

LEHIGH COUNTY, PENNSYLVANIA

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

17 South Seventh Street, Room 519, Allentown, PA 18101

FY 2024 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

December 10, 2025

*In Accordance with the HUD Guidelines for the
Community Development Block Grant and HOME Investment
Partnership Programs*

Frank Kane, Director
Department of Community and
Economic Development



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CR-00 – Executive Summary

In accordance with the Federal regulations found in 24 CFR Part 570, Lehigh County, Pennsylvania has prepared this Consolidated Annual Performance and Evaluation Report (CAPER) for the period of October 1, 2024, to September 30, 2025. This is Lehigh County's 18th CDBG program year as a federal entitlement community. Lehigh County became a federal entitlement community receiving Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD) in 2007.

In FY 2022 Lehigh County was notified by HUD that it was eligible to become a HOME Entitlement Community. The County accepted the designation and the HOME funds. The County amended its FY 2019-2023 Five Year Consolidated Plan as a part of this process. The FY 2024-2028 Five-Year Consolidated Plan is the first Consolidated Plan prepared for the use of CDBG and HOME for the entire Five-year period.

Yearly, Lehigh County submits an Annual Action Plan containing the proposed activities outlining the use of CDBG and HOME funds for the upcoming program year. The Annual Action Plan relates the activities to goals and objectives outlined in the Five-Year Consolidated Plan. This Consolidated Annual Performance and Evaluation Report (CAPER) describes the accomplishments for the period of FY 2024, the first year of the FY 2024-2028 Five Year Consolidated Plan. The CAPER describes the activities undertaken during this time period for funding from the U.S. Department of Housing and Urban Development (HUD) under the CDBG and HOME Programs. The projects/activities and accomplishments described in this CAPER principally benefit low- and moderate-income persons and the funding has been targeted to neighborhoods where there is the highest percentage of low- and moderate-income residents in Lehigh County.

The FY 2024 “draft CAPER” was made available for public review and comment for a 15-day period beginning Tuesday, November 25, 2025 and ending on Tuesday, December 9, 2024. The availability for review of the “draft CAPER” was advertised in the local newspaper and the CAPER was on display at the following locations in the County and on the County’s website (<http://www.lehighcounty.org/Departments/Community-Economic-Development>):

- **Lehigh County Department of Community and Economic Development** - Lehigh County Government Center, 17 South 7th Street, Room 519, 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** - 3450 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

Lehigh County received no public comments on the draft FY 2024 CAPER.

The following is the overall program narrative based on the FY 2024-2028 Five-Year Consolidated Plan and FY 2024 Annual Action Plan.

Grants Received –

Lehigh County has received the following grant amounts during the time period of October 1, 2024 through September 30, 2025:

	CDBG	HOME	TOTALS
Entitlement Grants	\$ 1,241,195.00	\$ 457,582.73	\$ 1,698,777.73
Program Income	\$ 0.00	\$ 0.00	\$ 0.00
Local Match	\$ 0.00	\$ 0.00	\$ 0.00
Total Funds Received:	\$ 1,241,195.00	\$ 457,582.73	\$ 1,698,777.73

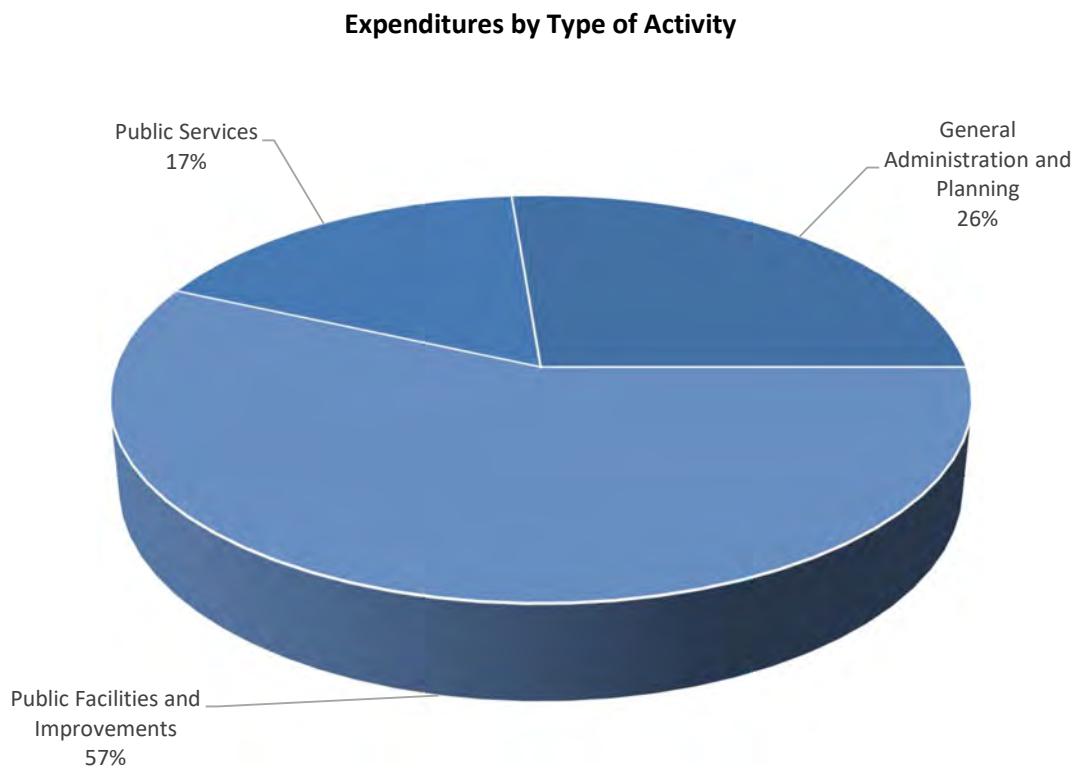
This chart above includes only grants received during October 1, 2024 through September 30, 2025. Any previous year's grants are not included.

Funds Expended –

Amounts shown in the table below are funds that were expended during the time period October 1, 2024 through September 30, 2025. These expenditures consist of previous year's funds that were not used or expended as well as any reprogrammed funds from previous years.

Funding Sources	Total Funds Expended
Community Development Block Grant (CDBG)	\$ 845,742.48
HOME Investment Partnership Program (HOME)	\$ 0.00
Total:	\$ 845,742.48

The County's CDBG expenditures by type of activity are shown below.



***Note:** The numbers in this chart are taken from the PR-54 - CDBG Community Development Block Grant Performance Profile downloaded from IDIS, which includes both Program Income and prior year CDBG funds expended during this CAPER period.

CARES Act Supplemental Allocations Expended

Amounts shown in the table below consist of FY 2020 CARES Act supplemental allocation funds that were expended during the reporting period of October 1, 2024 through September 30, 2025.

Funding Sources	Funds Expended in FY 2024	Total Funds Expended
Community Development Block Grant – Coronavirus (CDBG-CV)	\$ 192,779.28	\$ 1,644,848.67

Lehigh County expended \$192,779.28 during this CAPER period and to date has expended \$1,644,848.67 in CDBG-CV funds.

Lehigh County in total has expended CDBG-CV funds on the following types of activities:

Type of CDBG-CV Activity	Expenditure	Percentage
Public Services	\$ 1,470,559.51	72.59%
General Administration and Planning	\$ 174,289.16	8.60%
Total:	\$ 1,644,848.67	81.19%

The County has expended 81.19% of the CDBG-CV allocation to date. Of the CDBG-CV funds expended, 100% was disbursed to benefit LMI persons. 100% of the CDBG-CV funds are assisting low- and moderate-income clientele.

Regulatory Caps and Set-Asides –

Lehigh County's program administration expenditures were within the regulatory cap for the CDBG program. This is shown in the following table:

	CDBG	HOME
FY 2024 Entitlement Grants	\$ 1,241,195.00	\$ 457,582.73
FY 2024 Program Income	\$ 0.00	\$ 0.00
Administrative Cap Allowance	20%	10%
Maximum Allowable Expenditures	\$ 248,239.00	\$ 45,758.27
Administrative Disbursed in IDIS	\$ 222,123.91	\$ 0.00
Total Administrative Obligations	\$ 175,438.30	\$ 45,758.00
Administrative Percentage:	17.90%	10.00%

Lehigh County's CDBG Program administrative obligation for this reporting period was \$222,123.91, which is below the 20% cap on administrative expenditures. Lehigh County's HOME Program administrative obligations for this reporting period was \$45,758.00, which is below or at the 10% cap on administrative expenditures.

CDBG Public Service Activity Cap –

	CDBG
FY 2024 Entitlement Grants	\$ 1,241,195.00
Prior Year Program Income	\$ 0.00
Public Service Cap Allowance	15%
Maximum Allowable Expenditures	\$ 186,179.25
Total Public Services Funds Disbursed in IDIS	\$ 144,129.57
Total Public Services Obligations	\$ 118,231.02
Public Service Percentage:	9.53%

Lehigh County obligated \$118,231.02 in funds for public services, which was 9.53% of the allowable expenditures that include the FY 2024 Entitlement Grant. This was under the 15% cap on expenditures for public services.

CHDO Set-Aside –

	HOME
FY 2024 Entitlement Grant	\$ 457,582.73
CHDO Set-Aside	15%
Minimum Allowable Set-Aside	\$ 68,637.41
Actual CHDO Programmed Set-Aside	\$ 68,638.00

Lehigh County proposed \$68,638 in HOME funds for the CHDO Set-Aside activities which was was at least 15% of the allocation. During this CAPER period, no CHDO funds were expended.

Five-Year Consolidated Plan Strategies and Goals:

During the FY 2024 CAPER period, the County addressed the following priority need categories identified in its FY 2024-2028 Five-Year Consolidated Plan:

HOUSING PRIORITY - HS

Need:

The County has been experiencing a growth in population and an influx of lower income persons which has created a housing shortage, especially affordable housing.

Goal:

Goals to address this priority:

- **HS-1 Housing Development** – Increase the number of decent, safe, sanitary, accessible, and affordable housing units in the County, both for owner-occupied and rental-occupied housing.
- **HS-2 Homeownership** – Increase the opportunities for homeownership for low- and moderate-income households through downpayment/closing cost assistance, and housing counseling services.
- **HS-3 Housing Rehabilitation** – Promote and assist in the preservation of existing owner-occupied and renter-occupied affordable housing stock in the County.
- **HS-4 Rent and Utility Assistance** – Promote housing stability through rental assistance, utility payments, and deposits for low- and moderate-income tenants who are at risk of becoming homeless.
- **HS-5 Fair Housing** – Affirmatively further fair housing by promoting and informing households on their rights and educating landlords, realtors, mortgage companies, sellers, etc. on fair housing practices which will reduce discrimination in housing.
- **HS-6 Housing Supportive Services** – Promote and assist low- and moderate-income households to locate and/or remain in affordable housing through housing counseling and supportive services.

HOMELESS PRIORITY - HO

Need:

The County is situated at the crossroads of major interstate highways and the expanding metropolitan area of the East Coast which has brought an influx of homeless and at risk of homelessness persons into the area.

Goal:

Goals to address this priority:

- **HO-1 Housing Opportunities** – Increase the housing opportunities and living conditions of persons and families who are homeless or who are at risk of homelessness.
- **HO-2 Continuum of Care** – Support the efforts and resources of the Lehigh County Continuum of Care to promote housing opportunities for emergency shelters, transitional housing, and permanent supportive housing for the homeless and those who are at risk of homelessness.

- **HO-3 Support and Management Services** – Provide funding for supportive and management services to governmental and non-profit agencies and organizations to assist persons who are homeless or who are at risk of becoming homeless.
- **HO-4 Homeless Prevention** – Provide funding for programs and activities to address eviction and unfair housing practices which may contribute to homelessness.

SPECIAL NEEDS PRIORITY - SN

Need:

The County is experiencing an increase in the number of persons aging in place, the elderly, persons with physical disabilities, developmentally delayed persons, etc. There is a need to improve living standards for persons with special needs by increasing and expanding public services and public facilities.

Goal:

Goals to address this priority:

- **SN-1 Housing** – Increase the number of decent, safe, sound, sanitary, accessible, and affordable units in the County for the elderly, persons with disabilities, and other special needs populations.
- **SN-2 Accessibility** – Provide funds for improvements to owner-occupied housing and improve renter-occupied housing by making reasonable accommodations for persons who are physically disabled.
- **SN-3 Social Services** – Promote and support social service programs and facilities for all persons with special needs.
- **SN-4 Removal of Architectural Barriers** – Remove Architectural Barriers which restrict the mobility and access to public facilities and services for persons with physical disabilities.
- **SN-5 Transportation** – Provide funds for improving and expanding transportation and access services for the elderly, persons with disabilities, and persons with other special needs.

COMMUNITY DEVELOPMENT PRIORITY - CD

Need:

The County's infrastructure, community facilities and public services are being strained by its population growth, increased demand for services, and the age of the infrastructure and facilities. There is a need to improve, preserve, and create public facilities and infrastructure to support the growing population.

Goal:

Goals to address this priority:

- **CD-1 Community Infrastructure** – Improve and upgrade roads, bridges, utilities, sewer systems, ADA accessibility, etc. to meet the increasing demand of residents.
- **CD-2 Community Facilities** – Improve, upgrade, and expand parks, playgrounds, recreational facilities, libraries, public buildings, etc. to meet the needs of the population.
- **CD-3 Public Services** – Provide funding to improve, expand, and create public services for social and welfare programs so they are available to meet the needs of low- and moderate-income residents in the County.
- **CD-4 Food Programs** – Provide assistance for food and nutritional programs to address the needs of the unemployed, underemployed, elderly, disabled, and homeless individuals.
- **CD-5 Clearance/Demolition** – Remove slum and blighting conditions through the demolition and clearance of buildings and sites that pose a threat to the health, safety, and welfare of surrounding residents.
- **CD-6 Public Safety** – Provide funding to improve and expand fire protection, emergency health and management services, crime prevention, etc. to better serve the residents of the county.
- **CD-7 Transportation** – Improve and expand public transportation with additional bus routes, improved bus shelters, increased time schedules, etc. to assist low- and moderate-income persons to access employment sites, medical treatment and essential services.

ECONOMIC DEVELOPMENT PRIORITY - ED

Need:

The local economy in the County has been expanding, however, there is a need for job training and services to meet the employment needs of companies.

Goal:

Goals to address this priority:

- **ED-1 Employment** – Provide funding to support job training, retention, and educational programs to address the need for a well trained labor force.
- **ED-2 Financial Assistance** – Provide funds for new development, expansion, and equipment purchases through economic development programs.
- **ED-3 Revitalization** – Provide assistance in acquiring land and making sites available for redevelopment to promote new development in areas of the County that need to be revitalized.
- **ED-4 Incentives** – Support local, state, and federal tax breaks, tax credits, development bonuses and planning initiatives to create orderly and positive economic development throughout the County.
- **ED-5 Coordination and Cooperation** – Promote, support and form public and private partnerships to improve employee access to jobs through public transportation and the supply of worker housing throughout the County.

ADMINISTRATION, MANAGEMENT, AND PLANNING PRIORITY - AMP**Need:**

There is a need for administration, management, and planning services to efficiently and effectively operate federal and state grant programs.

Goal:

Goals to address this priority:

- **AMP-1 General Administration** – Provide experienced management and oversight to maintain efficient and effective administration of the federal and state grant programs.
- **AMP-2 Staffing** – Hire and retain professional staff and support personnel to provide efficient and sound management of the programs and activities.
- **AMP-3 Planning** – Provide planning for special studies, environmental review records, fair housing choice activities, promoting Section 3 enterprises, training and outreach, and compliance with federal, state and local laws and ordinances.

FY 2024 CDBG Budget –

The following chart lists the FY 2024 CDBG activities that were funded.

Project ID Number	Project Title/Description	2024 CDBG Budget	2024 CDBG Expenditures	Comments
CD-24-01	Aspire to Autonomy – Mental Health Therapy - Aspire to Autonomy (ASPIRE) will bring Specialized Trauma-Focused and Person-Centered Mental Health Therapy to individuals who are being trafficked, have been trafficked in the past, or are at high risk of becoming trafficked.	\$ 22,000.00	\$ 22,000.00	All funds were drawn down and the project needs to be closed out in IDIS.
CD-24-02	Black Heritage Association of the Lehigh Valley – CDBG funds will be used for HUD Section 3 Certification & Job Training, Employment, and Business Opportunities outreach program for LMI individuals and construction contractors that provide maintenance and general construction services and workers.	\$ 18,060.00	\$ 18,060.00	Completed.
CD-24-03	Communities in Schools of Eastern Pennsylvania – LCTI Support - CDBG funds will be used by CIS to provide intensive case management support to address the economic barriers that may impact	\$ 25,000.00	\$ 25,000.00	Completed.

	a student's academic success in their career program at LCTI.			
CD-24-04	Lehigh Career & Technical Institute - Workforce Training Program – CDBG funds will be used for short-term training of workers with certifications/licensing in all major growing sectors, including manufacturing, logistics, construction, commercial driving license and heavy equipment.	\$ 30,000.00	\$ 16,969.50	The remaining funds will be expended during the FY 2025 CAPER period.
CD-24-05	Lehigh Valley Center for Independent Living – People Living in Accessible Community Environments - CDBG funds will be used by the People Living in Accessible Community Environments (PLACE) Program to provide housing counseling services to Lehigh County residents with disabilities, and their family members, who are living on limited income and may be at-risk of losing their housing.	\$ 14,943.00	\$ 14,943.00	Completed.
CD-24-06	Manito Life Center - Therapeutic Riding for At-Risk Adolescents and Adults - CDBG funds will be used by Manito Life Center to provide therapeutic riding and equine assisted activities to Lehigh County children and adults experiencing anxiety and depression.	\$ 30,000.00	\$ 30,000.00	All funds were drawn down and the project needs to be closed out in IDIS.
CD-24-07	Meals for Wheels – Stable Food Support - CDBG funds will be used to support the home delivery of free, stable food to seniors and adults with disabilities.	\$ 15,000.00	\$ 15,000.00	Completed.
CD-24-08	North Penn Legal Services – Fair Housing Outreach - CDBG Funds will be used by North Penn Legal Services (NPLS) to support housing-related legal help to low-income people in Lehigh County with educational outreach, online resources, and printed self-help materials.	\$ 4,000.00	\$ 4,000.00	Completed.
CD-24-09	North Penn Legal Services – Legal Help Project - CDBG Funds will be used by North Penn Legal Services (NPLS) to provide advice, referrals and some direct representation to low-income people who are being evicted, foreclosed, denied house, or are forced to live in uninhabitable conditions.	\$ 12,000.00	\$12,000.00	All funds were drawn down and the project needs to be closed out in IDIS.
CD-24-10	New Bethany, Inc. – Kitchen Update and Office Creation - CDBG funds will be used to update the kitchen and create a case	\$ 44,103.00	\$ 0.00	The funds will be expended during the

	management office with bathroom at the Coplay facility serving single formerly homeless adults.			FY 2025 CAPER period.
CD-24-11	Community Action Lehigh Valley (CALV) – Urgent Need Roof and HVAC Replacement Program - CDBG funds will be used by Community Action Lehigh Valley (CACLV) to assist income eligible homeowners in replacing deteriorated roofs and/or non-functioning HVAC systems on an urgent basis.	\$ 45,014.00	\$ 0.00	The funds will be expended during the FY 2024 CAPER period.
CD-24-12	Redevelopment Authority of Lehigh County (RALC) – Blight to Bright – CDBG funds will be used by the Redevelopment Authority of Lehigh County (RALC) through funding agreements with municipalities to demolish and clear blighted properties that are vacant and uninhabitable.	\$ 75,000.00	\$ 0.00	The funds will be expended during the FY 2025 CAPER period.
CD-24-13	Coplay Borough – Street Resurfacing - CDBG funds will be used to rebuild two sections of the Borough roads serving residents of Section #9 - 11th Street between Magna Dr. and Chestnut St. Section #10-11th St. between Chestnut St. and Poplar St.	\$ 185,471.00	\$ 0.00	The funds will be expended during the FY 2025 CAPER period.
CD-24-14	Emmaus Borough – Curb Cuts - CDBG funds will be used for the removal of architectural barriers within the public right-of-way in highly traveled areas by replacing existing curbs and sidewalks to meet ADA handicap accessibility requirements.	\$ 76,600.00	\$ 76,600.00	Completed.
CD-24-15	Macungie Borough - Sanitary Sewer Rehabilitation - CDBG funds will be used for sewer rehabilitation and slip lining of 365 linear feet of sewer main and sixteen (16) laterals on Locust Street to address inflow and infiltration.	\$75,000.00	\$ 0.00	The funds will be expended during the FY 2025 CAPER period.
CD-24-16	Salisbury Township - Sanitary Sewer Rehabilitation - CDBG funds will be used to install a cured-in-place-pipe liner along 836 linear feet of the existing underground sewer line along East Paoli Street from House Number 501 to House Number 629 in Salisbury Township, Lehigh County, PA.	\$59,190.00	\$0.00	The funds will be expended during the FY 2025 CAPER period.
CD-24-17	Slatington Borough - Willow Street Reconstruction and Curb Cuts - CDBG funds will be used for street reconstruction on Willow Street from Dowell Street to North Street (51 linear feet) with four (4) curb cuts.	\$89,605.00	\$0.00	The funds will be expended during the FY 2025 CAPER period.

CD-24-18	Slatington Borough - Cherry Street Reconstruction and Curb Cuts - CDBG funds will be used for street reconstruction on Cherry Street from Race Street to Yenser Alley (466 linear feet) with two (2) curb cuts.	\$96,465.00	\$0.00	The funds will be expended during the FY 2025 CAPER period.
CD-24-19	Slatington Borough - Hill Street Reconstruction - CDBG funds will be used for street reconstruction on Hill Street from East Church Street to East Washington Street (719 linear feet).	\$94,165.00	\$0.00	The funds will be expended during the FY 2025 CAPER period.
CD-24-20	Administration - CDBG funds will be used to provide administration, management, and planning services to efficiently and effectively operate Federal and state grant programs.	\$200,063.91	\$200,063.91	Completed.

The County spent \$434,636.41, or 35.02% of its FY 2024 CDBG allocation.

FY 2024 HOME Budget –

The following chart lists the FY 2024 HOME activities that were funded.

Project ID Number	Project Title/Description	2024 HOME Budget	2024 HOME Expenditures	Comments
HOME-24-21	HOME Administration - Funds for oversight, management, and administration of the HOME Program.	\$ 45,758.00	\$ 0.00	The funds will be expended during the FY 2025 CAPER period.
HOME-24-22	CHDO Set-Aside - HOME funds will be used to assist a CHDO to increase the number of affordable housing units in the County for owners and renters by assisting with acquisition, soft costs, construction, and rehabilitation.	\$ 68,638.00	\$ 0.00	The funds will be expended during the FY 2025 CAPER period.
HOME-24-23	Affordable Housing Project - HOME funds will be used to assist in the development of affordable housing in the County for owners and renters by assisting with acquisition, soft costs, construction, and rehabilitation.	\$ 343,186.73	\$ 0.00	The funds will be expended during the FY 2025 CAPER period.

CDBG-CV Budget

The table below lists the CDBG-CV funded activities and the amounts expended to date.

Activity	Budget	Total Expenditures
CV - Catholic Charities - Rent Conciliation Program	\$ 97,686.80	\$ 97,686.80
CV - CACLV - Sixth Street Shelter	\$ 50,000.00	\$ 0.00
CV - Conference of Churches - Rental Assistance Program	\$ 69,469.54	\$ 69,469.54
CV - LCTI - COVID Scholarships	\$ 135,000.00	\$ 121,287.00
CV - Literacy Center - Workforce Development Online Education	\$ 27,310.09	\$ 27,310.09
CV - NPLS - Legal Aide	\$ 20,000.00	\$ 20,000.00
CV - Administration	\$ 175,394.91	\$ 174,289.16
CV - Technology Adaptations	\$ 62,385.70	\$ 34,534.19
CV - Food Security	\$ 499,637.11	\$ 483,859.93
CV - Housing Stabilization	\$ 583,254.01	\$ 583,254.01
CV - COVID Support Program	\$ 120,000.00	\$ 0.00
CV - Whitehall-Coplay Hunger Initiative	\$ 33,157.95	\$ 33,157.95
CV - Community Action Committee of the Lehigh Valley – Urgent Need Home Repair Program	\$ 250,000.00	\$ 0.00

To date, Lehigh County expended \$1,644,848.67 in CDBG-CV funds, which is 81.19% of the County's CDBG-CV allocation. There is approximately \$380,921.33 in unallocated funds remaining in the CDBG-CV Program.

Housing Performance Measurements –

The table below lists the objectives and outcomes that the County accomplished through CDBG activities during this CAPER period:

Objectives	Outcomes						Total by Objective	
	Availability/ Accessibility		Affordability		Sustainability			
	Units	\$	Units	\$	Units	\$	Units	\$
Suitable Living	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Decent Housing	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Economic Opportunity	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Total by Outcome:	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

This is Lehigh County's first year of the Five-Year Consolidated Plan designed to address the housing and non-housing needs of County residents. This year's CAPER reports on the actions and achievements the County accomplished in Fiscal Year 2024.

The CAPER for the FY 2024 Annual Action Plan for Lehigh County encompasses the County's CDBG and HOME Programs and outlines which activities the County undertook during the program year beginning October 1, 2024, and ending September 30, 2025. The Lehigh County Department of Community and Economic Development is the lead entity and administrator for the CDBG and HOME funds.

The CDBG and HOME Programs and the activities outlined in this FY 2024 CAPER principally benefited low- and moderate-income persons and funding was targeted to communities where there is the highest percentage of low- and moderate-income residents.

