Reconstruction - East Church Street	03K	LMA	\$89,842.50
					03K	Matrix Code	\$373,892.50
2017	4	288	6445864	Macungie Curb Cuts	03L	LMC	\$24,390.00
2018	12	261	6445845	Macungie Curb Cuts	03L	LMC	\$25,460.00
2019	4	300	6445796	Emmaus Curb Cuts	03L	LMC	\$34,700.00
2019	9	287	6445796	Macungie Curb Cuts	03L	LMC	\$11,600.00
2019	15	302	6445796	Whitehall Curb Cuts	03L	LMC	\$88,804.47
2019	15	337	6566103	Whitehall Township Curb Cuts - 2021 Construction	03L	LMC	\$24,595.53
2020	5	312	6577881	Emmaus Curb Cuts	03L	LMC	\$31,899.50
2020	18	316	6568105	Whitehall Curb Cuts	03L	LMC	\$115,899.67
					03L	Matrix Code	\$357,349.17
2020	6	313	6512594	Fountain Hill Rescue Pumper Acquisition	03O	LMA	\$200,000.00
					03O	Matrix Code	\$200,000.00
2019	10	295	6445796	Meals on Wheels	05A	LMC	\$1,396.52
2020	11	323	6512594	Meals on Wheels - Salaries	05A	LMC	\$6,316.89
2020	11	323	6546121	Meals on Wheels - Salaries	05A	LMC	\$13,683.11
					05A	Matrix Code	\$21,396.52
2019	8	293	6445796	LVCIL - PLACE	05B	LMC	\$6,799.84
2020	9	321	6512594	LVCIL - PLACE	05B	LMC	\$5,070.49
2020	9	321	6546121	LVCIL - PLACE	05B	LMC	\$10,608.55
					05B	Matrix Code	\$22,478.88
2019	11	296	6445796	North Penn Legal Services	05C	LMC	\$3,018.91
2020	13	324	6512594	NPLS - LMI Legal Aide	05C	LMC	\$10,000.00
					05C	Matrix Code	\$13,018.91
2019	2	291	6445796	CIS - Career Supports at LCTI	05D	LMC	\$2,284.68
2020	3	319	6512594	Communities in Schools - LCTI	05D	LMC	\$18,790.28
2020	3	319	6546121	Communities in Schools - LCTI	05D	LMC	\$4,204.05
2020	3	319	6568105	Communities in Schools - LCTI	05D	LMC	\$2,005.67
					05D	Matrix Code	\$27,284.68
2018	8	265	6512737	LCTI Scholarships	05H	LMC	\$5,815.00
2019	14	294	6445796	The Literacy Center	05H	LMC	\$9,906.20
2020	14	322	6512594	The Literacy Center - Adult Literacy Instruction	05H	LMC	\$7,500.00
2020	14	322	6546121	The Literacy Center - Adult Literacy Instruction	05H	LMC	\$3,750.00
2020	14	322	6577881	The Literacy Center - Adult Literacy Instruction	05H	LMC	\$3,750.00
					05H	Matrix Code	\$30,721.20
2019	1	290	6445796	Catholic Charities - SSIP	05Q	LMC	\$2,169.18
2020	1	317	6512594	Catholic Charities - SSIP	05Q	LMC	\$11,147.53
2020	1	317	6546121	Catholic Charities - SSIP	05Q	LMC	\$4,207.67
2020	1	317	6568105	Catholic Charities - SSIP	05Q	LMC	\$11,291.42
2020	1	317	6577881	Catholic Charities - SSIP	05Q	LMC	\$3,053.38
					05Q	Matrix Code	\$31,869.18
2020	7	320	6512594	LCCC - ESL	05Z	LMC	\$1,063.60
2020	7	320	6546121	LCCC - ESL	05Z	LMC	\$2,401.37
2020	12	325	6512594	New Bethany Ministries - Representative Payee Program	05Z	LMC	\$8,833.68
2020	12	325	6568105	New Bethany Ministries - Representative Payee Program	05Z	LMC	\$6,604.32
					05Z	Matrix Code	\$18,902.97
2017	7	307	6445864	CWHR-LC-57 - Guiher - Construction	14A	LMH	\$5,750.00
2017	7	307	6512706	CWHR-LC-57 - Guiher - Construction	14A	LMH	\$16,600.00
2017	7	309	6445864	CWHR-LC-59 - Shingler - Construction (Partial)	14A	LMH	\$5,465.94
2017	7	309	6512709	CWHR-LC-59 - Shingler - Construction (Partial)	14A	LMH	\$370.16



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Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount		
2018	6	303	6445844	CWHR-LC-56 - Jenkins - Construction	14A	LMH	\$12,022.00		
2018	6	310	6445844	CWHR-LC-59 - Shingler - Construction	14A	LMH	\$2,734.06		
2018	6	310	6512737	CWHR-LC-59 - Shingler - Construction	14A	LMH	\$15,429.84		
2018	6	329	6512737	ARIE-LC-008 - Kramer (HOME Overflow)	14A	LMH	\$8,700.00		
2018	6	330	6512737	ARIE-LC-006 - Miller (HOME Overflow)	14A	LMH	\$29,680.00		
2018	6	331	6512737	ARIE-LC-001 - Heacock (HOME Overflow)	14A	LMH	\$11,000.00		
2018	6	334	6545806	ARIE-LC-09 Csensits (HOME Overflow)	14A	LMH	\$7,054.88		
2018	11	271	6512737	LVCLT	14A	LMH	\$75,000.00		
2020	10	326	6546121	CACLV - Roof and HVAC Emergency Replacement Program	14A	LMH	\$40,578.04		
2020	10	326	6578142	CACLV - Roof and HVAC Emergency Replacement Program	14A	LMH	\$14,739.46		
							14A	Matrix Code	\$245,124.38
2017	7	285	6445864	CWHR-LC-54 - Makhoul - Program Delivery	14H	LMH	\$842.10		
2017	7	285	6512706	CWHR-LC-54 - Makhoul - Program Delivery	14H	LMH	\$92.69		
2017	7	308	6445864	CWHR-LC-57 - Guiher - Program Delivery	14H	LMH	\$2,142.30		
2017	7	308	6512706	CWHR-LC-57 - Guiher - Program Delivery	14H	LMH	\$1,666.00		
2017	7	328	6512706	CWHR-LC-59 Shingler - Delivery	14H	LMH	\$2,747.85		
2018	6	304	6445844	CWHR-LC-56 - Jenkins - Program Delivery	14H	LMH	\$1,483.75		
2018	6	304	6512737	CWHR-LC-56 - Jenkins - Program Delivery	14H	LMH	\$214.20		
2018	6	311	6445869	CWHR-LC-59 - Shingler - Program Delivery	14H	LMH	\$3,374.40		
2018	6	311	6545806	CWHR-LC-59 - Shingler - Program Delivery	14H	LMH	\$547.40		
2018	6	332	6545806	ARIE-LC-006 - Miller (HOME Overflow) - Program Delivery	14H	LMH	\$1,244.45		
2018	6	332	6566123	ARIE-LC-006 - Miller (HOME Overflow) - Program Delivery	14H	LMH	\$40.75		
2018	6	333	6545806	ARIE-LC-008 - Kramer (HOME Overflow) - Program Delivery	14H	LMH	\$1,907.10		
2018	6	335	6545806	ARIE-LC-09 Csensits (HOME Overflow) - Program Delivery	14H	LMH	\$1,883.70		
							14H	Matrix Code	\$18,186.69
Total									\$1,740,406.08

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity to prevent, prepare for, and respond to Coronavirus	Activity Name	Grant Number	Fund Type	Matrix Code	National Objective	Drawn Amount	
2019	10	295	6445796	No	Meals on Wheels	B19UC420011	EN	05A	LMC	\$1,396.52	
2020	11	323	6512594	No	Meals on Wheels - Salaries	B20UC420011	EN	05A	LMC	\$6,316.89	
2020	11	323	6546121	No	Meals on Wheels - Salaries	B20UC420011	EN	05A	LMC	\$13,683.11	
								05A	Matrix Code	\$21,396.52	
2019	8	293	6445796	No	LVCIL - PLACE	B19UC420011	EN	05B	LMC	\$6,799.84	
2020	9	321	6512594	No	LVCIL - PLACE	B20UC420011	EN	05B	LMC	\$5,070.49	
2020	9	321	6546121	No	LVCIL - PLACE	B20UC420011	EN	05B	LMC	\$10,608.55	
								05B	Matrix Code	\$22,478.88	
2019	11	296	6445796	No	North Penn Legal Services	B19UC420011	EN	05C	LMC	\$3,018.91	
2020	13	324	6512594	No	NPLS - LMI Legal Aide	B20UC420011	EN	05C	LMC	\$10,000.00	
								05C	Matrix Code	\$13,018.91	
2019	2	291	6445796	No	CIS - Career Supports at LCTI	B19UC420011	EN	05D	LMC	\$2,284.68	
2020	3	319	6512594	No	Communities in Schools - LCTI	B20UC420011	EN	05D	LMC	\$18,790.28	
2020	3	319	6546121	No	Communities in Schools - LCTI	B20UC420011	EN	05D	LMC	\$4,204.05	
2020	3	319	6568105	No	Communities in Schools - LCTI	B20UC420011	EN	05D	LMC	\$2,005.67	
								05D	Matrix Code	\$27,284.68	
2018	8	265	6512737	No	LCTI Scholarships	B18UC420011	EN	05H	LMC	\$5,815.00	
2019	14	294	6445796	No	The Literacy Center	B19UC420011	EN	05H	LMC	\$9,906.20	
2020	14	322	6512594	No	The Literacy Center - Adult Literacy Instruction	B20UC420011	EN	05H	LMC	\$7,500.00	
2020	14	322	6546121	No	The Literacy Center - Adult Literacy Instruction	B20UC420011	EN	05H	LMC	\$3,750.00	
2020	14	322	6577881	No	The Literacy Center - Adult Literacy Instruction	B20UC420011	EN	05H	LMC	\$3,750.00	
								05H	Matrix Code	\$30,721.20	
2019	1	290	6445796	No	Catholic Charities - SSIP	B19UC420011	EN	05Q	LMC	\$2,169.18	
2020	1	317	6512594	No	Catholic Charities - SSIP	B20UC420011	EN	05Q	LMC	\$11,147.53	
2020	1	317	6546121	No	Catholic Charities - SSIP	B20UC420011	EN	05Q	LMC	\$4,207.67	
2020	1	317	6568105	No	Catholic Charities - SSIP	B20UC420011	EN	05Q	LMC	\$11,291.42	
2020	1	317	6577881	No	Catholic Charities - SSIP	B20UC420011	EN	05Q	LMC	\$3,053.38	
								05Q	Matrix Code	\$31,869.18	
2020	7	320	6512594	No	LCCC - ESL	B20UC420011	EN	05Z	LMC	\$1,063.60	
2020	7	320	6546121	No	LCCC - ESL	B20UC420011	EN	05Z	LMC	\$2,401.37	
2020	12	325	6512594	No	New Bethany Ministries - Representative Payee Program	B20UC420011	EN	05Z	LMC	\$8,833.68	
2020	12	325	6568105	No	New Bethany Ministries - Representative Payee Program	B20UC420011	EN	05Z	LMC	\$6,604.32	
								05Z	Matrix Code	\$18,902.97	
Total											\$165,672.34
											\$165,672.34



PART I: SUMMARY OF CDBG-CV RESOURCES

01 CDBG-CV GRANT	2,025,770.00
02 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
03 FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
04 TOTAL AVAILABLE (SUM, LINES 01-03)	2,025,770.00

PART II: SUMMARY OF CDBG-CV EXPENDITURES

05 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	245,511.66
06 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	16,549.58
07 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
08 TOTAL EXPENDITURES (SUM, LINES 05 - 07)	262,061.24
09 UNEXPENDED BALANCE (LINE 04 - LINE8)	1,763,708.76

PART III: LOWMOD BENEFIT FOR THE CDBG-CV GRANT

10 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
11 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
12 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	245,511.66
13 TOTAL LOW/MOD CREDIT (SUM, LINES 10 - 12)	245,511.66
14 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 05)	245,511.66
15 PERCENT LOW/MOD CREDIT (LINE 13/LINE 14)	100.00%

PART IV: PUBLIC SERVICE (PS) CALCULATIONS

16 DISBURSED IN IDIS FOR PUBLIC SERVICES	245,511.66
17 CDBG-CV GRANT	2,025,770.00
18 PERCENT OF FUNDS DISBURSED FOR PS ACTIVITIES (LINE 16/LINE 17)	12.12%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

19 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	16,549.58
20 CDBG-CV GRANT	2,025,770.00
21 PERCENT OF FUNDS DISBURSED FOR PA ACTIVITIES (LINE 19/LINE 20)	0.82%



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LINE 10 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 10

Report returned no data.

LINE 11 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 11

Report returned no data.

LINE 12 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 12

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	7	340	6576947	LCTI COVID Hardship Scholarships	05H	LMC	\$3,729.50
	17	338	6576947	Catholic Charities - CV Rent Conciliation Program	05Q	LMC	\$51,916.38
	20	349	6576949	Conference of Churches - CV Pathways	05Q	LMC	\$40,143.06
	23	347	6576947	NPLS - COVID Legal Aide	05C	LMC	\$9,623.29
	25	341	6576947	Sights for Hope - CV Virtual Programs and Supplies	05B	LMC	\$8,350.00
		342	6576947	Via of the Lehigh Valley - CV Remote Technology	05B	LMC	\$3,612.70
	26	343	6576947	MOW - CV Free Meals for LMI Elderly	05A	LMC	\$4,935.00
		344	6576947	WCHI - CV Food and Hygiene Pantry	05W	LMC	\$14,184.18
		345	6576947	Casa Guadalupe Center - CV Food Pantry	05W	LMC	\$15,000.00
		350	6576947	Grace Lutheran Church - CV Food Pantry	05W	LMA	\$3,310.00
	28	346	6576947	Casa Guadalupe Center - CV Housing Stabilization	05Q	LMC	\$40,707.55
			6576949	Casa Guadalupe Center - CV Housing Stabilization	05Q	LMC	\$50,000.00
Total							\$245,511.66

LINE 16 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 16

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	7	340	6576947	LCTI COVID Hardship Scholarships	05H	LMC	\$3,729.50
	17	338	6576947	Catholic Charities - CV Rent Conciliation Program	05Q	LMC	\$51,916.38
	20	349	6576949	Conference of Churches - CV Pathways	05Q	LMC	\$40,143.06
	23	347	6576947	NPLS - COVID Legal Aide	05C	LMC	\$9,623.29
	25	341	6576947	Sights for Hope - CV Virtual Programs and Supplies	05B	LMC	\$8,350.00
		342	6576947	Via of the Lehigh Valley - CV Remote Technology	05B	LMC	\$3,612.70
	26	343	6576947	MOW - CV Free Meals for LMI Elderly	05A	LMC	\$4,935.00
		344	6576947	WCHI - CV Food and Hygiene Pantry	05W	LMC	\$14,184.18
		345	6576947	Casa Guadalupe Center - CV Food Pantry	05W	LMC	\$15,000.00
		350	6576947	Grace Lutheran Church - CV Food Pantry	05W	LMA	\$3,310.00
	28	346	6576947	Casa Guadalupe Center - CV Housing Stabilization	05Q	LMC	\$40,707.55
			6576949	Casa Guadalupe Center - CV Housing Stabilization	05Q	LMC	\$50,000.00
Total							\$245,511.66

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	24	353	6576941	Administration - CV	21A		\$16,549.58
Total							\$16,549.58



Program Year 2020 Funds

2020 CDBG Allocation	\$1,288,096.00
Program Income Received During Program Year 2020	\$0.00
Funds Returned to Local Program Account During Program Year 2020	\$0.00
Total Available¹	\$1,288,096.00

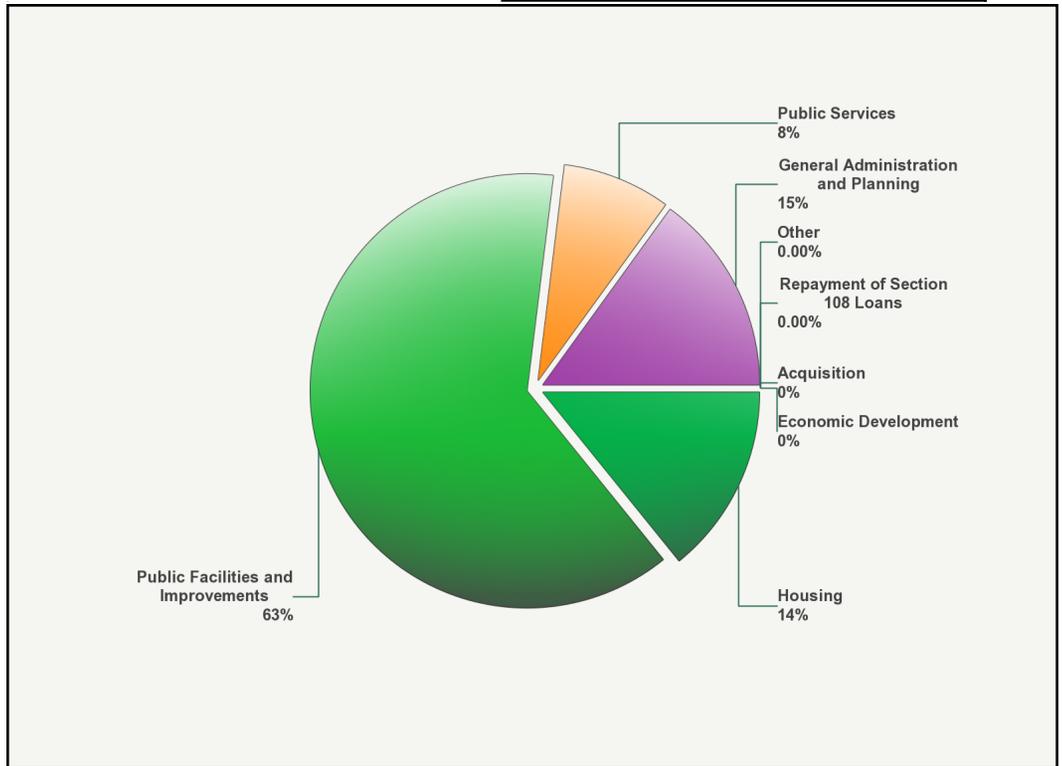
Expenditures²

Type of Activity	Expenditure	Percentage
Acquisition	\$0.00	0.00%
Economic Development	\$0.00	0.00%
Housing	\$297,061.07	14.24%
Public Facilities and Improvements	\$1,311,422.67	62.85%
Public Services	\$165,672.34	7.94%
General Administration and Planning	\$312,484.79	14.98%
Other	\$0.00	0.00%
Repayment of Section 108 Loans	\$0.00	0.00%
Total	\$2,086,640.87	100.00%