Lehigh County, during this CAPER period, budgeted and expended CDBG and HOME funds on the following strategies:

- **Housing Strategy – HS** – Budgeted \$472,838.73 expended \$0.00.
- **Homeless Strategy – HO** – Budgeted \$0.00, expended \$0.00.
- **Special Needs Strategy – SN** – Budgeted \$14,943.00, expended \$0.00.
- **Community Development Strategy – CD** – Budgeted \$865,999.00, expended \$143,600.00.
- **Economic Development Strategy – ED** – Budgeted \$55,000.00, expended \$41,969.50.
- **Administration, Planning, and Management Strategy – APM** – Budgeted \$289,997.00, expended \$218,123.91.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	Percent Complete	Expected Program Year	Actual Program Year	Percent Complete
AMP-1 General Administration	Administration, Planning, and Management Strategy	Other	Other	10	2	20%	2	2	100%
AMP-2 Staffing	Administration, Planning, and Management Strategy	Other	Other	0	0				
AMP-3 Planning	Administration, Planning, and Management Strategy	Other	Other	5	1	20%	1	1	100%
CD-1 Community Infrastructure	Non-Housing Community Development	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	102034	4226	4.14%	22034	4226	19.18%
CD-1 Community Infrastructure	Non-Housing Community Development	Other	Other	5	0	0.00%	1	0	0.00%

CD-2 Community Facilities	Non-Housing Community Development	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	20000	0	0.00%	2000	0	0.00%
CD-2 Community Facilities	Non-Housing Community Development	Other	Other	5	0	0.00%	1	0	0.00%
CD-3 Public Services	Non-Housing Community Development	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	785	0	0.00%	185	0	0.00%
CD-3 Public Services	Non-Housing Community Development	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
CD-3 Public Services	Non-Housing Community Development	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	64	100%	0	64	100%
CD-3 Public Services	Non-Housing Community Development	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	

CD-3 Public Services	Non-Housing Community Development	Other	Other	0	0				
CD-4 Food Programs	Non-Housing Community Development	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	180	0	0.00%	60	0	0.00%
CD-4 Food Programs	Non-Housing Community Development	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	7593	100%	0	7593	100%
CD-4 Food Programs	Non-Housing Community Development	Other	Other	0	0				
CD-5 Clearance / Demolition	Non-Housing Community Development	Buildings Demolished	Buildings	10	0	0.00%	2	0	0.00%
CD-6 Public Safety	Non-Housing Community Development	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	4265	100%			
CD-6 Public Safety	Non-Housing Community Development	Other	Other	0	0				

CD-7 Transportation	Non-Housing Community Development	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
CD-7 Transportation	Non-Housing Community Development	Other	Other	0	0				
ED-1 Employment	Economic Development	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	175	0		35	0	
ED-1 Employment	Economic Development	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	24	100%	0	24	100%
ED-1 Employment	Economic Development	Jobs created/retained	Jobs	0	0				
ED-1 Employment	Economic Development	Businesses assisted	Businesses Assisted	0	0				
ED-2 Financial Assistance	Economic Development	Businesses assisted	Businesses Assisted	0	0				
ED-2 Financial Assistance	Economic Development	Other	Other	0	0				

ED-3 Revitalization	Economic Development	Businesses assisted	Businesses Assisted	0	0				
ED-3 Revitalization	Economic Development	Other	Other	0	0				
ED-4 Incentives	Economic Development	Businesses assisted	Businesses Assisted	0	0				
ED-4 Incentives	Economic Development	Other	Other	0	0				
ED-5 Coordination and Cooperation	Economic Development	Businesses assisted	Businesses Assisted	0	0				
ED-5 Coordination and Cooperation	Economic Development	Other	Other	0	0				
HO-1 Housing Opportunities	Homeless	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
HO-1 Housing Opportunities	Homeless	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	0				
HO-1 Housing Opportunities	Homeless	Homeless Person Overnight Shelter	Persons Assisted	0	0				
HO-1 Housing Opportunities	Homeless	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0				

HO-1 Housing Opportunities	Homeless	Homelessness Prevention	Persons Assisted	0	0				
HO-1 Housing Opportunities	Homeless	Other	Other	0	0				
HO-2 Continuum of Care	Homeless	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
HO-2 Continuum of Care	Homeless	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	0				
HO-2 Continuum of Care	Homeless	Homeless Person Overnight Shelter	Persons Assisted	0	0				
HO-2 Continuum of Care	Homeless	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0				
HO-2 Continuum of Care	Homeless	Homelessness Prevention	Persons Assisted	0	0				
HO-2 Continuum of Care	Homeless	Other	Other	0	0				
HO-3 Support and Management Services	Homeless	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				

HO-3 Support and Management Services	Homeless	Homeless Person Overnight Shelter	Persons Assisted	0	0				
HO-3 Support and Management Services	Homeless	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0				
HO-3 Support and Management Services	Homeless	Homelessness Prevention	Persons Assisted	0	0				
HO-3 Support and Management Services	Homeless	Other	Other	0	0				
HO-4 Homeless Prevention	Homeless	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	0				
HO-4 Homeless Prevention	Homeless	Homelessness Prevention	Persons Assisted	0	0				
HO-4 Homeless Prevention	Homeless	Other	Other	0	0				
HS-1 Housing Development	Affordable Housing	Rental units constructed	Household Housing Unit	6	0	0.00%	3	0	0.00%
HS-1 Housing Development	Affordable Housing	Homeowner Housing Added	Household Housing Unit	6	0	0.00%			

HS-2 Homeownership	Affordable Housing	Direct Financial Assistance to Homebuyers	Households Assisted	12	0	0.00%			
HS-3 Housing Rehabilitation	Affordable Housing	Homeowner Housing Rehabilitated	Household Housing Unit	17	0	0.00%	3	0	0.00%
HS-4 Rent and Utility Assistance	Affordable Housing	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	20	0	0.00%			
HS-5 Fair Housing	Affordable Housing	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	160	0	0.00%	32	0	0.00%
HS-5 Fair Housing	Affordable Housing	Other	Other	5	0	0.00%	1	0	0.00%
HS-6 Housing Supportive Services	Affordable Housing	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	160	0	0.00%	32	0	0.00%

HS-6 Housing Supportive Services	Affordable Housing	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	37		0	37	
HS-6 Housing Supportive Services	Affordable Housing	Homelessness Prevention	Persons Assisted	0	37		0	37	
SN-1 Housing	Non-Homeless Special Needs	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
SN-1 Housing	Non-Homeless Special Needs	Rental units constructed	Household Housing Unit	0	0				
SN-1 Housing	Non-Homeless Special Needs	Homeowner Housing Added	Household Housing Unit	0	0				
SN-2 Accessibility	Non-Homeless Special Needs	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
SN-2 Accessibility	Non-Homeless Special Needs	Rental units rehabilitated	Household Housing Unit	0	0				

SN-2 Accessibility	Non-Homeless Special Needs	Homeowner Housing Added	Household Housing Unit	0	0				
SN-2 Accessibility	Non-Homeless Special Needs	Other	Other	0	0				
SN-3 Social Services	Non-Homeless Special Needs	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	125	0	0.00%	25	0	0.00%
SN-3 Social Services	Non-Homeless Special Needs	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
SN-3 Social Services	Non-Homeless Special Needs	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	78		0	78	
SN-3 Social Services	Non-Homeless Special Needs	Other	Other	0	0				
SN-4 Removal of Architectural Barriers	Non-Homeless Special Needs	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				

SN-4 Removal of Architectural Barriers	Non-Homeless Special Needs	Other	Other	0	0				
SN-5 Transportation	Non-Homeless Special Needs	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
SN-5 Transportation	Non-Homeless Special Needs	Other	Other	0	0				

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

During the FY 2024 CDBG and HOME Programs Year, Lehigh County addressed the following goals from the FY 2024-2028 Five-Year Consolidated Plan:

HOUSING STRATEGY - HS

Need:

The County has been experiencing a growth in population and an influx of lower income persons which has created a housing shortage, especially affordable housing.

Goals:

- **HS-1 Housing Development** - Increase the number of decent, safe, sanitary, accessible, and affordable housing units in the County, both for owner-occupied and rental-occupied housing.

The County proposed to use HOME funds to pay for Housing Construction for rental units. The County did not meet this goal during this CAPER period. This project is still ongoing and will be completed during the FY 2025 CAPER period.

- **HS-3 Housing Rehabilitation** - Promote and assist in the preservation of existing owner-occupied and renter-occupied affordable housing stock in the County.

The County proposed to rehabilitate three (3) homeowner housing units. The County did not meet this goal, during this CAPER period. This project is still ongoing and will be completed during the FY 2025 CAPER period.

- **HS-5 Fair Housing** – Affirmatively further fair housing by promoting and informing households on their rights and educating landlords, realtors, mortgage companies, sellers, etc. on fair housing practices which will reduce discrimination in housing.

The County proposed to assist 32 low- and moderate-income persons by promoting fair housing. During this CAPER period, North Penn Legal Services held a Fair Housing legal Summit and Quarterly meetings. In addition, the County passed a Fair Housing Proclamation in April 2025. North Penn Legal Services through its Legal Help Project assisted 37 persons.

- **HS-6 Housing Supportive Services** – Promote and assist low- and moderate-income households to locate and/or remain in affordable housing through housing counseling and supportive services.

The County funded North Penn Legal Services' fair housing outreach and legal help services which exceeded this goal and benefitted 37 persons.

SPECIAL NEEDS PRIORITY - SN

Need:

The County is experiencing an increase in the number of persons aging in place, the elderly, persons with physical disabilities, developmentally delayed persons, etc. There is a need to improve living standards for persons with special needs by increasing and expanding public services and public facilities.

Goal:

- **SN-3 Social Services** – Promote and support social service programs and facilities for all persons with special needs.

The County proposed to assist 25 persons through this goal. The County did not meet this goal. This activity is on going and will be completed in the FY 2025 CAPER. From funds spent from prior years the County assisted 78 persons through public service activities.

COMMUNITY DEVELOPMENT STRATEGY – CD

Need:

The County's infrastructure, community facilities and public services are being strained by its population growth, increased demand for services, and the age of the infrastructure and facilities. There is a need to improve, preserve, and create public facilities and infrastructure to support the growing population.

Goal:

- **CD-1 Community Infrastructure** – Improve and upgrade roads, bridges, utilities, sewer systems, ADA accessibility, etc. to meet the increasing demand of residents.

During this CAPER reporting period, the County proposed to assist 22,034 low- and moderate-income persons through community facility improvements. The County assisted 4,226 low- and moderate-income persons during this CAPER period. There are several on going activities under this goal which will be completed in the FY 2025 CAPER period.

- **CD-2 Community Facilities** – Improve, upgrade, and expand parks, playgrounds, recreational facilities, libraries, public buildings, etc. to meet the needs of the population.

During this CAPER reporting period, the County proposed to assist 2,000 low- and moderate-income persons. The County did not meet this goal. This activity is on going and will be completed in the FY 2025 CAPER period.

- **CD-3 Public Services** – Provide funding to improve, expand, and create public services for social and welfare programs so they are available to meet the needs of low- and moderate-income residents in the County.

The County proposed to serve 185 persons during this CAPER reporting period. The County did not meet this goal, but assisted 64 persons during this CAPER period.

- **CD-4 Food Programs** – Provide assistance for food and nutritional programs to address the needs of the unemployed, underemployed, elderly, disabled, and homeless individuals.

The County proposed to assist 55 persons period. The County exceeded this goal by assisting 7,593 persons.

- **CD-5 Clearance/Demolition** – Remove slum and blighting conditions through the demolition and clearance of buildings and sites that pose a threat to the health, safety, and welfare of surrounding residents.

The County proposed to remove 2 vacant, dilapidated buildings. The County did not meet this goal. This activity is ongoing and will be completed in the FY 2025 CAPER period.

ECONOMIC DEVELOPMENT PRIORITY - ED

Need:

The local economy in the County has been expanding, however, there is a need for job training and services to meet the employment needs of companies.

Goal:

- **ED-1 Employment** – Provide funding to support job training, retention, and educational programs to address the need for a well trained labor force.

With prior year funds, the County assisted 24 persons during the CAPER period. The County met this goal.

ADMINISTRATION, MANAGEMENT, AND PLANNING PRIORITY - AMP**Need:**

There is a need for administration, management, and planning services to efficiently and effectively operate federal and state grant programs.

Goal:

- **AMP-1 General Administration** – Provide experienced management and oversight to maintain efficient and effective administration of the federal and state grant programs.

The County continued to use CDBG, HOME and CDBG-CV funds to pay for administrative and office expenses of the CDBG, HOME and CDBG-CV programs.

- **AMP-3 Planning** – Provide planning for special studies, environmental review records, fair housing choice activities, promoting Section 3 enterprises, training and outreach, and compliance with federal, state and local laws and ordinances.

The County continued to use CDBG, HOME and CDBG-CV funds to pay for administrative and office expenses of the CDBG, HOME and CDBG-CV programs.

Lehigh County assisted 64 persons by funding public service activities during the FY 2024 CAPER period. The following public services projects/activities were: Aspire to Autonomy, Inc.; Manito Life Center - Therapeutic Riding for At-Risk Adolescents; and Meals on Wheels of the Lehigh Valley.

Lehigh County assisted 4,226 persons by funding public facility accessibility improvements projects/activities during the FY 2024 CAPER period. The following public facility projects/activities were: Coplay Borough – Street Resurfacing; Emmaus Borough - Curb Cuts; Macungie Borough – Sanitary Sewer Rehab; Salisbury Township – Sanitary Sewer Rehab; Slatington Borough – Willow Street Reconstruction and Curb Cuts; Slatington Borough – Cherry Street Reconstruction and Curb Cuts; and Slatington Borough – Hill Street Reconstruction.

There is an on going need to address infrastructure and community facilities. These activities will be completed in the next CAPER period.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).
91.520(a)

	CDBG	HOME
White	4,992	0
Black or African American	540	0
Asian	260	0
American Indian or American Native	68	0
Native Hawaiian or Other Pacific Islander	2	0
Total:	5,862	0
Hispanic	1,251	0
Not Hispanic	4,611	0
Total:	5,862	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

Lehigh County's programs benefitted 4,992 (85.16%) White families, 540 (9.21%) Black families, 260 (4.44%) Asian families, 68 (1.16%) American Indian or American Native families, and 2 (0.03%) Native Hawaiian or Other Pacific Islander families. Also, 1,251 (21.34%) families were Hispanic, while the majority 4,611 (78.66%) were not Hispanic.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$1,241,195.00	\$845,742.48
HOME	public - federal	\$457,582.73	\$0.00
CDBG-CV	Public - federal	\$2,025,770.00	\$192,779.28

Table 3 - Resources Made Available

Narrative

Lehigh County received the following grant amounts during the time period of October 1, 2024 through September 30, 2025:

- FY 2024 CDBG Allocation \$1,241,195.00
- HOME Allocation \$ 457,582.73
- Local Match \$ 0.00
- CDBG Program Income \$ 0.00
- FY 2020 CDBG-CV Allocation \$2,025,770.00

Total Funds Received \$3,724,547.73

During this CAPER period, Lehigh County expended \$845,742.48 of CDBG funds.

In addition, Lehigh County expended \$192,779.28 of CDBG-CV funds during this CAPER period and to date has expended \$1,644,848.67 in CDBG-CV funds.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
County Wide	100%	100%	The County funded 23 projects during this CAPER period in this Target Area with CDBG and HOME funds.

Table 4 – Identify the geographic distribution and location of investments

Narrative

Rationale for funding activities were based on the eligibility of the activity, if it met a national objective, who were the beneficiaries of the activity, and evidence of the need in the community or by the agency/organization. The County also selected projects, activities, and programs that addressed the Five-Year Goals and Objectives from the Five-Year Consolidated Plan. Additional consideration was given based

on the community's or the agency's/organization's past history of expenditure of the CDBG funds, the ability to leverage other funds for the activity, past performance outcomes, and whether the FY 2024 request was related to projects that, if not funded, would result in a special assessment against low-income homeowners. Finally, a high priority was given to activities based on the community or agency/organization's ability to complete the project in a timely manner. Lehigh County allocated its FY 2024 CDBG funds to provide assistance with activities that met the underserved needs of the communities participating in the program. The projects that meet the HUD criteria for benefit to low- and moderate-income households were located in those census tracts or block groups that were defined as low/mod areas. In selecting projects, consideration was given to the communities with concentrations of racial or ethnic groups and disproportionate needs standards.

Lehigh County has allocated its FY 2024 CDBG and HOME funds to principally benefit low- and moderate-income persons.

- The infrastructure improvement activities are either located in a low- and moderate-income census tract/block group or have a low- and moderate-income service area benefit or clientele over 51% low- and moderate-income.
- The Public Services activities are either located in a low- and moderate-income census area or have a low- and moderate-income services area benefit or clientele.
- The Public Facilities activities are either located in a low- and moderate-income census area or have a low- and moderate-income service area benefit or clientele.
- The housing activities for the first-time homebuyers and housing rehabilitation programs have an income eligibility criteria, therefore the income requirement restricts funds to low- and moderate-income households throughout the County.

Lehigh County does not anticipate any obstacles in the performance of the remaining FY 2024 CDBG activities. The remaining infrastructure activities will be completed in FY 2025 CAPER during construction season and public service activities will be funded as needed. The County became a HOME entitlement community in FY 2022. Since then, the County has built its staff capacity to carry out program activities and will identify affordable housing projects for funding. Lehigh County will continue to partner with other agencies when feasible, to leverage resources and maximize outcomes in housing, community, and economic development.

The HOME Funds were allocated to be used for administration and for housing projects/activities. These funds were targeted to low-income households and projects/ activities designed to provide affordable housing to low-income households. The disbursement is based on the needs of low-and moderate-income households, not geographic area.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The following public (non-federal) and private financial resources were made available to Lehigh County and its agencies and organizations to address the needs identified in the FY 2024 Annual Action Plan:

- Lehigh County Housing Authority received \$671,240.00 in FY 2024 Capital Funds for renovations and improvements to public housing to support affordable housing in the County.

There is no match requirement for the CDBG Program. Lehigh County does not receive an entitlement under ESG programs, which does require a match.

The CoC was awarded a total of \$29,254,498 in program funding for FY 2024. Overall, the CoC allocated \$7,214,607 in permanent supportive housing and \$18,080,324 in rapid re-housing. This funding served the entire Eastern CoC which encompasses 33 counties.

Lehigh County is a member of the PA Eastern Continuum of Care Network - Lehigh Valley Regional Homeless Advisory Board (RHAB). The RHAB covers two (2) counties in the region. These counties are Lehigh and Northampton. The following agencies in Lehigh County received FY 2024 CoC funds for Permanent Supportive Housing (PSH), Supportive Services (SS), and Transitional Housing (TH). The CoC allocated FY 2024 CoC funding to the following projects in Lehigh County:

- Allentown Hospitality House Permanent Housing Program - \$221,088.00
- LCHA - \$299,458.00
- Lehigh Valley RRH for Families - \$374,725.00
- TH-RRH for Lehigh Valley Youth - \$734,063.00
- Lehigh Conference of Churches – Pathways Permanent Supportive Consolidation - \$1,336,584.00
- Lehigh Conference of Churches – Pathways RRH - \$479,346.00

Lehigh County Affordable Housing Trust Funds (AHTF) - The Pennsylvania Optional County Affordable Housing Trust Funds Act of 1992 (Act 137), allows counties to raise revenues for affordable housing efforts by increasing the fees charged by the Recorder of Deeds Office for recording deeds and mortgages. The County raised the fee from \$13 to \$26 per document. Affordable Housing Trust Funds revenue is used to fund affordable housing initiatives and up to 15 percent may be used for the administrative costs to implement the initiatives. Eligible activities include using the revenues as the local matching funds to secure Federal and State Funds, construction or rehabilitation financing, housing related services, match for other State or Federal funds, and supporting first-time homebuyer second mortgage programs. Lehigh County has \$1.3 million in unallocated AHTF funds.

Lehigh County did not have any publicly owned land or property within the jurisdiction that was funded with CDBG funds.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$ 0.00
2. Match contributed during current Federal fiscal year	\$ 0.00
3 .Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$ 0.00
4. Match liability for current Federal fiscal year	\$ 0.00
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$ 0.00

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number	0	0	0	0	0	0
Dollar Amount	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total	Women Business Enterprises	Male			
Contracts						
Number	0	0	0			
Dollar Amount	\$0.00	\$0.00	\$0.00			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	\$0.00	\$0.00	\$0.00			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Households Displaced		Total	Minority Property Enterprises			White Non-Hispanic
Households Displaced	Total	Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	White Non-Hispanic
Number	0	0	0	0	0	0
Cost	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	8	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total:	8	0

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	5	0
Number of households supported through Rehab of Existing Units	3	0
Number of households supported through Acquisition of Existing Units	0	0
Total:	8	0

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Lehigh County proposed to assist the construction of 5 new housing units and rehabilitate 3 existing units. The County did not achieve these goals during this CAPER period. The County does have three (3) housing rehabs ongoing and will be completed during the FY 2025 CAPER period. These projects/activities are ongoing and will be completed in future CAPERs. The HOME funded Affordable Housing Projects required additional funding to cover the increases in construction.

Discuss how these outcomes will impact future annual action plans.

Lehigh County is working toward achieving its goal of providing decent, safe, sound, and affordable housing for its low- and moderate-income residents. The County is providing CDBG funds for self-

sufficiency, owner-occupied, and renter-occupied housing rehabilitation to keep the housing stock decent, safe, sound, and affordable.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	0	0
Total:	0	0

Table 13 – Number of Households Served

Narrative Information

During this CAPER period, the County did not have any housing rehabs completed. Currently, the County has 3 housing rehabilitation projects ongoing and will be completed during the next CAPER period.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through: Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Eastern PA CoC serves a total of thirty-three (33) counties. The 33 counties are organized into five (5) geographically dispersed Regional Homeless Advisory Boards (RHABs). Lehigh County is part of the Lehigh Valley Regional Homeless Advisory Board (LV-RHAB). The region is made up of two (2) counties which include: Lehigh and Northampton Counties.

According to the Governance Charter for the Eastern PA Continuum of Care Collaborative, the mission of the Eastern PA CoC is to end homelessness throughout the 33-county Continuum of Care. The CoC works toward ending homelessness by providing a framework for a comprehensive and well-coordinated regional and local planning process. This included identifying needs, conducting a system-wide evaluation of existing resources and program activities, and building a system of housing and services that addresses those needs. This mission was pursued through the development of long-range plans to prevent and end homelessness in the geographic area, as well as the coordination necessary for successful implementation. The objectives of the CoC included the following:

- Promote development of adequate funding for efforts for preventing homelessness, rapidly re-housing homeless persons, and stabilizing housing;
- Maximize potential for self-sufficiency among individuals and families experiencing homelessness;
- Promote full access to, and effective use of, mainstream programs.

The Continuum of Care completes an annual Point-In-Time Count Survey in January to determine the number of homeless individuals and families in the Eastern Pennsylvania Region. Based on the Point in Time Count (PITC) conducted during January 2025, the following numbers of homeless persons were reported in Lehigh County:

- **Unsheltered** - 124 individuals, 0 families with children, and 0 children only households.
- **Transitional Housing** - 59 individuals, 7 families with children, and 0 children only
- **Emergency Shelter** – 218 individuals, 29 families with children, and 0 children only

Unsheltered homelessness has become more common in the mostly rural Eastern PA CoC. The largest percentage of unsheltered homeless are typically located in Lehigh, Northampton, and Monroe Counties. Ongoing street outreach occurs in these three (3) counties. Lehigh Carbon Community College in the Lehigh Valley tracks unsheltered persons in their Efforts to Outcomes (ETO) database. Identified persons are provided with immediate shelter and services. Intake and permanent housing placement occur as quickly as possible.

In the 2025 Lehigh County Point in Time Count, there were a total of 124 unsheltered persons, 59 persons in transitional housing, and 218 persons in emergency shelters. There were a total of 62 children experiencing homelessness, with 7 in transitional housing, 55 in emergency shelters and none unsheltered.

Chronic Homeless:

From 2023 to 2025, there has been an increase in the number of chronically homeless in Lehigh County. In 2023, there were 19 individuals reported to be chronically homeless. This increased to 27 individuals in 2024. In 2025, this population nearly tripled with 73 individuals reported to be chronically homeless.

Risk Factors for Homelessness:

The biggest risk factors of homelessness continued to be: 1) a person or family doubled-up with another family; 2) being released from a psychiatric facility; 3) being released from a substance abuse treatment facility; or 4) being released from a corrections facility. The data points to the needs to identify which institutions within the 33-County CoC were not using adequate discharge planning, and to improve their coordination with the CoC. To reduce first-time homelessness, the CoC has increased its homeless prevention resources through PHARE (Marcellus Shale fees), ESG, Supportive Services to Veteran Families (SSVF), and other funds.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Eastern PA Continuum of Care continues to operate a Coordinated Entry program, which was piloted in the Lehigh Valley and expanded to all 33 counties of the CoC, to ensure that those at-risk of homelessness or experiencing homelessness are connected to appropriate resources and services. The system continues to ensure the management of access, assessment, prioritization, and referral to housing and services for any person experiencing or at imminent risk of homelessness throughout the region. A call center operated by PA 2-1-1 provides live voice intake and there are 17 access sites that provide face-to-face intake. Service providers are trained in housing first, the VI-SPDAT assessment, and other best practices to assist homeless persons in receiving proper services. The CoC continues to conduct mobile outreach for vulnerable populations and includes ESL translation services with its intake services, as well as access for those who are hearing impaired. Coordinated Entry processes also continue to provide information about service needs and identify gaps to help communities plan their assistance and resources.

Lehigh County Conference of Churches assisted the homeless individuals that used the emergency shelters during weather advisory to provide outreach and evaluate their needs. In addition, they continued to provide outreach throughout the year to the chronically homeless that live in communities in an attempt to evaluate their needs.

The number of children experiencing homelessness has consistently decreased for three years. In 2023, the number of children in shelters reported was 128. This has fallen to 62 children in emergency shelters and transitional housing in 2025. There were no children reported unsheltered.

There were 37 young adults (18-24 years old) reported in 2025. This is a slight increase from 2024 which recorded 30 young adults. There is still a need to reduce homelessness for these populations. There is a need for a year-round shelter for this age group, as Valley Youth House does not serve youth over the age of 18. Focused outreach has been conducted by the CoC on this age group in partnership with Valley Youth House, and this population continues to be a priority for Lehigh County. The Bradbury-Sullivan LGBT Community Center partnered with the Regional Homeless Advisory Board to provide housing and services to youth experiencing homelessness, as well as toiletry supplies and other products to homeless and housing-insecure LGBT youth in the Lehigh Valley. Valley Youth House is continuing to provide quarterly youth trainings to focus on educating providers in the best practices for youth, including LGBT youth.

The shelter and transitional housing that was available in Lehigh County included the following:

- Community Action Committee of the Lehigh Valley - Sixth Street Shelter (Emergency Shelter)
- Community Action Committee of the Lehigh Valley - Turner Street Apartments (Transitional Housing)
- Salvation Army Emergency Shelter (Emergency Shelter)
- Salvation Army Transitional Shelter (Transitional Housing)
- Allentown Rescue Mission (Emergency Shelter)
- Allentown Rescue Mission Christian Living and Values Transitional Program (Transitional Housing)
- Turning Point of the Lehigh Valley (Domestic Violence) (Transitional Housing)
- The Program for Women and Families, Inc. (Transitional Housing)
- Valley Youth House (Emergency Shelter)
- Valley Youth House - Maternity Group Home (Transitional Housing)
- Valley Youth House - Supportive Housing for Families (Transitional Housing)
- Valley Youth House - Supportive Housing for Youth (Transitional Housing)

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

Using HUD System Performance Measure Guidance, the HMIS Lead developed a CoC Performance Report with metrics for “Length of Time Homeless” (LOTH) and reviewed this data with the CoC Data Committee, which meets quarterly to review CoC Performance and identify needed interventions. HMIS is used to

monitor and record returns to homelessness, which is monitored through the Data Subcommittee each quarter.

Severity of need is taken into consideration in prioritizing people experiencing homelessness. This is determined in a number of different ways in the ranking criteria. Specific vulnerabilities considered included chronic homelessness; most significant health and behavioral health needs; youth; and victims of domestic violence. CoC policies require all Permanent Supportive Housing (PSH) projects to prioritize beds to those with the greatest LOTH, but some PSH projects have had very little turnover since the adoption of policy. As a result, the level of vulnerability within PSH projects may widely vary. To adjust for this discrepancy, the ranking included a question measuring "severity of need" based on the vulnerabilities from the Annual Performance Report to HUD. This question asked about additional criteria relevant to vulnerability, including not scoring victims of domestic violence on recidivism, and scoring youth differently on employment outcomes.

Chronic Homeless:

There were 73 chronically homeless persons in Lehigh County at the time of the 2025 PITC, with 11 chronically homeless in emergency shelter, and 62 unsheltered. To improve access to Chronic Homeless beds across the CoC in counties with an excess of Chronic Homeless prioritized beds, the strategy was to implement the recently adopted "Bed Turnover Policy" in which a bed will first be filled through the project's waiting list, then within the County, then CoC-wide.

Veterans:

At the time of the 2025 PITC, there were seven (7) unsheltered Veterans, three (3) in transitional housing, and five (5) veterans in emergency shelters. The State's ESG program prioritizes funding for programs providing homeless services to Veterans, and there are seven (7) Supportive Services for Veteran Families (SSVF) funded organizations providing outreach throughout the 33-countywide CoC. This includes street outreach, marketing, and providing information to shelter residents/staff. SSVF staff works with Veterans to determine eligibility.

The Lehigh County Office of Veterans Affairs coordinates the Task Force. The single SSVF providers serving Lehigh and Northampton counties, Catholic Charities, is the main resource for rapid re-housing and homelessness prevention. This organization has the financial resources to provide rental assistance immediately to qualifying veterans. Veterans are also linked to these agencies' Support Coordinators by shelters and community resource providers. The Allentown Housing Authority administers the HUD-VASH program for the Lehigh Valley. This program is coordinated through the Wilkes-Barre VA Medical Center.

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

In the Eastern PA Continuum of Care's Five-Year Strategic Plan to Reduce and End Homelessness (2017-2021), the CoC outlines the following goals and actions under "Strategy 1: Prevent and Divert Homelessness."

A. Evaluate and Improve Discharge Planning where Needed:

- Evaluate current discharge planning from these systems to help stem the flow of individuals leaving institutional settings and entering homelessness because they lack stable housing options.
- Research and provide information to other systems/organizations on effective discharge planning policies/procedures for individuals and households at risk of entering homelessness upon discharge, as well as information on available housing resources.
- Engage with statewide efforts to improve discharge planning policies across systems, emphasizing the need for permanent housing placement for those exiting institutions.

B. Increase Coordination of Homeless Prevention Sources:

- Assess the use of existing funding available for prevention and identify gaps.
- Coordinate funding (including ESG, HAP, PHARE) across the CoC so that resources are used effectively. For example, the CoC may decide to channel prevention resources to geographic areas where emergency shelter access is limited, either due to wait lists or lack of shelter facilities.
- Investigate the use of tools, such as the Prevention VI-SPDAT, to help the CoC more effectively assess households requesting assistance.
- Ensure coordination of prevention activities with Coordinated Entry to increase the effectiveness of the system.

Furthermore, "Strategy 2" of the CoC's Five-Year Strategy Plan focuses on the streamlining of the system and better coordination among housing and social services through the CoC's Coordinated Entry System. Lack of resources, combined with the lack of a well-developed coordinated entry process, results in severe hardships for persons experiencing homelessness who often face long wait times to receive assistance or are screened out of needed assistance. Coordinated entry processes help communities prioritize assistance based on vulnerability and severity of service needs to ensure that people who need assistance the most can receive it in a timely manner. Coordinated entry processes also provide information about service needs and identify gaps to help communities plan their assistance and resources.

Discussion

FY 2024 CDBG Program:

Lehigh County used its FY 2024 CDBG funds for the following projects to assist the homeless or at risk of becoming homeless:

- **Lehigh Valley Center for Independent Living - People Living in Accessible Community Environments (PLACE) Program (CDBG - \$14,943.00)** - CDBG funds were used to assist consumers with housing options and connect consumers to community services they need to achieve or maintain their independence. Staff also educated private landlords, property managers, and realtors on the benefits of renting to people with disabilities. During this CAPER period, 78 persons were assisted.

The CoC allocated FY 2024 CoC funding to the following projects in Lehigh County:

- Allentown Hospitality House Permanent Housing Program - \$221,088.00
- LCHA - \$299,458.00
- Lehigh Valley RRH for Families - \$374,725.00
- TH-RRH for Lehigh Valley Youth - \$734,063.00
- Lehigh Conference of Churches – Pathways Permanent Supportive Consolidation - \$1,336,584.00
- Lehigh Conference of Churches – Pathways RRH - \$479,346.00

CR-30 - Public Housing 91.220(h); 91.320(j)**Actions taken to address the needs of public housing**

The Lehigh County Housing Authority (LCHA) aims to address the needs of the extremely low-income, very low-income, and lower-income residents of Lehigh County. The mission of the Lehigh County Housing Authority is to provide affordable housing in the most efficient and effective manner to qualified individuals in accordance with the rules and regulations prescribed by the U.S. Department of Housing and Urban Development, the Commonwealth of Pennsylvania, the County of Lehigh and/or any other entity providing funding for affordable housing programs. This was done through LCHA assisting individuals and families through its public housing communities and Section 8 Housing Choice Vouchers. The Housing Authority promotes homeownership through its Family Self-Sufficiency Program.

Each year, the Lehigh County Housing Authority (LCHA) receives an allocation of funds from HUD under the Capital Fund Program to undertake physical improvements. In addition, the LCHA receives operating subsidies to offset the operating deficits associated with public housing units and to carry out maintenance. The Lehigh County Housing Authority received \$671,240 under a HUD Capital Fund grant for FY 2024.

The Housing Authority carried out Capital Fund Improvements on its Public Housing Units. Bathroom renovations were completed at Delaware Avenue Apartments and Cherokee Apartments. The Housing Authority did not receive any new grants for improvements or operations. There have been no changes in its housing stock.

The Lehigh County Housing Authority (LCHA) maintains 364 units of public housing. There are 721 individuals on the Section 8 Housing Choice Voucher waiting list as of September 30, 2025. There are 931 individuals currently on the public housing waiting list. The Housing Authority maintained a 97% overall occupancy rate for its public housing units.

Lehigh County Housing Authority continues to have a position for multi-lingual staff to better communicate with all residents. LCHA continued to provide regular Fair Housing training for staff members. LCHA also continued to strive to reach out to residents and prospective residents with special needs, and other minority populations. The Housing Authority advertised and also informed agencies providing services to elderly and disabled residents of the waiting list status.

The Allentown Housing Authority administers the HUD-VASH program across the Lehigh Valley. That program is coordinated through the Wilkes-Barre VA Medical Center.

The Housing Authority staff receives Fair Housing Training on a regular basis. In addition, staff members attend Fair Housing "Summits" with North Penn Legal Services to better understand housing strategies.

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

Lehigh County supported the Housing Authority's efforts to work with tenants of public housing and Section 8 Housing Choice Vouchers to achieve self-sufficiency. There were no joint projects planned for the 2024 program year. There are currently no Resident Councils at properties owned and managed by the Lehigh County Housing Authority. Previous attempts have been made at the creation of Citizen Councils. However, these councils have all disbanded.

Family Self-Sufficiency (FSS) programs are provided to Section 8 Housing Choice Voucher holders and public housing tenants. FSS program residents work with a case manager to develop goals that will, over a five (5) year period, lead to self-sufficiency. These goals included education, specialized training, job readiness, job placement activities, and career advancement objectives. The goals for each participating family member were set out in an individual's Training and Service Plan. LCHA has a baseline of 1,672 Section 8 Housing Choice Vouchers, with 721 applications on the waiting list. In the FY 2024 CAPER period, the LCHA had 18 active participants in its FSS Program. The Lehigh County Housing Authority posts the Annual Action Plan in the lobbies of the buildings asking for review and comment from all residents.

Actions taken to provide assistance to troubled PHAs

The Lehigh County Housing Authority was not designated as "troubled" by HUD and was performing satisfactorily according to HUD guidelines and standards during this CAPER period. Therefore, no assistance was needed to improve operations of this Public Housing Authority.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The Lehigh Valley Planning Commission (LVPC) has written a municipal guidance document on Fair Housing. The document, which was released in December 2015, explains Fair Housing as it relates to municipal zoning and code enforcement and the responsibilities of the region's communities to provide for inclusive residential opportunities. As part of the work, the LVPC has updated a series of model municipal ordinances to affirmatively further fair housing compliance for the region's typical community and housing types. The region's development patterns range from urban, to suburban, to rural, thus necessitating a suite of model ordinances to address the region's fair housing needs. The package of model ordinances includes: mixed use development, conservation subdivision, cottage housing, traditional neighborhoods, street connectivity, density bonuses, and inclusionary zoning. The municipal guidance remains active on LVPC's website. The LVPC also maintains a Housing Dashboard tool which reports Housing costs and development data broken down by municipality. This data is available for the benefit of community planning and public use.

During this CAPER period, Lehigh County's Community and Economic Development staff attended the North Penn Legal Services Fair Housing Summit on April 22, 2025. The purpose of the summit was to educate government officials and housing agencies on strategies to combat evictions. The specific focus was on the usage of manufactured housing to address affordable housing. The summit featured representatives from Lehigh Valley Justice Institute, Housing Alliance of PA, and North Penn Legal Services.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Despite efforts made by Lehigh County and social service providers in the County, a number of significant obstacles to meeting underserved needs remain. Funding becomes the greatest obstacle for Lehigh County to meet its underserved needs. Insufficient funding lessens the ability to fund many worthwhile public service programs, activities, agencies, and the needs of local municipalities. Lehigh County used its CDBG funds to provide assistance to activities that meet the underserved needs of the communities participating in the program. The most difficult obstacle to meeting the needs for affordable housing was a considerable lack of public and private financial resources to fully address the priorities identified in the Five-Year Strategic Plan. Building the organizational infrastructure to undertake projects and programs that rehabilitate and expand the housing supply was also challenging. In the Lehigh Valley Housing Needs Assessment, the following findings were identified:

- There were opportunities available for more collaborative initiatives between for-profit

developers and non-profit organizations in the Lehigh Valley. By partnering with an experienced for-profit developer, a smaller non-profit can enhance its capacity in budgeting, planning, financing, and construction management skills.

- There were opportunities for public housing authorities to create new affordable housing outside of HOPE VI funding.
- Developers identified the insufficient supply of land zoned for multi-family housing as one of the factors driving up the cost of land acquisition and development. Outreach initiatives focused on educating public officials and planning commissions on the benefits of affordable housing may encourage the rezoning of more land to multifamily zoning designations, as well as eliminate unnecessary and excessive development standards for multifamily housing.
- Active and productive non-profit housing developers need ready access to capital in order to finance the front end soft costs associated with new development. Utilizing a less restrictive source of financing for this (such as Act 137 Affordable Housing Trust Fund resources) would enable non-profits to seek out additional development opportunities and fully investigate the financial feasibility of potential projects early on. Lehigh County reenergized its General Purpose Authority (GPA) financing vehicle to assist nonprofit developers in the planning of possible new developments.

The Lehigh Valley Planning Commission has developed various model zoning and land use controls to encourage affordable housing. The task remains to incorporate these into the local municipal ordinances.

Lehigh County received \$5,276,312.45 in Affordable Housing Trust Funds (AHTF). The fund provides support for affordable housing projects in the County. The County currently has \$1.3 million of AHTF funds unallocated. These funds will be allocated during the next CAPER period.

FY 2024 CDBG Program:

During this CAPER period, Lehigh County funded the following projects with CDBG funds to meet underserved needs:

- **Aspire to Autonomy, Inc. Mental Health Therapy** - \$22,000.00
- **Manito Life Center – Therapeutic Riding for At-Risk Adolescents** - \$30,000.00
- **Communities in Schools of the Lehigh Valley - Career Supports at LCTI**: \$25,000.00
- **Lehigh Career and Technical Institute (LCTI) – Workforce Training Program**: \$30,000.00
- **Lehigh Valley Center for Independent Living - People Living in Accessible Community Environments (PLACE) Program**: \$14,943.00
- **Meals on Wheels of the Lehigh Valley – Stable Food Support**: \$15,000.00
- **North Penn Legal Services - LMI Legal Help Project**: \$12,000.00

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Lead-based paint poses a particular hazard to children under the age of six and is the focus of efforts by the U.S. Department of Housing and Urban Development (HUD) to raise awareness of the problem and mitigate or eliminate the hazard. Lead-based paint was banned in 1978, but housing constructed prior to that time still typically contains lead-based paint to some degree. Lead hazards were addressed during housing rehabilitation efforts. All homes that receive rehabilitation assistance were tested for the presence of lead-based paint. When evidence was found, the paint surfaces were removed, or the materials were encapsulated to prevent exposure.

The EPA guidelines for renovation, paint, and repair (effective April 22, 2010) require that all contractors notify owners of properties constructed prior to 1978 of the potential for lead-based paint hazards and to perform work in a lead safe manner. Contractors must be trained and registered with EPA to do work in older homes that disturb painted surfaces. Local building code officers were made aware of these requirements. Contractors must provide appropriate notice to owners of properties that will be rehabilitated about the dangers of lead-based paint.

During this CAPER period, none of the housing units needed to be abatement for lead based paint hazards.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Approximately 12.6% of Lehigh County's residents live in poverty. This information is taken from the 2019-2023 American Community Survey Five-Year Estimates. This is slightly above the poverty rate in Pennsylvania which is 12.0%. The County's goal is to reduce the extent of poverty by actions the County can control and through work with other agencies/organizations.

Poverty was related to education, job training, and employment. Lehigh County remains committed to addressing the needs of its residents who live at or below the poverty level. The presence of poverty and the related social and economic problems could be a destabilizing element in communities.

In Lehigh County, the Community Action Committee of the Lehigh Valley (CACLV) was the official anti-poverty agency. CACLV provided rent and utility assistance, case management, and counseling services to assist with financial management, benefit entitlement assistance, home weatherization to reduce utility costs, furniture and household goods, alcohol and mental health counseling, foreclosure mitigation counseling, child care, transportation to work for up to six (6) months and assistance in purchasing a dependable vehicle, and other varied programs that empower low-income households by assisting them to develop the skills needed for independent living. Lehigh Valley Community Land Trust, a subsidiary of CACLV, assists LMI residents of Lehigh County to become homeowners.

Lehigh County provided CDBG funds to public service agencies to assist households below the poverty level with services and program support. The County worked with service providers to pursue resources

and innovative partnerships to support the development of affordable housing, homelessness prevention, and emergency food and shelter.

During this CAPER period, Lehigh County funded the following public service projects:

- **Aspire to Autonomy, Inc. Mental Health Therapy** - \$22,000.00
- **Manito Life Center – Therapeutic Riding for At-Risk Adolescents** - \$30,000.00
- **Communities in Schools of the Lehigh Valley - Career Supports at LCTI**: \$25,000.00
- **Lehigh Career and Technical Institute (LCTI) – Workforce Training Program**: \$30,000.00
- **Lehigh Valley Center for Independent Living - People Living in Accessible Community Environments (PLACE) Program**: \$14,943.00
- **Meals on Wheels of the Lehigh Valley – Stable Food Support**: \$15,000.00
- **North Penn Legal Services – Fair Housing Outreach**: \$4,000.00
- **North Penn Legal Services - LMI Legal Help Project**: \$12,000.00

These public services are aimed at addressing the immediate needs of low- and moderate-income families by providing counseling, food programs, and accessibility services, while addressing long term career opportunities. The County's anti-poverty strategy is a balanced approach of the immediate needs and long term decline of poverty.

While these projects were funded by CDBG, there are several other organizations which partner with the County to assist with economic development and to promote job creation, Lehigh County administered various programs and supports agencies for economic development:

- Lehigh County worked in conjunction with Lehigh Valley Economic Development Corporation (LVEDC), community organizations, other economic development groups and the Workforce Investment Board to help enhance programs and create opportunities in the County.
- Lehigh Valley Economic Development Corporation (LVEDC) was able to provide manufacturing, industrial, and nonprofit organizations with low interest financing generated through tax exempt revenue bonds.
- Pennsylvania CareerLink Lehigh Valley offers job search counseling, skills assessment programs, GED courses, information on training programs and workshops on many subjects, including resume writing and interview skills. Considered a one-stop location for all employment needs, PA CareerLink offered a multi-faceted approach to the job market.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The primary responsibility for the administration of the Annual Action Plan was assigned to the Lehigh County Department of Community and Economic Development. This agency coordinated activities among local municipal governments, public entities, and private organizations, in their efforts to implement different strategies to realize the prioritized goals of the Annual Action Plan.

In order to address the County's housing and community development needs, the County has established

extensive public/private partnerships aimed at revitalization in the County. In 2024, the partnerships included the following agencies:

- North Penn Legal Services
- Aspire to Autonomy
- Lehigh Valley Center for Independent Living (LVCIL)
- Lehigh Valley Regional Homeless Advisory Board (PA Eastern CoC)
- Lehigh Career and Technical Institute
- Meals on Wheels of the Greater Lehigh Valley
- Manito Life Center
- Communities in Schools of the Lehigh Valley

Lehigh County consulted with business and civic leaders during its planning process for the preparation of its Annual Action Plan and FY 2024-2028 Five-Year Consolidated Plan. This included, but is not limited to, the following:

- The Lehigh Valley Chamber of Commerce
- Community Action Committee of the Lehigh Valley (CACLV)
- Lehigh Career & Technical Institute (LCTI)
- Lehigh Valley Health Network
- Local elected officials
- Embassy Bank
- Verizon

The County hired a third-party vendor, Community Grants, Planning & Housing, LLC (CGP&H), to implement its County-wide housing rehabilitation program. CGP&H during this CAPER period was working with the County to ensure that the housing rehabilitation program provides assistance to lower income homeowners.

Lehigh County was part of the Lehigh Valley Regional Housing Advisory Board. To promote a more local approach, the City of Allentown has initiated a planning process that required regional support. Lehigh County has been supportive of this initiative.

The Lehigh Valley Planning Commission continued to be the entity responsible for performing project oversight required under Executive Order 12372. HUD has acknowledged that the State of Pennsylvania no longer has a standing committee for this required function and has asked jurisdictions instead to utilize committees under Section 204 of the Demonstration Cities and Metropolitan Development Act of 1966. This function was carried out by the Lehigh Valley Planning Commission during this CAPER period.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The primary responsibility for the administration of the Annual Action Plan was assigned to Lehigh County Department of Community and Economic Development. This agency coordinated activities among local municipalities, public, and private organizations, in their efforts to implement different strategies to realize the prioritized goals of the Annual Action Plan. The County was committed to continuing its participation and coordination with public, housing, and social service organizations. The County solicited applications for CDBG funds. In addition, the County sends out applications to a list of agencies, organizations, housing providers, and local municipalities that have previously submitted a CDBG application or which have expressed an interest in submitting a CDBG application. The applications were reviewed by the Department of Community and Economic Development staff and they addressed all questions with the applicants.

Lehigh County continued efforts to enhance coordination between agencies by creating partnerships such as in the implementation of the Section 3 and MBE-WBE outreach initiatives. The Section 3 outreach effort partnered with the Pennsylvania CareerLink, the Lehigh County Housing Authority and LCTI to identify Section 3 residents and businesses and to provide feedback on available job opportunities. Such partnerships help to develop a better understanding of community needs.

The Affordable Housing Task Force, during this CAPER period, was a regional group that included Lehigh County. This group was developing the tools for and interest of the local municipalities for inclusionary zoning, cottage housing development, density bonuses, and transit oriented development.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

In February 2019, Lehigh County prepared and submitted to HUD an Analysis of Impediments to Fair Housing Choice. The Analysis of Impediments identified the following impediments and strategies:

- **Impediment 1: Lack of Affordable Housing** - There is a lack of affordable housing in Lehigh County due to the influx in the number of unskilled and semi-skilled workers who have moved into the County, which has created a high demand and a corresponding increase in the cost of rental and sales housing.
- **Impediment 2: Lack of Accessible Housing** - There is a lack of accessible housing in Lehigh County since the supply of accessible housing has not kept pace with the demand caused by the increase in the percentage of elderly persons in Lehigh County and more disabled persons desiring to live independently.
- **Impediment 3: Barriers Limiting Housing Choice** - There are physical, economic, and social barriers in Lehigh County which limit housing choices and housing opportunities for low-income

households, minorities, and the disabled members of the County's population.

- **Impediment 4: Lack of Housing Awareness** - There is a lack of knowledge and understanding concerning the rights of individuals, families, and members of the protected classes in regard to the Fair Housing Act (FHA) and awareness of discriminatory practices.
- **Impediment 5: Lack of Economic Opportunities** - There is a lack of economic opportunities in the County for lower-income households to increase their income and thus improve their choices of housing.

Attached at the end of the CAPER in the Fair Housing Section are the following items:

- An agenda and meeting minutes for the North Penn Legal Services Fair Housing Project Quarterly Meeting held on December 9, 2024.
- An agenda and meeting minutes for the North Penn Legal Services Fair Housing Project Quarterly Meeting held on March 10, 2025.
- An agenda and meeting minutes for the North Penn Legal Services Fair Housing Project Quarterly Meeting held on September 15, 2025.
- Email invitation and RSVP for the 2025 Fair Housing Summit which was sent to relevant stakeholders.
- Powerpoint presentation slides for the 2025 Fair Housing Summit held by North Penn Legal Services on April 22, 2025.
- An agenda and meeting minutes for the Lehigh Valley Regional Homeless Advisory Board (LVRHA) held on February 11, 2025.

Additional actions taken by Lehigh County to affirmatively further fair housing is included in section CR-65 Fair Housing.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Performance monitoring is an important component in the long-term success of the County's Community Development Block Grant Program. The County, through the Department of Community and Economic Development (DCED), has developed monitoring standards and procedures for ensuring that the recipients of CDBG funds met the regulations and that funds were disbursed in a timely fashion. The County has promulgated sub-recipient monitoring procedures and developed checklists to ensure that each activity was completed in a manner consistent with the requirements of the Community Development Block Grant Program. Municipal sub-recipients were desk audited through submission of quarterly and annual reports.

The DCED staff regularly monitored the progress of every activity to ensure timeliness. Municipal projects and sub-recipients were held to a performance schedule through contract obligations. When these milestones were not met, the DCED staff works closely with the municipality to get the project back on track or reallocate the funds.

The DCED's standards and procedures for monitoring were designed to ensure that:

- Objectives of the National Affordable Housing Act were met,
- Program activities were progressing in compliance with the specifications and schedule for each program, and
- Recipients were in compliance with other applicable laws, implementing regulations, and with the requirements to affirmatively further fair housing and minimize displacement of low income households.

Activities of sub-recipient non-profit agencies were closely monitored and were included in the review and approval of budgets, compliance with executed grant agreements, review and approval of vouchers, review of fiscal reports on a quarterly basis, and a review of audits on an annual basis. Monitoring occurred via desk monitoring remotely.

All sub-recipients identified the personnel working on the project, kept accurate records and filing systems to document program benefits and compliance, maintained an appropriate financial management system and submitted an audit.

There were monitoring responsibilities that go beyond the time of completion of various activities. The overall performance of the program relative to the Five-Year Strategic Plan goals was monitored at least bi-annually through the selection of the annual activities and again during the preparation of the Comprehensive Annual Performance and Evaluation Report (CAPER).

During this CAPER period, the County Department of Community and Economic Development (DCED) staff

monitored the following activities under the CDBG-CV Program:

- Second Harvest – CV Fresh Produce Distribution
- CALV Urgent Need Home Repair Program

Neither project had findings and all concerns were resolved during the monitoring. Final closeout of the monitorings occurred in July 2025.

The following CDBG funded projects were monitored during the CAPER period:

- Communities in Schools (CIS) Career Supports at LCTI
- Meals on Wheels
- North Penn Legal Services – Legal Help Project

No findings, nor any concerns were noted on the above three (3) that were monitored during this CAPER period.

Lehigh County continued to provide technical assistance to subrecipients during this CAPER period.

Citizen Participation Plan 91.105(d); 91.115(d)**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

Lehigh County placed the FY 2024 CAPER document on public display for a period of 15 days beginning on Tuesday, November 25, 2025 through Tuesday, December 9, 2025. A copy of the Public Notice was published in "The Morning Call" on Monday, November 24, 2025, a copy of which is attached in the Citizen Participation Section of this CAPER document.

The "Draft" FY 2024 CAPER was on display at the following locations in Lehigh County:

- **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** – 3450 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
- **Lehigh County website** – www.lehighcounty.org/Departments/Community-Economic-Development

No comments were received during the period the draft was on public display.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

Lehigh County has not made any CDBG changes to the Five Year Consolidated Plan and its program objectives during this reporting period.

Describe accomplishments and program outcomes during the last year.

During this CAPER period, Lehigh County expended CDBG funds on the following activities:

- **Acquisition** - \$0.00, which was 0.0% of the total expenditure.
- **Economic Development** - \$0.00, which was 0.0% of the total expenditure.
- **Housing** - \$0.00, which was 0.0% of the total expenditure.
- **Public Facilities and Improvements** - \$479,489.00, which was 56.69% of the total expenditure.
- **Public Services** - \$144,129.57, which was 17.04% of the total expenditure
- **General Administration and Planning** - \$.222,123.91, which was 26.26% of the total expenditure.
- **Total = \$845,742.48**

The Lehigh County Timeliness Ratio of unexpended funds as a percentage of the FY 2024 CDBG allocation was 1.47, which was under the maximum 1.5 drawdown ratio.

During this CAPER period, the CDBG program targeted the following with its funds:

- **Percentage of Expenditures Assisting Low- and Moderate-Income Persons and Households Either Directly or On an Area Basis** = 72.66%
- **Percentage of Expenditures that Benefit Low- and Moderate-Income Areas** = 14.01%
- **Percentage of Expenditures that Aid in the Prevention or Elimination of Slum and Blight** = 27.34%

During this CAPER period, the income level beneficiaries data were the following:

- **Extremely Low Income (<=30%)** = 7.58%
- **Low Income (30-50%)** = 87.25%
- **Moderate Income (50-80%)** = 4.73%
- **Total Low and Moderate Income (<=80%)** = 99.55%
- **Non Low and Moderate Income (>80%)** = 0.45%

During this CAPER period, the County had the following CDBG accomplishments:

- **Actual Jobs Created or Retained** – 0
- **Households Receiving Housing Assistance** – 0
- **Persons Assisted Directly, Primarily by Public Services and Public Facilities** – 1,333

- **Persons for Whom Services and Facilities were Available** – 5,015
- **Units Rehabilitated - Single Units** – 0
- **Units Rehabilitated - Multi Units Housing** – 0

During this CAPER period, the County leveraged \$416,269.75 for CDBG Activities based on the PR54 CDBG Community Development Block Grant Performance Profile Report.

During this CAPER period, all of the CDBG funds were used to meet a National Objective. The County did not make any lump sum agreements during this CAPER period. The County did not have any float-funded activities during this FY 2024 CAPER period. Lehigh County did not have any disallowed expenditures, nor did the County return any funds to the line-of-credit.

Lehigh County did not acquire, demolish, and/or rehabilitate any County-owned properties using CDBG funds during this CAPER period.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No.

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

Not Applicable.

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

This is the third year that Lehigh County received HOME funds as a HOME Entitlement Community. No projects have been funded or developed at this time. Not Applicable.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

Lehigh County continues to follow its Affirmative Marketing Policies and Procedures. The Affirmative Marketing Policy is in all of the HOME Subrecipient Agreements and is applicable to projects that contained five (5) or more units. The County during this CAPER period did not have any developments that had 5 or more units. Lehigh County provided all HOME funded projects and all subrecipients with the Affirmative Marketing Policy. The marketing of units is the responsibility of the housing provider to undertake in accordance with the Affirmative Marketing Policy.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

During this CAPER period, the County did not receive any HOME Program Income, since this is the third year the County received HOME funds. Not Applicable.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

Lehigh County helped to foster and maintain the quality of affordable housing through:

- **HS-1 Housing Development** - Increase the number of decent, safe, sanitary, accessible, and affordable housing units in the County, both for owner-occupied and rental-occupied housing.

The County proposed to use HOME funds to pay for Housing Construction for rental units. The County did not meet this goal during this CAPER period. This project is still ongoing and will be completed during the FY 2025 CAPER period.

- **HS-3 Housing Rehabilitation** - Promote and assist in the preservation of existing owner-occupied and renter-occupied affordable housing stock in the County.

The County proposed to rehabilitate three (3) homeowner housing units. The County did not meet this goal, during this CAPER period. This project is still ongoing and will be completed during the FY 2025 CAPER period.

- **HS-5 Fair Housing** – Affirmatively further fair housing by promoting and informing households on their rights and educating landlords, realtors, mortgage companies, sellers, etc. on fair housing practices which will reduce discrimination in housing.

The County proposed to assist 32 low- and moderate-income persons by promoting fair housing. During this CAPER period, North Penn Legal Services held a Fair Housing Summit and Quarterly meetings. In addition, the County passed a Fair Housing Proclamation in April 2025. North Penn Legal Services through its Legal Help Project assisted 37 persons.

- **HS-6 Housing Supportive Services** – Promote and assist low- and moderate-income households to locate and/or remain in affordable housing through housing counseling and supportive services.

The County funded North Penn Legal Services' fair housing outreach and legal help services which exceeded this goal and benefitted 37 persons.