Timeliness

Timeliness Ratio - unexpended funds as percent of 2020 allocation 1.22

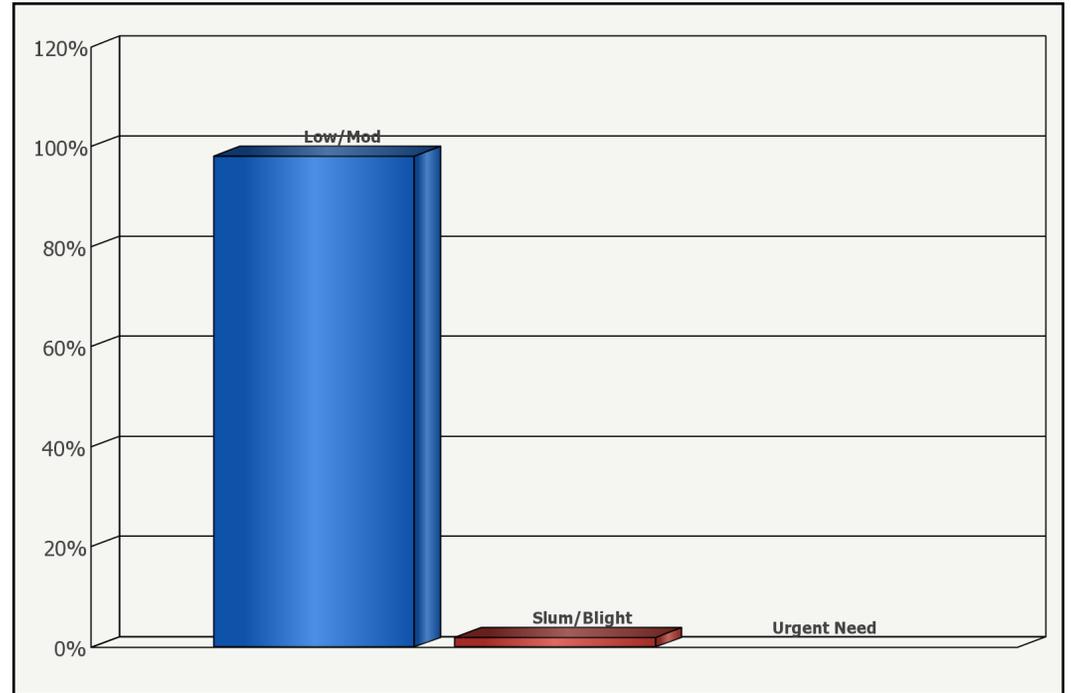
Expenditures by Type of Activity (%) Expenditures by Type of Activity (\$)





Program Targeting

1 -Percentage of Expenditures Assisting Low- and Moderate-Income Persons and Households Either Directly or On an Area Basis ³	98.10%
2 -Percentage of Expenditures That Benefit Low/Mod Income Areas	50.63%
3 -Percentage of Expenditures That Aid in The Prevention or Elimination of Slum or Blight	1.90%
4 -Percentage of Expenditures Addressing Urgent Needs	0.00%
5 -Funds Expended in Neighborhood (Community For State) Revitalization Strategy Areas and by Community Development Financial Institution.	\$0.00
6 -Percentage of Funds Expended in Neighborhood (Community For State) Revitalization Strategy Areas and by Community Development Financial Institution	0.00%



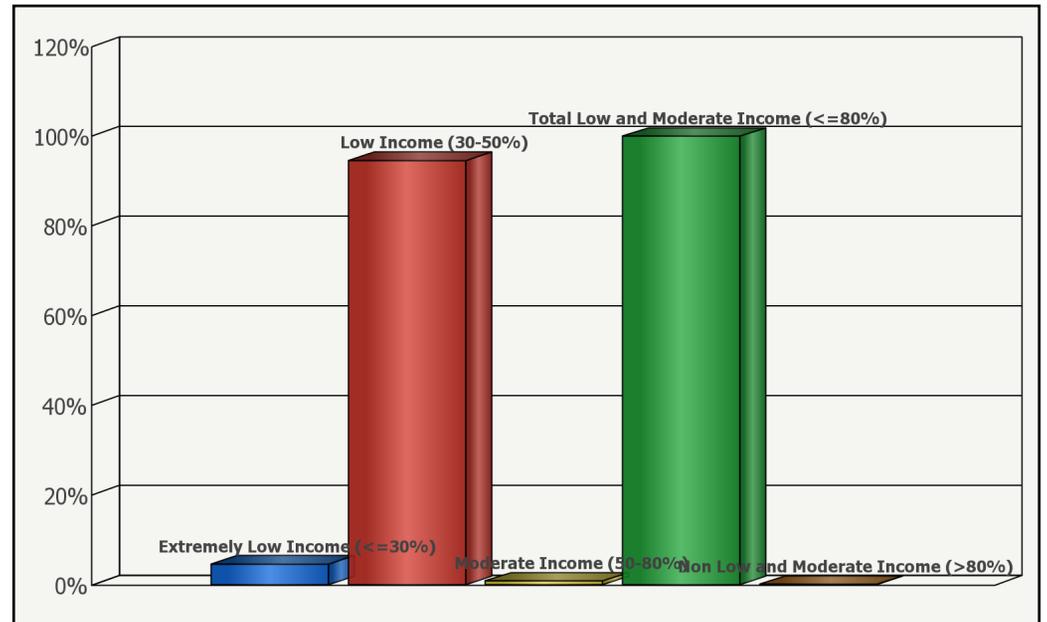


CDBG Beneficiaries by Racial/Ethnic Category⁴

Race	Total	Hispanic
White	96.95%	77.24%
Black/African American	1.29%	2.44%
Asian	0.33%	0.00%
American Indian/Alaskan Native	0.54%	0.00%
Native Hawaiian/Other Pacific Islander	0.00%	0.00%
American Indian/Alaskan Native & White	0.00%	0.00%
Asian & White	0.00%	0.00%
Black/African American & White	0.07%	0.81%
Amer. Indian/Alaskan Native & Black/African Amer.	0.00%	0.00%
Other multi-racial	0.82%	19.51%
Asian/Pacific Islander (valid until 03-31-04)	0.00%	0.00%
Hispanic (valid until 03-31-04)	0.00%	0.00%

Income of CDBG Beneficiaries

Income Level	Percentage
Extremely Low Income (<=30%)	4.55%
Low Income (30-50%)	94.51%
Moderate Income (50-80%)	0.85%
Total Low and Moderate Income (<=80%)	99.91%
Non Low and Moderate Income (>80%)	0.09%





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Accomplishment	Number
Actual Jobs Created or Retained	0
Households Receiving Housing Assistance	7
Persons Assisted Directly, Primarily By Public Services and Public Facilities	4,253
Persons for Whom Services and Facilities were Available	10,490 ⁵
Units Rehabilitated-Single Units	6
Units Rehabilitated-Multi Unit Housing	0

Funds Leveraged for Activities Completed: \$500,560.75

Notes

1 Also, additional funds may have been available from prior years.

2 The return of grant funds is not reflected in these expenditures.

3 Derived by dividing annual expenditures for low-and moderate-income activities by the total expenditures for all activities (excluding planning and administration, except when State planning activities have a national objective) during the program year.

4 For entitlement communities, these data are only for those activities that directly benefit low- and moderate-income persons or households. They do not include data for activities that provide assistance to low- and moderate-income persons on an area basis, activities that aid in the prevention and elimination of slums and blight, and activities that address urgent needs. For states, these data are reported for all activities that benefit low- and moderate-income persons or households, aid in the prevention and elimination of slums and blight, and address urgent needs.

5 This number represents the total number of persons/households for whom services/facilities were available for [in many cases] multiple area benefit activities as reported by grantees. A service or facility meeting the national objective of benefiting low- and moderate-income persons on an area basis is available to all residents of the area served by the activity. If one or more activities had the same or overlapping service areas, the number of persons served by each activity was used to calculate the total number served; e.g., if two activities providing different services had the same service area, the number of persons in the service area would be counted twice; once for each activity.



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CDBG-CV Allocation \$2,025,770.00
 Funds Returned to Local Program Account \$0.00

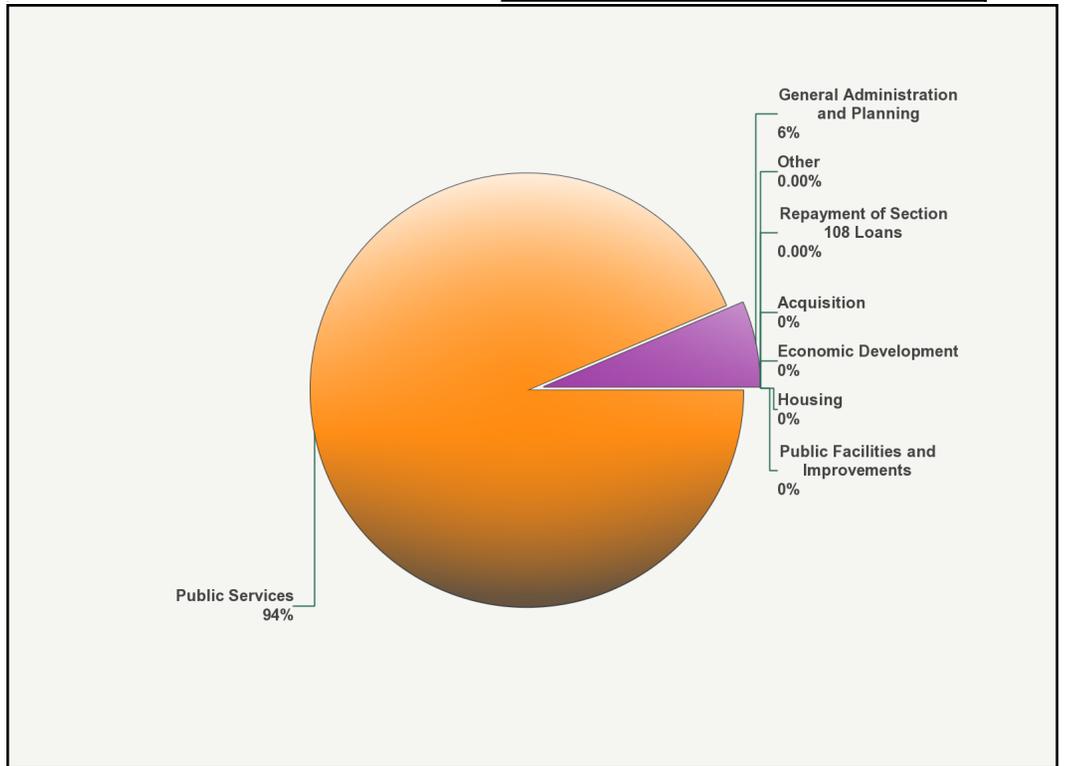
Total Available¹ \$2,025,770.00

Expenditures²

Type of Activity	Expenditure	Percentage
Acquisition	\$0.00	0.00%
Economic Development	\$0.00	0.00%
Housing	\$0.00	0.00%
Public Facilities and Improvements	\$0.00	0.00%
Public Services	\$245,511.66	93.68%
General Administration and Planning	\$16,549.58	6.32%
Other	\$0.00	0.00%
Repayment of Section 108 Loans	\$0.00	0.00%
Total	\$262,061.24	100.00%

Timeliness

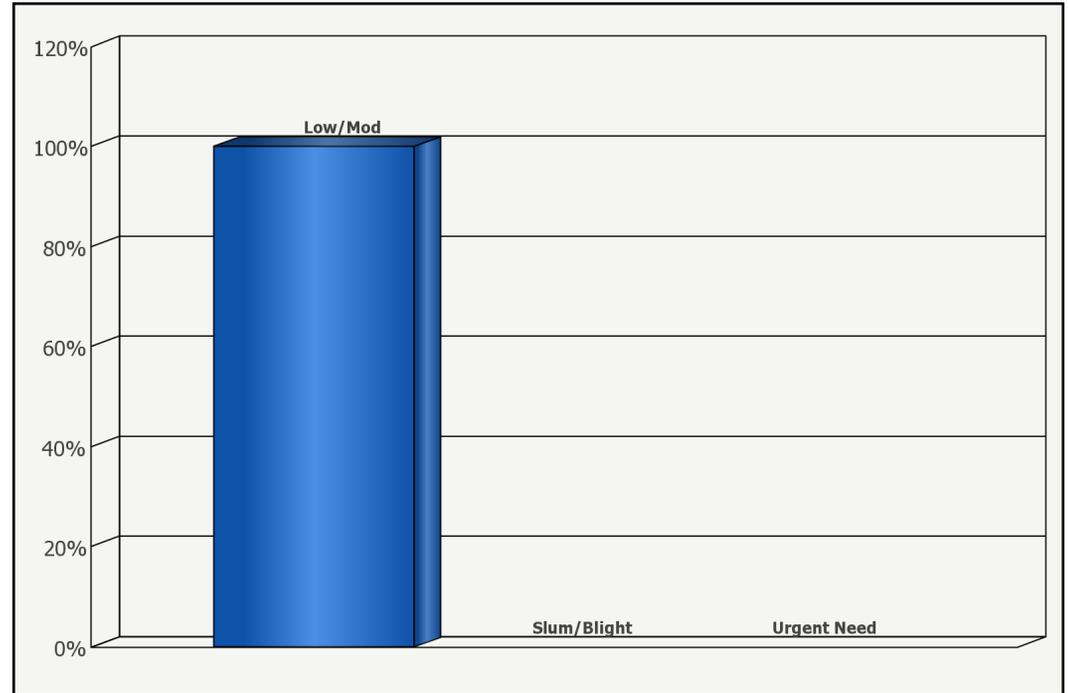
Expenditures by Type of Activity (%) Expenditures by Type of Activity (\$)





Program Targeting

1 -Percentage of Expenditures Assisting Low- and Moderate-Income Persons and Households Either Directly or On an Area Basis ³	100.00%
2 -Percentage of Expenditures That Benefit Low/Mod Income Areas	1.35%
3 -Percentage of Expenditures That Aid in The Prevention or Elimination of Slum or Blight	0.00%
4 -Percentage of Expenditures Addressing Urgent Needs	0.00%
5 -Funds Expended in Neighborhood (Community For State) Revitalization Strategy Areas and by Community Development Financial Institution.	\$0.00
6 -Percentage of Funds Expended in Neighborhood (Community For State) Revitalization Strategy Areas and by Community Development Financial Institution	0.00%



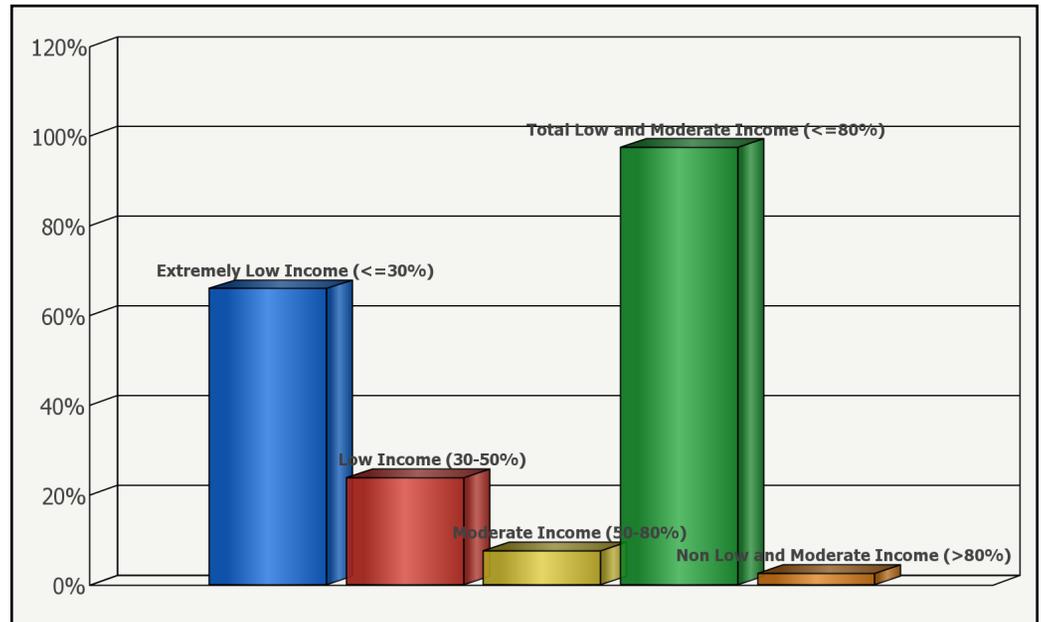


CDBG Beneficiaries by Racial/Ethnic Category⁴

Race	Total	Hispanic
White	68.02%	84.11%
Black/African American	15.72%	0.93%
Asian	0.27%	0.00%
American Indian/Alaskan Native	0.81%	0.00%
Native Hawaiian/Other Pacific Islander	0.00%	0.00%
American Indian/Alaskan Native & White	0.00%	0.00%
Asian & White	0.00%	0.00%
Black/African American & White	0.00%	0.00%
Amer. Indian/Alaskan Native & Black/African Amer.	0.00%	0.00%
Other multi-racial	15.18%	14.95%
Asian/Pacific Islander (valid until 03-31-04)	0.00%	0.00%
Hispanic (valid until 03-31-04)	0.00%	0.00%

Income of CDBG Beneficiaries

Income Level	Percentage
Extremely Low Income (<=30%)	65.99%
Low Income (30-50%)	23.85%
Moderate Income (50-80%)	7.59%
Total Low and Moderate Income (<=80%)	97.43%
Non Low and Moderate Income (>80%)	2.57%



Accomplishments



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Accomplishment	Number
Actual Jobs Created or Retained	0
Households Receiving Housing Assistance	0
Persons Assisted Directly, Primarily By Public Services and Public Facilities	738
Persons for Whom Services and Facilities were Available	3,110 ⁵
Units Rehabilitated-Single Units	0
Units Rehabilitated-Multi Unit Housing	0

Funds Leveraged for Activities Completed and Open: \$0.00

Notes

1 Also, additional funds may have been available from prior years.

2 The return of grant funds is not reflected in these expenditures.

3 Derived by dividing annual expenditures for low-and moderate-income activities by the total expenditures for all activities (excluding planning and administration, except when State planning activities have a national objective) during the program year.