The County provided CDBG and HOME funds that were used to develop or rehabilitate affordable housing in the County. The results were of from the activities funded in FY 2024 included:

- **Production of new rental-occupied units** - 0 units
- **Production of new Single Family occupied units** - 0 units
- **Single Family Housing Rehabilitation** - 0 households
- **Multi-family Housing Rehabilitation** - 0 households
- **Homebuyer Training/Counseling** - 0 households
- **First-Time Homebuyers Assisted** - 0 households

CR-58 – Section 3**Identify the number of individuals assisted and the types of assistance provided**

Total Labor Hours	CDBG	HOME	HTF
Total Number of Activities	0	0	0
Total Labor Hours	0	0	0
Total Section 3 Worker Hours	0	0	0
Total Targeted Section 3 Worker Hours	0	0	0

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0	0	0
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0	0	0
Direct, on-the job training (including apprenticeships).	0	0	0
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0	0	0
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0	0	0
Outreach efforts to identify and secure bids from Section 3 business concerns.	0	0	0
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0	0	0
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0	0	0
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0	0	0
Held one or more job fairs.	0	0	0
Provided or connected residents with supportive services that can provide direct services or referrals.	0	0	0
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0	0	0
Assisted residents with finding child care.	0	0	0
Assisted residents to apply for, or attend community college or a four year educational institution.	0	0	0
Assisted residents to apply for, or attend vocational/technical training.	0	0	0
Assisted residents to obtain financial literacy training and/or coaching.	0	0	0
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0	0	0
Provided or connected residents with training on computer use or online technologies.	0	0	0
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0	0	0
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0	0	0
Other.	0	0	0

Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

Lehigh County did not fund any activities that triggered Section 3 compliance during this CAPER period.

CR-60 – IDIS Reports

Attached are the following U.S. Department of Housing and Urban Development (HUD) Reports from IDIS for the period from October 1, 2024, through September 30, 2025.

Attached are the following IDIS reports:

- IDIS Report PR26 – CDBG Financial Summary
- IDIS Report PR26 – CDBG-CV Financial Summary
- IDIS Report PR01 – HUD Grants and Program Income
- IDIS Report PR06 – Summary of Consolidated Plans



Office of Community Planning and Development
U.S. Department of Housing and Urban Development
Integrated Disbursement and Information System
PR26 - CDBG Financial Summary Report
Program Year 2024
LEHIGH COUNTY , PA

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PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	2,394,636.13
02 ENTITLEMENT GRANT	1,241,195.00
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)	3,635,831.13

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	623,618.57
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	623,618.57
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	222,123.91
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	845,742.48
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	2,790,088.65

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	453,128.57
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	453,128.57
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	72.66%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: 2022 PY: 2023 PY: 2024
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	2,399,011.54
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	2,136,239.01
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	89.05%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	144,129.57
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	13,030.50
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	38,929.05
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	118,231.02
32 ENTITLEMENT GRANT	1,241,195.00
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)	1,241,195.00
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	9.53%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	222,123.91
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	46,685.61
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	175,438.30
42 ENTITLEMENT GRANT	1,241,195.00
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)	1,241,195.00
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	14.13%



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

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

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

No data returned for this view. This might be because the applied filter excludes all 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
2023	11	404	7037830	Slatington - North Street Reconstruction (Willow to 2nd)	03K	LMA	\$87,399.00
					03K	Matrix Code	\$87,399.00
2023	10	403	6991350	Emmaus Curb Cuts	03L	LMC	\$145,000.00
2024	14	421	7051757	Emmaus Curb Cuts	03L	LMC	\$76,600.00
					03L	Matrix Code	\$221,600.00
2024	7	427	7051757	Meals on Wheels - Meal Delivery	05A	LMC	\$15,000.00
					05A	Matrix Code	\$15,000.00
2024	5	425	7051757	LVCIL - PLACE Program	05B	LMC	\$14,943.00
					05B	Matrix Code	\$14,943.00
2024	9	428	7051757	NPLS - LMI Legal Help	05C	LMC	\$5,166.46
2024	9	428	7052339	NPLS - LMI Legal Help	05C	LMC	\$57.05
2024	9	428	7083388	NPLS - LMI Legal Help	05C	LMC	\$6,776.49
					05C	Matrix Code	\$12,000.00
2023	5	407	6991350	Big Brothers Big Sisters - Sports Buddies	05D	LMC	\$3,886.18
2023	5	407	7037830	Big Brothers Big Sisters - Sports Buddies	05D	LMC	\$3,823.73
2023	5	407	7052346	Big Brothers Big Sisters - Sports Buddies	05D	LMC	\$507.15
2024	3	423	7051757	Communities in Schools	05D	LMC	\$23,120.46
2024	3	423	7081332	Communities in Schools	05D	LMC	\$1,879.54
					05D	Matrix Code	\$33,217.06
2024	1	422	7051757	Aspire to Autonomy	05G	LMC	\$16,176.05
2024	1	422	7083388	Aspire to Autonomy	05G	LMC	\$5,823.95
					05G	Matrix Code	\$22,000.00
2021	8	364	6996343	Literacy Center - Adult Literacy Instruction	05H	LMC	\$0.01
2024	4	424	7051757	LCTI - Workforce Training	05H	LMC	\$1,975.50
2024	4	424	7081332	LCTI - Workforce Training	05H	LMC	\$14,994.00
					05H	Matrix Code	\$16,969.51
2024	6	426	7051757	Manito Life Center - Therapeutic Riding	05O	LMC	\$24,215.00
2024	6	426	7083388	Manito Life Center - Therapeutic Riding	05O	LMC	\$5,785.00
					05O	Matrix Code	\$30,000.00
Total							\$453,128.57

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
2024	7	427	7051757	No	Meals on Wheels - Meal Delivery	B24UC420011	EN	05A	LMC	\$15,000.00
								05A	Matrix Code	\$15,000.00
2024	5	425	7051757	No	LVCIL - PLACE Program	B24UC420011	EN	05B	LMC	\$14,943.00
								05B	Matrix Code	\$14,943.00
2024	9	428	7051757	No	NPLS - LMI Legal Help	B24UC420011	EN	05C	LMC	\$5,166.46
2024	9	428	7052339	No	NPLS - LMI Legal Help	B24UC420011	EN	05C	LMC	\$57.05
2024	9	428	7083388	No	NPLS - LMI Legal Help	B24UC420011	EN	05C	LMC	\$6,776.49
								05C	Matrix Code	\$12,000.00
2023	5	407	6991350	Yes	Big Brothers Big Sisters - Sports Buddies	B23UC420011	EN	05D	LMC	\$3,886.18
2023	5	407	7037830	Yes	Big Brothers Big Sisters - Sports Buddies	B23UC420011	EN	05D	LMC	\$3,823.73



LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2024	2	430	7051770	Black Heritage Association - Section 3 Outreach	21A		\$10,320.00
2024	2	430	7081332	Black Heritage Association - Section 3 Outreach	21A		\$7,740.00
2024	20	420	7037826	PY 2024 Administration	21A		\$59,372.97
2024	20	420	7051762	PY 2024 Administration	21A		\$78,987.67
2024	20	420	7052457	PY 2024 Administration	21A		\$33,739.74
2024	20	420	7081333	PY 2024 Administration	21A		<u>\$27,963.53</u>
					21A	Matrix Code	\$218,123.91
2024	8	429	7051770	NPLS - Fair Housing Outreach	21D		<u>\$4,000.00</u>
					21D	Matrix Code	<u>\$4,000.00</u>
Total							\$222,123.91

**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 CDBG-CV FUNDS AWARDED	2,025,770.00

PART II: SUMMARY OF CDBG-CV EXPENDITURES

05 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	1,470,559.51
06 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	174,289.16
07 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
08 TOTAL EXPENDITURES (SUM, LINES 05 - 07)	1,644,848.67
09 UNEXPENDED BALANCE (LINE 04 - LINE8)	380,921.33

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	1,470,559.51
13 TOTAL LOW/MOD CREDIT (SUM, LINES 10 - 12)	1,470,559.51
14 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 05)	1,470,559.51
15 PERCENT LOW/MOD CREDIT (LINE 13/LINE 14)	100.00%

PART IV: PUBLIC SERVICE (PS) CALCULATIONS

16 DISBURSED IN IDIS FOR PUBLIC SERVICES	1,470,559.51
17 CDBG-CV GRANT	2,025,770.00
18 PERCENT OF FUNDS DISBURSED FOR PS ACTIVITIES (LINE 16/LINE 17)	72.59%
PART V: PLANNING AND ADMINISTRATION (PA) CAP	
19 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	174,289.16
20 CDBG-CV GRANT	2,025,770.00
21 PERCENT OF FUNDS DISBURSED FOR PA ACTIVITIES (LINE 19/LINE 20)	8.60%



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

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

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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	\$7,390.39
			6643215	LCTI COVID Hardship Scholarships	05H	LMC	\$8,411.50
			6704731	LCTI COVID Hardship Scholarships	05H	LMC	\$9,110.00
			6742533	LCTI COVID Hardship Scholarships	05H	LMC	\$15,914.00
			6835567	LCTI COVID Hardship Scholarships	05H	LMC	\$4,211.00
			6888821	LCTI COVID Hardship Scholarships	05H	LMC	\$22,576.71
			6960126	LCTI COVID Hardship Scholarships	05H	LMC	\$16,584.00
			7037715	LCTI COVID Hardship Scholarships	05H	LMC	\$24,365.00
			7081339	LCTI COVID Hardship Scholarships	05H	LMC	\$12,724.40
	17	338	6576947	Catholic Charities - CV Rent Conciliation Program	05Q	LMC	\$51,916.38
			6643215	Catholic Charities - CV Rent Conciliation Program	05Q	LMC	\$21,862.21
			6704731	Catholic Charities - CV Rent Conciliation Program	05Q	LMC	\$23,908.21
20	349	6576949	Conference of Churches - CV Pathways		05Q	LMC	\$40,143.06
22	374	6742564	6643215	Conference of Churches - CV Pathways	05Q	LMC	\$29,326.48
			6851240	Literacy Center - CV Workforce Development	05H	LMC	\$16,837.33
			6888821	Literacy Center - CV Workforce Development	05H	LMC	\$7,335.49
23	347	6576947	6665458	NPLS - COVID Legal Aide	05C	LMC	\$3,137.27
			6704731	NPLS - COVID Legal Aide	05C	LMC	\$9,623.29
			6742533	NPLS - COVID Legal Aide	05C	LMC	\$2,338.53
			6835567	NPLS - COVID Legal Aide	05C	LMC	\$3,482.19
			6888821	NPLS - COVID Legal Aide	05C	LMC	\$1,916.57
			6960126	NPLS - COVID Legal Aide	05C	LMC	\$398.01
			7037715	NPLS - COVID Legal Aide	05C	LMC	\$2,241.41
25	341	6576947	6576947	Sights for Hope - CV Virtual Programs and Supplies	05B	LMC	\$8,350.00
			6576947	Via of the Lehigh Valley - CV Remote Technology	05B	LMC	\$3,612.70
			6643215	Via of the Lehigh Valley - CV Remote Technology	05B	LMC	\$423.00
	375	6742564	6742564	LVCIL - CV Tech Adaptations for You	05B	LMC	\$3,024.25
			6835567	LVCIL - CV Tech Adaptations for You	05B	LMC	\$7,843.77
			6888821	LVCIL - CV Tech Adaptations for You	05B	LMC	\$1,176.59
			6960126	LVCIL - CV Tech Adaptations for You	05B	LMC	\$4,800.97
			6991360	LVCIL - CV Tech Adaptations for You	05B	LMC	\$2,334.92
			7037715	LVCIL - CV Tech Adaptations for You	05B	LMC	\$1,534.56
			7081339	LVCIL - CV Tech Adaptations for You	05B	LMC	\$1,433.43
26	343	6576947	6643215	MOW - CV Free Meals for LMI Elderly	05A	LMC	\$4,935.00
			6665458	MOW - CV Free Meals for LMI Elderly	05A	LMC	\$7,665.00
			6742533	MOW - CV Free Meals for LMI Elderly	05A	LMC	\$3,885.00
					05A	LMC	\$7,350.00



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Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	26	344	6576947	WCHI - CV Food and Hygiene Pantry	05W	LMC	\$14,184.18
			6704731	WCHI - CV Food and Hygiene Pantry	05W	LMC	\$5,492.95
		345	6576947	Casa Guadalupe Center - CV Food Pantry	05W	LMC	\$1,339.11
		350	6576947	Grace Lutheran Church - CV Food Pantry	05W	LMA	\$3,310.00
		352	6643215	Parkland CARES - CV Food and Hygiene Pantry	05W	LMC	\$12,120.71
			6665458	Parkland CARES - CV Food and Hygiene Pantry	05W	LMC	\$6,866.24
			6704731	Parkland CARES - CV Food and Hygiene Pantry	05W	LMC	\$4,058.32
			6742533	Parkland CARES - CV Food and Hygiene Pantry	05W	LMC	\$1,954.73
		370	6707080	Kellyn Foundation - Mobile Fresh Food Pantry	05W	LMC	\$70,400.00
		376	6742564	Parkland CARES - CV Food Pantry Stock, Appliances, Tablets	05W	LMC	\$7,587.95
			6835567	Parkland CARES - CV Food Pantry Stock, Appliances, Tablets	05W	LMC	\$17,412.05
		377	6742564	WCHI - CV Food Pantry Appliances and Lighting	05W	LMC	\$32,881.94
			6835567	WCHI - CV Food Pantry Appliances and Lighting	05W	LMC	\$4,652.80
		398	6835577	Second Harvest - CV Fresh Produce Distribution	05W	LMC	\$22,050.00
			6888821	Second Harvest - CV Fresh Produce Distribution	05W	LMC	\$8,749.00
			6960126	Second Harvest - CV Fresh Produce Distribution	05W	LMC	\$18,284.50
			6991360	Second Harvest - CV Fresh Produce Distribution	05W	LMC	\$12,720.50
			7037715	Second Harvest - CV Fresh Produce Distribution	05W	LMC	\$6,881.19
		399	6835577	WCHI - CV - Hygiene, Toiletries, and Food Distribution	05W	LMC	\$57,297.96
			6851240	WCHI - CV - Hygiene, Toiletries, and Food Distribution	05W	LMC	\$600.00
			6888821	WCHI - CV - Hygiene, Toiletries, and Food Distribution	05W	LMC	\$23,808.56
			6960129	WCHI - CV - Hygiene, Toiletries, and Food Distribution	05W	LMC	\$29,755.11
			6961318	WCHI - CV - Hygiene, Toiletries, and Food Distribution	05W	LMC	\$11,955.48
			7037715	WCHI - CV - Hygiene, Toiletries, and Food Distribution	05W	LMC	\$26,497.96
			7081339	WCHI - CV - Hygiene, Toiletries, and Food Distribution	05W	LMC	\$19,376.06
		401	6888821	Parkland CARES - CV Food and Hygiene Stock	05W	LMC	\$7,663.15
			6960129	Parkland CARES - CV Food and Hygiene Stock	05W	LMC	\$12,954.59
			6960202	Parkland CARES - CV Food and Hygiene Stock	05W	LMC	\$5,823.51
			6991360	Parkland CARES - CV Food and Hygiene Stock	05W	LMC	\$5,734.59
			7037715	Parkland CARES - CV Food and Hygiene Stock	05W	LMC	\$4,270.14
			7081339	Parkland CARES - CV Food and Hygiene Stock	05W	LMC	\$3,341.65
28	346	6576947	Casa Guadalupe Center - CV Housing Stabilization	05Q	LMC	\$50,707.55	
		6576949	Casa Guadalupe Center - CV Housing Stabilization	05Q	LMC	\$50,000.00	
		6643215	Casa Guadalupe Center - CV Housing Stabilization	05Q	LMC	\$51,867.95	
		6704731	Casa Guadalupe Center - CV Housing Stabilization	05Q	LMC	\$71,517.65	
		6742533	Casa Guadalupe Center - CV Housing Stabilization	05Q	LMC	\$60,170.94	
		6835608	Casa Guadalupe Center - CV Housing Stabilization	05Q	LMC	\$69,650.32	
		6888821	Casa Guadalupe Center - CV Housing Stabilization	05Q	LMC	\$78,877.64	
		348	6643215	LVCIL - COVID Communication Support Program	05B	LMC	\$32,367.06
			6665458	LVCIL - COVID Communication Support Program	05B	LMC	\$11,776.69
			6704731	LVCIL - COVID Communication Support Program	05B	LMC	\$20,976.14
			6742533	LVCIL - COVID Communication Support Program	05B	LMC	\$12,354.64
			6835577	LVCIL - COVID Communication Support Program	05B	LMC	\$42,525.44
		351	6742533	Sixth Street Shelter - CV Rental Assistance	05Q	LMC	\$20,394.99
		369	6704745	Aspire to Autonomy - CV	03T	LMC	\$5,985.34
			6835567	Aspire to Autonomy - CV	03T	LMC	\$4,081.66
31	419	7037715	WCHI Food Pantry Flooring Replacement	05W	LMC	\$33,157.95	
Total							\$1,470,559.51

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	\$7,390.39
			6643215	LCTI COVID Hardship Scholarships	05H	LMC	\$8,411.50
			6704731	LCTI COVID Hardship Scholarships	05H	LMC	\$9,110.00
			6742533	LCTI COVID Hardship Scholarships	05H	LMC	\$15,914.00
			6835567	LCTI COVID Hardship Scholarships	05H	LMC	\$4,211.00
			6888821	LCTI COVID Hardship Scholarships	05H	LMC	\$22,576.71
			6960126	LCTI COVID Hardship Scholarships	05H	LMC	\$16,584.00



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Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	7	340	7037715	LCTI COVID Hardship Scholarships	05H	LMC	\$24,365.00
			7081339	LCTI COVID Hardship Scholarships	05H	LMC	\$12,724.40
	17	338	6576947	Catholic Charities - CV Rent Conciliation Program	05Q	LMC	\$51,916.38
			6643215	Catholic Charities - CV Rent Conciliation Program	05Q	LMC	\$21,862.21
			6704731	Catholic Charities - CV Rent Conciliation Program	05Q	LMC	\$23,908.21
	20	349	6576949	Conference of Churches - CV Pathways	05Q	LMC	\$40,143.06
			6643215	Conference of Churches - CV Pathways	05Q	LMC	\$29,326.48
	22	374	6742564	Literacy Center - CV Workforce Development	05H	LMC	\$16,837.33
			6851240	Literacy Center - CV Workforce Development	05H	LMC	\$7,335.49
			6888821	Literacy Center - CV Workforce Development	05H	LMC	\$3,137.27
	23	347	6576947	NPLS - COVID Legal Aide	05C	LMC	\$9,623.29
			6643215	NPLS - COVID Legal Aide	05C	LMC	\$2,338.53
			6665458	NPLS - COVID Legal Aide	05C	LMC	\$3,482.19
			6704731	NPLS - COVID Legal Aide	05C	LMC	\$1,916.57
			6742533	NPLS - COVID Legal Aide	05C	LMC	\$398.01
			6835567	NPLS - COVID Legal Aide	05C	LMC	\$2,241.41
	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
			6643215	Via of the Lehigh Valley - CV Remote Technology	05B	LMC	\$423.00
		375	6742564	LVCIL - CV Tech Adaptations for You	05B	LMC	\$3,024.25
			6835567	LVCIL - CV Tech Adaptations for You	05B	LMC	\$7,843.77
			6888821	LVCIL - CV Tech Adaptations for You	05B	LMC	\$1,176.59
			6960126	LVCIL - CV Tech Adaptations for You	05B	LMC	\$4,800.97
			6991360	LVCIL - CV Tech Adaptations for You	05B	LMC	\$2,334.92
			7037715	LVCIL - CV Tech Adaptations for You	05B	LMC	\$1,534.56
			7081339	LVCIL - CV Tech Adaptations for You	05B	LMC	\$1,433.43
	26	343	6576947	MOW - CV Free Meals for LMI Elderly	05A	LMC	\$4,935.00
			6643215	MOW - CV Free Meals for LMI Elderly	05A	LMC	\$7,665.00
			6665458	MOW - CV Free Meals for LMI Elderly	05A	LMC	\$3,885.00
			6742533	MOW - CV Free Meals for LMI Elderly	05A	LMC	\$7,350.00
		344	6576947	WCHI - CV Food and Hygiene Pantry	05W	LMC	\$14,184.18
			6704731	WCHI - CV Food and Hygiene Pantry	05W	LMC	\$5,492.95
		345	6576947	Casa Guadalupe Center - CV Food Pantry	05W	LMC	\$1,339.11
		350	6576947	Grace Lutheran Church - CV Food Pantry	05W	LMA	\$3,310.00
		352	6643215	Parkland CARES - CV Food and Hygiene Pantry	05W	LMC	\$12,120.71
			6665458	Parkland CARES - CV Food and Hygiene Pantry	05W	LMC	\$6,866.24
			6704731	Parkland CARES - CV Food and Hygiene Pantry	05W	LMC	\$4,058.32
			6742533	Parkland CARES - CV Food and Hygiene Pantry	05W	LMC	\$1,954.73
		370	6707080	Kellyn Foundation - Mobile Fresh Food Pantry	05W	LMC	\$70,400.00
		376	6742564	Parkland CARES - CV Food Pantry Stock, Appliances, Tablets	05W	LMC	\$7,587.95
			6835567	Parkland CARES - CV Food Pantry Stock, Appliances, Tablets	05W	LMC	\$17,412.05
		377	6742564	WCHI - CV Food Pantry Appliances and Lighting	05W	LMC	\$32,881.94
			6835567	WCHI - CV Food Pantry Appliances and Lighting	05W	LMC	\$4,652.80
		398	6835577	Second Harvest - CV Fresh Produce Distribution	05W	LMC	\$22,050.00
			6888821	Second Harvest - CV Fresh Produce Distribution	05W	LMC	\$8,749.00
			6960126	Second Harvest - CV Fresh Produce Distribution	05W	LMC	\$18,284.50
			6991360	Second Harvest - CV Fresh Produce Distribution	05W	LMC	\$12,720.50
			7037715	Second Harvest - CV Fresh Produce Distribution	05W	LMC	\$6,881.19
	399		6835577	WCHI - CV - Hygiene, Toiletries, and Food Distribution	05W	LMC	\$57,297.96
			6851240	WCHI - CV - Hygiene, Toiletries, and Food Distribution	05W	LMC	\$600.00
			6888821	WCHI - CV - Hygiene, Toiletries, and Food Distribution	05W	LMC	\$23,808.56
			6960129	WCHI - CV - Hygiene, Toiletries, and Food Distribution	05W	LMC	\$29,755.11
			6961318	WCHI - CV - Hygiene, Toiletries, and Food Distribution	05W	LMC	\$11,955.48
			7037715	WCHI - CV - Hygiene, Toiletries, and Food Distribution	05W	LMC	\$26,497.96
			7081339	WCHI - CV - Hygiene, Toiletries, and Food Distribution	05W	LMC	\$19,376.06
	401		6888821	Parkland CARES - CV Food and Hygiene Stock	05W	LMC	\$7,663.15
			6960129	Parkland CARES - CV Food and Hygiene Stock	05W	LMC	\$12,954.59
			6960202	Parkland CARES - CV Food and Hygiene Stock	05W	LMC	\$5,823.51
			6991360	Parkland CARES - CV Food and Hygiene Stock	05W	LMC	\$5,734.59
			7037715	Parkland CARES - CV Food and Hygiene Stock	05W	LMC	\$4,270.14
			7081339	Parkland CARES - CV Food and Hygiene Stock	05W	LMC	\$3,341.65



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Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	28	346	6576947	Casa Guadalupe Center - CV Housing Stabilization	05Q	LMC	\$50,707.55
			6576949	Casa Guadalupe Center - CV Housing Stabilization	05Q	LMC	\$50,000.00
			6643215	Casa Guadalupe Center - CV Housing Stabilization	05Q	LMC	\$51,867.95
			6704731	Casa Guadalupe Center - CV Housing Stabilization	05Q	LMC	\$71,517.65
			6742533	Casa Guadalupe Center - CV Housing Stabilization	05Q	LMC	\$60,170.94
			6835608	Casa Guadalupe Center - CV Housing Stabilization	05Q	LMC	\$69,650.32
			6888821	Casa Guadalupe Center - CV Housing Stabilization	05Q	LMC	\$78,877.64
	348		6643215	LVCIL - COVID Communication Support Program	05B	LMC	\$32,367.06
			6665458	LVCIL - COVID Communication Support Program	05B	LMC	\$11,776.69
			6704731	LVCIL - COVID Communication Support Program	05B	LMC	\$20,976.14
			6742533	LVCIL - COVID Communication Support Program	05B	LMC	\$12,354.64
		351	6835577	LVCIL - COVID Communication Support Program	05B	LMC	\$42,525.44
			6742533	Sixth Street Shelter - CV Rental Assistance	05Q	LMC	\$20,394.99
		369	6704745	Aspire to Autonomy - CV	03T	LMC	\$5,985.34
			6835567	Aspire to Autonomy - CV	03T	LMC	\$4,081.66
	31	419	7037715	WCHI Food Pantry Flooring Replacement	05W	LMC	\$33,157.95
Total							\$1,470,559.51

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
			6665450	Administration - CV	21A		\$10,684.60
			6704703	Administration - CV	21A		\$8,840.34
			6742535	Administration - CV	21A		\$8,066.61
			6835521	Administration - CV	21A		\$20,039.84
			6888849	Administration - CV	21A		\$20,730.00
			6960124	Administration - CV	21A		\$50,971.26
			6991365	Administration - CV	21A		\$18,718.00
			7037697	Administration - CV	21A		\$10,981.93
			7081340	Administration - CV	21A		\$8,707.00
Total							\$174,289.16

U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
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IDIS

Program	Fund Type	Grantee Name	Grantee State Code	Grant Year	Grant Number	Authorized Amount	Suballocated Amount	Amount Committed to Activities	Net Drawn Amount	FY YTD Net Draw Amount	Available to Commit	Available to Draw	Recapture Amount
CDBG	EN	LEHIGH COUNTY	PA	2007	B07UC420011	\$1,432,485.00	\$0.00	\$1,432,485.00	\$1,432,485.00	\$0.00	\$0.00	\$0.00	\$0.00
				2008	B08UC420011	\$1,383,561.00	\$0.00	\$1,383,561.00	\$1,383,561.00	\$0.00	\$0.00	\$0.00	\$0.00
				2009	B09UC420011	\$1,400,232.00	\$0.00	\$1,400,232.00	\$1,400,232.00	\$0.00	\$0.00	\$0.00	\$0.00
				2010	B10UC420011	\$1,572,129.00	\$0.00	\$1,572,129.00	\$1,572,129.00	\$0.00	\$0.00	\$0.00	\$0.00
				2011	B11UC420011	\$1,312,671.00	\$0.00	\$1,312,671.00	\$1,312,671.00	\$0.00	\$0.00	\$0.00	\$0.00
				2012	B12UC420011	\$1,139,549.00	\$0.00	\$1,139,549.00	\$1,139,549.00	\$0.00	\$0.00	\$0.00	\$0.00
				2013	B13UC420011	\$1,151,731.00	\$0.00	\$1,151,731.00	\$1,151,731.00	\$0.00	\$0.00	\$0.00	\$0.00
				2014	B14UC420011	\$1,152,713.00	\$0.00	\$1,152,713.00	\$1,152,713.00	\$0.00	\$0.00	\$0.00	\$0.00
				2015	B15UC420011	\$1,128,880.00	\$0.00	\$1,128,880.00	\$1,128,880.00	\$0.00	\$0.00	\$0.00	\$0.00
				2016	B16UC420011	\$1,116,773.00	\$0.00	\$1,116,773.00	\$1,116,773.00	\$0.00	\$0.00	\$0.00	\$0.00
				2017	B17UC420011	\$1,118,857.00	\$0.00	\$1,118,857.00	\$1,118,857.00	\$0.00	\$0.00	\$0.00	\$0.00
				2018	B18UC420011	\$1,227,196.00	\$0.00	\$1,227,196.00	\$1,227,196.00	\$0.00	\$0.00	\$0.00	\$0.00
				2019	B19UC420011	\$1,216,119.00	\$0.00	\$1,028,561.37	\$1,028,561.37	\$0.00	\$187,557.63	\$187,557.63	\$0.00
				2020	B20UC420011	\$1,288,096.00	\$0.00	\$1,120,827.70	\$1,120,827.70	\$0.00	\$167,268.30	\$167,268.30	\$0.00
				2021	B21UC420011	\$1,284,677.00	\$0.00	\$1,284,677.00	\$1,284,677.00	\$0.00	\$0.00	\$0.00	\$0.00
				2022	B22UC420011	\$1,229,243.00	\$0.00	\$1,074,622.53	\$1,074,622.53	\$0.00	\$154,620.47	\$154,620.47	\$0.00
				2023	B23UC420011	\$1,247,023.00	\$0.00	\$1,028,141.86	\$937,243.86	\$0.00	\$218,881.14	\$309,779.14	\$0.00
				2024	B24UC420011	\$1,241,195.00	\$0.00	\$522,666.91	\$434,636.41	\$70,962.51	\$718,528.09	\$806,558.59	\$0.00
				2025	B25UC420011	\$1,274,277.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,274,277.00	\$1,274,277.00	\$0.00
LEHIGH COUNTY S						\$23,917,407.00	\$0.00	\$21,196,274.37	\$21,017,345.87	\$70,962.51	\$2,721,132.63	\$2,900,061.13	\$0.00
SU	EN	LEHIGH COUNTY	PA	EN Subtotal:		\$23,917,407.00	\$0.00	\$21,196,274.37	\$21,017,345.87	\$70,962.51	\$2,721,132.63	\$2,900,061.13	\$0.00
				1999	B99DC420001	\$1,660,276.38	\$0.00	\$1,660,276.38	\$1,660,276.38	\$0.00	\$0.00	\$0.00	\$0.00
				2000	B00DC420001	\$643,105.00	\$0.00	\$643,105.00	\$643,105.00	\$0.00	\$0.00	\$0.00	\$0.00
				2001	B01DC420001	\$689,936.00	\$0.00	\$689,936.00	\$689,936.00	\$0.00	\$0.00	\$0.00	\$0.00
				2002	B02DC420001	\$708,455.00	\$0.00	\$708,455.00	\$708,455.00	\$0.00	\$0.00	\$0.00	\$0.00
				2003	B03DC420001	\$720,632.00	\$0.00	\$720,632.00	\$720,632.00	\$0.00	\$0.00	\$0.00	\$0.00
				2004	B04DC420001	\$743,226.00	\$0.00	\$743,226.00	\$743,226.00	\$0.00	\$0.00	\$0.00	\$0.00
				2005	B05DC420001	\$697,246.00	\$0.00	\$697,246.00	\$697,246.00	\$0.00	\$0.00	\$0.00	\$0.00
				2006	B06DC420001	\$581,844.00	\$0.00	\$581,844.00	\$581,844.00	\$0.00	\$0.00	\$0.00	\$0.00
LEHIGH COUNTY S						\$6,444,720.38	\$0.00	\$6,444,720.38	\$6,444,720.38	\$0.00	\$0.00	\$0.00	\$0.00
PI	EN	LEHIGH COUNTY	PA	SU Subtotal:		\$6,444,720.38	\$0.00	\$6,444,720.38	\$6,444,720.38	\$0.00	\$0.00	\$0.00	\$0.00
				2009	B09UC420011	\$19,960.00	\$0.00	\$19,960.00	\$19,960.00	\$0.00	\$0.00	\$0.00	\$0.00
				2011	B11UC420011	\$6,375.30	\$0.00	\$6,375.30	\$6,375.30	\$0.00	\$0.00	\$0.00	\$0.00
				2014	B14UC420011	\$25,750.00	\$0.00	\$25,750.00	\$25,750.00	\$0.00	\$0.00	\$0.00	\$0.00
				2018	B18UC420011	\$21,247.80	\$0.00	\$21,247.80	\$21,247.80	\$0.00	\$0.00	\$0.00	\$0.00
				2022	B22UC420011	\$37,588.65	\$0.00	\$0.00	\$0.00	\$0.00	\$37,588.65	\$37,588.65	\$0.00
LEHIGH COUNTY S						\$110,921.75	\$0.00	\$73,333.10	\$73,333.10	\$0.00	\$37,588.65	\$37,588.65	\$0.00
HOME	EN	LEHIGH COUNTY	PA	PI Subtotal:		\$110,921.75	\$0.00	\$73,333.10	\$73,333.10	\$0.00	\$37,588.65	\$37,588.65	\$0.00
				2022	M22UC420215	\$569,699.00	\$142,424.75	\$0.00	\$0.00	\$0.00	\$427,274.25	\$427,274.25	\$0.00
				2023	M23UC420215	\$574,620.00	\$143,655.00	\$0.00	\$0.00	\$0.00	\$430,965.00	\$430,965.00	\$0.00
				2024	M24UC420215	\$457,582.73	\$114,395.68	\$0.00	\$0.00	\$0.00	\$343,187.05	\$343,187.05	\$0.00
				2025	M25UC420215	\$524,168.61	\$131,042.15	\$0.00	\$0.00	\$0.00	\$393,126.46	\$393,126.46	\$0.00
LEHIGH COUNTY S						\$2,126,070.34	\$531,517.58	\$0.00	\$0.00	\$0.00	\$1,594,552.76	\$1,594,552.76	\$0.00
PI	EN	LEHIGH COUNTY	PA	EN Subtotal:		\$2,126,070.34	\$531,517.58	\$0.00	\$0.00	\$0.00	\$1,594,552.76	\$1,594,552.76	\$0.00
				2022	M22SG420100	\$30,545.12	\$0.00	\$30,545.12	\$30,545.12	\$0.00	\$0.00	\$0.00	\$0.00
				PI Subtotal:		\$30,545.12	\$0.00	\$30,545.12	\$30,545.12	\$0.00	\$0.00	\$0.00	\$0.00
GRANTEE						\$32,629,664.59	\$531,517.58	\$27,744,872.97	\$27,565,944.47	\$70,962.51	\$4,353,274.04	\$4,532,202.54	\$0.00

PR06 - Summary of Consolidated Plan Projects for Report Year

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 Grantee: LEHIGH COUNTY

Plan Year	DIS Project	Project Title and Description		Program	Metrics	Project Estimate	Committed Amount	Amount Drawn Thru Report Year	Amount Available to Draw	Amount Drawn in Report Year
2024	1	Aspire to Autonomy, Inc. (ASPIRE)	Aspire to Autonomy (ASPIRE) will bring Specialized Trauma-Focused and Person-Centered Mental Health Therapy to individuals who are being trafficked, have been trafficked in the past, or are at high risk of becoming trafficked.	CDBG		\$22,000.00	\$22,000.00	\$22,000.00	\$0.00	\$22,000.00
2024	2	Black Heritage Association of the Lehigh Valley	This is an HUD S3 Certification & Job Training, Employment, and Business Opportunities outreach program for LMI individuals and construction contractors that provide maintenance and general construction services and workers.	CDBG		\$18,700.00	\$18,060.00	\$18,060.00	\$0.00	\$18,060.00
2024	3	Communities in Schools of Eastern Pennsylvania - Career Supports at LCTI	CIS will provide intensive case management support to address the economic barriers that may impact a student's academic success in their career program @ LCTI. By addressing the non-academic barriers it is our goal to empower students to stay in school and achieve in their chosen career path.	CDBG		\$25,000.00	\$25,000.00	\$25,000.00	\$0.00	\$25,000.00
2024	4	Lehigh Career and Technical Institute (LCTI) Workforce Training Program	Economic Development in Lehigh Valley demands that more workers are equipped with certification in all major growing sectors, including manufacturing, logistics, construction, commercial driving license and heavy equipment. This project will allow us to provide qualified residents access to the training that can lead them to a path to a career and gainful employment with family thriving wages	CDBG		\$30,000.00	\$30,000.00	\$16,969.50	\$13,030.50	\$16,969.50
2024	5	Lehigh Valley Center for Independent Living - People Living in Accessible Community Environments (PLACE)	The PLACE (People Living in Accessible Community Environments) program will provide housing counseling services to 25 Lehigh County residents with disabilities, and their family members, who are living on limited income and may be at-risk of losing their housing.	CDBG		\$14,943.00	\$14,943.00	\$14,943.00	\$0.00	\$14,943.00
2024	6	Manito Life Center - Therapeutic Riding for At-Risk Adolescents and Adults	Manito Life Center will provide therapeutic riding and equine assisted activities to Lehigh County children and adults who are experiencing anxiety and depression. Clients will realize a reduction in symptoms and increased quality of life.	CDBG		\$30,000.00	\$30,000.00	\$30,000.00	\$0.00	\$30,000.00
2024	7	Meals on Wheels of the Lehigh Valley - Stable Food Support	This grant will support the home delivery of free, stable food to seniors and adults with disabilities within the project area.	CDBG		\$15,000.00	\$15,000.00	\$15,000.00	\$0.00	\$15,000.00
2024	8	North Penn Legal Services - Fair Housing Outreach	NPLS will support housing-related legal help to low-income people in Lehigh County with educational outreach, online resources, and printed self-help materials. NPLS will provide quarterly progress reports as indicated in the proposal.	CDBG		\$4,000.00	\$4,000.00	\$4,000.00	\$0.00	\$4,000.00
2024	9	North Penn Legal Services - Legal Help Project	NPLS will continue to provide housing-related legal help to low-income people in Lehigh County. NPLS will provide quarterly progress reports as indicated in the proposal.	CDBG		\$12,000.00	\$12,000.00	\$12,000.00	\$0.00	\$12,000.00
2024	10	New Bethany, Inc. - Kitchen Update and Office Creation	Funds will be used for updating the kitchen and creating an office with a bathroom.	CDBG		\$44,103.00	\$0.00	\$0.00	\$0.00	\$0.00

2024	11	Community Action Lehigh Valley (CACLV) - Urgent Need Roof and HVAC Replacement Program	CALV's Community Action Home (CAH) Urgent Need Roof & HVAC System Replacement Program aims to assist homeowners residing in Lehigh County (outside city limits) whose incomes are at or below 80% of the Area Median Income (AMI), especially those live in Catasauqua, Coplay, Hanover, Fountain Hill, Macungie, and Slatington. These homeowners are experiencing financial challenges living in houses whose qualities are deteriorating and urgently require repairs for roofs and/or non-functioning HVAC systems. This program will enhance housing safety and quality for three (3) eligible homeowners, contributing to better living conditions, health, and stability.	CDBG		\$45,014.00	\$0.00	\$0.00	\$0.00	\$0.00
2024	12	Redevelopment Authority of Lehigh County (RALC)- Blight to Bright	This project will involve the demolition of not less than two blighted properties that are vacant and uninhabitable. RALC will enter funding agreements with municipalities to undertake the demolition work. The municipality will place a lien against the property after the demolition is completed.	CDBG		\$75,000.00	\$0.00	\$0.00	\$0.00	\$0.00
2024	13	Coplay Borough - Street Resurfacing	Rebuild two sections of the Borough roads serving residents of Section #9 - 11th Street between Magna Dr. and Chestnut St. Section #10-11th St. between Chestnut St. and Poplar St.	CDBG		\$185,471.00	\$0.00	\$0.00	\$0.00	\$0.00
2024	14	Emmaus Borough - Curb Cuts	Removal of architectural barriers within the public right-of-way in highly traveled area by replacing existing curb and sidewalk to meet ADA handicap accessibility requirements.	CDBG		\$80,000.00	\$76,600.00	\$76,600.00	\$0.00	\$76,600.00
2024	15	Macungie Borough - Sanitary Sewer Rehabilitation	The Borough of Macungie is under a Connection Management Plan (CMP) through the PADEP due to high levels of inflow and infiltrations (I&I) of rain water into the sanitary sewer system. This I&I causes a reduction in available conveyance and treatment capacity, decreased system life, and increased operating cost. This project is to help eliminate I&I in this area, which is one of the remaining areas of the Borough where I&I has yet to be addressed. CDBG funds will be used for sewer rehabilitation and slip lining of 365 linear feet of sewer main and sixteen (16) laterals on Locust Street to address inflow and infiltration.	CDBG		\$75,000.00	\$75,000.00	\$0.00	\$75,000.00	\$0.00
2024	16	Salisbury Township - Sanitary Sewer Rehabilitation	Salisbury Township is under a Connection Management Plan (CMP) through the PADEP due to high levels of inflow and infiltration (I&I) of rain water into the sanitary sewer system. This I&I causes a reduction in available conveyance and treatment capacity, decreased system life, and increased operating cost. This project is to help eliminate I&I in this area, which is one of the most impacted areas of the Township. CDBG funds will be used to install a cured in-place liner along 600 linear feet of main sewer line on Marlow Street from Salisbury Road to Lehigh Avenue, and 245 linear feet on Stanley Avenue from Pearl Avenue towards Fretz Avenue.	CDBG		\$59,190.00	\$0.00	\$0.00	\$0.00	\$0.00

2024	17	Slatington Borough - Willow Street Reconstruction and Curb Cuts	The improvements are proposed for Willow Avenue from Dowell Street. This project proposes making improvements to the roadway, and four (4) ADA ramps along Willow Avenue between Dowell Street and North Street. These will improve travel and safety for the residents of Slatington as well as any who use the street for automobile traffic, pedestrian traffic, or bicycle traffic. The improvements will allow all types of pedestrians to cross Willow Avenue in a more efficient and safer manner. This project will entail resurfacing the road, installing ADA ramps, and pavement restoration.	CDBG		\$89,605.00	\$0.00	\$0.00	\$0.00	\$0.00
2024	18	Slatington Borough - Cherry Street Reconstruction and Curb Cuts	The improvements are proposed for Cherry Street from Race Street to Yenser Alley. This project proposes making improvements to the roadway, and 2 ADA ramps along Cherry Street between Race Street and Yenser Alley. These will improve travel and safety for the residents of Slatington as well as any who use the street for automobile traffic, pedestrian traffic, or bicycle traffic. The improvements will allow all types of pedestrians to cross Cherry Street in a more efficient and safer manner. This project will entail resurfacing the road, installing ADA ramps, and pavement restoration. CDBG funds will be used for street reconstruction on Cherry Street from Race Street to Yenser Alley (466 linear feet) with two (2) curb cuts.	CDBG		\$96,465.00	\$0.00	\$0.00	\$0.00	\$0.00
2024	19	Slatington Borough - Hill Street Reconstruction	The improvements are proposed for Hill Street from East Church Street to East Washington Street. This project proposes making improvements to the roadway. These will improve travel and safety for the residents of Slatington as well as any who use the street for automobile traffic, pedestrian traffic, or bicycle traffic. The improvements will allow all types of pedestrians to cross Hill Street in a more efficient and safer manner. This project will entail resurfacing the road, and pavement restoration. CDBG funds will be used for street reconstruction on Hill Street from East Church Street to East Washington Street (719 linear feet).	CDBG		\$94,165.00	\$0.00	\$0.00	\$0.00	\$0.00
2024	20	Administration	CDBG funds will be used to provide administration, management, and planning services to efficiently and effectively operate Federal and state grant programs.	CDBG		\$225,539.00	\$200,063.91	\$200,063.91	\$0.00	\$200,063.91
2024	21	HOME Administration	HOME funds will be used to provide administration, management, and planning services to efficiently and effectively operate the HOME Investment Partnership (HOME) program.	HOME		\$45,758.00	\$0.00	\$0.00	\$0.00	\$0.00
2024	22	CHDO Set-Aside	HOME funds will be used to assist a CHDO to increase the number of affordable housing units in the County for owners and renters by assisting with acquisition, soft costs, construction, and rehabilitation.	HOME		\$68,638.00	\$0.00	\$0.00	\$0.00	\$0.00
2024	23	Affordable Housing Project	HOME funds will be used to assist in the development of affordable housing in the County for owners and renters by assisting with acquisition, soft costs, construction, and rehabilitation.	HOME		\$343,186.00	\$0.00	\$0.00	\$0.00	\$0.00

CR-65 – Fair Housing

Attached at the end of this CAPER in the Fair Housing Section, which includes the following items:

- An agenda and meeting minutes for the North Penn Legal Services Fair Housing Project Quarterly Meeting held on December 9, 2024.
- An agenda and meeting minutes for the North Penn Legal Services Fair Housing Project Quarterly Meeting held on March 10, 2025.
- An agenda and meeting minutes for the North Penn Legal Services Fair Housing Project Quarterly Meeting held on September 15, 2025.
- Email invitation and RSVP for the 2025 Fair Housing Summit which was sent to relevant stakeholders.
- Powerpoint presentation slides for the 2025 Fair Housing Summit held by North Penn Legal Services on April 22, 2025.
- An agenda and meeting minutes for the Lehigh Valley Regional Homeless Advisory Board (LVRHA) held on February 11, 2025.

During this CAPER period, Lehigh County's Community and Economic Development staff attended North Penn Legal Services' 2025 Fair Housing Summit on April 22, 2025. The purpose of the summit was to educate government officials and housing agencies on strategies on the usage of manufactured homes.

To further promote Fair Housing, the following actions were implemented by Lehigh County through its Fair Housing Plan to Affirmatively Furthering Fair Housing through various activities noted below:

1. Appointed a Fair Housing Officer to implement and oversee the Fair Housing Plan and the County's steps to affirmatively further fair housing (responsibilities include accepting complaints, record keeping and investigation in conjunction with NPLS).
2. Continued to enlist NPLS in the enforcement of fair housing through public education and outreach.
3. Continued to fund fair housing providers to respond to housing discrimination complaints.
4. Continued to investigate testing and auditing of fair housing practices through its regional fair housing providers.
5. Educated and attempted to overcome the "Not in My Back Yard" attitude in some areas of the County through its fair housing providers.
6. Continued to make every attempt to increase geographic choice in housing by providing links on its website for its low-income households.
7. Promoted desegregation of public housing.
8. Updated its fair housing section on the County website with news and items regarding fair housing (i.e. links to fair housing providers to report housing discrimination).
9. Assisted in the organization of a Federally supported community-based system (such as LANta)

that organizes key elements in its community to direct attention to, and help develop strategies to affirmatively further fair housing.

10. Provided updated Housing Discrimination information with public outreach efforts.

2018 Analysis of Impediments to Fair Housing Choice

In February 2019, Lehigh County prepared and submitted to HUD an Analysis of Impediments to Fair Housing Choice. The Analysis of Impediment identified the following impediments and strategies:

- **Impediment 1: Lack of Affordable Housing** - There is a lack of affordable housing in Lehigh County due to the influx in the number of unskilled and semi-skilled workers who have moved into the County, which has created a high demand and a corresponding increase in the cost of rental and sales housing.
- **Impediment 2: Lack of Accessible Housing** - There is a lack of accessible housing in Lehigh County since the supply of accessible housing has not kept pace with the demand caused by the increase in the percentage of elderly persons in Lehigh County and more disabled persons desiring to live independently.
- **Impediment 3: Barriers Limiting Housing Choice** - There are physical, economic, and social barriers in Lehigh County which limit housing choices and housing opportunities for low-income households, minorities, and the disabled members of the County's population.
- **Impediment 4: Lack of Housing Awareness** - There is a lack of knowledge and understanding concerning the rights of individuals, families, and members of the protected classes in regard to the Fair Housing Act (FHA) and awareness of discriminatory practices.
- **Impediment 5: Lack of Economic Opportunities** - There is a lack of economic opportunities in the County for lower-income households to increase their income and thus improve their choices of housing.

PROCLAMATION

Fair Housing Awareness Month

WHEREAS, April marks the 57th 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, the Fair Housing Act, and its Amendments; the Pennsylvania Human Relations Act, our local ordinances, and we seek to prohibit discrimination in housing and housing-related transactions in our communities on the basis of race, color, national origin, sex, sexual orientation, gender identity, familial status, disability, and religion; and

WHEREAS, housing plays a central role in our communities. Where we grow up and live impacts our educational attainment, health disparities, career opportunities, and creation of generational wealth; and

WHEREAS, fair housing complaints nationally have been increasing every year for the past ten years, with 34,150 complaints received nationally by fair housing organizations in 2023. More than half of these complaints related to disability discrimination; in addition, there was a more than 60% increase in complaints about harassment, intimidation, and threats.

WHEREAS, awareness, knowledge, and advocacy, are essential to promote the ideals of the Fair Housing Act of 1968 and related state and local laws; and

WHEREAS, to improve the welfare of all, we must continue to strive for equal housing opportunity; 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;

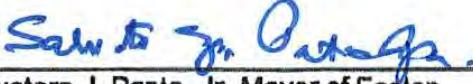
NOW, THEREFORE BE IT RESOLVED, that we, the Mayors of Allentown, Bethlehem, and Easton, and the County Executives of Lehigh County and Northampton County, do hereby proclaim April 2025 as Fair Housing Awareness Month. We encourage all agencies, institutions, and individuals, public and private, in Lehigh and Northampton Counties to abide by the letter and spirit of the Fair Housing Act.



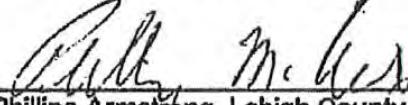
Matt Tuerk, Mayor of Allentown



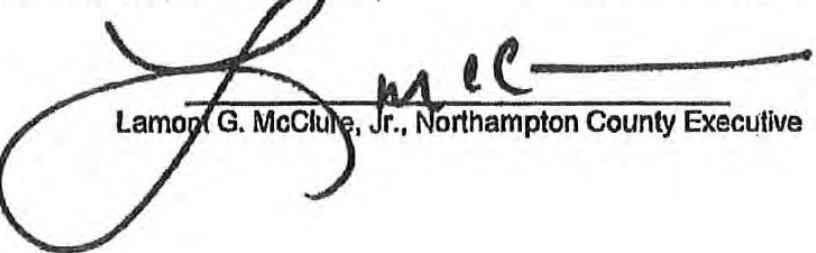
J. William Reynolds, Mayor of Bethlehem



Salvatore J. Panto, Jr., Mayor of Easton



Phillips Armstrong, Lehigh County Executive



Lamont G. McClure, Jr., Northampton County Executive

From: [Sarah M. Andrew](#)
To: [Frank Brooks](#); [Laurie A Moyer](#)
Cc: [Michael Brett](#); [Vidoni, Robert](#); [Updegrove, Craig](#); [Yadeliz Velez@allentownpa.gov](#); [Dakuginow, Teresa](#); [Frank](#)"
Subject: 2025 NPLS Fair Housing Summit - April 22 - RSVP Today
Date: Wednesday, April 9, 2025 3:17:13 PM

County of Lehigh Warning: This is an external email. Please exercise caution.
Registration will be extended by a few days, it's not to late to help spread the word!
Thanks.
-Sarah

North Penn Legal Services



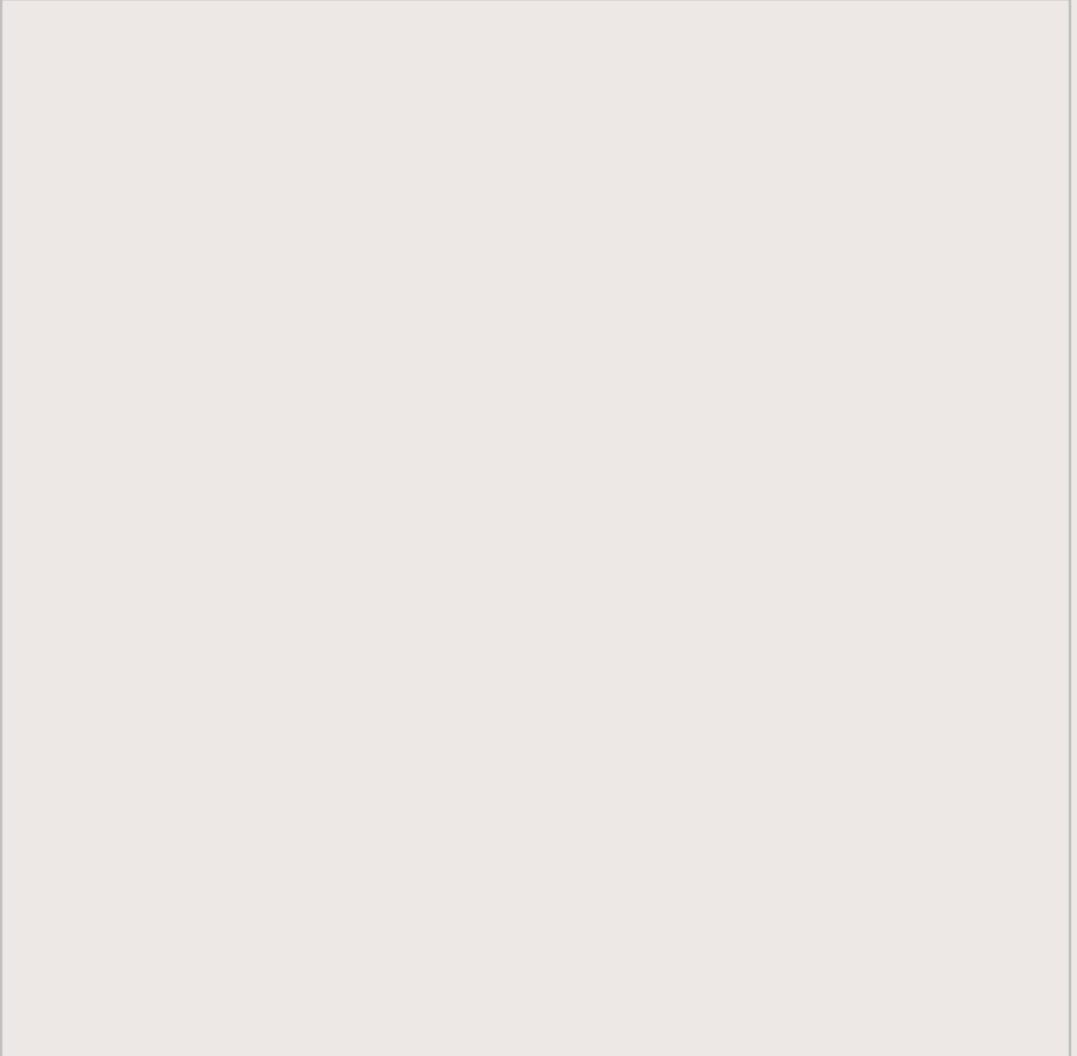


Photo Credit ROC USA

2025 NPLS Fair Housing Summit Manufactured Home Communities in Pennsylvania: Challenges and Opportunities

April 22, 2025 – 9 a.m. to 1:30 p.m.

Northampton Community College

3835 Green Pond Rd, Bethlehem, PA 18020

Join us for a free, in-person conference about the rights of residents living in manufactured home communities in Pennsylvania. Lunch will be provided.

Topics include:

Tax Rebates and Manufactured Homes

Highlights of the Pennsylvania Manufactured Home Community Rights Act

Presented by NPLS Staff Attorneys

- Homeowner's Rights (selling a home, rules and regulations, restrictions, eviction notice, court order, appeal procedures)
- Tenant's Rights (notice, court order, eviction appeal procedures)

Navigating Utility Issues

Presented by Pennsylvania Utility Law Project (PULP)

Exploring Pathways to Resident Ownership in Pennsylvania

Presented by ROC USA

- Featuring a panel of recently organized ROC (Resident Owned Communities) properties in Northampton County

RSVP by April 11

This summit includes a 2-hour Substantive CLE for PA attorneys.