4 For entitlement communities, these data are only for those activities that directly benefit low- and moderate-income persons or households. They do not include data for activities that provide assistance to low- and moderate-income persons on an area basis, activities that aid in the prevention and elimination of slums and blight, and activities that address urgent needs. For states, these data are reported for all activities that benefit low- and moderate-income persons or households, aid in the prevention and elimination of slums and blight, and address urgent needs.

5 This number represents the total number of persons/households for whom services/facilities were available for [in many cases] multiple area benefit activities as reported by grantees. A service or facility meeting the national objective of benefiting low- and moderate-income persons on an area basis is available to all residents of the area served by the activity. If one or more activities had the same or overlapping service areas, the number of persons served by each activity was used to calculate the total number served; e.g., if two activities providing different services had the same service area, the number of persons in the service area would be counted twice; once for each activity.



U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System

DATE: 12-22-21
 TIME: 10:37
 PAGE: 1

Current CDBG Timeliness Report
 Grantee : LEHIGH COUNTY, PA

PGM YEAR	PGM YEAR START DATE	TIMELINESS TEST DATE	CDBG GRANT AMT	--- LETTER OF CREDIT BALANCE ---		DRAW RATIO		MINIMUM DISBURSEMENT TO MEET TEST	
				UNADJUSTED	ADJUSTED FOR PI	UNADJ	ADJ	UNADJUSTED	ADJUSTED
2020	10-01-20	08-02-21	1,288,096.00	1,571,665.70	1,571,665.70	1.22	1.22		
2021	10-01-21	08-02-22	1,284,677.00	2,199,281.55	2,199,281.55	1.71	1.71	272,266	272,266

NOTE: If ***** appears in place of ratio, then ratio cannot be calculated because either the grantee's current year grant has not been obligated in LOCCS or the current program year start and end dates have not been entered in IDIS.

PROCLAMATION

Fair Housing Awareness Month

WHEREAS, April marks the anniversary of the passage of the Fair Housing Act of 1968, which sought to eliminate discrimination in housing opportunities and to affirmatively further housing choices for all Americans; and

WHEREAS, there are still too many violations of fair housing laws occurring each year; and

WHEREAS, since the introduction of the Fair Housing Act of 1968, civil rights protections in housing continue to evolve; and

WHEREAS, with increased knowledge on the subject of fair housing, the welfare of all will improve; and

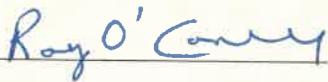
WHEREAS, we must continue to strive for equal housing opportunity for all; and

WHEREAS, the ongoing struggle for dignity and housing opportunity for all is not the exclusive province of the Federal government; and

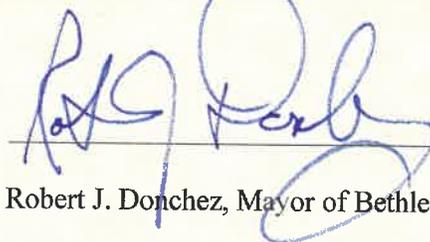
WHEREAS, vigorous local efforts to combat discrimination can be as effective, if not more so, than Federal efforts; and

WHEREAS, illegal barriers to equal opportunity in housing, no matter how subtle, diminish the rights of all;

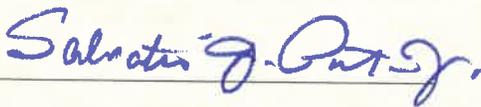
NOW, THEREFORE BE IT RESOLVED, that we, the Mayors of Allentown, Bethlehem and Easton, and the County Executives of Lehigh County and Northampton County, do hereby proclaim April 2021 as Fair Housing Awareness Month. We encourage all agencies, institutions and individuals, public and private, in Lehigh and Northampton Counties to abide by the letter and spirit of the Fair Housing Act.



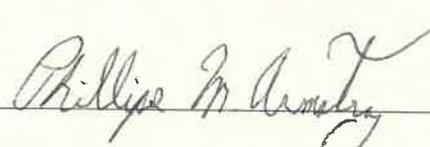
Ray O'Connell, Mayor of Allentown



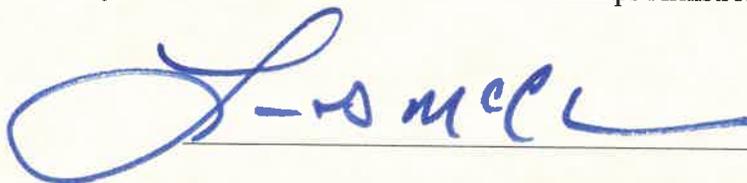
Robert J. Donchez, Mayor of Bethlehem



Salvatore J. Panto, Jr., Mayor of Easton



Phillips Armstrong, Lehigh County Executive



Lamont G. McClure, Jr., Northampton County Executive

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NPLS Virtual Fair Housing Summit



Register Today!

for the 2021 NPLS Virtual Summit

For Fair Housing Month in April, North Penn Legal Services is hosting four timely Fair Housing topics via Zoom over the course of two weeks. Please review all four sessions and be sure to follow the registration link for each session you wish to attend!

April 16, 2021, 9-11 a.m.
Session One

North Penn Legal Services Virtual Fair Housing Summit Kickoff and Review of PA Landlord-Tenant and Fair Housing Law. NPLS Attorneys and Staff will provide a review of landlord-tenant law, including COVID-related updates, and provide a general overview of Fair Housing law and policy in Pennsylvania. Tenants' rights to be included are the leasing and eviction process from start to finish, how to properly ask for needed repairs in a rental unit, and how to get a security deposit returned after vacating a rental unit. Fair Housing issues to be included are a review of the protected classes in federal, state and local law, types of discrimination, and fair housing enforcement procedures.

April 16

through

April 28

Four Days

Four Zoom Sessions



Questions?
 Contact Sarah Andrew:

484-821-2038
sandrew@nplspa.org

This session will provide 1.5 Substantive CLE Credits for attending attorneys.

Register Now for Session One

Presenters:

Sarah M. Andrew, Esq., Associate Managing Attorney of the North Penn Legal Services Lehigh Valley office.

Marybeth Saporita, Paralegal in the North Penn Legal Services Lehigh Valley office.

April 20, 2021, 10-11:30 a.m. Session Two

The Evolution of Fair Housing for the LGBT Community. Adrian Shanker, Founder and Executive Director of Bradbury Sullivan LGBT Community Center in Allentown, Pennsylvania, will review the current housing rights of LGBT people in Pennsylvania and some of the more common sources and types of discrimination experienced by this community. He will detail what protections are still needed at the state and national levels to ensure equal access to housing regardless of sexual orientation and/or gender identity and expression, and provide an advocacy roadmap for how to get there.

This session will provide 1.5 Substantive CLE Credits for attending attorneys.

Register Now for Session Two

Presenter:

Adrian Shanker (he/him pronouns), Executive Director of Bradbury-Sullivan LGBT Community Center in Allentown

April 22, 2021, 10-11:30 a.m. Session Three

Fair Housing and Medical Marijuana - What Rights Do Tenants Have When Treatment Options Clash with Housing Policy? The use of medical marijuana has been legal in Pennsylvania since 2016, but marijuana is still listed as an illegal drug under federal law. Tenants with disabilities who are legally prescribed medical marijuana may find themselves at odds with landlords who don't approve of its use in rental

properties. Tenants in federally subsidized housing may have to choose between their housing and their medical treatment options. Attorneys Andrew M. Gross and Patrick K. Nightingale will review the current status of medical marijuana law and policy in Pennsylvania as it relates to the rights of tenants with disabilities whose protections under fair housing law may not (yet) extend to the use of medical marijuana.

This session will provide 1.5 Substantive CLE Credits for attending attorneys.

[Register Now for Session Three](#)

Presenters:

Patrick K. Nightingale, Esq., PKN Law, Pittsburgh, PA

Andrew M. Gross, Esq., Gross & Patterson LLC, Pittsburgh, PA

April 28, 2021, 1-2:30 p.m. Session Four

Current Trends and New Developments in Fair Housing Testing, HUD Policies, and Compliance. Rachel Wentworth, Executive Director of the Housing Equality Center of Pennsylvania, will review common fair housing violations based on race, national origin, and familial status. She will discuss how testing is used to investigate claims of discrimination, primarily in these protected classes. This session will also focus on current HUD guidance and enforcement, including updates on how the disparate impact standards and the federal mandate to affirmatively further fair housing will be implemented moving forward.

This session will provide 1.5 Substantive CLE Credits for attending attorneys.

[Register Now for Session Four](#)

Presenter:

Rachel Wentworth, Executive Director of the Housing Equality Center of Pennsylvania

Note: Each Zoom session has a maximum registration limit of 300. Register today to save your spot!



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Current Trends and New Developments in Fair Housing Testing, HUD Policies, and Compliance
April 28, 2021

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Agenda

- Affirmatively Furthering Fair Housing Update
- Disparate Impact Update
- Race, National Origin, and Familial Status
- Fair Housing Testing

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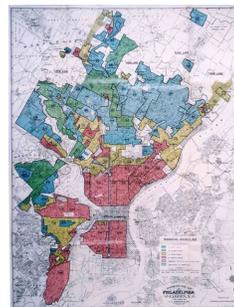


Affirmatively Furthering Fair Housing Update

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Affirmatively Furthering Fair Housing



Why do we need AFFH?

U.S. housing policies historically created and perpetuated segregated housing patterns.

For example, the Home Owners' Loan Corporation (HOLC), a New Deal initiative established in 1933 to stabilize the housing market.

Green = "Best"
 Blue = "Still Desirable"
 Yellow = "Declining"
 Red = "Hazardous"

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Affirmatively Furthering Fair Housing

From its inception in 1968, the Fair Housing Act not only prohibited discrimination in housing related activities and transactions but also imposed a duty on the federal government to affirmatively further fair housing (AFFH).

Because in practice HUD programs have historically perpetuated patterns of racial and economic segregation AFFH seeks to begin to remedy the impact of historical segregation.

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Affirmatively Furthering Fair Housing

The AFFH obligation covers all activities, policies, and procedures of public housing authorities and CDBG recipients. Housing authorities and jurisdictions that receive CDBG funding are responsible to implement policies that will increase housing choice and access to geographic areas of opportunity for members of protected classes.

These entities must develop an analysis of the barriers to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of impediments identified, and maintain records reflecting the analysis and actions.

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Affirmatively Furthering Fair Housing

There is no requirement that subrecipient entities, such as municipalities and social service agencies, have their own separate plan for affirmatively furthering fair housing. However, subrecipients should be involved in the process of determining locally appropriate actions to affirmatively further fair housing and should play a role in carrying out those actions. CDBG subrecipients are obligated to comply with fair housing laws and provide oversight to ensure the compliance of their staff in the implementation of all of their programs.

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Affirmatively Furthering Fair Housing

In 2015 HUD published an Affirmatively Furthering Fair Housing final rule.

- Replaced previous Analysis of Impediments process and intended to clarify and simplify existing fair housing obligations
- Intended to help program participants better understand what they are required to do to meet their AFFH duties and enable them to assess fair housing issues in their communities and then to make informed policy decisions
- Provided communities that receive HUD funding with a nationally uniform data and assessment tool to facilitate the Assessment of Fair Housing (AFH) process and reduce burden on jurisdictions

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Affirmatively Furthering Fair Housing

In May 2018 HUD suspended the AFFH Rule and withdrew the Assessment Tool.

- This notice did not affect any requirements to affirmatively further fair housing
- HUD's intent was initially to revise the Assessment and Data and Mapping Tools and training/technical assistance
- Jurisdictions that did not yet submit an AFH were required to conduct an Analysis of Impediments
- Jurisdictions that did submit an AFH must continue to execute the goals in the accepted AFH

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Affirmatively Furthering Fair Housing

In August 2020 HUD replaced the previous AFFH Rule with the **Preserving Community and Neighborhood Choice Rule**.

- The new rule did not remove the statutory requirement to affirmatively further fair housing
- Any jurisdiction that receives CDBG funding is required to self-certify that they are affirmatively furthering fair housing and must continue to retain records to prove that they are taking active steps to meet their AFFH obligations

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Affirmatively Furthering Fair Housing

In January 2021, President Biden issued a memo to the Secretary of HUD instructing the agency to take actions to remedy the history of discriminatory housing practices and policies by the federal government.

- In particular, the memo requires that HUD examine the impact of the recent regulatory actions regarding affirmatively furthering fair housing and take any necessary steps to make sure that HUD administer its programs in a manner that affirmatively furthers fair housing in compliance with the Fair Housing Act.
- In April 2021, the reinstatement of the 2015 rule was submitted to OMB for review.

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Disparate Impact Update

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Discriminatory Effects Liability

Facially neutral policies or practices can be discriminatory even if the provider had

NO INTENT to discriminate!

- Historically, HUD and federal courts have interpreted the FHA to prohibit “disparate impact” discrimination, which is conduct that, while not motivated by discriminatory intent, has a discriminatory effect
- Housing providers or local governments may be liable under the Fair Housing Act if a policy or practice has a disparate impact on a particular protected class more than on the general population.

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Discriminatory Effects Liability

In 2013 HUD published a final rule on **Implementation of the Fair Housing Act’s Discriminatory Effects Standard**.

- Codified the long-held view that the Fair Housing Act prohibits disparate impact discrimination
- Established a three part, burden shifting rule to determine whether a facially neutral policy that results in housing discrimination violates the Fair Housing Act

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Discriminatory Effects Liability

Three step, burden-shifting standard to prove liability under a disparate impact claim.

- ➔ Plaintiff/complainant must show a policy impacts a particular protected class more than the general population.
- ➔ Defendant/respondent must show a sufficient justification for the policy: **a substantial, legitimate, nondiscriminatory interest (cannot be hypothetical or speculative)**
- ➔ Plaintiff/complainant must show that the interest could be served by a policy or practice that has a less discriminatory effect.

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Discriminatory Effects Liability

In 2020 HUD published a new final rule on the **Fair Housing Act’s Discriminatory Effects Standard**.

- Made it more difficult to prove discrimination under the Fair Housing Act based on disparate impact
- Required discrimination victims to demonstrate that a policy which results in disparate impact serves no justifiable purpose prior to conducting any discovery in the case
- New burden shifting test requiring a higher burden of proof for the complainant and a number of defenses that may be asserted by the respondent
- Exemption for “predictive models”

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Discriminatory Effects Liability

Revised the burden-shifting standard to prove liability under a disparate impact claim.

- ➔ Plaintiff/complainant must show a policy is the direct cause of the discriminatory effect, the disparity is significant, and a direct relation between the injury and the injurious conduct alleged
- ➔ Defendant/respondent must produce evidence showing that the challenged policy advances a valid interest and is not arbitrary, artificial, and unnecessary
- ➔ Plaintiff/complainant must prove by a preponderance of the evidence that the interest advanced by the defendant are not valid or that a less discriminatory policy exists that would serve the identified interest in an equally effective manner without imposing materially greater costs or burdens

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Discriminatory Effects Liability

- In 2020 three separate lawsuits were filed against HUD to block implementation of the new rule.
- Injunction was issued one day prior to the effective date which prevented HUD from enforcing the rule.
- Court observed that HUD’s new rule represented a “massive overhaul” of the 2013 rule and that HUD’s justifications for changing the rule were inadequate.
- In April 2021, the reinstatement of the 2013 rule was submitted to OMB for review.

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Race, National Origin, and Familial Status

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Race

- Continuing complaint allegations based on race in all housing related transactions
- Often subtle—discrimination “with a smile and a handshake”
- Voice profiling
- Ongoing redlining in availability of housing related financing
- Developing concerns regarding algorithmic bias
- Disparate impact issues—refusal to accept HCVs, opposition to multifamily and affordable housing

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National Origin and Immigration Status

- National origin discrimination includes discrimination because an individual has physical, cultural, or linguistic characteristics associated with a foreign geographic area
- Immigration status does not affect fair housing rights
- Housing discrimination based on any protected class is illegal regardless of the victim’s immigration status
- Different terms and conditions based on national origin are illegal
- It is illegal to coerce, intimidate, threaten, or interfere with a person’s exercise of rights protected by the Fair Housing Act. This includes threats to report a person to U.S. Immigration and Customs Enforcement if they report housing discrimination to HUD

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National Origin and Immigration Status

- Requiring tenants or applicants to be citizens or to have a particular lawful status is direct evidence of discrimination
- Housing providers are allowed to request identity documentation and conduct inquiries to determine whether a potential resident meets the criteria for occupancy, so long as the same procedure is applied to all potential residents
- Requiring that all applicants, or all adult applicants, have a social security number disproportionately excludes families who come from another country (recent case law that requiring a SSN has a disparate impact based on national origin)

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Limited English Proficiency

In September 2016 HUD released Guidance on Application of Fair Housing Act Protections for **Persons with Limited English Proficiency**.

- LEP, race, and national origin are so intrinsically linked as to be almost indiscernible from each other, therefore discrimination based on LEP will be treated as national origin discrimination.
- Lack of English proficiency is often used as a proxy for national origin discrimination.
- Some courts have recognized as legitimate the needs of employers to require that employees speak English, however the new HUD guidance states that these reasons are inapplicable with regards to housing, lending, or other real estate related transactions covered by the Act.