The 2025 NPLS Fair Housing Summit is made possible by generous support from Greater Lehigh Valley Realtors.



Also made possible with help from Lehigh County and Northampton County in support of the Lehigh Valley Fair Housing Project.

Visit our website: www.nplspa.org

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North Penn
LEGAL SERVICES



2025 Fair Housing Summit

Manufactured Home Communities in Pennsylvania – Challenges and Opportunities

APRIL 22, 2025
NORTHAMPTON COMMUNITY COLLEGE



North Penn
LEGAL SERVICES



2025 Fair Housing Summit

MADE POSSIBLE BY GENEROUS SUPPORT FROM



ALSO MADE POSSIBLE WITH HELP FROM LEHIGH COUNTY AND
NORTHAMPTON COUNTY IN SUPPORT OF THE LEHIGH VALLEY
FAIR HOUSING PROJECT

PROCLAMATION

Fair Housing Awareness Month

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WHEREAS, housing plays a central role in our communities. Where we grow up and live impacts our educational attainment, health disparities, career opportunities, and creation of generational wealth; and

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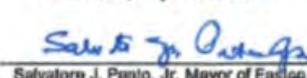
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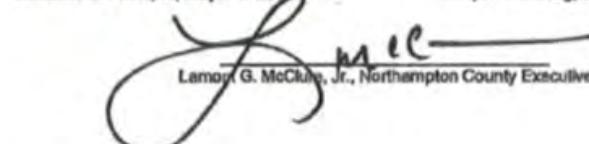
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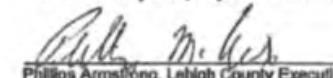
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Phillips Armstrong, Lehigh County Executive



North Penn
LEGAL SERVICES



2025 Fair Housing Summit

Manufactured Home Communities in Pennsylvania – Challenges and Opportunities

APRIL 22, 2025
NORTHAMPTON COMMUNITY COLLEGE



North Penn
LEGAL SERVICES



**PULP PRESENTATION
PLACEHOLDER**

Navigating Utility Challenges in Manufactured Home Communities



April 22, 2025

John Sweet, Esq., Senior Attorney,
JSweet@paultilitylawproject.org

Gio Ortiz, Utility Justice Project Manager
GOrtiz@paultilitylawproject.org

PENNSYLVANIA UTILITY LAW PROJECT



Agenda / Introduction



Today's Webinar:

- Utility Service and Billing Practices In Manufactured Home Communities
- Tools for Preventing Termination and Restoring Service
- Special Protections for Tenants
- Assistance Programs
- Questions?

Pennsylvania Utility Law Project



- PULP is a statewide legal aid organization housed within Regional Housing Legal Services and is a member of the Pennsylvania Legal Aid Network.
- PULP's mission is to secure just and equitable access to safe and affordable utility services for Pennsylvanians experiencing poverty.
- We work to achieve our mission by empowering individuals and communities through:
 - Legal Representation, Groups, and Individuals
 - Education and Training
 - Policy Advocacy
 - Supportive Services
 - Consultation



Types of Utility Service Provided to Manufactured Homes



- **PUC Regulated Utilities (PPL, First Energy, UGI, Aqua, Pa. American):**
 - Consumer protections and customer assistance provided through Public Utility Code
- **Municipal Run Utilities/Municipal Authorities:**
 - Rules differ on utility-by-utility basis, but bill is often required to be in the landlord's name.
- **Park Operated Service – Not Considered Public Utility Service:**
 - Most commonly park operated well and/or septic.
 - Very little protection. Typically treated as landlord-tenant/MHCRA issues.
 - Department of Environmental Protection – Protects water quality issues

Regulated vs Unregulated Utilities



UNREGULATED/MUNICIPAL

- **Not subject to Public Utility Commission (PUC) Jurisdiction**
 - 1200+ Water Service Providers in PA
 - Subject to the Water Services Act and Utility Service Tenants' Rights Act
 - Other protections dependent upon the utility's own policies (Rare)
 - Required to provide due process and billing dispute process
 - Community organization and political pressure can bring change.
 - Customers can seek remediation through Courts of Common Pleas.

REGULATED

- **Rate Regulation**
- **PUC Complaint Process**
- **Consumer Protections**
 - Assistance Programs
 - Protections for PFA
 - Payment Arrangements
 - Medical Certificates
 - Winter Moratorium
 - Tenant Rights & Protections

*** Comes at a cost** – Regulated service is typically much more expensive, especially for water/sewer.

Utility Billing to Manufactured Home Communities



- **Individual Meter**
 - Homes are individually metered by the utility. Residents either open accounts or are billed through landlord/park operator.
- **Master Meter**
 - Single meter for part/whole community. Utilities are billed to the landlord/park operator, who passes cost:
 - Through Rent
 - Submetering
 - Ratio Utility Billing
 - ***Limits on Resale of Utility Service***
 - Landlords/Park operators not allowed to charge a residents more than they would otherwise pay if billed directly by the utility at residential rates.
 - Applies to regulated utility service only

Submetering and RUBS



SUBMETERING	RATIO UTILITY BILLING SERVICE (RUBS)
<ul style="list-style-type: none">• “Submeters” monitor usage per unit• Utility bill split among units based on usage• Resale restrictions for regulated utility service• Serious consumer protection and “due process” concerns<ul style="list-style-type: none">○ Is termination ever legal?○ Eviction process for utility bills○ No access to utility payment plans, customer assistance, consumer protection	<ul style="list-style-type: none">• Bill is paid by landlord/park operator and cost is passed to tenants, and divided:<ul style="list-style-type: none">○ Per unit○ Per person○ Per square foot• There are no requirement that a landlord use any specific criteria.• Harder to prove resale violations than individually metered because we don’t know the usage data.

Special Tenant Protections



- Where utility bill is in landlord's/park operator's name
- "Tenant"/Resident at risk of termination due to nonpayment by "landlord ratepayer"
- Applies to both regulated and municipal utility service
 - Two different laws, nearly identical protection

Notice and Continued Service



- Utilities must: Notify all units “reasonably likely” to be tenant occupied at least 30 days before termination.
- Tenants’ right to continued service = Pay an amount equal to last 30-days period preceding the notice.
 - Tenants have the **right**, but no obligation to, put the bill in their name.
- Tenants should be reconnected immediately if they were not identified.
- Payments must be made “within 30 days of the delivery of the notice to the tenants.”

Tenant Rights – Strategies



- Negotiate with Utility Provider to Continue or Restore Service.
- Complain to the AG's Office
 - Help client file complaint with AG's office and follow up with attorney contact.
- File a Complaint with the PUC (PUC regulated utility only).
- Private Cause of Action Against Utility

***Contact PULP and/or Community Justice Project**

Community Wide Shut-Offs



- Due to the number of residents, pooling funds to cover the 30-days charges may be infeasible.
- USTRA and DSLPA provide the ability for the utility to petition for receivership.
 - ✖ Receiver will collect rents and use that to pay the utility bills.
- Utilities are reluctant to exercise this right due to litigation costs and complexity.
- Utilities often push to terminate unless tenants pool money, which is generally not practical.
- AG's office can help negotiate.

General Advice for Utility Issues



- Be proactive!
- Pay what you can, when you can, to improve payment history.
- Contact utility and provide income information.
- Apply for all available assistance programs.
- Determine whether special protections apply:
- Request an affordable payment arrangement.
- File a dispute with the utility and/or the Public Utility Commission
- Last resort: Bankruptcy.

Utility-Run Assistance Programs (Universal Service and Energy Conservation Programs)



- Statutorily required for all large regulated electric and gas utilities (PPL, First Energy, UGI)
- In place/in progress at large regulated water utilities (Aqua, Pa. American)
- Smaller utilities may have limited programs.
- **Three Primary Programs:**
 - **Customer Assistance Program (CAP)**
 - Discounted bill
 - Debt forgiveness
 - **Low Income Usage Reduction Program (LIURP)**
 - Free usage reduction measures for high-usage, low-income customers
 - **Hardship Fund**
 - Grants to prevent termination or restore service (or other emergency/hardship)

Customer Assistance Programs (CAPs)

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First Energy- PCAP

- Active residential account that is for primary residence of account holder
- Income at or below 150% FPL**
- Must agree to participate in WARM and LIHEAP, if eligible
- Annual verification of household members and income
- Monthly bill credits based on percentage of your income
- Debt forgiveness over 12 months

How to Apply

- 1-888-282-6816;
- or 1-800-545-7741
- <https://www.pabillassist.com/>

PPL – OnTrack

- Income at or below 150% FPL**
- Your income is at or below 150% FPL** If your monthly income is less than your rent / mortgage, you will qualify for a temporary 9 month program (Track Lifestyle)
- Reduced, fixed monthly bill
- Debt forgiveness over 24 months of consistent payments

How to Apply

- 1-800-342-5775
- www.pplelectric.com/site/ways-to-save/assistance-programs

PAWC - Bill Discount Program & Arrearage Forgiveness Program

- Available for customers up to 200% FPL
- Applies to both water and wastewater service
- Provides monthly discounts based on income
- \$25 per month in arrearage forgiveness (requires \$5 co-pay in addition to discounted bill)

How to Apply

- Online at Dollarenergy.org/myapp
- By phone at 1-888-282-6816

Customer Assistance Programs (CAPs)

20

UGI CAP

- Eligibility:
 - Income at or below 150% FPL
- Benefits:
 - Monthly bill credits based on percentage of your income
 - Debt forgiveness over 36 months
- Apply:
 - 1-800-844-9276
 - <https://www.ugi.com/assistance-programs/online-form/>

Aqua CAP

- Eligibility:
 - Income is at or below 200% FPL
- Benefits:
 - Receive a monthly discount on your bill
 - \$40 of debt forgiven for each on time, in full payment made towards your water bill
 - Access to *Aqua Aid* and *Leak Repair Program*
- Apply:
 - 412.208.6818
 - Or 1-888-282-6816 through DEF
 - <https://www.aquawater.com/customers/customer-assistance-programs/aqua-aid/aqua-aid-pennsylvania>

Hardship Funds

21

First Energy - Dollar Energy Fund

- Income at or below 250% FPL**
- Electric service off or facing termination
- Demonstrated sincere payment effort (except in cases of extreme hardships)
- Debt balance of at least \$100 (Seniors over age 62 may have \$0 past due)
- Up to \$600 grant

How to Apply

- <https://www.pabillassist.com/>

PPL – Operation Help

- Income at or below 250% FPL**
- Temporary financial hardship
- Each grant is unique to the customer and is intended to help resolve their immediate need. There is no minimum or maximum grant.

How to Apply

- 1-800-342-5775
- <https://www.pplelectric.com/site/Way-s-to-Save/Assistance-Programs/Operation-HELP>

PAWC - H2O Help to Others™ Grants

- Available for customers up to 250% FPL
- \$500 once per year for water AND wastewater (up to \$1000 per household per year)

How to Apply

- By phone at 1-888-282-6816
- Online at Dollarenergy.org/myapp

Hardship Funds & LIURP

22

UGI – Operation Share

- Eligibility:
 - Income is at or below 200% FPL (for electric) or 250% FPL (for gas).**
 - You have a temporary financial hardship and inability to pay.
 - The grant amount must fix your utility crisis by restoring or preventing electric service shutoff
- Benefits:
 - Up to \$600 grant
- Apply:
 - 1-800-844-9276
 - <https://www.ugi.com/assistance-programs/operation-share/>

Aqua Leak Repair

- Eligibility:
 - Income at or below 200% FPL
 - Primarily for homeowners, tenants should ask landlord & if denied, can request landlord permission form by email AquaCAP@aquaamerica.com
- Benefits:
 - Helps cover repair costs for low-income customers if a leak or issue affects their water bill, like a leaking toilet or a problem that could lead to water service being cut off for wasting water.
 - *Note: The program does not cover repairs for hot water tanks, boilers, swimming pools, hot tubs, or filtration systems.*
- Apply:
 - If already enrolled in CAP, call 412-208-6818
 - <https://www.aquawater.com/customers/customer-assistance-programs/aqua-leak-repair-program>

LIURP

23

First Energy - WARM

- ✗ Eligibility:
 - Income at or below 200% FPL**
 - High usage (6,500 kWh and higher yearly)
 - 6 months of consecutive service and proof of ownership (or landlord approval)
- ✗ Benefits:
 - Energy audit, education, and conservation measures
- ✗ Apply:
 - Met-Ed or Penelec at 1-800-545-7741
 - https://www.firstenergycorp.com/save_energy/save_energy_pennsylvania/met_ed/for_your_home/warm-application.html

PPL - WRAP

- ✗ Eligibility:
 - Income at or below 150% FPL (some exceptions up to 200% FPL**)
 - 9 months of consecutive service and proof of ownership (or landlord approval)
- ✗ Benefits:
 - Energy audit, education, and conservation measures
- ✗ Apply:
 - 1-888-232-6302

UGI - LIURP

- ✗ Eligibility:
 - Income at or below 150% FPL (some exceptions up to 200% FPL**)
 - Above average energy consumption
 - 12 months of consecutive service and proof of ownership (or landlord approval)
- ✗ Benefits:
 - Energy audit, education, and conservation measures
- ✗ Apply:
 - 1-800-844-9276
 - <https://www.ugi.com/assistance-programs/liurp/application/>

CARES



- ❑ The program is targeted to customers who:
 - ❑ Are having trouble paying their bill, and
 - ❑ Have short term problems that are causing the inability to pay
 - ❑ Consumers experiencing domestic violence are often referred for additional assistance from a utility's CARES team.
- ❑ Offer several types of services:
 - ❑ Referrals to social service agencies,
 - ❑ Budget counseling, and
 - ❑ Special arrangements for bill payment

Referrals & Resources



PULP HOTLINE *Monday - Thursday*

- 1-844-645-2500 (*leave a message and we'll get back to you within 48 hours*)
- utilityhotline@paultilitylawproject.org

COMMUNITY JUSTICE PROJECT

- <https://www.communityjusticeproject.org/contact/office-locations/>

PA PUC COMPLAINTS

- 1-800-692-7380
- www.puc.pa.gov/complaints/informal-complaints/

ATTORNEY GENERAL

- 717-787-3391
- www.attorneygeneral.gov/submit-a-complaint/

Resident Challenges & Open Discussion



Want to get alerts for utility advocacy in your area?
Want to sign up for our e-newsletter?



PA Manufactured Home Law



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**Sarah M. Andrew, Esq.
Megan M. Moore, Esq.**

I. Intro to Manufactured Homes



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What is a Manufactured Home?

- Manufactured Homes, although often referred to as *mobile* homes or trailers...are not mobile!
- “Manufactured Home” is the official term for a home built according to 1976 HUD code.
- In Pennsylvania:
 - 20% have not been moved in 10+ years
 - More than half have **never** been moved
 - Long-term housing choice
 - The ability to move the home is most often not a factor for people choosing this housing
 - Number of occupied MHs overall declined by 12.5% between 2011-2021

Source: Marritz, D. & Shuey, W., Regional Housing Legal Services, *Manufactured Housing in Pennsylvania presentation*, web: <https://rcls.org/documents/MHCLPOWERPOINT-5-13-11DM.pdf>



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Where are Manufactured Homes located?

- In a range of settings – you might be surprised!
 - There are roughly 169,200 occupied MH units in Pennsylvania as of 2021
 - 55,900 or about 1/3 of those are in MHCs
 - Approx. 2,288 Manufactured Home Communities in PA
 - A slight majority of MHCs - 53.3% - are in urban areas
- Overall, MHCs are disproportionately located in rural areas
 - 46.5% located in rural areas on leased land
 - BUT, in rural areas, mobile homes account for a larger % of housing stock
- Less than 3% of PA housing stock - Number of MHC units in PA is comparable to # of public housing and Sec. 8 units

Source: Divringi, E., Federal Reserve Bank of Philadelphia, *Manufactured Housing Communities in Pennsylvania: The Basics* (June 2023), web: <https://www.philadelphiafed.org/-/media/frbp/assets/community-development/reports/manufactured-housing-communities-report-june-2023.pdf>



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Who lives in Manufactured Homes?

- Approx. 92% of occupants are White, non-Hispanic
- Relative to the state average in Pennsylvania
 - Share of residents age 65 or older is slightly higher
 - Share of residents with high school education or less is slightly higher
 - Rates of labor force participation and unemployment are comparable
 - Rates of family poverty are lower
 - Rates of homeownership are significantly higher – over 10% higher!

Source: Divringi, E., Federal Reserve Bank of Philadelphia, *Manufactured Housing Communities in Pennsylvania: The Basics* (June 2023), web: <https://www.philadelphiadef.org/-/media/frbp/assets/community-development/reports/manufactured-housing-communities-report-june-2023.pdf>



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What does it cost to live in a Manufactured Home?

- Loan + Lot Rent + School Tax + County Tax + Municipal Tax + Utilities

Source: Divringi, E., Federal Reserve Bank of Philadelphia, *Manufactured Housing Communities in Pennsylvania: The Basics* (June 2023), web: <https://www.philadelphiahfed.org/-/media/frbp/assets/community-development/reports/manufactured-housing-communities-report-june-2023.pdf>



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II. Titling & Taxation



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Titling of Manufactured Housing?

- Titled as "vehicles" - 75 Pa. C.S.A. § 1140
 - Considered personal property—not real property
 - Costs less up front, but
 - Depreciates like personal property
 - Decreasing resale value like personal property
- Lending Issues
 - Mortgages are not available
 - Private loans are available
 - Higher interest rates
 - Higher denial rate
 - Less competitive market
 - Default leads not to foreclosure, but to repossession – faster with fewer safeguards
 - If permanently situated/affixed on land owned by the homeowner, title can be canceled

Source: Siegel, R. & Liang, L., Pew Charitable Trust, *How to Improve and expand Ownership of Manufactured Homes*, March 26, 2025, <https://www.pewtrusts.org/en/research-and-analysis/articles/2025/03/26/how-to-improve-and-expand-ownership-of-manufactured-homes>



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Taxation of Manufactured Housing?

- Taxed as real estate
 - Manufactured home owners get a home that
 - Is often permanently situated and not going to be moved
 - Depreciates in value over time
 - Is located on land they don't own and need to continually rent

But they still need to pay real estate taxes

Source: Marritz, D. & Shuey, W., Regional Housing Legal Services, *Manufactured Housing in Pennsylvania* presentation, web: <https://rhl.org/documents/MHCLEPOWERPOINT-5-13-11DM.pdf>

See, e.g.: Jessop, L., Pittsburgh Post-Gazette, Feb. 24, 2025, *Manufactured homeowners in Pennsylvania want lot rents tied to inflation*, web: <https://www.post-gazette.com/news/politics-state/2025/02/24/manufactured-home-community-rights-act/stories/202502240056>



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What is the Property Tax/Rent Rebate Program?

- The Pennsylvania Property Tax/Rent Rebate Program allows income-eligible seniors and persons with disabilities to get a rebate on property taxes and/or rent that they paid in the previous year
- Program is funded by the Pennsylvania Lottery
- Standard rebates range from \$380 to \$1,000 based on income
- Supplemental Rebates of \$190 to \$500 are available for persons who
 - Are property owners who make less than \$31,010 if property taxes are more than 15% of their total income
 - Or any eligible person who lives in Philadelphia, Scranton, or Pittsburgh

Who Qualifies for the Rebate?

- Homeowners (paid property taxes), renters (paid rent), and owners/renters (paid both)
- Qualifying Age/Circumstances
 - Persons aged 65+
 - Widows/Widowers aged 50+
 - People with disabilities aged 18-64
- Total Household Income must be \$46,520 or less annually

How to Apply for the Rent/Tax Rebate:

- Online at mypath.pa.gov
- Via Mail (Not recommended for first time filers)
- In Person with help from...
 - District Offices for your State Representative
 - Local Area Agencies on Aging
 - Department of Revenue District Offices
 - Allentown Revenue District Office (610-861-2000)
555 Union Blvd, Allentown, Pennsylvania, 18109

II. The Law & Manufactured Homes



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PA Manufactured Home Laws

- Manufactured Homes Community Rights Act (MHCRA)- 68 P.S. § 398.1 et seq.
 - Mandates "good cause" requirement for eviction
 - Establishes resident rights
 - Limits community rules
 - Requires disclosure of certain information to some residents
- Landlord-Tenant Act – 68 P.S. § 250.101 et seq.
 - Same eviction notice & procedure as required for private LLT*
 - Protects right to organize - "tenant organization"
 - Protects right to have social & business visitors
 - Establishes community owner duties for common areas, facilities



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Purpose of MHCRA (68 P.S. § 398.1 et seq)

- Gives MH owners "special protections" against arbitrary evictions, unfair rules, and retaliation.
 - Malvern Courts v. Stephens, 419 A.2d 21, 23 (Pa. Super. 1980)
- Makes the playing field more even – community owners have "far greater bargaining power" than MH owners
 - Staley v. Bouril, 718 A.2d 283 (Pa. 1998)



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MHCRA Definitions & Applicability

- "Manufactured Home Community" = 3 or more manufactured home dwellings on a site
- "Resident" = person who owns and lives in the manufactured home but rents the land
- "Lessee" = person who owns the home and rents a space on the land, and is responsible for the performance of the lease.
- *Tenant = a person who rents a home in a MH community from the MH owner. MHCRA does not apply to a person who merely rents a manufactured home in a manufactured home community. LTA applies to these tenants.*
- "Rent" = ground rent for a MH space. Lot rent.



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MHCRA Eviction Grounds

- A community owner may evict a resident or not renew the lease only for one of the following reasons:
 1. Non-payment of rent
 2. A second or subsequent violation of community rules within a 6-month period
 3. Change in use of the community or part of it
 4. Termination of the community or part of it



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PA LLT Act Applied to MHC Tenants

- No Eviction for "End of Lease Term"

- Landlord-Tenant Act, Section 501(c.1) - *68 P.S. § 250.501(c.1)*:
 - A community owner can't recover space at end of lease term so long as resident is:
 - Complying with community rules
 - Paying the rent due; and
 - Desires to continue living in the community
- Section 501(c.2):
 - The only basis for recovery of a space shall be:
 - Legal eviction under Section 3 of MHCRA (68 P.S. § 398.3)
 - Owner & resident mutually agree in writing to end lease
 - Resident doesn't wish to stay & tells owner in writing



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MHCRA Eviction Procedure

- Applies to “lessees” as defined in MHCRA
- Written Eviction Notice required
 - Must describe "particular breach or violation"
 - Must be served by certified or registered mail
- Notice is a warning & opportunity to cure
 - Must be sent PRIOR to filing the eviction, and notice period must have run
 - If not cured, or continued rule violation, then eviction only in accordance with the procedure set out in MHCRA
- Self-help eviction prohibited in the statute. 68 P.S. § 398.3(b)(1)
- *Malvern Courts, Inc. v. Stephens*, 419 A.2d 21 (Pa. Super. 1980) requires strict compliance with notice requirements.



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Both Notice of Breach AND Notice to Quit are (probably?) required!

- Both non-payment & rule violations require initial notices that are *conditional*:
 - Notice of unpaid rent gives opportunity to cure
 - Notice of rule violation is warning not to violate a 2nd time
- A conditional notice cannot terminate a leasehold interest
 - *Brown v. Brown*, 64 A. 2d 506 (Pa. 1949)
- Notice periods in LLT Act & MHCRA conflict—they must be construed to give effect to both. 1 Pa. C.S. § 1933
- Notice requirements are not waivable—MHCRA § 398.12

Source: Marritz, D. & Shuey, W., Regional Housing Legal Services, *Manufactured Housing in Pennsylvania presentation*, web: <https://rhl.org/documents/MHCLEPOWERPOINT-5-13-11DM.pdf>



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General Defense: Improper Service of Notice

- *Malvern Courts, Inc. v. Stephens*, 419 A.2d 21 (Pa. Super. 1980)
 - *“absent literal compliance with mandatory provisions of this act, no eviction proceedings may be commenced”*
- Importance of preventing arbitrary evictions
- Statutory method of giving notice is exclusive
- Reasons for strict notice method of eviction
 - Determine if reasons are valid
 - Time to cure default or avoid another rule violation
 - 1st notice begins 6-month period for 2nd rule violation notice



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MHCRA Eviction Procedure

Non-Payment of Rent

- Written Pre-Suit Notice for Non-Payment of Rent
 - Notice must state that eviction *may* occur *if* past due rent not paid (68 P.S. §398.3)
 - Within 20 days – April 1 to August 31
 - Within 30 days – Sept 1 to March 31
 - Service - registered or certified mail
- If rent remains unpaid after first notice, Notice to Quit (68 P.S. §250.501(c))
 - Within 15 days from service – April 1 to August 31
 - Within 30 days – Sept 1 to March 31
 - Service—personal, posting, leaving at principal building



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MHCRA Eviction Procedure

Violation of Community Rules

- Written Notice of Rule Violation (68 P.S. §398.3)
- Service by Certified or Registered Mail
- Must describe particular violation
- No eviction may be commenced or lease terminated or refusal to renew lease, unless:
 - Notice of violation has been properly given, and
 - Homeowner has again violated the community rules within 6 months
- Eviction must be started within 60 days of last violation
- Owner must also give NtQ before starting eviction (68 P.S. §250.501)
 - 30-days for leases < 1 year or indeterminate time
 - 3-month notice for leases > 1 year



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Defense: Unequal Enforcement of Rules

- **UNIFORMLY ENFORCED** A lessee “shall not be evicted nor shall the community owner terminate or refuse to renew the lease when there is proof that the rules the lessee is accused of violating are not enforced with respect to the other manufactured home lessees...” 68 P.S. §398.3(c), 398.4(b)
- **UNIFORMLY APPLIED** Rules must be “uniformly applied to all. . . lessees or prospective. . .occupants of the same or similar category.” 68 P.S. §398.4(b)



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Defense: Unfair or Unreasonable Rules

- Community owner can establish rules
 - At any time
 - Must be fair & reasonable
 - Related to health, safety, upkeep of community
- Rules must be:
 - NOT arbitrary or capricious
 - Included in written lease
 - Delivered to existing lessees
 - Given to new lessees before acceptance of deposit/rent
 - Posted in the community in a conspicuous & readily accessible place
- 68 P.S. §398.4

Defense: Retaliatory Eviction

- Action by community owner to:
 - Recover possession or change lease
 - Within 6 months of lessee's assertion of rights under MHCRA
- If "action to recover possession" + "<6 months after assertion of rights under MHCRA" = Rebuttable presumption that the owner's action is retaliatory & unlawful
- 68 P.S. § 398.16



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III. Post-Eviction Process



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Fate of the Property?