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Families with Children

Illegal discrimination against families with children includes:

- Denying housing to families with children—only senior housing (under HOPA) can restrict families with children
- Segregating housing so the families with children are only permitted on certain buildings or floors
- Rules that prohibit parents and children or boys and girls from sharing a bedroom
- Restricting children because of “unsafe conditions”



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Families with Children

Illegal discrimination against families with children includes:

- Charging tenants with children a higher rent or security deposit
- Per capita charges (per person fees) and occupancy restrictions can have a disparate impact on families with children
- Rules and regulations that treat children under 18 differently from adults in the use of housing facilities



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Current HECP Case Example

Property management company with policies that have a disparate impact based on national origin, race, familial status, and sex

- SSN required for application
- Blanket ban on all criminal records
- Occupancy policy which limits occupancy to 3 people in a 2 bedroom unit and 4 people in a 3 bedroom unit (with bedrooms large enough to permit 2-3 people per bedroom under municipal property maintenance code)
- Tester told that each adult must qualify independently, even married couples

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Fair Housing Testing

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Fair Housing Testing

- “Mystery shopping” the practices of a housing professional such as a landlord, real estate agent, or loan officer to ensure that home seekers are being treated equally
- Testers are trained to be objective observers and to avoid reporting any opinions regarding a housing provider’s motives
- Conducted by private fair housing organizations, DOJ, and some FHAP agencies of a variety of housing related transactions

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Fair Housing Testing

- May be used for research purposes or as an investigative tool to assess the credibility of a complaint allegation
- May provide evidence that discrimination has occurred or is occurring or may verify that a rule or qualification standard is being applied equally to everyone
- Unanimously affirmed by the Supreme Court as a legal and necessary means for investigating housing discrimination

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Fair Housing Testing

Havens Realty Corp. v. Coleman, 455 U.S. 363 (1982)

- FHA establishes an enforceable right of “any person” to truthful information concerning the availability of housing
- A tester who has been the object of a misrepresentation has suffered injury in precisely the form the statute was intended to guard against
- That the tester may have approached the real estate agent fully expecting that he would receive false information, and without any intention of buying or renting a home, does not negate the right of the tester to receive truthful information

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Complaint Allegations Regarding Race

Recent complaint allegations that HECPC has received on the basis of race:

- Poor customer service and non-responsiveness to Black consumers
- Requiring more proof of qualification to Black consumers
- Untruthfulness or incomplete information regarding the availability of housing for sales or rent provided to Black consumers

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Complaint Allegations Regarding Race

- “Pocket listings” offered to existing residents of a neighborhood on social media for dissemination to their friends and family prior to MLS listing
- Advertising postcards that have the appearance of blockbusting
- Steering based on neighborhood or type of listing

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Complaint Allegations Regarding Race

- Municipalities alleging that local agents are making disparaging remarks about a neighborhood or school district
- Anonymous tips regarding agents and lenders posting racist content on social media

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Fair Housing Testing Based on Race

- 37% of paired race tests conducted by HECPC in the past three years showed differences in treatment favoring the white tester
- Types of different treatment include voice profiling, different levels of customer service, different terms and conditions, steering, and differences in number/quality/price of listings provided

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Examples of Different Treatment in Testing

- White tester receiving a return call while Black tester does not receive a call back or receives a delayed call—profiling based on racially identifiable voice or name
- Black tester told that they must provide a pre-qualification letter and white tester receives listings and/or home tours without providing evidence of qualification

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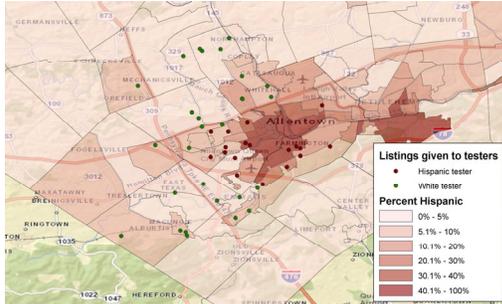
Examples of Different Treatment in Testing

- Agent making differing comments to Black and white testers regarding the desirability of neighborhoods or school districts, or make generally discouraging comments regarding Black or mixed race neighborhoods
- Testers provided with listings which differ in geographic location, price range, or quality, or greatly different quantity of listings

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Fair Housing Testing Steering



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Examples of Different Treatment in Testing

- White tester offered in-person meeting at earlier stage of contact than Black tester or other difference in quality or volume of engagement with testers
- Testers receiving different referrals to housing related financial or other services
- Testers receiving differing quality or quantity of follow up contact

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Examples of Different Treatment in Testing

- White tester given quote for mortgage loan or homeowners insurance without a credit check, while Black tester is told this is required
- Product steering in mortgage loans or homeowners insurance
- Costlier quote in terms of interest rate or premium given to Black tester

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Complaint Allegations Regarding National Origin

Recent complaint allegations that HECP has received on the basis of national origin:

- SSN required to apply
- Unwillingness of housing providers to accept alternative forms of documentation for qualifying prospective tenants
- Housing providers requiring larger security deposits or higher rental amounts from immigrant families

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Fair Housing Testing Based on National Origin

- 40% of paired national origin tests conducted by HECP in the past three years showed differences in treatment favoring the control tester
- Types of different treatment include voice profiling, differences in availability, different levels of customer service, and comments regarding name, accent, or where a tester is from

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Examples of Different Treatment in Testing

- Immigrant tester asked directly about national origin, name, accent, or ability to speak English—"Well I can't even pronounce your name, I don't think I can deal with this"
- Unwillingness to accept cosigner or alternate documentation of qualifications for immigrant tester, but allowed for young white student without credit or previous rental references

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Complaint Allegations Regarding Familial Status

Recent complaint allegations that HECP has received on the basis of familial status:

- Complexes with “no children” policies
- Complexes with “senior buildings”
- Senior housing with age restrictions that do not align with the Housing for Older Persons Act

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Fair Housing Testing Based on Familial Status

- 15% of paired familial status tests conducted by HECP in the past three years showed differences in treatment favoring the tester without children
- Types of different treatment include differences in availability, occupancy limits, discouragement, and comments regarding children, safety, or noise

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Examples of Different Treatment in Testing

- Tester with children asked detailed questions regarding employment, nearby family, schools, and childcare
- Testers told that landlord does not rent to families with children, or restricts which units they may rent
- Lack of follow up contact to tester with children

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Complaint Allegations Regarding Familial Status

Recent complaint allegations that HECP has received on the basis of disability:

- Eviction due to worsening disability or lease violations directly related to disability-related symptoms
- Denials of reasonable accommodation requests—most commonly, reserved parking or assistance animals

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Fair Housing Testing Based on Disability

- 31% of disability tests conducted by HECP in the past three years showed differences in treatment favoring the tester without a disability or noncompliance with the FHA
- Types of different treatment include differences in availability, questions regarding nature or severity of a disability, denial of reasonable accommodations and modifications, and design and construction violations

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Examples of Different Treatment in Testing

- Testers told that they would not be permitted reasonable accommodations or modifications
- Testers told about fees associated with reasonable accommodations
- Testers provided with reasonable accommodation request forms asking inappropriate information
- Testers asked to disclose nature or severity of disability

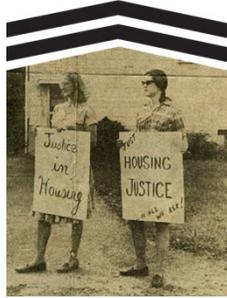
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Housing Equality Center

Founded in 1956, before state or federal fair housing legislation, the Housing Equality Center of Pennsylvania is America's oldest fair housing council.

The Housing Equality Center serves the Pennsylvania counties of Bucks, Chester, Delaware, Lehigh, Montgomery, Northampton and Philadelphia.



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Housing Equality Center

The Housing Equality Center provides:

- Counseling, testing investigations, and enforcement services to assist victims of housing discrimination.
- Education, training programs, and technical assistance for housing professionals, nonprofits, housing authorities and others to promote compliance with fair housing laws and to prevent discrimination.
- Publications, fact sheets and resources to educate the public and housing professionals about fair housing.

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Report Discrimination (267) 419-8918

Consumers, providers, and advocates should contact the **Housing Equality Center of Pennsylvania** to report discrimination. The Housing Equality Center accepts and investigates complaints from anonymous sources.

Fair housing complaints can be filed with HUD for up to one year from the incident, or with the Pennsylvania Human Relations Commission for up to 180 days from the incident. A lawsuit may be filed in Federal Court up to two years from the incident.

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equalhousing.org



- ✓ Sign up for fair housing news
- ✓ Register for an upcoming fair housing event or meeting
- ✓ Learn about fair housing laws
- ✓ Download guides, resources, fact sheets and fair housing guidance
- ✓ Request fair housing training or publications for your clients, colleagues or offices
- ✓ Report discrimination online



Fair Housing Questions? Technical Assistance?

Rachel Wentworth
Executive Director
267.419.8918 x5
wentworth@equalhousing.org

Carolyn Steinhof
Intake, Enforcement, and Compliance
267.419.8918 x2
capistrano@equalhousing.org

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Fair Housing Project Quarterly Meeting
 Monday, December 14, 2020 at 9 a.m.

ZOOM Call

Time: Dec 14, 2020 09:00 AM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/88118776526?pwd=ZzlyY3F1VWF1Q005cndXK2o1NFVxUT09>

Meeting ID: 881 1877 6526

Passcode: 522776

One tap mobile

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+13126266799,,88118776526#,,,,,0#,,522776# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington D.C)

+1 929 205 6099 US (New York)

Meeting ID: 881 1877 6526

Passcode: 522776

Find your local number: <https://us02web.zoom.us/u/kdRQUJX3m3>

1. Introductions
2. Project Review
 - a. Review of Contracts – any items outstanding.
 - b. Billing and Reporting

3. Outreach & Presentations

Date	Location	Audience
10/29/2020	Community Health Workers Zoom	Shared Services – ~16 people
10/29/2020	GLVR Fair Housing Training	Shared Services – ~25 participants
11/17/2020	RHAB Presentation on CDC Declaration and housing issues	~60 participants
11/19/2020	GLVR Fair Housing Training	~30 participants
12/3/2020	RHAB Prevention Committee	~10 participants
12/7/2020	Valley Youth House	40 brochures to VYH staff
12/17/2020	Valley Youth House	Training on FH/COVID/Evictions

4. New Business

- a. Status update on currently active tenant protections (CARES Act, CDC Moratorium, etc...)
 - i. CDC Moratorium ending Dec. 31, no extension yet
 - ii. Status of eviction mediation program(s)
 - iii. Status of various rental assistance programs

- b. Case Updates/Problem Areas:
 - i. Expect conditions cases/complaints, as tenants can't pay rent and LLs don't have resources to make repairs. Thoughts on how to address?
 - ii. See Regional Housing Legal Services report: **Achieving Housing Stability with Eviction Diversion Programs: A Guide to Best Practices during COVID and Beyond** (November 2020), by Cynthia Witman Daley, RHLS Director of Community Development Initiatives. Attached to Agenda.
 - iii. AHA contacted NPLS to discuss a program they are piloting with CACLV that seeks to provide case management services to clients to help them stay in compliance and eligible to remain in public housing.

- c. Special Projects:
 - i. Virtual "clinics" or client outreaches:
 - 1. Developing simplified LL/T brochure, with QR link to full handbook, for distribution through food banks and other direct service partners. See below.
 - 2. Looking at developing series of short videos on very specific housing topics for YouTube/website.

Scan this code to view our complete Self-Help Handbook for Tenants, in English:



Escanee este código para ver nuestro Manual de autoayuda completo para inquilinos en español:



- d. Healthy Homes Virtual Conference
 - i. Tentatively scheduled April 2021
 - ii. Agenda in development
 - 1. Last year we planned to focus on lead paint abatement programs, still relevant? Still a focus area?
 - 2. Would like to focus on how to address repairs, code violations, improving conditions.
- 5. Old Business
- 6. Other Topics / Open Discussion

Next Meetings Proposed Dates:

March 1, 2021

June 7, 2021

September 6, 2021

December 6, 2021



Achieving Housing Stability with Eviction Diversion Programs: A Guide to Best Practices during COVID and Beyond

Regional Housing Legal Services
November 2020

Cynthia Witman Daley
Director of Community Development Initiatives

Achieving Housing Stability with Eviction Diversion Programs: A Guide to Best Practices during COVID and Beyond

Introduction

Evictions are at crisis point in Pennsylvania. Even prior to COVID-19, too many households faced eviction. In 2016, 87,898 eviction cases were filed in the commonwealth.¹ With the COVID-induced economic downturn in 2020, an extraordinary number of households are unable to pay their rent, including tenants who previously were financially secure. The US Census Bureau reports that in October 2020, 300,434 Pennsylvania renters were not current on their rent. 288,020 had no confidence that they could pay the next month's rent, with another 254,626 households only slightly confident that they could meet their obligations.²

However, it is not just the number of evictions that is creating the crisis. An eviction is much more than a move across town; it is a life altering event that negatively affects many aspects of the tenant's life. Once a tenant has an eviction on their record, their ability to find a new home is severely limited.³ They will often end up in poorer quality housing at a higher rent.⁴ Too often evicted tenants become homeless.⁵

Going to court and looking for a new place to live take time – time away from the job. At best that means the tenant has probably lost wages; at worst they have lost their job.

Evictions affect the whole family. Children who move three or more times during a school year have average reading scores that are 50% lower than those of students who do not move.⁶ Housing instability and living in poor quality housing also negatively impact peoples' health.⁷

¹Eviction Lab; <https://evictionlab.org/map/#/2016?geography=states&bounds=-190.672,10.237,-44.648,62.054&type=er&locations=42,-77.801,40.876>

² U.S. Census Bureau, "Week 16 Household Pulse Survey: September 30–October 12 [2020]"; <https://www.census.gov/data/tables/2020/demo/hhp/hhp16.html>

³ When a landlord files a complaint for eviction in any Magisterial District Court in Pennsylvania, a docket (record) is created in the Unified Judicial System (UJS). The UJS is accessible by the public and is utilized by landlords and tenant screening businesses. Once a docket is created the UJS, this record follows the tenant regardless of the outcome of the case, in the same way a criminal record follows an individual even if the arrest does not lead to a conviction. Any such record in the UJS can affect a tenant's application with a prospective landlord.

⁴ Desmond, Matthew, *Evicted: Poverty and Profit in the American City* (New York: Penguin Random House, 2016).

⁵ Desmond, *Evicted*.

⁶ "The Kids Mobility Project," 1998; <https://files.eric.ed.gov/fulltext/ED453326.pdf>.

⁷ See, e.g., Robert Wood Johnson Foundation Commission to Build a Healthier America, "Where We Live Matters for Our Health: The Links Between Housing and Health," Issue Brief 2: Housing and Health (September 2008); <http://www.commissiononhealth.org/PDF/e6244e9e-f630-4285-9ad7-16016dd7e493/Issue%20Brief%20%20Sept%2008%20-%20Housing%20and%20Health.pdf>. Krieger, James, et al., "Housing and Health: Time Again for Public Health Action," *American Journal of Public Health*, vol. 92, no. 5 (May 2002); <https://ajph.aphapublications.org/doi/pdfplus/10.2105/AJPH.92.5.758>

Because the ramifications of evictions are so extensive, they impact the overall economy as well as taxpayer funded services. Lost time at work affects employers as well as employees. Lost educational opportunities can lead to a lifetime of lower wages. The added school supports, job placement, healthcare, and homelessness services all draw on government resources. Evictions are also costly for landlords. In addition to court costs, finding a new tenant takes time and may result in lost rent during the vacancy. The court system is also negatively impacted by a high volume of evictions.

Evictions have created a crisis.

As bad as the eviction numbers are, the problem is not distributed evenly across all segments of tenants. In a recent policy brief, Evictions in Philadelphia: A Data & Policy Update, the Reinvestment Fund looked at data for 2010 through 2019 (projected) and found that the eviction filing rate in census tracts where more than 80% of the population was Black was on average three times the rate as in tracts where less than 10% of the population was Black. Even in more diverse census tracts, the larger the Black population the higher the filing rate.⁸ The Philadelphia data is consistent with eviction patterns around the country.⁹

Adding fuel to the fire is the impact of COVID-19. Minimizing the spread of the disease requires that people have homes and stay in them. Moving from place to place or worse – becoming homeless – only increases the likelihood that the disease will spread. Following an eviction, many tenants avoid homelessness by doubling up with another household. A recent study, *The effect of eviction moratoriums on the transmission of SARS-CoV-2*, concludes that the practice of doubling up will significantly raise the number of COVID cases once all eviction cases are allowed to proceed, not only within the households involved but through community spread as well.¹⁰

Moreover, just as evictions are not evenly spread across communities, neither is COVID-19. Both COVID and the economic fallout that followed have hit minority communities especially

⁸ Reinvestment Fund, “Evictions in Philadelphia: A Data and Policy Update,” October 2019; p. 7; https://www.reinvestment.com/wp-content/uploads/2019/10/ReinvestmentFund_PHL-Evictions-Brief-Oct-2019.pdf

⁹ See, e.g., Greenberg, D., et al., “Discrimination in Evictions: Empirical Evidence and Legal Challenges,” *Harvard Civil Rights–Civil Liberties Law Review*, vol. 51, no. 1 (Winter 2016); <https://heinonline.org/HOL/LandingPage?handle=hein.journals/hcrcl51&div=6&id=&page=>. Desmond, M., “Eviction and the Reproduction of Urban Poverty,” *American Journal of Sociology*, vol. 118, no. 1; <https://www.journals.uchicago.edu/doi/abs/10.1086/666082#fn1>. Thomas, T., “Forced Out: Race, Market, and Neighborhood Dynamics of Evictions,” Ph.D. diss, Univ. of Washington; <https://digital.lib.washington.edu/researchworks/handle/1773/40705>

¹⁰ Sheen, J., et al, *The effect of eviction moratoriums on the transmission of SARS-CoV-2*, <https://www.medrxiv.org/content/10.1101/2020.10.27.20220897v1>. See also, Leifheit, K., et al, *Expiring Eviction Moratoriums and COVID-19 Incidence and Mortality*, 30 November 2020, <https://ssrn.com/abstract=3739576>

hard. Black residents account for only 17.8% of Pennsylvania’s renter households, but make up 49.7% of households that are delinquent in rent.¹¹

Recognizing the broad and inequitable impacts of evictions, some communities have taken steps to reduce the number of evictions by creating eviction diversion programs. This paper examines eviction diversion programs in the commonwealth and around the country, and draws on lessons learned to recommend best practices for successfully helping tenants and landlords avoid evictions in Pennsylvania.

Eviction Diversion Program Definitions

Words like “eviction” and “diversion” are commonly understood. Unfortunately, they are often understood differently by different people. For the purpose of this report, we give the following meanings:

Eviction – The legal process whereby a landlord goes to court to remove a tenant and regain possession of the property.

Diversion – Avoiding an eviction filing or avoiding a judgment for possession. Some programs divert cases prior to the filing of an action in court while other divert cases after they are on the court’s docket.

Eviction Diversion Program – A program to help resolve landlord-tenant issues without a judgment for possession being entered against the tenant, usually with multiple components and partners.

The term “eviction diversion program” is also used in some communities to mean any one aspect of a comprehensive program (see below), such as mediation, emergency rental assistance, or legal representation. For our purposes we will refer to those programs by their specific approach. This report recommends eviction diversion programs that offer wholistic support to tenants.

Components of Eviction Diversion Programs

The best eviction diversion programs offer comprehensive services to resolve the issues that led or are leading to eviction and to keep the tenant stably housed. Services include: rental assistance, mediation, social services, and legal assistance. Also important are landlord participation and support from the Court system. Few programs that we have found offer all of

¹¹ US Census Bureau Week 16 Household Pulse Survey: September 30 – October 12; <https://www.census.gov/data/tables/2020/demo/hhp/hhp16.html>. Out of 1,723,851 renter households, 306,855 or 17.8% are Black. However, of the 300,434 households that are delinquent in rent, 149,325 or 49.7% are Black.

these components, but all are built on partnerships between the legal and social services worlds.

Key components:

Emergency Rental Assistance

Most evictions result from nonpayment of rent. It is no wonder. In Pennsylvania, 46.9% of renters pay more than 30% of their income for gross rent.¹² In fact, for extremely low income Pennsylvanian renters – those at or below 30% of Family Median Income or \$24,322 on average for the state – more than 70% pay more than half of their income for housing.¹³ A sudden illness, a car repair, or the loss of work hours can lead to missed rent payments and send the family into eviction court.

It is difficult to resolve these cases without financial assistance. For most eviction diversion programs, financial assistance means paying most or all of the rent due. However, it may also be necessary to refer tenants to longer term rental assistance or to subsidized rental homes.

For the immediate future, CARES Act money can be used for emergency rental assistance. In response to the economic fallout from the COVID-19 pandemic, Congress appropriated a substantial amount of money to the Community Development Block Grant (CDBG) and Emergency Solutions Grant (ESG) programs. Both the CDBG-COVID and ESG-COVID funds may be used for emergency rental assistance as long as the assistance is to “prevent, prepare for, and respond to coronavirus”.¹⁴ Keeping people housed is important for both individual and public health. HUD guidance specifies that the funds can be used for emergency rental assistance.¹⁵ Down the road other funds will need to be identified, but for now it is worth looking at CDBG-CV and ESG-CV.

Well before COVID-19, **HomeStart** in **Boston** began preventing the eviction of public housing residents by providing financial support. The program started in 2010, and by 2013 it had helped 554 tenants. A year later, 97% of program participants were still in their homes.

¹²U.S. Census Bureau, 2019 American Community Survey, Selected Housing Characteristics, Table DP04; <https://data.census.gov/cedsci/table?t=Housing&g=0400000US42&tid=ACSDP1Y2019.DP04&hidePreview=false>; The US Dept. of Housing Urban Development considers housing to be affordable when the household pays no more than 30% of income for rent and utilities, or “gross rent”.

¹³ Divringi, E., “Affordability and Availability of Rental Housing in the Third Federal Reserve District: 2015,” Federal Reserve Bank of Philadelphia, February 2015; <https://www.philadelphiafed.org/-/media/frbp/assets/community-development/reports/affordability-and-availability-of-rental-housing-in-the-third-federal-reserve-district-2015/0215-cascade-focus-affordability-and-availability-2015.pdf>

¹⁴ U.S. Congress, Coronavirus Aid, Relief, and Economic Security Act (CARES Act), 27 March 2020, P. L. 116-136, p. 134 STAT. 606 and 134 STAT. 608; <https://www.congress.gov/116/plaws/publ136/PLAW-116publ136.pdf>

¹⁵ U.S. Dept. of Housing and Urban Development, CDBG-CV COVID-19 Fact Sheet, Updated 10 July 2020, Q. 13; <https://www.hud.gov/sites/dfiles/CPD/documents/CDBG-CV-FAQs-071020-final.pdf>

HomeStart worked closely with the Boston Housing Authority (BHA) to quantify the costs of eviction (\$10,021/tenant, including preparing the unit for the next tenant) and compared that with HomeStart's own costs (\$1,570/tenant) to show an 84% savings. That convinced BHA to invest in the program to keep it running when HomeStart's initial grant ran out.¹⁶

HomeStart has expanded the program to include other major landlords. The program offers case management, advocacy, and enough financial support to allow tenants to enter into payment agreements.¹⁷

Chicago began a pilot **Eviction Diversion Program** in 2018. It utilizes Homeless Prevention funds from the state of Illinois. The financial assistance is only for tenants with a temporary crisis; they must have a stable source of income to qualify. Nevertheless, tenants may receive up to \$2,500 to cover back rent or a security deposit and first month's rent on a new home. Along with the financial assistance, tenants receive intensive case management to help address underlying issues. The case managers also help tenants negotiate with their landlord.¹⁸

Legal Assistance

More and more communities are recognizing the importance of legal representation for tenants. Our legal system is an adversarial one and it works best when both parties are represented by legal counsel. Multiple studies verify the imbalance that results when only one party, usually the landlord, has a lawyer.¹⁹

In **Minneapolis**, Mid-Minnesota Legal Aid and the Volunteer Lawyers Network have been offering a **legal clinic** at the Fourth Judicial Housing Court since 2000. Tenants can consult with lawyers on the day of their hearing (limited representation) or come to the clinic ahead of time

¹⁶ Wood-Boyle, Linda, Federal Reserve Bank of Boston, "Facing Eviction: Homelessness Prevention for Low-Income Tenant Households," 2014; <https://www.bostonfed.org/publications/communities-and-banking/2015/winter/facing-eviction-homelessness-prevention-for-low-income-tenant-households.aspx>

¹⁷ Social Innovation Forum, "The Renew Collaborative: A Program of HomeStart," Social Impact Investment Guide, p. 42; <https://www.socialinnovationforum.org/sites/default/files/The%20Renew%20Collaborative%20Prospectus.pdf>. HomeStart Renew Collaborative; <https://unitedwaymassbay.org/our-impact/ending-homelessness/homestart-renew-collaborative/>

¹⁸ Lawyers' Committee for Better Housing, Opening the Door on Chicago Evictions, 2019; <https://eviction.lcbh.org/>. Lawyers' Committee for Better Housing, "Eviction Diversion Program Featured at Daley Center Open House," blog post 12 November 2018; <https://www.lcbh.org/news/eviction-diversion-program-featured-daley-center-open-house>

¹⁹ See, e. g., Wiltz, Teresa, Pew Charitable Trusts, "How Free Legal Help Can Prevent Evictions"; <https://www.pewtrusts.org/en/research-and-analysis/blogs/stateline/2017/10/27/how-free-legal-help-can-prevent-evictions>; Boston Bar Association Task Force on Civil Right to Counsel, "The Importance of Representation in Eviction Cases and Homelessness Prevention"; <https://bostonbar.org/docs/default-document-library/bba-crtc-final-3-1-12.pdf>; Stout Risius Ross, LLC, "Economic Return on Investment of Providing Counsel in Philadelphia Eviction Cases for Low-Income Tenants," 18 November 2018; <https://www.philadelphiabar.org/WebObjects/PBA.woa/Contents/WebServerResources/CMSResources/PhiladelphiaEvictionsReport.pdf>

and receive a referral for full representation. A snapshot report²⁰ examined cases between January 1 and June 30, 2018 and found that:

- 96% of tenants with full representation won or settled their cases.
- 83% of tenants with limited representation won or settled their cases.
- Only 62% of tenants with no representation won or settled their cases.
- Tenants with full representation entered into more favorable agreements and were more likely to keep their housing.

In 2017, **New York City** began the nation's first **Universal Access to Legal Services**, phased in over five years. When fully implemented, all tenants will at least have access legal advice prior to their eviction hearing, and tenants at or below 200% of the federal poverty limit will have access to full representation. The city had increased its funding for legal aid even before passing Universal Access, which caused the percent of tenants represented in housing court increased from 1% in 2010 to 27% in 2016.²¹ With Universal Access that figure rose to 30% in 2018²² and 32% in 2019²³. In the zip codes where Universal Access was piloted, tenant were represented 62% of the time by 2019.

Eviction rates were already falling in New York City at the time Universal Access was instituted due to legislative reforms granting greater rights to tenants. Still, tenants with lawyers fared significantly better than those without representation. For represented tenants whose cases were resolved in FYE 2019, 84% maintained their housing.²⁴ In a pilot program providing representation at administrative hearings for NYC public housing tenants age 62 or older, 97.4% were allowed to remain in their homes.²⁵

A few years later, **Philadelphia** undertook a project to prevent homelessness by providing free legal assistance²⁶ and financial counseling to tenants facing eviction. Before instituting the **Philadelphia Eviction Prevention Program (PEPP)**, the Philadelphia Bar Association commissioned a cost-benefit analysis of legal representation for tenants. The report documented both the need and the savings the City would reap.

²⁰ Grundman, Luke, et al., "Legal Representation in Evictions: Comparative Study"; <https://www.minnpost.com/wp-content/uploads/2018/11/2018-Eviction-Representation-Results-Study-with-logos.pdf>

²¹ NYC Office of Civil Justice, 2018 Annual Report, New York City Human Resources Administration, Department of Social Services; https://www1.nyc.gov/assets/hra/downloads/pdf/services/civiljustice/OCJ_Annual_Report_2018.pdf, pp. 15–16.

²² NYC Office of Civil Justice, Annual Report.

²³ NYC Office of Civil Justice, "Universal Access to Legal Services: A Report on Year Two of Implementation in New York City," New York City Human Resources Administration, Department of Social Services, Fall 2019; https://www1.nyc.gov/assets/hra/downloads/pdf/services/civiljustice/OCJ_UA_Annual_Report_2019.pdf

²⁴ NYC Office of Civil Justice, "Universal Access," p. 6.

²⁵ Ibid, p. 32.

²⁶ The Philadelphia Code, Legal Representation in Landlord Tenant Court, 2020, 9-808; https://codelibrary.amlegal.com/codes/philadelphia/latest/philadelphia_pa/0-0-0-195404

The researchers reviewed court records from 2007 to 2016 and found that, while 80% of landlords had legal counsel, only 7% of tenants were represented. The representation had a dramatic effect on the outcome: 78% of unrepresented tenants concluded their legal battle facing “disruptive displacement” – a forced move without the benefit of a negotiated timeframe and lowered costs – but only 5% of tenants with lawyers found themselves in the same situation. The report also found that for every dollar the City spent on funding legal services for low income tenants, it would save \$12.74 on services for people who are displaced.²⁷

Following the report, Philadelphia committed \$500,000 to the PEPP in early 2018²⁸ and \$950,000 for 2019.²⁹ PEPP’s services include access to free legal advice and representation, both prior to the hearing and at the courtroom the day of the hearing. Community Legal Services, SeniorLAW Center, Legal Clinic for the Disabled, and Philadelphia VIP (pro bono attorneys) all participate in PEPP. Clarifi provides financial counseling and the Tenant Union Representative Network (TURN) offers educational workshops.³⁰

In its first 2½ years, 95% of the tenants helped by PEPP had successful outcomes. A successful outcome might mean the ability to pay back rent and remain in the home, or a payment agreement instead of a lump sum payment requirement. If a move was necessary, tenants were more likely to have an agreement for possession only with no judgment for back rent, allowing them to use whatever funds they had for moving, and having more time to find a new place to live. PEPP tenants also were more likely to get agreements for landlords to make needed repairs and to get judgements removed from their records after the amount due was paid.³¹

Denver began its **Eviction Legal Defense Pilot** in 2018 with private donations from all 13 city councilmembers.³² They estimated that the \$131,500 raised would allow Colorado Legal Services to provide representation to 200 households at or below 200% of poverty. The program was successful and the following year the state of Colorado appropriated \$750,000 and made the program statewide.³³

²⁷ Stout Risius Ross, LLC, “Economic Return”

²⁸ City of Philadelphia, “Mayor Kenney Announces Philadelphia Eviction Prevention Project,” 30 January 2018; <https://www.phila.gov/2018-01-30-mayor-kenney-announces-philadelphia-eviction-prevention-project/>

²⁹ Reinvestment Fund, “Evictions in Philadelphia,” 2019.

³⁰ Philadelphia Eviction Prevention Project; <http://www.phillytenant.org/pepp/>

³¹ Philadelphia Eviction Prevention Project: Impact Summary. For data on tenants represented by attorneys, also see Reinvestment Fund, “Resolving Landlord-Tenant Disputes: An Analysis of Judgments by Agreement in Philadelphia’s Eviction Process,” April 2020; https://www.reinvestment.com/wp-content/uploads/2020/05/ReinvestmentFund_Report-2020_PHL-Evictions-Judgments-by-Agreement-Landlord-Court.pdf

³² Denver Eviction Legal Defense Pilot; https://www.denvergov.org/content/dam/denvergov/Portals/767/Documents/Updated_2018_06_11_Denver_Eviction_Legal_Defense_Pilot_Program.pdf

³³ General Assembly of the State of Colorado, 2019 Senate Bill 19-180; https://leg.colorado.gov/sites/default/files/2019a_180_signed.pdf

Mediation

Mediation provides a trained, neutral third party to help the landlord and tenant reach a resolution. Community mediation programs that are independent of the court system have existed for many years. These programs attempt to resolve problems before an eviction is filed, which has several advantages over a court proceeding. The mediator facilitates opportunities for both sides to express themselves and be heard. There is more time to reach an agreement, without the shadow of a hearing hanging over the parties. The landlord has not yet incurred court costs, which means payment agreements are likely to be more manageable for the tenants.

In some communities, courts partner with mediation programs to offer pre-hearing mediations. These programs generally provide mediators at the courthouse who meet with the litigants before their scheduled hearing. A variation on court affiliated mediation involves the court sending out information about mediation programs with the hearing summons. In those programs the parties can meet with the mediator days or weeks before the scheduled hearing.

However, as mediation programs have grown in number and reach, some experts raise concerns about whether mediation simply perpetuates the power imbalance between landlord and tenant, albeit in a less stressful environment. Tenants who are not aware of their rights are in a very weak negotiating position. Unless mediation is connected with legal and financial resources for the tenant, it may do little more than allow tenants to avoid an eviction on their record (not an insignificant advantage) while still losing their homes.

There are quite a few mediation programs in the country. Some are community based, some are established by ordinance, and still others are court affiliated.

The **Good Shepherd Mediation Program**³⁴ in **Philadelphia** is a community based nonprofit organization that was founded in 1985 to provide neighborhood dispute resolution services. In addition to landlord tenant disputes, Good Shepherd mediates a wide range of issues, including employment, petty crimes, school attendance, and neighbor disputes. Good Shepherd also provides conflict resolution training for youth and restorative justice services for the community.

Palo Alto, CA, passed an ordinance enacting a **landlord tenant mediation program**.³⁵ The city's Human Relations Commission administers the program. Mediation services are provided by the nonprofit Project Sentinel³⁶ which has been offering community mediation, fair housing, and other housing services since 1976.

³⁴ <https://www.phillymediators.org/>

³⁵ <https://www.cityofpaloalto.org/gov/depts/csd/hs/mediation.asp>

³⁶ <https://www.housing.org/>; <http://www.paloaltomediation.com/home.html>

Palo Alto's ordinance applies where a property owner owns at least two rental properties and also to every rental property with two or more units, unless one of those units is owner-occupied. Either party may voluntarily request mediation, but once the request is made the other party must appear, at least until the mediator makes their opening statement. Information about the program must be contained in the lease.

Florida's statutes require **court-ordered mediation** for most civil suits prior to a hearing.³⁷ Unfortunately, most evictions are excluded from the program for a variety of reasons, including the statutory requirement that tenants pay to the court the amount of rent due before their hearing.³⁸ Still, the interplay between the courts and mediation can serve as a model.³⁹

In response to the COVID crisis and only during the health emergency, **Philadelphia** enacted **mandatory pre-filing mediation** for cases where the tenant has a COVID-related hardship. The program is described below under New Pennsylvania Programs.

Social services

Many social service providers do eviction prevention work even if they do not call it by that name. By helping clients find the resources they need to stabilize their housing, they avoid evictions. Then there are programs that intentionally focus on tenants facing evictions.

One such program is **EPIC – Eviction Prevention and Intervention Coalition** – in **Montgomery County, PA**. EPIC was created by Your Way Home, a coalition of service providers and government agencies that came together in 2014 as a coordinated approach for addressing homelessness.⁴⁰ The lead agency is the Pottstown Cluster of Religious Communities, which provides supportive services through its Housing Resource Center.⁴¹ After three years of helping families out of homelessness with financial and case management services, Your Way Home added EPIC, an upstream program to prevent homelessness by preventing evictions.

EPIC brings supportive services and financial assistance together with legal representation for people facing eviction.⁴² The coalition includes the Pottstown Cluster, the Montgomery County Office of Housing and Community Development, the Montgomery County Courts, Legal Aid of Southeastern Pennsylvania, the Montgomery Bar Association, the Montgomery Bar Foundation, and the Montgomery County Foundation.

³⁷ 2012 Florida Statute 44.102, Court-ordered mediation; <https://www.flsenate.gov/Laws/Statutes/2012/0044.102>

³⁸ http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&URL=0000-0099/0083/Sections/0083.232.html

³⁹ Quek, Dorcas, "Mandatory Mediation: An Oxymoron? Examining the Feasibility of Implementing a Court-Mandated Mediation Program," *Cardozo Journal of Conflict Resolution* 11, no. 2 (2010): 479–509; <https://cardozoicr.com/vol11no2/479-510.pdf>

⁴⁰ <https://yourwayhome.org/what-we-do>

⁴¹ <https://www.pottstowncluster.org/housingstability/>

⁴² EPIC; <https://yourwayhome.org/eviction-prevention-intervention-coalition>

The program begins with a notice to the tenant about EPIC sent by the court along with the hearing notice. Tenants who choose to participate meet with a social worker and a lawyer at the courthouse on the day of their hearing. If the case is appropriate for EPIC, the lawyer then meets with the landlord to negotiate an agreement. The negotiation is helped by the availability of emergency rental assistance (up to \$1,500 pre-COVID; up to six months' rent with CARES Act funds) and case management.⁴³ EPIC was piloted for three years in one magisterial district court in Norristown, the county seat. In late 2020, the program expanded to six additional courts around the county.

Courts

Mediation and other eviction diversion programs can operate outside the purview of the courts. Some see their independence as an advantage, noting a greater willingness by the parties to negotiate when they come to mediation voluntarily and are not under the time constraints of the court.⁴⁴

On the other hand, without the involvement of the courts, few people use or even know of mediation. In most of the programs described in this paper, courts send out notices about the mediation or eviction diversion program along with the notice of the hearing. These informational notices bring many more people to the table than would otherwise take advantage of the programs. In addition, courts often provide space on-site for program lawyers and service providers. Court affiliated programs can be designed to encourage mediation by offering generous continuances until an agreement is reached.