- Does not require home to be removed. Only removes the residents from the home.
 - But what if they OWN the property? Are they just forced to abandon or sell it?
- Law is unclear what rights the resident has to return to the park in order to relocate the home, maintain the home, or sell the home.
- MHRCA has an “abandonment” provision 68 P.S. § 398.10.1-3
- MHCRA has a “sale” provision 68 P.S. § 398.11



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Abandonment Process (68 P.S. § 398.10.1 *et seq*)

- Homeowner may voluntarily abandon MH with written statement to MHC owner
- Otherwise, MHC owner must go to MDJ to
 - Obtain a judge's determination that the property has been abandoned
 - Absent for at least 30 days, AND
 - Nonpayment of rent for 30 days after it was due; PLUS ONE OF MORE OF
 - Termination of utility
 - Cancellation of insurance
 - Removal of all or most property
 - “any other indicia of abandonment”
 - Obtain an entry of judgment for possession
 - Execution of an order for possession



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IV. Other Issues Arising in Manufactured Home Cases



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Implied Warranty of Habitability

- *Staley v. Bouril*, 718 A.2d 283 (Pa. 1998)
 - Limited implied warranty of habitability for MH residents leasing spaces in MH community
 - Limited warranty exists to the extent that the community owner provides utilities or other housing services
 - The implied warranty of habitability and the resident's obligation to pay rent are mutually dependent
 - Material breach by one relieves other's obligation
 - Resident must give notice of defect to owner/operator



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Breach of the Warranties of Habitability or Quiet Enjoyment:

- Requires 4 things:
 1. Serious problem
 2. Written notice to landlord
 3. Opportunity to repair or resolve the problem
 4. Failure to repair
- When all 4 above criteria are met, tenant has 3 choices:
 1. Move out
 2. Repair & Deduct (max of 1 month rent)
 3. Withhold rent in escrow



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Limit on Frequency of Rent Increases

- Once every 12 months (68 P.S. § 398.4.1(b))
- No limit on amount
- Rents must be uniform for all tenants (68 P.S. § 398.4(b))
- Homeowner must either:
 - Accept rent increase;
 - Move home from community; or
 - Sell home to another person.
- "Rent justification" legislation has been introduced to place limits on amount of rent increase
 - Past attempts to place caps on rent increases, even legislation that would allow community owners to exceed cap if they could show justification (e.g. utility costs, higher taxes, operating costs, etc.) have failed.
 - Recent attempt = impose an annual increase tied to the Consumer Price Index and allow opportunity to justify higher increases



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Requirements for New Leases & Lease Renewals/Extensions

- Community owner must give 60-day notice of intent
- Resident has 30 days to either:
 - Accept new lease, or
 - Notify owner of intent to vacate within 30 days.
- Resident who "choose not to enter into" new lease "shall have 60 days from date of notification of intent to vacate . . . to enter into contract to sell or to relocate the manufactured home." 68 P.S. § 398.13(e)



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MHCRA-Required Disclosures

- Written disclosure required prior to signing lease
- Must include:
 - All rent or other charges payable to community owner
 - Notice of utility charges
- Failure to disclose makes the charges "void and unenforceable." 68 P.S. § 398.6
 - If no disclosure, can MH owner avoid money judgment upon eviction?
- Increases are unenforceable until 30 days after notice
- Lease voidable if disclosure not given to first-time lessee prior to execution or prior to initial occupancy
 - Lease may be voided by the lessee any time during the first year of occupancy until 5 calendar days after the disclosure is given
 - 68 P.S. § 398.13(b)



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MHCRA More Disclosures

- More extensive disclosures required for leases greater than 60 days
- Must include:
 - Manner in which lot rent will be increased
 - Factors that may affect amount of lot rent
 - Rent history for past 3 years
 - History of utility payments to owner for previous 12 months
- BUT... Default lease term is 30 days
- 68 P.S. §398.6(e)(8)



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V.Manufactured Home Community Resident Rights



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Right to Sell; Prohibited Fees; & Written Lease Required

- Right to sell one's home in place, subject to reasonable approval of new resident by owner
- No exit/entrance fees, appliance installation, or removal fees, unless there are actual costs (if so, may charge actual costs)
- Written lease required
 - 30-day is default, unless agreed otherwise
- 68 P.S. §§ 398.11, 398.10, 398.8, 398.7, 398.4.1



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Right to Guests/Visitors & Goods/Services

- Right to social and business visitors
- Right to purchase goods and services
 - Community owners may not charge fee or additional rent for having guests/visitors unless the guests/visitors "frequently remain overnight for residential purposes so as to increase the number of persons normally living in the unit."
- MH Community is a "multiple dwelling premise" - 68 PS § 250.501-A(3)
- Tenants of a "multiple dwelling premise" have the right to:
 - Have social guests and visitors, for reasonable period
 - Invite business visitors, tradesmen, suppliers of goods/services
 - Buy goods/services from source of resident's choosing
- Community owners may not charge fee or additional rent
- Non-waivable
- 68 P.S. § 398.10, 68 P.S. § 250.504-A



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Right to Participate in Tenant Organization

- Right to participate in tenant organizations
 - "A lease cannot be terminated or not renewed because of participation by a tenant or member of the tenant's family in a tenant organization." 68 P.S. §250.205
 - Tenant Org = group of tenants organized for any purpose directly related to their rights or duties
 - But note: Tenant who acts individually is not protected by the statute. *Mid-Island Properties, Inc. v. Manis*, 570 A.2d 1070 (Pa. Super. 1990)



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Rights Related to Community Sale or Closure

- MHCRA Section 11.1 - Sale or Lease of Community
 - Notice within 30 days of signing agreement of sale/new lease
 - New owner must send notice within 30 days of transfer informing residents of new owner's name and contact info
 - Notices must be sent by mail & posted in the same conspicuous place as community rules
- MHCRA Section 11.2 - Closure of Community
 - Owner must send notice within 60 days of deciding to close the community
 - Must provide at least 180 days' notice & inform residents of expected closing date & vacate date
 - Owner must consider, in "good faith," any offers to purchase community made by at least 25% of the residents or a non-profit or housing/redevelopment authority acting at the request of 25%
 - Owner must pay relocation expenses up to \$4k for a single section, \$6k for multi-section MH
 - Owner must purchase any manufactured homes of residents unable or unwilling to relocate at their appraised value or \$2500, whichever is greater
- MHCRA Section 11.3 - Owner also required to send notice of closure to PA Housing Finance Agency. PHFA tracks closures.



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Right to Not Have Rights Waived

"The rights and duties of manufactured home community owners and operators and the manufactured home lessees may not be waived by any provisions of a written or oral agreement. Any such agreement attempting to limit these rights shall be void and unenforceable in the courts of the Commonwealth."

68 P.S. § 398.12



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Enforcement of MHCRA

- PA Atty General & District Attorneys have authority under MHCRA to bring actions to restrain prohibited acts
- Private right of action for damages
 - For community owner, operator, or lessee aggrieved by a violation of MHCRA

Other Laws May Apply

- DEP and environmental regs may apply to water treatment and sewage/septic systems
- Local codes/ordinances
 - Some may have codes that apply specifically to manufactured home communities
 - Other general local codes may apply (e.g. codes applicable to private roads, trash removal, etc.)



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Other Laws May Apply

- DEP and environmental regs may apply to water treatment and sewage/septic systems
- Local codes/ordinances
 - Some may have codes that apply specifically to manufactured home communities
 - Other general local codes may apply (e.g. codes applicable to private roads, trash removal, etc.)



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VI. Fair Housing in MHCs



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April is Fair Housing Month!

- The Fair Housing Act was passed as Title VII of the Civil rights Act of 1968 to address inequities in housing
- Laws that protect certain individuals (protected classes) from discrimination in housing transactions
- The laws apply to “dwellings;” structures designed or occupied as residences or land offered for sale where a residence will be built

Manufactured Homes are Covered (in general)!



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Protected Classes

- **RACE**
- **COLOR**
- **NATIONAL ORIGIN**
- **RELIGION**
- **SEX (1974)**
- **FAMILIAL STATUS (1988)**
- **DISABILITY (1988)**

Dwelling Exemptions

- There are several exemptions
- Most don't apply to MHs
- Likeliest Exemption that may apply: Senior Housing if it complies with specific rules of "Over 55" communities

What is Prohibited?



- Refusing to rent or sell housing.
- Refusing to negotiate for the sale or rental of housing
- Making housing unavailable or falsely denying that housing is available.
- Setting different terms, conditions, or privileges for the sale or rental of housing, a mortgage loan, homeowner's or renter's insurance, or any other housing transaction (including tenant screening criteria).
- Advertising in a discriminatory way including stating a limitation, preference, or bias for or against any protected class.
- Threatening or intimidating anyone for exercising a fair housing right or helping someone else to do it (retaliation).



Reasonable Modifications

- Structural change to Interior, Exterior, Common areas.
- Costs paid by housing provider if receives federal funding (Section 504) , otherwise it is NOT

Reasonable Accommodations

- Change, exception, or adjustment to a rule, practice, service or lease policy.
- Can be requested at any time prior to actually being evicted
- Can ONLY be denied if the request places an undue financial AND administrative burden on housing provider
 - Fundamental alteration of housing provider's operations
 - Request is not technically possible
 - Tenant poses a direct threat to the health or safety of other residents or housing provider's staff
 - Tenant would cause substantial physical damage to another person's property

How to Ask for an Accommodation or Modification

It is the tenant's responsibility to make the request. In writing is best!

- ✓ State where you live and who is responsible for the structure.
- ✓ State that you qualify as a person with a disability as defined by the Fair Housing Act. You do not have to reveal the nature or severity of your disability.
- ✓ Describe the policy, rule, or architectural barrier that is problematic to you.
- ✓ Describe how this policy or barrier interferes with your needs, rights, or enjoyment of your housing.
- ✓ In clear and concise language, describe the accommodation you are seeking for the policy, rule, or barrier.
- ✓ Cite the applicable law that protects your rights.
 - For accommodations, use: Fair Housing Act Amendments Sec. 804 (42 U.S.C. 3604)(f)(3)(B)
 - For modifications, use: Fair Housing Act Amendments, Sec. 804 (42 U.S.C. 3604)(f)(3)(A)
- ✓ Ask for a written response within a certain amount of time.
- ✓ Sign and date the request. Remember to keep a copy of your request for your files.



How to Make a Complaint?



You can also file a federal lawsuit within 2 years!

You can get

- Actual Damages
- Compensatory Damages
- Punitive Damages
- Victim's Attorney Fees
- Federal Civil Penalties
- Public Conciliation Agreement
- Legal Defense Fees
- Expense and Frustration!

To file a complaint with the **U.S. Department of Housing and Urban Development**, call HUD's Housing Discrimination Hotline at **1-800-669-9777** or visit **www.hud.gov**. File within 1 year of the incident.

To file a complaint with the **Pennsylvania Human Relations Commission**, call **215-560-2496** or visit **www.phrc.pa.gov**. File within 6 months of the incident.

Sources:

- Marritz, D. & Shuey, W., Regional Housing Legal Services, *Manufactured Housing in Pennsylvania presentation*, web: <https://rhls.org/documents/MHCLEPOWERPOINT-5-13-11DM.pdf>
- Divringi, E., Federal Reserve Bank of Philadelphia, *Manufactured Housing Communities in Pennsylvania: The Basics* (June 2023), web: <https://www.philadelphiahfed.org/-/media/frbp/assets/community-development/reports/manufactured-housing-communities-report-june-2023.pdf>
- Gaiski, M., PA Manufactured Housing Association, *Manufactured, Modular & More – A Look at Alternate Housing Types presentation*, web: https://assets.simpleviewinc.com/simpleview/image/upload/v1/clients/poconos/More_Front_Doors_1D_Manufactured_Modular_and_More_40ce63bc-85b2-407e-b1c6-6ab18f021aff.pdf
- Jessop, L., Pittsburgh Post-Gazette, Feb. 24, 2025, *Manufactured homeowners in Pennsylvania want lot rents tied to inflation*, web: <https://www.post-gazette.com/news/politics-state/2025/02/24/manufactured-home-community-rights-act/stories/202502240056>



**North Penn
LEGAL SERVICES**



North Penn
LEGAL SERVICES

Questions?

Contact info:
North Penn Legal Services
559 Main Street, Suite 200
Bethlehem, PA 18018
www.nplspa.org
610-317-8757

Sarah M. Andrew, Esq.
sandrew@northpennlegal.org

ROC: Resident Owned Communities



- Who We Are
- ROC 101- the basics
- ROC Benefits
- How We Help.
- Hear from ROC leaders from nearby ROCs!
- Q&A

The national leader
in supporting
resident owned
communities.



Who is ROC USA -and Why Are We a BIG Deal?



- 345 Resident Owned Communities (ROCs)
- 21 states
- 23,733 home-sites preserved
- We provide experienced technical assistance to residents both to help them explore their options pre-purchase and help them operate the community long term.
- ROC USA Capital, the lending arm of the organization, provides funds for the purchase (and for necessary community improvements).
- **Our model is unique! Making sure every homeowner can take part!**

ROC USA & Affiliates

No. of ROCs in each State

● California Center for Cooperative Development

● CASA of Oregon

● Cooperative Development Institute

● LEAP Housing

● NeighborWorks Montana

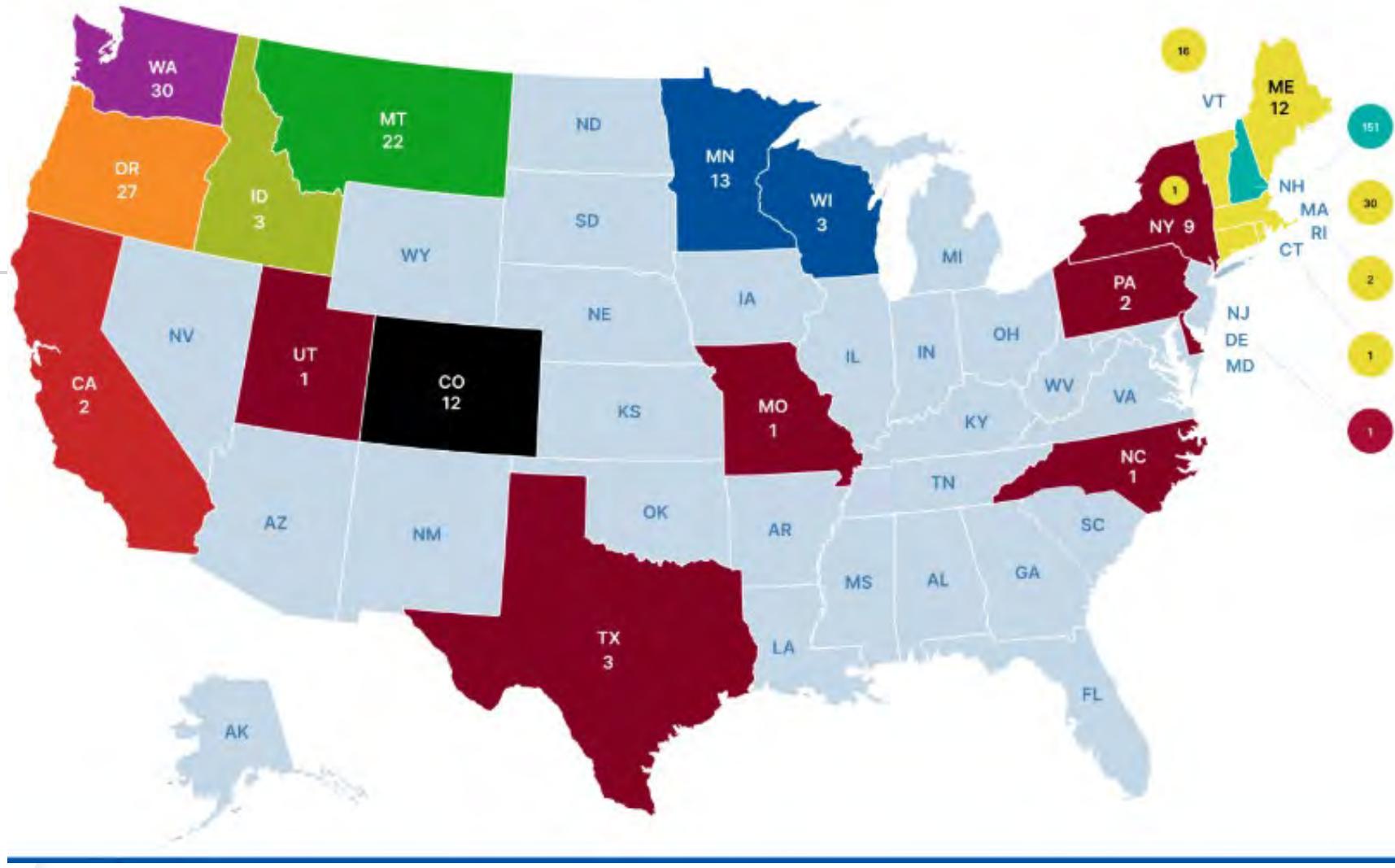
● New Hampshire Community Loan F

● Northcountry Cooperative Foundation

● Northwest Cooperative Development Center

● ROC USA

● Thistle Community Housing



Why Does it Matter?



- **Housing Matters!**
 - 139,200 homeowners living in MH in Pennsylvania.
 - 55,900 are located in land lease communities.
 - Manufactured Housing is the country's most affordable homeownership opportunity.
 - Resident Ownership builds wealth.
 - Stable rents- putting more money back into homeowner's pockets.
 - Preservation of the community adds value to the home.

Key Stakeholders



- Capital Partners
- Housing advocates
- State and Local partners
- Manufactured Housing park owners/sellers
- Policy Makers
- Residents!



\$1 BILLION
in community preservation

345
Resident Owned Communities

24,000
Homes Preserved

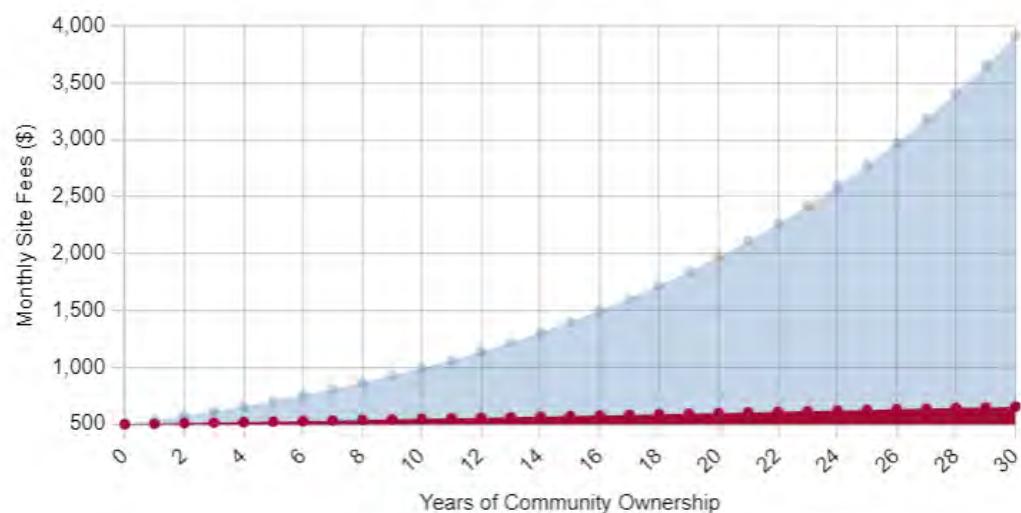
\$2.9M
Average Purchase Price

Benefits to Homeowners:

Benefits of a ROC?

Security, control and zero profit margin.

Unlike traditional manufactured home communities, ROCs are not subject to market-based rent increases, and there is no profit margin in monthly site fees. This cooperative ownership gives homeowners the ability to control costs, improve facilities and make their own rules while providing the peace of mind of land ownership.



- Stable Rents over time.
 - Rents increase only if costs increase.
 - Surplus funds are used to improve community.
- Community Strength.
 - Homeowners make the decisions.
 - Create fair and equal practices.
 - Neighbors work together towards solutions.
- Appealing to home-buyers.
 - Affordable and secure ownership.
 - Financing confidence.

● ROC USA Capital-Financed Communities: 0.9% Avg. Annual Increase

● Commercially Owned Communities: 7.1% Avg. Annual Increase*

Benefits to Sellers:



- Fair Price.
 - ROC USA has fair market rate funding.
 - Funding can include up to 110% of costs.
 - Our process can help you look at the sale before you agree it is fair on pricing and terms.
- Familiar Process
 - 120 day timeline to close after residents form a corporation and take assignment.
 - ROC USA provides support all along the way.
 - 98% contract to close rate.
- Your hard work is in good hands.
 - Residents care for the community you have invested in.
 - Resident ownership is perpetual.

The Transaction:

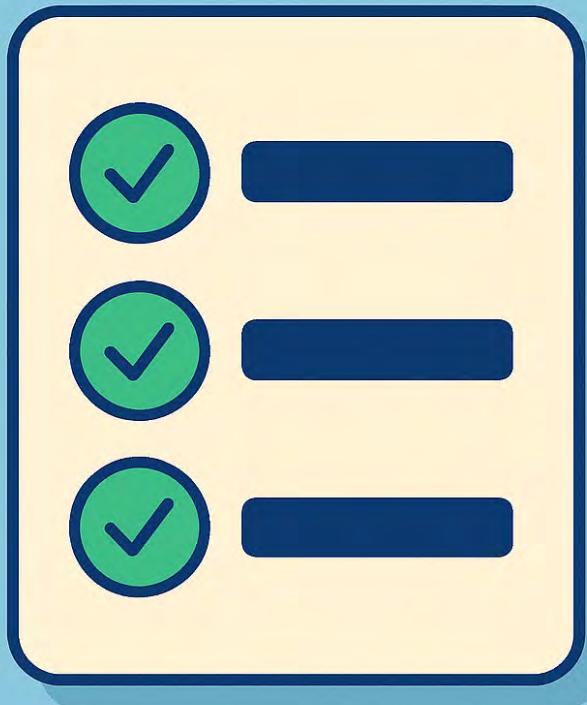
- 1** Negotiate Price
- 2** Sign Purchase and Sale Agreement
- 3** Offer Agreement to Residents
- 4** Due Diligence and Financing
- 5** Closing

Benefits to Stakeholders



- **Economic Stability.**
 - Resident ownership often leads to improvements- supporting local contractors and jobs.
 - ROCs can leverage public funds for improvements.
- **Affordable Housing Preservation**
 - ROC landownership controls rent increases and mitigates displacement.
 - Reduces chance for sale or redevelopment.
 - Overall reduced pressure on local housing programs.
- **Community Resilience.**
 - Residents care for the community and residents are more likely to participate in local efforts.
 - Leadership development= civic engagement!

How does Resident Ownership Work?

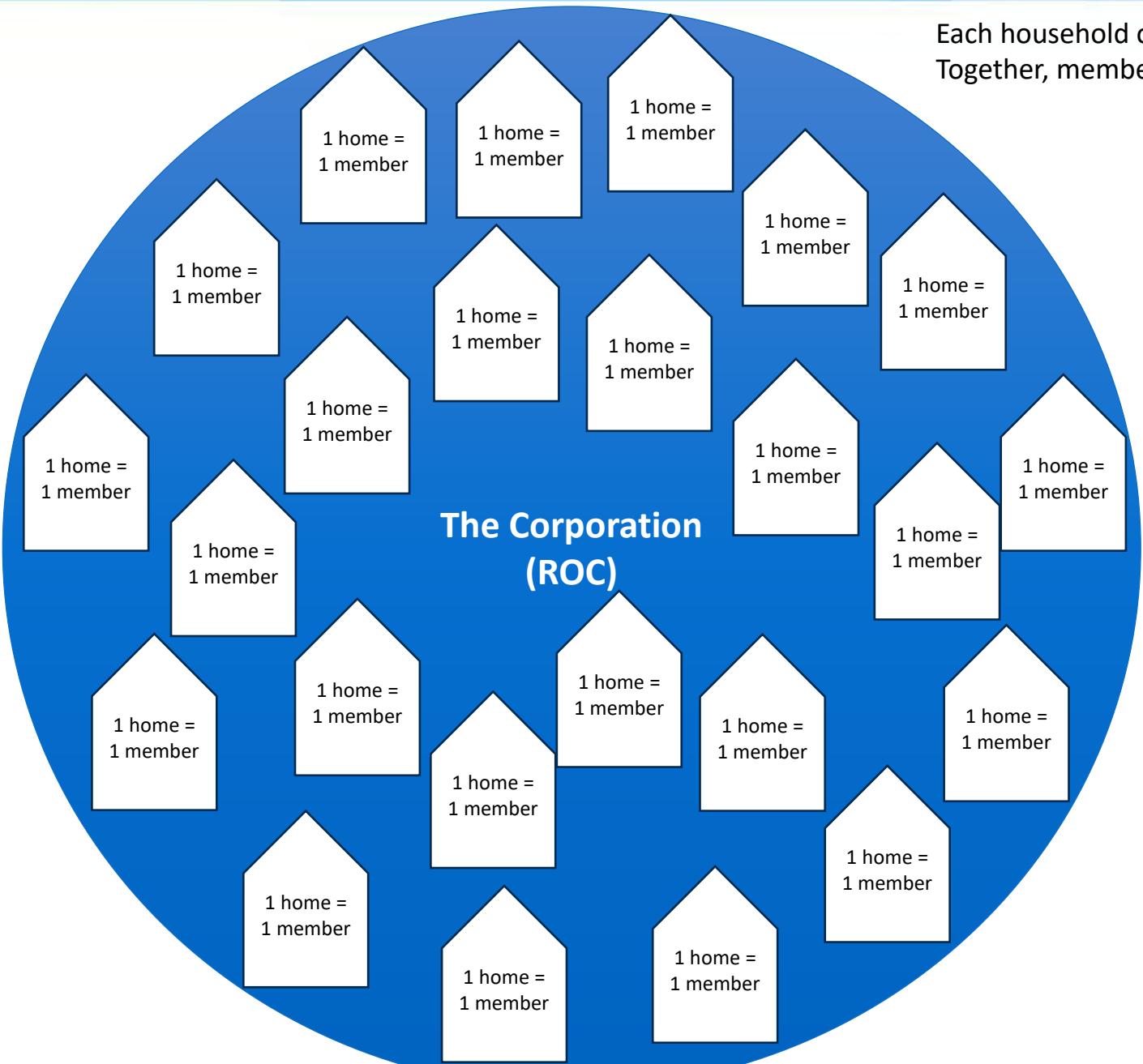


- **Incorporation** - not- for-profit corporation- a housing cooperative.
- Corporation is the buyer/owner.
- Homeowners become Members of the Cooperative.
- Members elect a Board of Directors.
- Board of Directors hire Property Manager/Vendors for operational support.
- ROC USA Capital provides the funding for the purchase in the form of a loan to the corporation.
- ROC USA provides all of the technical assistance – pre and post purchase.

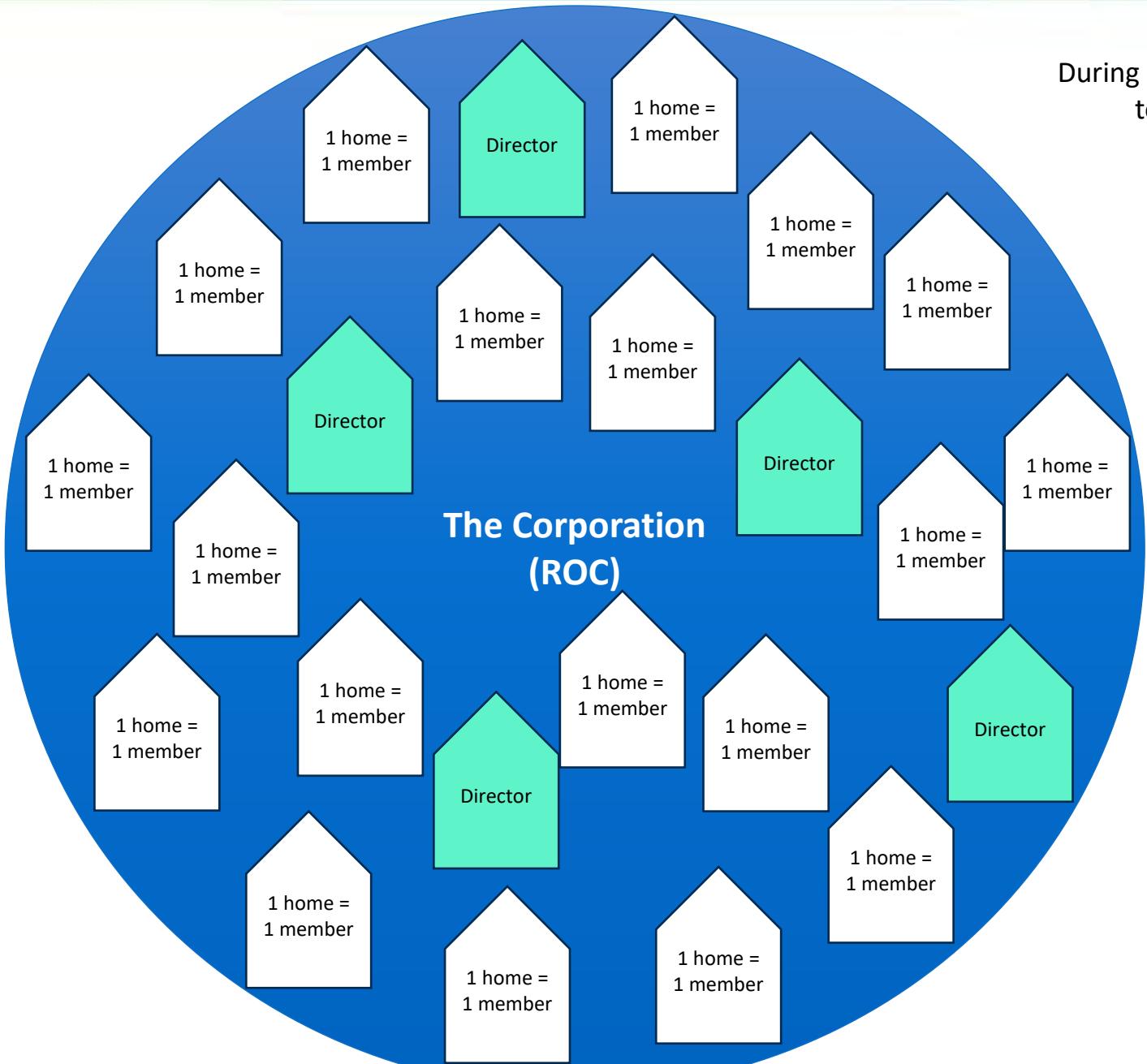
Working Together – Cooperatively!