While having the involvement of the court means higher utilization of the program, it generally means the program comes into play *after* the eviction complaint has been filed. This causes two problems. First, landlords may be less interested in negotiating once they have gone to the trouble and expense of filing in court.⁴⁵ Second, the tenant will still have an eviction filing on their record even if the case does not result in a judgment. To prevent these problems, it is important to engage landlords earlier in the process, before they file.

Landlords

It may seem counter-intuitive to include landlords in an eviction diversion program since they are the ones initiating the eviction process. Landlords are often seen as the adversary when talking about preventing evictions. In reality, most landlords would rather not go through an eviction, especially if the tenant has a good history but has fallen on hard times. Evictions are

⁴³ YWH Montgomery County, "EPIC 2018 Performance Analysis Report"; <https://static1.squarespace.com/static/59e4bd08d7bdce1e8a5b15bb/t/5c61bf3f8165f56031dd66e5/1549909824864/Your+Way+Home+EPIC+Performance+Analysis+Report.pdf>

⁴⁴ Bieretz, Brian, et al., "Getting Landlords and Tenants to Talk: The Use of Mediation in Eviction," Urban Institute, April 2020; https://www.urban.org/sites/default/files/publication/101991/getting-landlords-and-tenants-to-talk_3.pdf

⁴⁵ Bieretz, "Getting Landlords and Tenants to Talk."

expensive, involving court fees, lost rent (before and after the tenant moves out), cleaning and repairing the home, advertising the rental, and in some cases attorney's fees. Most landlords will gladly participate in a program that not only provides them with a few months' rent but also helps stabilize their tenant going forward.

Having buy-in from landlord associations and individual landlords makes it more likely that tenants will learn about the eviction diversion program and more likely that the landlord and tenant will resolve their problems outside of the courtroom.⁴⁶ In **Kalamazoo, MI**, (see Comprehensive Programs, below), program designers included landlord organizations from the beginning. **Boston's Home Start** program (cited above) is exclusively a partnership with the housing authority and other large landlords. **Just Meditation Pittsburgh** (New Pennsylvania Programs, below) is another good example of landlord involvement.

Similarly, two pilot programs in **Syracuse, NY**, are partnerships with large landlords.⁴⁷ One is designed for residents of the Syracuse Housing Authority (SHA). SHA hired two new caseworkers who coordinate with property management staff to help tenants who fall behind on rent. When appropriate, tenants are also connected with the Volunteer Lawyers Project. A similar program is a collaboration between a privately owned subsidized property, Clinton Place, and Catholic Charities. Referrals for legal assistance are made to Legal Services of Central NY. Both programs are funded with CDBG and ESG (pre-COVID) funds.

Comprehensive Eviction Diversion Programs

Many of the programs discussed so far are multi-faceted in that they bring together most if not all of the key components described above. Some rely more on legal representation to resolve problems, while others focus on mediation. Michigan offers several more good examples, although Michigan's programs do not include mediation. They do, however, offer full legal representation.

In **Kalamazoo, MI**, Housing Resources, Inc., (HRI) is the lead agency in the city's **Eviction Diversion Program** (EDP) that started in 2010 as a collaboration of social service providers, the county Department of Human Services, legal aid, and the local district court. HRI holds a weekly Community Housing Hour where tenants facing evictions can walk in and receive help applying for rental assistance, case management, and referrals to other organizations like Legal Aid of Western Michigan. The case manager or legal aid attorney will help negotiate an agreement with the landlord that may prevent an eviction from being filed or a judgment from being entered. In addition to the Community Housing Hour, tenants can apply to the EDP through the

⁴⁶ Bieretz, "Getting Landlords."

⁴⁷ Syracuse Dept. of Neighborhood and Business Development, Summary of Eviction Prevention Pilot Programs, <https://docs.google.com/document/d/1pA2KFVpWQOztn5fxENcBAD06JLy76hcZ/edit#heading=h.gjdgxs>; Innovate Syracuse, "Bringing Stability to Renters in Syracuse: Reducing Evictions", <https://www.innovatesyracuse.com/blog/housingstability2>

211 phone service, by responding to an informational brochure included with the summons to an eviction hearing, or at the courthouse on the day of the hearing.

A major factor in the program's success is the court's active role in engaging landlords and their attorneys, including frequent bench-bar meetings to discuss the EDP. Outreach to the broader community is also important. Fifteen service organizations and agencies have signed referral agreements with HRI.

There are, however, limitations on who can participate in the program. To qualify for Kalamazoo's EDP, tenants must have received a summons to an eviction hearing and be no more than three months behind on rent. Other restrictions may be imposed by specific funding sources, like the CARES Act or the Homelessness Prevention and Rapid Re-Housing Program (HPRP) funds during the Great Recession. Tenants must also be able to pay the coming month's rent and have some money to pay toward the arrearage. Those who do not qualify for the EDP can still receive help from HRI and referrals to other programs.⁴⁸

Two years after Kalamazoo began its EDP, **Ingham County, MI**, followed suit. Ingham County includes Lansing, but the first eviction diversion program was in a more rural part of the county, in District 55. **Lansing's** District 54-A began a pilot program in 2017. With COVID and the CARES Act funds provided by the state, programs now exist in all Michigan counties.

The Ingham County programs are based in the courthouse. Participants include Legal Services of South Central Michigan (LSSCM), Michigan State University College of Law Housing Clinic, county human services for emergency rental assistance, and social service agencies. Tenants can enter the program at any point through any of the participants, including on the day of the hearing.

LSSCM provides full representation for any tenant. This allows the attorneys to identify defenses to the eviction, like habitability problems or the failure of the landlord to register the rental unit. When a settlement is reached, the court enters a conditional dismissal rather than a judgment. The conditional dismissal means the case is dismissed on the condition that the parties adhere to the agreement. If the tenant defaults, the landlord may proceed with the eviction.⁴⁹

A review of the 2017 pilot program in Lansing⁵⁰ found that: (1) tenants appeared at court more often, thereby avoiding a default judgment, (2) the eviction rate dropped, and (3) the final

⁴⁸ HUD User, "Kalamazoo, MI, HUD-Funded HPRP Program"; <https://www.huduser.gov/portal/sites/default/files/pdf/HPRP-Case-Study-Kalamazoo-MI.pdf>. SAMHSA, Eviction Diversion Program Defers Trauma of Homelessness; <https://www.samhsa.gov/homelessness-programs-resources/hpr-resources/eviction-diversion-program>. 8th District Court Eviction Diversion Program; <https://www.kalcounty.com/courts/district/civildivision/Eviction%20Form%20in%20Publisher6.pdf>

⁴⁹ Conversation with Elizabeth Rios, Managing Attorney, LSSCM, 10 November 2020.

⁵⁰ Gamber, Nick, et al., "An Analysis of the Eviction Diversion Program at the 54-A District Court"; <https://www.lansingmi.gov/DocumentCenter/View/5528/2017-Eviction-Diversion-Pilot-Program-Final-Report>

amount owed by the tenant was 41% lower for tenants represented by counsel than for non-represented tenants.

The **Ramsey County (St. Paul), MN**, effort is a truly comprehensive eviction diversion program. At the **Ramsey County Housing Clinic**, tenants can find legal help, mediators, financial assistance, and case management all in one room at the courthouse.⁵¹ The clinic began in 2018 after the Chief Judge convened a working group of those agencies that would eventually make up the clinic. In addition, the working group included a landlord attorney, a tenant screening company, city representatives, court staff, and other judges. Mediation had been a part of the court setting for years; what was new was the coordination of services.⁵²

Each day there are at least two lawyers at the clinic who provide no-cost legal advice to any tenant and to income eligible landlords who are not otherwise represented. Two financial assistance agencies are present as well. Before the clinic existed, tenants would have to approach each rental assistance agency sequentially, but at the clinic they can do one combined application. Mediators are also available. Having all the services together at the courthouse not only provides a convenient one-stop-shop for tenants but has also enhanced coordination between the agencies.

Besides hosting the clinic, the court agreed to change some of its documents. The summons now contains information about the clinic and a list of phone numbers for various types of assistance. The settlement agreement and court order forms were amended to facilitate requests for the expungement of eviction records.

After a year and a half, the clinic was showing positive results. The number of judgments for evictions were falling and settlements were increasing. There were twice as many eviction expungements in 2019 as in 2018. Strong relationships were being built, not only among the clinic agencies, but between service providers and the courts and landlords, as well.

The St. Paul community was impressed with the Housing Clinic's results, but also recognized what it was not accomplishing – reaching people before their problems got to the crisis point that landed them at the steps of the courthouse. The clinic needed to intervene earlier in the process. One of the clinic partners, Neighborhood House, was already holding neighborhood clinics twice a week where area residents could access the array of services offered by the

⁵¹ See Cohen, Mychal, "Preventing Eviction Filings: Piloting a Pre-filing Eviction-Prevention Clinic," Urban Institute, May 2020; <https://www.urban.org/sites/default/files/publication/102297/preventing-eviction-filings-piloting-a-pre-filing-eviction-prevention-clinic.pdf>. Burrowes, Kimberly, et al., "Crisis Coordination and Eviction Prevention: Lessons from the Housing Court Clinic in Ramsey County, Minnesota," Urban Institute, April 2020; https://www.urban.org/sites/default/files/publication/101993/crisis-coordination-and-eviction-prevention_1.pdf. See also Ebinger, Colleen, and Clysdale, Elizabeth, "Justice Served, Housing Preserved: The Ramsey County Housing Court Model Court Mode," *Mitchell Hamline Law Journal of Public Policy and Practice*, vol. 41, issue 3, 2020; <https://open.mitchellhamline.edu/cgi/viewcontent.cgi?article=1043&context=policypractice>

⁵² Hare, Rebecca, "Mitigating Power Imbalance in Eviction Mediation: A Model for Minnesota," *Law and Inequality: A Journal of Theory and Practice*, vol. 38, issue 1, 2020; <https://scholarship.law.umn.edu/cgi/viewcontent.cgi?article=1620&context=lawineq>.

nonprofit. These clinics provided the perfect setting for a pre-filing eviction diversion program. Now the courthouse-based Housing Clinic's partners participate in the Neighborhood House clinics also.

Southern Minnesota Regional Legal Services (SMRLS) and the Dispute Resolution Center (DRC) both found that their roles changed slightly when they met with tenants earlier in the process. Since landlords were not present and the court was not in a position to encourage their participation, DRC found themselves explaining what mediation is rather than providing mediation services.

On the other hand, SMRLS was able to provide more assistance by meeting tenants before they got to the courthouse. At the courthouse, lawyers provided information on tenants' rights and on the hearing process. At the Neighborhood House clinic, they were able to focus more on the individual needs of each tenant, including bringing in other legal aid staff to help with issues such as qualifying for benefits to increase household income.

Many courts in Minnesota utilize mediators and legal assistance.⁵³ Now they are looking to expand tenant supports along the lines of the Ramsey County Housing Clinic. Hennepin County (which includes Minneapolis) added financial assistance agencies to its housing clinic and copied some of the administrative changes the Ramsey County court instituted. Smaller counties are following suit as well.

New Pennsylvania Programs

The economic impact of COVID-19 led to many tenants being unable to pay their rent. Landlords began filing eviction actions as soon as Governor Wolf's eviction moratorium⁵⁴ ended, at least against those tenants not covered by the Center for Disease Control (CDC) order⁵⁵. The CDC moratorium will end December 31, 2020, if it is not extended, and more evictions are likely to follow.

Anticipating a flood of eviction filings, many communities are looking for alternatives, including mediation. The **Housing Alliance of Pennsylvania** recently published a guide to mediation programs and provided small grants to six communities to start mediation programs.⁵⁶ The six

⁵³ See, e.g., Grundman, Luke, and Kruger, Muria, "Legal Representation in Evictions: Comparative Study," Mid-Minnesota Legal Aid and Volunteer Lawyers Network; <https://www.minnpost.com/wp-content/uploads/2018/11/2018-Eviction-Representation-Results-Study-with-logos.pdf>

⁵⁴ Commonwealth of Pennsylvania Office of the Governor, Staying Notice Requirements for Specified Actions Related to the Disposition of Property, 6 March 2020; <https://www.governor.pa.gov/wp-content/uploads/2020/07/20200709-TWW-eviction-order.pdf>

⁵⁵ CDC, "Federal Register Notice: Temporary Halt in Residential Evictions to Prevent the Further Spread of COVID-19," 9 October 2020; <https://www.cdc.gov/coronavirus/2019-ncov/covid-eviction-declaration.html>

⁵⁶ Housing Alliance of Pennsylvania, "Housing Alliance Supports Six Communities to Develop Landlord-Tenant Mediation Programs," 2 November 2020; <https://housingalliancepa.org/housing-alliance-supports-six-communities-to-develop-landlord-tenant-mediation-programs/>

communities are **Dauphin County, Fayette County, Monroe County, Lackawanna County, Lancaster County, and Union and Snyder Counties.**

Pittsburgh already had an Evictions Working Group in place before the pandemic hit, convened by the Pittsburgh Foundation. When COVID-19 led to stay-at-home orders and job losses, the working group quickly focused on setting up an eviction mediation program. The Pittsburgh Foundation and the Pittsburgh Commission on Human Relations reached out to the Mediation Council of Western Pennsylvania (MCWP), which created **Just Mediation Pittsburgh**⁵⁷ (JMP) to recruit and train mediators and operate a local eviction mediation program. ACTION Housing, a large non-profit landlord, was brought into the conversation and ACTION Housing, in turn, recruited other large landlords to participate. Tenant advocates, judges, social service providers, and funding agencies were added to the group. The city and county governments pledged funding (CDBG, ESG, CARES Act funds).

JMP now includes five landlord partners (covering 7,000 rental units) who agree to go to mediation before filing an eviction with the court, except in cases where the tenant is accused of violent behavior. Other landlords are welcome to participate in JMP. Pittsburgh United, a coalition of organizations, spreads the word to tenants. JMP's program manager handles intake and refers tenants to legal aid, rentals assistance, and social services as needed. The program manager then assigns cases to a mediator.

JMP began operating in August 2020 and early results are promising. In its first three months, 89 cases were referred to mediation. Only 49 tenants agreed to participate, but of those, 97% had a favorable outcome. Thirty-six cases were resolved by applying for rental assistance without mediation. JMP referred nine cases to mediation, eight of whom kept their homes. Six cases were still pending as of this writing. It is important to note, however, that the rental assistance that allowed most of the tenants to avoid eviction was from Coronavirus Relief Fund grants, and that program has ended.⁵⁸

It should also be noted that JMP does not have a built-in legal component. As noted above, many tenants' advocates worry about uninformed tenants negotiating away their rights. Adding a legal assistance component could help tenants as they negotiate with their landlords.

Philadelphia took a multi-faceted approach to helping tenants with COVID related hardships. In July 2020, City Council passed the Emergency Housing Protection Act (EHPA), a set of ordinances that require landlords whose tenants certify to a COVID-related hardship to enter into payment agreements, waive late fees and fines, and participate in a **pre-filing eviction diversion program** (EDP).⁵⁹

⁵⁷ <https://www.justmediationpgh.org/what-we-do>

⁵⁸ Email from Robert Damewood, Regional Housing Legal Services, 10 November 2020.

⁵⁹ The Philadelphia Code, COVID-19 Emergency Housing Protections, 2020, 9-809; https://codelibrary.amlegal.com/codes/philadelphia/latest/philadelphia_pa/0-0-0-219319. Fair Housing Commission, COVID-19 Emergency Tenant Protections; <https://www.phila.gov/FairHousingCommission/Pages/COVID-19EmergencyTenantProtections.aspx>

The City is doing extensive outreach, including a mass mailing to landlords and tenants in the zip codes with the highest eviction rates. The City is also utilizing traditional and social media, and contacts with community organizations and the citywide landlord association.

Landlords who wish to evict their tenants during the pandemic must send the tenant a Notice of Rights under EHPA and are prohibited from filing an eviction case in court for 30 days to give the tenant time to return a completed COVID Hardship Certification form. Landlords can either wait to receive the tenant's certification, or immediately chose to apply for the diversion program through a website⁶⁰ run by the City's Department of Housing and Community Development.

When the landlord's application is approved, a mediation date is scheduled within 30 days. The tenant is assigned a housing counselor who works with the tenant to do a financial assessment and budget, screen for various financial assistance programs, and help them through the mediation process, including going with the tenant to mediation. The housing counselor will follow up with the tenant 45 days after the mediation session to see if the agreement is being adhered to. Housing counselors are trained by Community Legal Services (CLS) to spot legal issues and make referrals to CLS and other PEPP partners as needed. (See Legal Assistance, above.)

The COVID EDP is a comprehensive approach to preventing evictions, bringing together financial assistance, housing counseling, mediation, and legal assistance when needed. Language interpretation services are available throughout the process. Early results are promising, and landlords are seeing the benefit of having their tenants supported by housing counselors. From September 1 through November 23 there were 220 mediation cases with another 200 scheduled. Of those that already went to mediation, 86% either settled or were continued for a second session.⁶¹

Prior to the pandemic, the City and Good Shepherd Mediation ran a pre-filing mediation pilot program, but it was voluntary and underutilized. With the COVID EDP, Good Shepherd now recruits, trains, and oversees over 80 volunteer mediators. A new bill has been introduced in City Council to extend the requirement for mandatory participation by landlords, which currently ends December 31, 2020.

⁶⁰ <https://phlevictiondiversion.org/>

⁶¹ *'It's a conversation': Philly's alternative to landlord-tenant court is preventing eviction*, WHYY News, November 24, 2020, <https://whyy.org/articles/its-a-conversation-phillys-alternative-to-landlord-tenant-court-is-preventing-eviction/>

Recommendations

1. Build broad partnerships.

By the time a tenant's problems have gotten to the point of eviction, a singular approach will have limited impact. A mediation program without legal assistance may mean the tenant agrees to give up rights they do not know they have. Legal representation without financial assistance too often results in a negotiated agreement to give up possession of the home. Financial assistance without case management can address the current crisis but not the one that is just around the corner. A comprehensive eviction diversion program takes a wholistic approach to putting the tenant on a more stable path.

The broad view also looks beyond the tenant. Stabilizing the tenant in their home often requires the participation of the landlord as well. Programs can increase landlord involvement by bringing them into early conversations about the program's design. Collaborating with the courts is another way to ensure landlord participation, although involving landlords early on may mean more problems are resolved before getting to court.

2. Make the program easy to access at multiple stages in the eviction journey.

Courtroom clinics offer an excellent opportunity for tenants to access legal advice, emergency rent assistance, and case management or referrals to appropriate service providers. With landlords present at the same time, on site mediation can resolve many of the cases before the hearing begins, especially when the court encourages landlords to participate.

What "day of" clinics can not offer is an in-depth assessment of the tenant's issues nor a roadmap for solving their problems. For that the tenant needs to be able to access services before the day of the hearing, and preferably before the landlord sends a notice of intent to evict.

The key to an effective eviction diversion program is the coordination of services and good case management. Once there is a collaborative team in place, there can be systematic referrals at any point in the process. A neighborhood clinic providing a one-stop-shop outlet for tenants makes it easy for them to access multiple services in one visit. But a tenant should also be able to enter the eviction diversion program by contacting any of the participating agencies.

3. Provide tenants with a one-stop-shop experience.

A broad-based coalition of service providers that each provide easy access to the eviction diversion program is important. Equally important is a process that minimizes the amount of time and energy tenants need to expend in order to utilize the services. A tenant who has to make separate appointments for financial assistance, legal aid, and case management may simply give up rather than take time off from work or load their children onto the bus for a

cross-town trip to an agency's office. Bringing all the agencies to one convenient location – at convenient hours – can increase tenant utilization of the program.

4. Spread the word.

An eviction diversion program can only be effective if tenants as well as landlords know about it. The best way to reach both parties to an eviction action is for the court to send out information along with the hearing summons. To reach tenants before an eviction is filed it is important to publicize the program widely in traditional and social media and through the legal and social service networks. It is also important to reach out to landlords. This can be done through local and state landlord associations and by contacting large landlords, including housing authorities, directly.

5. Recognize that evictions have many causes.

Some programs limit eligibility to nonpayment of rent cases. Others go even farther and require that the tenant agree to the amount of rent claimed in the complaint, that it can be no more than three month's rent owed, or even that the tenant must have the ability to pay the coming month's rent. These limitations are understandable if financial resources are constrained and there is a need to limit participation. However, if the goal is to prevent evictions and keep people housed, the program should be open to any tenant who is struggling.

Some tenants will only need a few month's rent to help them over a rough patch. Others need some ongoing financial assistance and housing counseling, job coaching, or case management to strengthen their financial position. There are other situations where the money is secondary to the ill will between the landlord and tenant, something that mediation can address. Still other tenants face eviction when they withhold rent for repairs or dispute the amount of rent owed. When the tenant has access to legal assistance, these issues can often be resolved.

Other Considerations

1. Should the program be voluntary or mandatory?

The obvious advantage of a mandatory program is that people participate. However, there is some concern about forcing people into mediation, particularly on the day of the hearing.⁶² The tenant is under a great deal of pressure and the landlord is already invested in the court process.

Philadelphia's new COVID mediation program is mandatory but occurs prior to a court filing. This may address the concerns about "day-of" mediation at the courthouse by providing more

⁶² Bieretz, "Getting Landlords."

time to resolve problems and by bringing the parties together before the landlord has paid court and legal fees.

2. How will the program be established?

Most eviction diversion programs grow from collaborative efforts to reduce the number of evictions. Sometimes the impetus comes from social service providers, other times from the legal community. In Montgomery County, PA, it was members of the homelessness system who saw the need to prevent evictions and brought in legal aid, the bar association, and funders. In St. Paul, the court convened a work group. In Pittsburgh, it was the Pittsburgh Foundation that brought stakeholders together.

In a few places, mediation or eviction diversion programs were established by statute or ordinance. Philadelphia, Palo Alto, and Florida are good examples.

3. How will the program be funded?

This is really several questions in one, because there are different aspects of the program that each might require funding. Will the eviction diversion program have its own staff or will participating agencies donate staff time? Will the mediators be paid or volunteer? Can the local bar association provide pro bono attorneys or is it necessary to fund one or more attorneys in the local legal aid office? How will emergency rental assistance be funded?

There are many potential sources of funding. Local foundations and government programs are strong possibilities. The report commissioned by the City of Philadelphia before beginning the PEPP program showed that the City would save millions of dollars in homelessness assistance costs by providing lawyers to tenants facing eviction.⁶³ Pennsylvania's Housing Trust fund, PHARE, could potentially fund both the diversion program and rental assistance. Corporate donations are another possibility, especially when coupled with a program like Pennsylvania's Neighborhood Assistance Program tax credits. Community Development Block Grant funds and Emergency Solutions Grants could be used for emergency rental assistance. Include government agencies and local foundations in the planning process in order to access their knowledge of resources.

4. What type of legal assistance will be provided?

Some programs only offer limited legal advice and a quick explanation of tenants' right. Others provide full representation, which allows the lawyer to explore issues beyond the immediate eviction. The difference comes down to urgency and funding. Legal clinics offered just prior to the eviction hearing may not be able to represent the tenant, offering education instead. On the other hand, right to counsel or "attorney for a day" programs do provide representation, although it is limited to the hearing scheduled for that day. "Upstream" programs that refer

⁶³ Stout Risius Ross, LLC, "Economic Return".

tenants to legal aid well in advance of the hearing or even before an eviction is filed allow the attorneys the opportunity to delve into the problems that led to the landlord-tenant matter, such as an employment related issue or challenges accessing public benefits.

5. Who qualifies for eviction diversion?

The answer to this question will depend on what services are being offered and how they are being funded. Mandatory mediation could apply to every eviction filing. Legal assistance may be limited by the number of attorneys available and whether they are from the private bar or legal aid. In the latter case, there will be income limits. Emergency rental assistance will almost certainly be limited to lower income tenants, both because the amount of funding available may not be enough to address all cases and because the funding itself might impose income restrictions.

6. What appears on the tenant's public record?

Ideally, the eviction diversion will happen before a legal proceeding is initiated and there will be no record. Where a case has already been filed, there are several options, although not all of them are available in every state or county. (See Conditional Dismissals, Sealing of Records, and Expungements, below.)

Improving Outcomes in Pennsylvania

Many eviction diversion programs around the country serve as good models for Pennsylvania communities. However, they also highlight procedures and resources that are not currently available in the Commonwealth. Pennsylvania programs would be more effective if they could include the following components:

1. Mandatory pre-filing notice to tenants about available resources.

Many tenants could avoid eviction if they knew how to access the appropriate resources. Requiring landlords to include information about rental assistance, social services, and legal aid in a notice to quit – and requiring that a pre-filing notice to quit be sent in all cases – would help resolve many issues. Pennsylvania has a good model for such a process in the mortgage foreclosure realm. Prior to filing a complaint in foreclosure, lenders are required to send homeowners information about the Homeowners Emergency Mortgage Assistance Program and then wait 30 days for the homeowner to apply. A similar requirement prior to evictions is just as important.

2. Rental Assistance

Providing tenants information about rental assistance only works to avoid eviction if such programs are fully funded. The CARES Act provided a good deal of money that may be used for

COVID related emergency rental assistance, but those funds are temporary. Without a sizable investment in rental assistance, many tenants will have little ability to avoid eviction.

Ultimately, most evictions are the result of unaffordability, whether because the tenant's income is low or rental prices are high. Even a good emergency rental assistance program goes only so far. It may win the battle but not the war. Renters need more affordable rents, either by publicly subsidizing the development of more affordable rentals or by providing ongoing rental assistance to tenants.

3. Mandatory pre-filing mediation

Philadelphia is now requiring landlords to engage in mediation prior to filing an eviction action in court, at least in cases where tenants have suffered the effects of the pandemic. Preliminary results from Philadelphia are consistent with years of experience from various mediation programs around the country that show the number of evictions filed do decrease when mediation is offered. This is beneficial for the court system as well as for tenants and landlords. Landlords and tenants, along with the judicial system and Pennsylvanian taxpayers, would benefit from allowing every commonwealth county and municipality to require mediation before a landlord can file an eviction action.

4. Conditional Dismissals, Sealing of Records, and Expungements

One very problematic aspect of the current eviction system is that when a tenant has a judgment in eviction on their record it is extremely difficult to rent another place to live. In fact, just having an eviction filed is a black mark against the tenant regardless of the outcome of the case.

Under current law and practice in Pennsylvania, once an eviction is filed it usually ends in a judgment against the tenant. This is true even when the landlord and tenant reach an agreement that allows the tenant to pay the arrears and remain in the home. Such negotiations result in a side agreement that is not entered into the record. The only option other than a judgment would be for the landlord to withdraw the case, but that would mean the landlord would have to start the process over again should the tenant default on the agreement. The landlord avoids those extra steps if the court enters a judgment in their favor. Even in Philadelphia which allows judgments by agreement - that is, a judgment that includes terms negotiated by the landlord and tenant outside of a hearing - a judgment for the landlord still appears on the tenant's record.⁶⁴

Communities around the country have found several different ways to overcome the hurdles faced by tenants with evictions on their records. In Michigan, for example, when an eviction case is resolved the court enters a **conditional dismissal**, which potentially less damaging to the

⁶⁴ Email from Daniel Vitek, Community Justice Project, 10 November 2020.

tenant's record than a judgment. The "conditional" entry allows the landlord to proceed with the eviction if the tenant breaches the agreement.

While a conditional dismissal is better than a judgment, it nevertheless indicates to other landlords that the tenant was taken to court. Without reading the terms of the dismissal, prospective landlords will not know the circumstances of the case and may still deny the tenant's application to rent. A better approach is the **sealing of court records** until and unless a judgment is entered in favor of the landlord and **expungement of eviction judgment** when the tenant's subsequent actions show it to be appropriate. Minnesota allows expungements upon petition by the tenant when "that expungement is clearly in the interests of justice and those interests are not outweighed by the public's interest in knowing about the record".⁶⁵ Attorneys at the Ramsey County (St. Paul) Housing Clinic help tenants file for expungement and the court amended its forms to inform tenants of their ability to have their eviction expunged.

Expungement and sealing of evictions is clearly parallel to the expungement and sealing of criminal records. As Matthew Desmond wrote in *Evicted*, "If incarceration had come to define the lives of men from impoverished black neighborhoods, eviction was shaping the lives of women. Poor black men were locked up. Poor black women were locked out."⁶⁶ Pennsylvania is now helping people with criminal histories qualify for employment and housing by expunging and sealing their records. Similar steps need to be taken to help tenants with eviction records regain housing stability and the improved access to jobs, education, and health that follow.

Conclusion

The economic fallout from the pandemic has brought Pennsylvania to a crossroads. Unemployed tenants can not pay rent and landlords can not carry on their businesses without rental income. Evictions will leave many tenants homeless. Communities may lose rental properties.

Pennsylvania communities can, however, choose a different road. Comprehensive eviction diversion programs can provide the support tenants need to hold on to their homes and that landlords need to keep operating. Emergency rental assistance provides the necessary rental income. Case management moves tenants to a more secure future. Mediation offers a neutral setting for tenants and landlords to negotiate. Legal assistance ensures that the negotiations are fair. Court support brings the parties to the table. Providing services early on may eliminate the need for an eviction filing altogether. Finally, state level policy changes can smooth the way forward for the thousands of Pennsylvanians whose lives have been upended by the economic impact of COVID-19.

⁶⁵ 2020 Minnesota Statute, Housing Records; Expungement of Eviction Information, 484.014; <https://www.revisor.mn.gov/statutes/cite/484.014>

⁶⁶ Desmond, *Evicted*.



Fair Housing Project Quarterly Meeting
Monday, March 22, 2021 at 9 a.m.

ZOOM Call

Topic: Quarterly Fair Housing Meeting with NPLS

Time: Mar 22, 2021 9:00 AM

<https://nplspa-org.zoom.us/j/85288187852?pwd=YUxxZGVMUUVIzUDFPMUdKeGdBa05mQT09>

Meeting ID: 852 8818 7852

Passcode: 217071

One tap mobile +19292056099,,85288187852#,,,,*217071# US (New York)

1. Introductions
2. Project Review
 - a. Review of Contracts – any items outstanding.
 - b. Billing and Reporting

3. Outreach & Presentations

Date	Topic	Location	Audience
2/1/2021	Planning for “Virtual Clinics,” developing content for online videos on specific housing issues	online	Lehigh County CBDG-COVID-19 – still in development
2/18/2021	GLVR	Zoom	Shared Services – ~30 Attendees
3/15/2021	Lehigh Valley Community Conversations	Zoom	Shared Services - ~50 Attendees
3/19/2021	ERAP Flyer Development	In house	Shared Services – will send finished flyer out with new case intake docs and to MDJs/Court Admin.
All Quarter	Planning for Virtual Fair Housing Summit: The Future of Fair Housing	online	Shared Services

4. New Business
 - a. Status update on currently active tenant protections
 - i. CDC Moratorium ending March. 31, no extension yet

- ii. Status of eviction mediation program(s)
 - iii. Status of various rental assistance programs
 - 1. NPLS developed flyers for use across our offices, sample attached.
 - 2. Do counties have brochures we should be using?
 - 3. Any update or timeline on making the application available online through Compass?
- b. Case Updates/Problem Areas:
 - i. Conditions cases/complaints are on the rise, anecdotally. Tenants can't pay rent and LLs don't have resources to (or are making the choice not to) make repairs.
- c. Special Projects:
 - i. Virtual "clinics" or client outreaches:
 - 1. STILL Developing simplified LL/T brochure, with QR link to full handbook, for distribution through food banks and other direct service partners.
 - 2. Working on developing series of short videos on very specific housing topics for YouTube/website. Conversations with some social media marketing folks to see if we can contract on the production and social media strategy.
- d. Virtual Fair Housing Conference
 - i. Scheduled over several days in April:
 - 1. Kickoff April 16, 9-11 a.m. general LL/T and COVID-related info plus broad overview of fair housing protections
 - 2. April 20, 2021, 10-11:30 a.m. The Evolution of Fair Housing for the LGBT Community. Adrian Shanker Bradbury Sullivan.
 - 3. April 22, 2021 (time tbd) Fair Housing for People with Disabilities and the use of Medical Marijuana. Pittsburgh Attorneys Andrew Gross and Patrick Nightingale: <https://www.mcall.com/news/pennsylvania/mc-nws-pa-medical-marijuana-tenant-rights-20210215-am5sa3ayfrfedbih2bf3dm3xny-story.html>
 - 4. April 28, 2021 (time tbd) Wrap-Up: Pennsylvania Housing Equality Center – The Future of Fair Housing Testing and policy under the Biden Administration
- 5. Old Business
- 6. Other Topics / Open Discussion

Next Meetings Proposed Dates:

June 7, 2021

September 6, 2021

December 6, 2021

NEED HELP WITH PAST DUE
RENT AND UTILITIES?
EMERGENCY RENTAL ASSISTANCE
PROGRAMS AVAILABLE NOW!



In December 2020, Congress provided funding to establish **Emergency Rental Assistance Programs (ERAP)** as part of the Consolidated Appropriation Act of 2021. In Pennsylvania, the Rental and Utility Assistance Grant Program was signed into law on February 5, 2021, authorizing the Department of Human Services (DHS) to create program and eligibility guidelines.

ERAP provides assistance to Pennsylvanians who are not able to pay rent and/or utilities due to the COVID-19 pandemic. In addition to **ERAP**, counties may have other housing and homeless prevention funding that have different eligibility requirements. **Call 211** if you are currently homeless or at immediate risk of homelessness for referrals for emergency services.

Eligibility Guidelines

- **ERAP** is for renters only. Do you have a written lease or proof of lease agreement?
- Annual income limit for assistance is 80% of the County's Area Median Income (AMI). Household maximum [Income Limits for ERAP](http://bit.ly/ERAPIncomeLimits) by county are found here (<http://bit.ly/ERAPIncomeLimits>).
- Households are eligible if one or more members have been directly or indirectly impacted by the COVID-19 pandemic and face homelessness or housing instability.
- If **you or household member** are **unemployed, lost income, or had significant expenses** and are behind on **rent or utilities** since March 13, 2020, you should apply for help in your home county. You cannot get ERAP assistance if you already received federal rental assistance for those months.

Program Guidelines

Payment period (rent arrears and, if eligible, future assistance): March 13, 2020 – December 31, 2021

- Up to 12 months rental assistance (arrears and future rent)
- Up to 12 months utility assistance (not included in rent)
- No monthly cap on either rental or utility assistance
- Other housing related expenses, such as late fees, lot rent, relocation expenses
- Payments are made directly to landlord or utility provider, unless they will not submit required documentation.

For more information and frequently asked questions, please follow this link to Compass/DHS: [ERAP FAQ's](http://bit.ly/COMPASSFAQ) (<http://bit.ly/COMPASSFAQ>).

Bethlehem Office – Lehigh and Northampton Counties

Application by County

Please see the chart below for the total funding by county in your counties, or check out our website for information on North Penn Legal Service's 20 county program area.

County	PA Funding	Direct Funding	Contact – website or email	Apply Online?
Lehigh	\$13,285,612	\$11,004,545	Catholic Charities 900 South Woodward Street Allentown, PA 18103 610-435-1541 FAX: 610-435-4367 Email: erap@allentowndiocese.org	Lehigh App (http://bit.ly/LEHIGH-APP) Catholic Charities - Lehigh and Carbon ERAP (https://www.catholiccharitiesad.org/rent-assistance/)
Northampton	\$10,982,130	\$9,096,558	Project of Easton 610-258-1100 Ext. 13. Those who reside in Easton. New Bethany Ministries 610-691-5602 Ext. 217. Those who reside in Bethlehem, Bethlehem Township, Hellertown, and Lower Saucon Township. Easton Area Neighborhood Center 610-253-4253. Those who reside in The City of Easton as well as Glendon, West Easton, Wilson, and Williams Township. Third Street Alliance 610-438-1244 Those who reside in all other municipalities of Northampton County.	Awaiting application link

Need help with your application?

Please contact your NPLS advocate or apply for services.

North Penn Legal Services **Toll Free Number to Apply for Help 1-877-953-4250**

Apply online www.northpennlegal.org

North Penn Legal Services at Valley Health Partners Community Health Center
 1627 W. Chew Street, Allentown– Request a referral from your health care provider.



Fair Housing Project Quarterly Meeting
Monday, June 7, 2021 at 9 a.m.