- Members elect the Board of Directors.
- Members adopt Bylaws and Rules for the corporation.
- Members make plans for operations and improvements.
- Budgets are based on expenses— which determines future rents.
- Bylaws govern how and when decisions are made.





Each household owns one share in the corporation.
Together, member owners govern the community.



During Annual Meetings, Members vote to elect a Board of Directors

What Makes a healthy ROC?



Engaged and community minded
homeowners.



Homeowners initiative to engage
and work together.

Resident Community Purchase



1

Corporate Formation

- Residents attend meetings with ROC USA to:
 - Agree to pursue and form corporation.
 - Join as members to work collectively.
 - Appoint a steering committee.
 - Empower the committee to take assignment of the Purchase Agreement.

2

Due Diligence

- Steering groups meets with ROC USA regularly to:
 - Hire attorney for purchase representation.
 - Hire engineer to perform due diligence.
 - Hire a management company to support the research of future operating costs and plans.
 - Apply for and accept financing for purchase.

3

Homeowners Vote

- Homeowners meet to review due diligence and future costs.
- Members vote on final purchase plan, rents and future projects.
- Committee moves to accept financing for purchase.
- Members begin work to take ownership: corporate governance and contracts in place.

4

Closing

- Community is permanently preserved.
- Members elect the 1st Board of Directors to continue the
- Management company sets up routine plan for care of the property, rents, maintenance, etc.
- Everyone celebrates!

Current Pennsylvania ROCs

Evergreen Village Cooperative- closed 2022

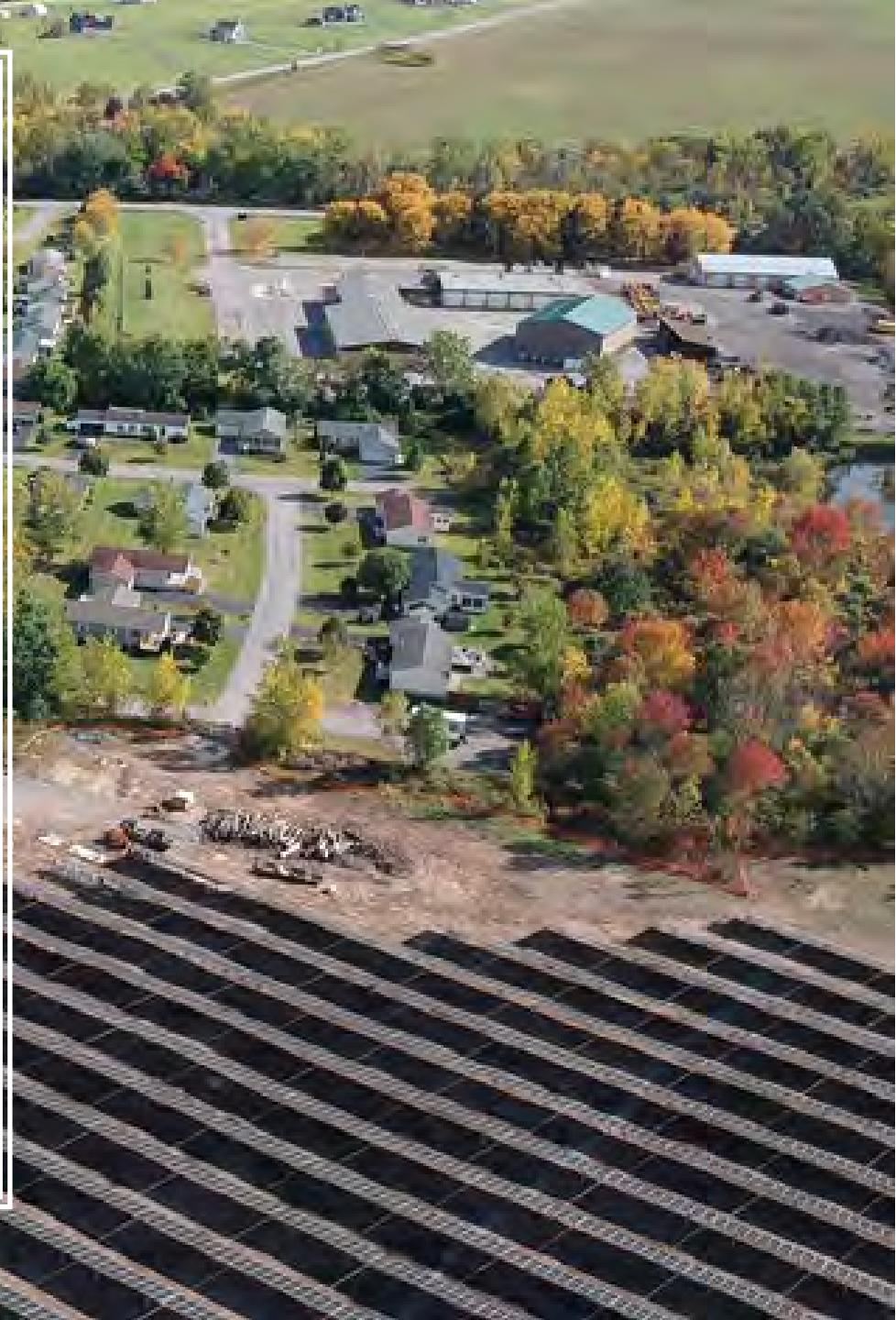
- 158 homes in Mount Bethel.

Royal Oaks Cooperative- closed 2024

- 33 homes in Bath.

Coming soon? 2025

- Gap View, Walnutport – 36 homes
- Green Mountain Estates, East Stroudsburg- 38 homes.



Current Pennsylvania ROCS



Royal Oaks Cooperative, 2024



Evergreen Village Cooperative, 2022



North Penn
LEGAL SERVICES



Thank you for attending!

**To learn more or make a donation, visit
NPLS online:**

www.nplspa.org



LVRHAB Full Membership Meeting - Minutes

Tuesday, February 11, 2024 | 10:00 AM | Zoom

Attendees: Abby Goldfarb, Conference of Churches; Alberto Martinez, SHARE Housing and Resource Exchange; Alisa Baratta, Third Street Alliance; Allison Czapp, Easton Area Neighborhood Center; Amy Nettis, Northampton County Mental Health Program; Anna Smith, Community Action Development Bethlehem; Becky Latshaw, Valley Youth House; Branden Stroh, Lehigh County Housing Authority- Valley Housing Development Corporation; Brandon Yarber, VET BEDS; Brian Hillard, S.T.A.R. Serving to Aid and Restore; Carissa Samonte-Cam, Bethlehem Health Bureau; Chris Cassidy, New Bethany; Courtney Wagaman, Valley Youth House; Deanne Best, Conference of Churches; Emily Folenta, City of Bethlehem; Francisco Figueroa, Conference of Churches; Frank Barella, City of Allentown; Jennifer Hasili, Lehigh County Housing Authority- Valley Housing Development Corp; Julie Shoultz, Community Action Lehigh Valley; Kaylah Jones, Northampton County Mental Health Program; Kelley Joseph, Redevelopment Authority of Easton PA; Kumari Ghafoor-Davis, City of Allentown; Kyle Vickers, PA 211; Lisa M. Perry, Second Chance Training Center, Inc.; Marc Rittle, New Bethany; Matt Arechiga, Catholic Charities Diocese of Allentown; Mitchell Hendricks, Bethlehem Area School District; Phillip Davis, Greater Shiloh; Robyn Barbosa, Northampton County DHS; Samaiyah Hosley North Penn; Sara Satullo, City of Bethlehem; Scott Williams, North Penn Legal Services; Susan Benay Berger, Bethlehem Health Bureau; Veronne Demesyeux, New Bethany; Wendy Wright, Community Action Lehigh Valley/Sixth Street Shelter

Governor's Housing Action Plan - Brendan Auman, PA Department of Community & Economic Development (DCED)

Governor Shapiro's Housing Action Plan, a directive of Executive Order 2024-03, aims to address the state's housing shortage, address homelessness, and expand affordable housing options.

- The effort is led by the DCED and Department of Human Services, with many partners throughout the Commonwealth from housing advocates to local municipalities.
- Data gathering included 12-15 virtual and in-person round tables and a survey that had over 2,000 responses.
- The proposed budget: \$50M for housing stock restoration and PHARE \$110M for 2025-2026.
- Low-Income Housing Tax Credit will continue but Brendan is unsure if it will be expanded.
- PA Strategic Investments to Enhance Sites Program grant application may be open by summer 2025.
- The Plan does support eviction diversion via funding but does support eviction expungement.
- DCED's deadline is September 12, 2025.

North Penn Legal Services Housing Helpline - Scott Williams and Samaiyah Hosley

- Housing Helpline was established in September 2024 and is available for private and public housing tenants who qualify.

- Referral are taken online at www.nplspa.org or by phone at 10-317-8757 (for the Bethlehem office please press 2)
- Applicants can apply in various ways:
 - Online at www.nplspa.org
 - Walk-ins to 559 Main Street, Suite 200, Bethlehem, PA 18018
 - Phone Monday-Thursday from 9:00 - 11:30 AM or 1:30 – 4:00 PM; phone number 877-953-4250. (No intakes on Friday).
- Helpline calls are made via Zoom every Thursday at 2:00 PM.

Eviction Expungement Update – Marc Rittle, New Bethany

- The Ready to Rent Act did not make it passed the floor during the last session, however a coalition will bring a revised version to the floor this year.
- Governor Shapiro supports the bill.

ICE Raids at Homeless Shelters

- As of this morning there have been no known ICE raids at area homeless shelters.
- Shelters should have a safety plan; Alisa Baratta will share Third Street Alliance's Safe Space Plan and the resources used to write it.

FEMA Emergency Food & Shelter Program Grant – Matthew Arechiga & Rainie Campagna, Catholic Charities Diocese of Allentown

- This year's grant has \$100,000 less than last year.
- \$240,420.46 will awarded to eligible agencies.
- Local board decided to dedicate funds to direct rental assistant and selected Scenario 2, with \$80,000 for rental assistance with a cap of \$1,500 per household.
- \$160,420 in funds to be distributed based on agency application. They may select other categories such as a congregant meals, food purchases, mass shelters, hotels, etc. \$20,000.
- An advertisement for requesting an application will be published in the Morning Call on February 28.
- Email application to marechiga@allentowndiocese.org.
- Grant deadline is Friday, March 14.
- A fund allocation date has not been determined.

Committee Updates

Advocacy – Marc Rittle

Community Legal Services in Philadelphia is building a coalition via mailing list to support the Ready to Rent Act and Governor Shapiro is ready to sign into law. The Advocacy Committee will continue to focus on eviction expungement into 2025.

Landlord Collective – Abby Goldfarb

Candidate search continues for a contract Property Engagement Coordinator. New agreements and properties are added weekly and anticipate hosting a Landlord Engagement session in the Spring.

PIT Count – Chris Cassidy

The PIT Count took Place on the night of January 22 to 23. The severe cold weather impacted the number of people in warming and respite centers. The numbers so far:

- Lehigh had 32 volunteers; Northampton County had 25;
- 146 homeless individuals in Lehigh County;

- 79 homeless individuals in Northampton County;
- 225 in the Lehigh Valley; a 6.1% increase over 2025;
- A report will be sent to DMA today (02/21/2025) and a final report will be ready in April.

Preventative Action – Chris Cassidy

The committee continues to receive applications for one-time rental assistance and funds are still available. Please direct inquiries to my email. Seth.Campbell@valleyhealthpartners.org.

Rural Outreach – Trooper Ryan Seiple

Trooper Ryan also stated that he is hosting a breakfast at Nazareth Diner to educate and strengthen communities. Government agencies and social service organizations are invited to present at the 90-minute breakfast. Please contact Trooper Ryan at rseiple@pa.gov for more information.

Announcements

If you are interested in joining a small committee to discuss local implications of Grants Pass v. Johnson, please email Janine Domingues-Vasquez at jdomingues-vasquez@thirdstreetalliance.org.

Next meeting: Tuesday, June 1. Location TBD.



North Penn LEGAL SERVICES

Fair Housing Project Quarterly Meeting

MINUTES

Monday, December 9, 2024

ZOOM Call

Topic: Quarterly Fair Housing Funders Meeting

Time: December 9, 2024 09:00 AM Eastern Time (US and Canada)

<https://nplspa-org.zoom.us/j/81745785507?pwd=c1B2ZkxEUmtGU0Y2SnlpWkJvaG1sUT09>

1. Present: Sarah Andrew, Lori Molloy, Scott Williams, Sean Morrow, Frank Brooks, Teresa Dakuginow
2. Project Review
 - a. Review of Contracts – no issues
 - b. Billing and Reporting – no issues
3. Outreaches & Presentations:

Third Quarter 2024 Fair Housing Outreach Report

Date	Location/Activity	Audience	
7/3/2024	City of Easton Landlord Training review	- City of Easton Fellow	- NorCo CDBG
7/23/2024	The Mill at Easton	- 29 Residents - 29 Handbooks	- NorCo CDBG
9/9/2024	RHAB Seminar on Eviction and A2C	- 80 participants	- Shared Services
10/10/2024	Delivery of LT handbooks, Bethlehem	- 25 English - 25 Spanish	- Bethlehem
10/10/2024	Delivery of LT handbooks, NorCo	- 55 English	- NorCo CDBG
10/10/2024	Delivery of LT handbooks, Lehigh County	- 50 English - 50 Spanish	- Lehigh County CDBG

10/10/2024	Delivery of LT handbooks, Allentown	- 25 English - 25 Spanish	- Allentown FHG
12/4/2024-12/6/2024	Housing Alliance Homes Within Reach Conference	- 60 Participants	- Shared Services

ONGOING	LT Helpline - Covering tenants in every funding area		- Shared Services and geographically-based case funding as appropriate
UPCOMING	Access to Counsel (A2C) project	MDJ Vega, Allentown	Allentown FHG, Title XX funds
UPCOMING	Lehigh County Bar Association training	Lehigh County/Allentown	PAI funding

4. Old Business

- a. No Quarterly Funders Meeting was held in September, all were instead invited to attend the RHAB conference on evictions and eviction sealing.
- b. Report on September 9 RHAB Seminar covering eviction record sealing. Attended by around 80 people, Lori and Sarah presented on A2C and other presenters included Gayle Schwartz (Housing Alliance), Izzy Smith Wade-EI (PA State Rep 49th District, Lancaster County), and Joseph Welsh (LVJI)

5. ERAP or other rental assistance

- a. PPL Be a Housing Hero
 - i. Funds still available in Bethlehem, as of 12/9/2024, around \$18k remaining, NPLS will discuss with United Way and other partners to spend down in NorCo.
 - ii. Other entities who have rental assistance: LV Conference of Churches, and 3rd Street Alliance
- b. Standardized CDBG intake form: not yet

6. New Business

- a. Right to Counsel project update
 - i. Will start up in Allentown in January with city funding, definitely at MDJ Vega but will be discussing with other MDJs as well. NPLS will reach out to Conference of Churches to handle the rental assistance portion of this.
- b. Tenant Helpline
 - i. Operating weekly on Thursdays. Staffed internally, held through Zoom. Cases are brief service unless extended service is warranted. Applicants who miss the call are rejected but invited to reapply, and we will reschedule them if we hear from them before the helpline.
- c. ZONE Grant update

- i. Submitting for work on legal support for homeless individuals. This could build on NPLS' work with MLPs and Street Medicine teams but could also be useful to rural outreach projects.
- ii. Discussed potential revamping of NPLS website to be more user-friendly and client-facing, possibly by adding an LT FAQ section or possibly a spinoff website for that specific purpose.

d. Fair Housing Conference

- i. Planning begun, accepting ideas. Discussed ROC USA and the concept of cooperative ownership of manufactured home parks. Will look into this as a topic. Frank discussed the involvement of ROC USA which has allowed for the conversion of several mobile homes to owner-occupied. Problem with investors buying up these parks and raising the rent.

7. Other Topics / Open Discussion

Next Meeting Proposed Dates:

Monday, March 10, 2025

Monday, June 9, 2025

Monday, September 8, 2025

Monday, December 8, 2025



North Penn LEGAL SERVICES

Fair Housing Project Quarterly Meeting

MINUTES

Monday, March 10, 2025

ZOOM Call

Topic: Quarterly Fair Housing Funders Meeting

Time: March 10, 2025 09:00 AM Eastern Time (US and Canada)

<https://nplspa-org.zoom.us/j/81745785507?pwd=c1B2ZkxEUmtGU0Y2SnlpWkJvaG1sUT09>

Present: Sarah Andrew, Lori Molloy, Scott Williams, Sean Morrow, Frank Brooks (NC), Craig Updegrafe (COB), Frank Barella and Yadeliz Velez (Atown), Laurie Moyer (LC)

1. Introductions
2. Project Review
 - a. Review of Contracts
 - b. Billing and Reporting
3. Outreaches & Presentations:

First Quarter 2025 Fair Housing Outreach Report

Date	Location/Activity	Audience
1/13/2025	Catholic Charities ZOOM	- 10 attendees, 10 handbook s(shared services)
1/22/2025	Bar Association of Lehigh County Lawyer Referral Service at 610-433-7094. Lunch & Learn Tenants; Rights	- 21 attorneys in Lehigh County (LSC-PAI funding)
1/29/2025	Round Table with PA DCED on Housing Action Plan	- Shared Services, 30 attendees
1/31/2025	LSC-Funded Legal Services PA DCED Discussion on Housing Action Plan	- Shared Services, 25 attendees, 150 brochures
2/10/2025	Lehigh County	- Handbook delivery, 50 English 50 Spanish to Lehigh County Housing authority, CDBG Lehigh County
2/19/2025	City of Bethlehem LT presentation for CADC	- Fair Housing City of Bethlehem, 125 Attendees
3/3/2025	City of Bethlehem	- Handbook delivery, 50 English 50 Spanish to City of Bethlehem, Fair Housing City of Bethlehem

3/5/2025	CareerLink LT presentation	- 6 attendees and handbooks distributed, DHS Housing Stability Funding
3/13/2025	Northampton County Bar Assoc Tenants' Rights	- 42 attorneys in Northampton County (DHS Housing Stability Funding)
3/13/2025	Ripple Community LT presentation	- 10 participants, 10 handbooks (DHS Housing Stability Funding)

ONGOING 11/14/2024 to present	Tenant Helpline Covering tenants in every funding area		- Lehigh County/Allentown - in NorCo/Easton/Bethlehem
	Access to Counsel MDJ Knisley		(City of Bethlehem)
	Access to Counsel MDJ Vega		(Allentown)

4. Old Business
 - a. Right to Counsel project update
 - i. Started back up in Allentown in January with city funding at MDJ Vega
 - b. Tenant Helpline
 - i. Operating weekly on Thursdays. Staffed internally, held through Zoom. Cases are brief service unless extended service is warranted. Applicants who miss the call are rejected but invited to reapply, and we will reschedule them if we hear from them before the helpline.
5. New Business
 - a. Discussion of funding through LSC, history of formation of LSC for context.
6. Fair Housing Conference
 - a. Review of proposed agenda and update on planning process.
7. Other Topics / Open Discussion

Next Meeting Proposed Dates:

Monday, June 9, 2025

Monday, September 8, 2025

Monday, December 8, 2025



North Penn LEGAL SERVICES

Fair Housing Project Quarterly Meeting

MINUTES

Monday, September 15, 2025

ZOOM Call

Topic: Quarterly Fair Housing Funders Meeting

Time: Monday, September 15, 2025

09:00 AM Eastern Time (US and Canada)

<https://nplspa-org.zoom.us/j/81745785507?pwd=c1B2ZkxEUmtGU0Y2SnlpWkJvaG1sUT09>

Present: Sarah Andrew, Lori Molloy, Sean Morrow, Frank Brooks (NC), Teri Dakuginow (Allentown), Elly Nehmeh (Bethlehem)

1. Introductions
2. Project Review
 - a. Review of Contracts – Discussion of Allentown Grant reporting and need for extension.
 - b. Billing and Reporting
3. Outreaches & Presentations:

Third Quarter 2025 Fair Housing Outreach Report

Date	Location/Activity	Audience
7/15/2025	Sample Nuisance Ordinance review with QTLV Advocacy Committee	- 4 attendees, 4 handbooks (FH-Allentown)
7/31/2025	Eastern PA Trans Equity Project Housing Training	- 11 attendees. 11 handbooks(Shared Services)
8/7/2025 – 8/31/2025	Daybreak	- 9 attendees. 20 handbooks (26-1 Special IOLTA - Homeless Advocacy Project)
	Ripple Community: Understanding Your Lease training	- (Allentown Access to Counsel)
UPCOMING		
Sept. 2025	Fair Housing for Lehigh County HA	
9/18/2025	Daybreak	
9/30/2025	Homelessness Resource Guide Development Meeting	

ONGOING 7/1/2025-9/15/2025	Tenant Helpline Covering tenants in every funding area	10 Lehigh County/Allentown clients for the quarter. 7 NorCo/Easton/Bethlehem clients for the quarter. (DHS Housing Stability Program)
	Access to Counsel MDJ Knisley	_____ clients represented for the quarter (City of Bethlehem / DHS Housing Stability Program)
	Access to Counsel MDJ Vega	_____ clients represented for the quarter (City of Allentown / DHS Housing Stability Program)

4. Old Business

- a. IOLTA Zone Grant for Legal Services to the Homeless Population
 - i. Clinics at Daybreak and New Bethany held and/or planned. Issue rising to top is need for criminal record sealing/expungement/pardoning
 - ii. Need to coordinate with Safe Harbor Easton
 - iii. Meeting of case workers to begin creating resource guide planned
 - iv. Funds used on combination with local grants to serve targeted community

5. New Business

- a. SNAP cuts – need to inform the community of restrictions, medical exemptions. NPLS is updated on website with info. People could begin getting cut off as of December 1. Need to spend on food may imperil housing/ability to pay rent. Need help getting the word out.
- b. Funding cuts. Federal LSC funds targeted in House, Senate preserves with a \$6M increase. Reality will likely fall somewhere in between. We planned for 20% budget reduction, 46% would be much harder to deal with. That is the LSC landscape. State budget still not passed, and all participants are impacted.
 - i. Example: CDBG for 2025 seems safe in NorCo, but the lead hazard program was zeroed out. Per the Housing Alliance, COC, ESG, and HOME funding all facing cuts/elimination. USDA impact on food pantries has been extreme. Funds available for food purchasing now but the funds are limited and will not last forever. All participants share concern over these ongoing budget issues. Would joint effort to seek PHARE funding help?
- c. Encampment Sweeps in light of EO and Grants Pass case. Discussed importance of dealing with homelessness issue in a humane, ethical, and empathetic way. Discussed plans in Bethlehem focused on safe camping sites.
- d. PA Housing Alliance Eviction Prevention Incubator on October 8 to discuss the possibility of mediation, among other things. NPLS shared info on PA Supreme Court Rule change to allow local president judges to establish rules to allow for eviction mediation, though there is no funding now available.
 - i. <https://www.pacourts.us/assets/opinions/Supreme/out/Report%20->
 - ii. <https://www.pacourts.us/assets/opinions/Supreme/out/Attachment%20-%20106457059321251316.pdf?cb=1>
 - iii. <https://www.pacourts.us/assets/opinions/Supreme/out/Order%20Entered%20-%20106457059321251128.pdf?cb=1>

6. Other Topics / Open Discussion

- a. Homes Within Reach – local panel focused on building a diverse leadership team using principles of equity and inclusion.

Next Meeting Proposed Dates:
Monday, December 8, 2025

CR-70 – Citizen Participation

Lehigh County placed the FY 2024 CAPER document on public display for a period of 15 days beginning on Tuesday, November 25, 2025 through Tuesday, December 9, 2025. A copy of the Public Notice was published in “The Morning Call” on Monday, November 24, 2025, a copy of which is attached in the Citizen Participation Section of this CAPER document.

The “Draft” FY 2024 CAPER was on display at the following locations in Lehigh County:

- **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** – 3450 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
- **Lehigh County website** – www.lehighcounty.org/Departments/Community-Economic-Development

No comments were received during the period the draft was on public display.

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:**

Jim Feher

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::

Nov 24, 2025.

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 25 day of November, 2025



Notary Public

Commonwealth of Pennsylvania - Notary Seal
CHRISTINE DURACCIO - Notary Public
Lehigh County
My Commission Expires July 2, 2028
Commission Number 1373269

Order # - 7898221

Proof of Publication Notice in the *Morning Call*

LEHIGH COUNTY, PA
COMMUNITY DEVELOPMENT
BLOCK GRANT (CDBG) AND
HOME INVESTMENT
PARTNERSHIP (HOME)
PROGRAMS
FY 2024 CONSOLIDATED ANNUAL
PERFORMANCE
AND EVALUATION REPORT
(CAPER)

Notice is hereby given that Lehigh County intends to submit its FY 2024 Consolidated Annual Performance and Evaluation Report (CAPER) to the U.S. Department of Housing and Urban Development on or before Monday, December 29, 2025.

In accordance with Title I of the National Affordable Housing Act of 1990, as amended, Lehigh County has prepared its Fiscal Year 2024 Consolidated Annual Performance and Evaluation Report (CAPER) for its Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) Programs. This report describes the progress and accomplishments 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, 2024 through September 30, 2025.

Copies of the FY 2024 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/Departments/Community-Economic-Development> beginning Tuesday, November 25, 2025 through Tuesday, December 9, 2025:

- 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 - 3450 Brookside Road, Macungie, PA 18062
- Parkland Community Library - 4422 Walbert Avenue, Allentown, PA 18104
- Slatington Library - 650 Main Street, Slatington, PA 18080

Proof of Publication Notice in the *Morning Call*

- 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 2024 CAPER. Written comments may be addressed to Ms. Laurie A. Moyer, Grants & Housing Manager, Government Center, 17 South Seventh Street, Allentown, PA 18101, or by email at LCCommDev@lehighcounty.org. Oral comments may be made by calling (610) 871-1964. All comments on the CAPER will be considered until Tuesday, December 9, 2025.

Laurie A. Moyer
Grants Management Specialist,
Lehigh County
7898221 11/24/2025

Order # - 7898221

LEHIGH COUNTY, PA
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND
HOME INVESTMENT PARTNERSHIP (HOME) PROGRAMS

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Laurie A. Moyer
Grants Management Specialist, Lehigh County

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