ZOOM Call

Topic: NPLS Quarterly Fair Housing Finders Meeting
Time: Jun 7, 2021 09:00 AM Eastern Time (US and Canada)

1. Introductions: Present, Sarah Andrew, Lori Molloy, Scott Williams, Sean Morrow (NPLS); Tina Roseberry (Bethlehem), Megan Brehm (Allentown), Lisa Borick (Easton); Frank Brooks (Northampton).
2. Project Review
Review of Contracts – Billing and Reporting - No items to discuss.
3. Outreach & Presentations
Virtual Fair Housing Summit - Videos are being uploaded as they become available. Excellent attendance, have posted three videos on our YouTube site.
<https://www.youtube.com/watch?v=zCji0W-rVck> Fair Housing Testing
<https://www.youtube.com/watch?v=Mp2xSc3ZsQ0> LGBTQ and Housing
<https://www.youtube.com/watch?v=bvli-jyKpgg&t=2896s> Review of Fair Housing/LT

It was not all the same attendees at all four sessions, and in total we had over 500 participants over the whole month. Thanks to Sarah, Marybeth, Sean and Tim Smith for planning and pulling off this event. NPLS is Interested in having CLE’s and general trainings more frequently, but having a group of them in April was helpful to encourage attendance at future events. Hope to be in person next year, but with online CLE’s and webinars during the year.

OUTREACHES:

Date	Topic	Location	Audience
April 16, 20, 22, 28	Virtual Housing Summit	online	Shared Services -Session 1 – 155 participants - Session 2 – 111 participants - Session 3 – 121 participants - Session 4 – 120 participants
April 6	GLVR	Zoom	Shared Services ? participants
May 26	CACLV	Zoom	~30 participants

ERAP and Landlord Engagement

- Northampton County hosted 1 hour presentation to Landlords, in which NPLS was a participant. Frank reports it was effective and a great success. 6 landlords have reached out back regarding Lead-abatement program. Over 800 Landlord names are currently on their database. Strategies to keep housing affordable after renovations are being considered. Working on 8 of the strategies for ERAP monies.
- Frank has a Tenant Navigators meeting after this call. How should a continued Mediation program work? Should have another zoom call for tenants – excellent idea
- Discussed other programs available outside of Northampton Count?
 - o Tina: Bethlehem is hoping to roll out a new program soon. Have had some calls and working with New Bethany. CARES funds some properties renovated and housing the homeless. **Bethlehem has assisted close to 200 tenants with rental assistance. \$400,000 in small business assistance grant**
 - o Megan: Allentown did a small rental assistance program in March/ April. **Allentown spent around \$300,000 in rent assistance and assisted approximately 200 tenants.** Rest have been given to other non-profits to disperse. Conference of Churches has been overwhelmed with applications. They do not have the personnel capacity to run another rental assistance program. Catholic Charities is handling current program.

4. New Business

Case Updates/Problem Areas:

- ERAP Process issues
 - o Landlords seeking eviction after accepting funds. Policy in place to avoid evictions after the landlord have received money from these programs. An example of a recent case was presented were the tenant is not always the victim. Policy and procedure is in place to call back those funds if need be.
 - o Northampton-Money is going out the door around 3,500 applications consistent. 70 cases every week. CMED program received 2020 Excellence Award and looking forward to further recognition of the efforts.
 - o Megan Sneed DHS Exec Dir-Working on fixing bumps on the road to get ERAP money out, concern is still with COMPASS and ability of DHS to be responsive.
- Foreclosure money - Prevention – discussed that it appears legislature will need to act this month- significant amount of money will go through – possibly PHFA. PA lawmakers have to get it done by end of June
- CDC Moratorium likely ending after June 30, 2021
 - o CDC moratorium has limited evictions, but many cases have been going through locally on grounds that are not rent related. Lifting of CDC Moratorium will have a big impact around big cities where courts also enforced local orders, and they are predicting a Tsunami of cases is expected when moratorium lifts. Not sure what the increase will be in our area, where applications are being processed for rent assistance, but shelters are full now. Need to expect need to process applications quickly, deal with legal issues and transitional arrangements or ERAP money for hotels as option.

- Special Projects:
 - Virtual “clinics” or client outreaches:
 - MLK Intern making progress on simplified LL/T brochure, with QR link to full handbook, for distribution through food banks and other direct service partners. Solid draft available for feedback soon
 - Bethlehem-Tina Roseberry does not need brochures. Notes that a number of events are in place at the Friendship Park through CACLV South side coordinator, Delia Marrero.
 - Allentown needs English brochures City Hall 435 Hamilton St. 3rd floor. Lori will make sure they are delivered this week.
 - Working on developing series of short videos on very specific housing topics for YouTube/website. Conversations with some social media marketing folks to see if we can contract on the production and social media strategy.
 - Looking for outreach locations in Lehigh County organizations. Allentown will get back to us with suggestions. Sarah will follow up with Laurie Moyer.
 - Northampton has made available resource for NPLS and Northampton to produce videos on foreclosure- will talk off line about availability. Will see where the money is coming from and how it will be accessed.

5. Other Topics / Open Discussion

- NPLS Website being updated, hopefully out by July 1st

Next Meetings Proposed Dates:

September 13, 2021 at 9 a.m.

December 6, 2021



Fair Housing Project Quarterly Meeting
Monday, September 13, 2021 at 9 a.m.

ZOOM Call

Topic: NPLS Lehigh Valley Fair Housing Project Quarterly Meeting

1. Project Review-Sean
 - a) Working on LC final reporting
2. Outreaches and Presentations
 - a) Discussed June Landlord Meeting and Realtor Training.
 - b) Scott-Salvation Army Presentation this month.
 - c) ERAP training for navigators to be set up for the fall 2021
3. New Business
 - a) Case Updates/Problem Areas:
 - 1.Feedback and issues with ERAP
 - o Denial Letters- Are LV Agencies issuing denial letters? Denial letters-are required with appeal rights to DHS. May just be delays processing, but at some point if a denial, they need to know that.
 - 2.How is the distribution of funds going?

Lehigh County

- o \$15 million approved and \$13 million distributed so far out of an available 40 million
- o CACLV And Catholic Charities - Catholic Charities is processing applications. Only CACLV distributes payments.
- o 5 temp staff for process started today at Catholic Charities to resolve delays

Northampton

- o Tina Smith- No major issues to report. Steady flow of applications.
- o Looking forward to training for navigators.

Issue: Hotel agreements- Will share resources when finalized.

Working on getting agreements with local hotels for emergency needs to avoid push backs and errors.

- Direct billing number
- Consistent rate
- No taxes withheld.

Assistance provided: 1,337 families/households with rental assistance,

733 families/households with utility assistance

Totaling 2,072 families/households

\$6,433,416.61 Rental Assistance, \$750,444.84 Utility Assistance, totaling: \$7,183,861.45

July 1156 served unduplicated -

1843 applications, numbers have picked up in August

City of Allentown-Maria Q.

Issue: Concerned about Double Dipping of Funds. Their issue was city funds and housing authority, but not a procedure in place.

Cross reference List between Catholic Charities, CACLV, and City of Allentown-Laurie suggested a meeting every two weeks.

Issue: City Inspectors receiving calls from tenants trying to get properties tagged in order to get removed from current location. Tenants don't report who told them this.

Example: Bakers Alley-tenants had to be relocated.

Lori- Reputable landlord faced with a habitability issue may do the right thing and provide options for tenants. Otherwise, tenants' normal recourse is civil claim, cross claims during eviction action – at magistrate would take time to get a money judgment and then it could be appealed to CCP.

Bethlehem- July Tina R. New Bethany Ministries-

300 unduplicated NC and City residents. Provided \$1.9 million in assistance through the end of July.

CDBG more \$ 100k rental subsidy for 2021 (between 5 to 6 applications a day). More tenants dropping by for applications

Easton Lisa-

County is managing, Frank has numbers with NC – see above.

4. Training-CDC Moratorium ended

1. Increase in intakes chart distributed.

Tenant navigator topic-calling codes. ??

2. Aug 26th CDC Moratorium lifted- expecting increase in numbers of evictions.

Laurie Moyer-Frank K might add other agencies to the list depending on what the numbers are for ERAP distribution, see if staffing helps.

Some cases never qualified for CDC moratorium and cases are going through, others had judgments and no possession. Sarah reports that cases with landlords who are engaged with the process, patient in awaiting funds are not the problem, it's the code non-compliant landlords and big rental companies that turnover tenants.

5. PA Supreme Court

1. Granting applications from President Judges to suspend rules for MDJ's and allow stay or long continuance while ERAP application processed. Preparing request from Northampton County to President Judge to make ERAP process work.
2. Longer term diversion -

Several things are in the works for evictions process:

PA Suspension-At magisterial level

Legislation for standardized evictions while applications are pending.

Plan B-Magistrate more access to schedule evictions for certain days, get navigators their and more representation and pro bono models. Maria- meeting scheduled with court administrator for Allentown and housing court options in Allentown-LC.

6. Mortgage Assistance-

1. PHFA Plan for Homeowner's Assistance Fund ("HAF) -Equitable owners eligible, pre covid default an eligible expense, no exhaustion of loss mitigation, maximum 30k per applicant and must resolve arrears - comment period open until Oct 4th

Concern- not enough money to serve everyone.

Lori-A percentage of funding is allocated to community agencies or housing agencies and ½ legal aid. Pilot project will run 9/1 to 3/2022 might be enough for 1 to 2 attorneys for 4 years across 20 counties we serve.

Other needs addressed – no mortgage, but owe taxes. Covers manufactured homes.

Numbers dramatic for lower homeownership rates for people of color included in the needs survey circulated by Frank, and so will expect prioritization of applications. (see attached). The plan expected to be finalized, third party to process applications, money

circulating by end of year. NPLS has one local attorney position posted, expects to post other positions shortly that will gear up for this and other possible grants.

7. New Items-

Tina- Bethlehem requested a narrative from NPLS for recent update to include Fair Housing-2022 Statistics. 2 to 3 paragraphs. They may have a focus group or survey. Lori will get this by first week of October.

Next Meeting:

Dec. 6th

**LEHIGH COUNTY, PA
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM
FY 2020 CONSOLIDATED ANNUAL PERFORMANCE
AND EVALUATION REPORT (CAPER)**

Notice is hereby given that Lehigh County intends to submit its FY 2020 Consolidated Annual Performance and Evaluation Report (CAPER) to the U.S. Department of Housing and Urban Development on or before Wednesday, December 29, 2021.

In accordance with Title I of the National Affordable Housing Act of 1990, as amended, Lehigh County has prepared its Fiscal Year 2020 Consolidated Annual Performance and Evaluation Report (CAPER) for its Community Development Block Grant (CDBG) Program. This report describes the level of housing assistance and other community development activities designed to benefit low- and moderate-income persons and households in Lehigh County through various federal funding programs during the Program Year October 1, 2020 through September 30, 2021. Copies of the FY 2020 CAPER are available for public inspection at the following locations in Lehigh County, as well as on the Lehigh County website <http://www.lehighcounty.org/Community-Economic-Development> beginning Monday, December 13, 2021 through Monday, December 27, 2021.

- Lehigh County Department of Community and Economic Development -- Lehigh County Government Center, 17 South 7th Street, Allentown, PA 18101
- Catasauqua Public Library – 302 Bridge Street, Catasauqua, PA 18032
- Coplay Library - 49 South 5th Street, Coplay, PA 18037
- Emmaus Public Library - 11 East Main Street, Emmaus, PA 18049
- Lower Macungie Library – 3400 Brookside Road, Macungie, PA 18062
- Parkland Community Library – 4422 Walbert Avenue, Allentown, PA 18104
- Slatington Library - 650 Main Street, Slatington, PA 18080
- Southern Lehigh Public Library – 3200 Preston Lane, Center Valley, PA 18034
- Whitehall Township Public Library - 3700 Mechanicsville Road, Whitehall, PA 18052

All interested persons are encouraged to review the FY 2020 CAPER. Written comments may be addressed to Ms. Laurie A. Moyer, Grants Management Specialist, Government Center, 17 South Seventh Street, Allentown, PA 18101, or by email at lauriemoyer@lehighcounty.org. Oral comments may be made by calling (610) 871-1964. All comments on the CAPER will be considered until December 27, 2021.

Legal Ad – Run 12/10

Proof of Publication Notice in the *Morning Call*

Under Act No. 587, Approved May 16, 1929 and its amendments

Sold To:

Lehigh County Community Development - CU00164605
17 S 7th St
Allentown, PA 18101-2401

Bill To:

Lehigh County Community Development - CU00164605
17 S 7th St
Allentown, PA 18101-2401

STATE OF PENNSYLVANIA)
COUNTY OF LEHIGH) SS:

Timothy Titus

of THE MORNING CALL, LLC. of the County of Lehigh and State of Pennsylvania, being duly sworn, deposes and says that THE MORNING CALL is a newspaper of general circulation as defined by the aforesaid Act, whose place of business is in the City of Allentown, County of Lehigh and State of Pennsylvania, and that the said newspaper was established in 1888 since which date THE MORNING CALL has regularly issued in said County, and that the printed notice or advertisement attached hereto is exactly the same as was printed and published in regular editions and issues of the said THE MORNING CALL on the following dates, viz.:

Dec 10, 2021.

Affiant further deposes that he is the designated agent duly authorized by THE MORNING CALL, LLC., a corporation, publisher of said THE MORNING CALL, a newspaper of general circulation, to verify the foregoing statement under oath, and the affiant is not interested in the subject matter of the aforesaid notice or advertisement, and that all allegations in the foregoing statements as to time, place and character of publication are true.

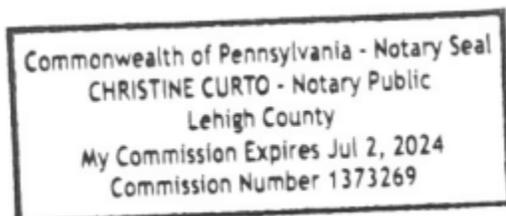


Designated Agent, THE MORNING CALL, LLC.

Sworn to and subscribed before me on this 11 day of December, 2021



Notary Public



Order # - 7088863

Proof of Publication Notice in the *Morning Call*

**LEHIGH COUNTY, PA
COMMUNITY DEVELOPMENT BLOCK
GRANT (CDBG) PROGRAM
FY 2020 CONSOLIDATED ANNUAL
PERFORMANCE
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Proof of Publication Notice in the *Morning Call*

on the CAPER will be considered until
December 27, 2021.
7088863 12/10/21

Order # - 7088863

2020 CAPER

Public Comments

No comments were received during the public comment period.

**PR26
Adjustment Explanations**

Part I: Summary of CDBG Resources

Line 1 – Unexpended CDBG Funds at End of Previous Program Year

- PR 26 for 2019 CDBG line 16 reflected an unexpended balance of \$238,050.88. However, this amount was incorrect. Amount of \$1,713,149.42 was calculated by adding up the unexpended balances for each open contract as of 9/30/21. This amount did not include 2020 CDBG nor CDBG-CV.

Part II: Summary of CDBG Expenditures

Line 10 – Adjustment to compute total amount subject to Low/mod benefit

- Draws made on 12/30/2020 were attributed to PY 2020 but need to be excluded as they were applicable to PY 2019 (and reflected accordingly in PY 2019 CAPER). The list below itemizes the activities included in the applicable vouchers.

Voucher Number	IDIS Project ID	Act Name	IDIS Act ID	Voucher Created	Grant Year	PY	Drawn Amount
6445796	4	Emmaus Curb Cuts	300	12/30/2020	2019	Y	\$34,700.00
	9	Macungie Curb Cuts	287	12/30/2020	2019	Y	\$11,600.00
	5	Fountain Hill Street	301	12/30/2020	2019	Y	\$284,050.00
	13	Slatington Park	299	12/30/2020	2019	Y	\$98,085.00
	12	Salisbury Sewer	305	12/30/2020	2019	Y	\$90,799.00
	15	Whitehall Curb Cuts	302	12/30/2020	2019	Y	\$88,804.47
	1	Catholic Charities	290	12/30/2020	2019	Y	\$2,169.18
	10	Meals on Wheels	295	12/30/2020	2019	Y	\$1,396.52

	14	Literacy Center	294	12/30/2020	2019	Y	
							\$9,906.20
	8	LVCIL - PLACE	293	12/30/2020	2019	Y	
							\$6,799.84
	11	North Penn Legal	296	12/30/2020	2019	Y	
							\$3,018.91
	2	Comm. In Schools	291	12/30/2020	2019	Y	
							\$2,284.68
6445797	16	Administration	298	12/30/2020	2019	Y	Line 14
							\$55,032.61
6445844	6	County-wide HR	304	12/30/2020	2018	Y	
							\$1,483.75
	6	County-wide HR	303	12/30/2020	2018	Y	
							\$12,022.00
6445845	12	Macungie Curb Cuts	261	12/30/2020	2018	Y	
							\$25,460.00

Total Draws Applicable to Prior Year \$ 727,612.16
Total Administration and Planning Prior Year Draws (\$ 55,032.61)
Total Draws Subject to Low/Mod Benefit – Line 10 \$ 672,579.55

The amount reflected on Line 10 is calculated as follows: Subtract out the PY 2019 draws IDIS reflects as PY 2020, which is \$672,579.55.

Therefore, line 10 reflects (\$672,579.55)

Line 14 – Adjustment to compute total expenditures

- The applicable amounts are highlighted in green above. These are administration or planning activities.

The amount reflected on Line 14 is calculated as follows: Subtract out the PY 2019 draws IDIS reflects as PY 2020, which is \$55,032.61.

Therefore, line 14 reflects (\$55,032.61).

Part III: Summary of CDBG Expenditures

Line 20 – Adjustment to compute total amount subject to low/mod benefit

- Draws made on 12/30/2020 were attributed to PY 2020 but need to be excluded as they were applicable to PY 2019 (and reflected accordingly in PY 2019 CAPER). Line 20 matches line 10. All activities included in these draws were either LMC, LMJ, or LMA activities; LMH activities with a matrix code of 14B, 14C, 14D, or 16A and are not flagged as multi-unit housing; and LMH activities that do not have a matrix code of 14B, 14C, 14D, or 16A and are not activities located in an NRSA or carried out by a CDFI.

Line 30 – Adjustment to compute total PS obligations

- Draws highlighted in blue are public service obligations attributed to PY 2020 but need to be excluded as they were applicable to PY 2019 (and reflected accordingly in PY 2019 CAPER). The amount is equal to \$25,575.33.

Part V: Planning and Administration Cap

Line 40 – Adjustment to compute total PA obligations

- A reduction of \$55,032 was made to the total planning and administration dollars expensed during PY 2020. This amount was a prior year (PY 2019) administration expense.