



VII. Appendix

The following items are in the appendix:

- Appendix A – Agency/Organization Meetings & Additional Consultations
- Appendix B – Resident Surveys and Agency Surveys
- Appendix C – Public Comments
- Appendix D – HMDA Data



A. Appendix A – Agency/Organization Meetings

Attached are summaries of the following meetings:

- Advocacy Organizations
- Banks and Lending Institutions
- CDBG Communities
- Lehigh County Department of Community and Economic Development
- Fair Housing Organizations
- Housing Authorities
- Housing Providers
- County Executives
- Planners
- Social Service Agencies
- Lehigh Career and Technical Institute

Advocacy Organizations Meeting

Assessment of Fair Housing (AFH)

Monday, June 5, 2017 @ 10:30 AM

In attendance: Doug Yingling, Center for Vision Loss; Paulette Gilfoil, Fair Housing Officer; Walter Haglund, Urban Design Ventures, LLC; Katie Baurnes, Urban Design Ventures, LLC

Notes/Talking Points: The following points were discussed –

- The Center for Vision Loss has case workers on staff that will assist clients with finding housing and filling out applications.
- There is a perception that a person with a vision impairment will not be successful in different housing situations. People think that they may start a fire, or won't be able to get around.
- There is a lack of knowledge about people living with a vision impairment.
- Affordability is critical for people with vision loss, because most are low-income.
- The lack of availability of safe and affordable housing is an issue.
- Some disabled people report having an abusive situation in their current living situation.
- The Lehigh Valley Center for Independent Living is a good resource of landlords to recommend to people. Catholic Charities can help people find housing as well.
- People with a vision loss who are properly trained can navigate curb cuts, streets, etc., but most of the Center for Vision Loss clients are not extensive independent travelers. Most will depend on public transportation to get around.
- The LANTA van works fairly well for the Center's clients. LANTA provides a paratransit service in Lehigh Valley.
- The Independence Transportation Network is a little more expensive than public transportation, but it also works well.
- Some disabled people in the County have used Uber. They tend to be smart phone users and are more independent.
- The Center for Vision Loss has part-time people assisting with transportation, mostly to doctor's offices, etc.
- The County Agency on Aging supports the Center for Vision Loss.
- The Center has 670 clients through Lehigh, Northampton and Monroe Counties.
- People who have been living with family and then become alone, can sometimes feel that owning a home can be overwhelming.
- The Center for Vision Loss has a map that shows the location of their clients.
- Many of the Center's clients will seek home health care.
- The majority of clients that are losing their vision are because of aging.
- There are younger people that are living more independently.
- Many are losing their sight due to age-related problems such as macular degeneration and age-related vision loss.
- Most of their clients are not completely blind. They have some limited sight.
- Many of the Center's clients do not necessarily want to relocate to Allentown or downtown. Some want to stay in their homes, and some are going in to the senior housing developments.

- Allentown's downtown has no grocery stores, but there are Farmer's Markets coming to the City in the warmer months.
- Food is not as big an issue for the Center of Vision Loss clients, because the Center takes people shopping. Meals on Wheels will also do shopping for elderly or mobility impaired residents.
- The cost of security deposits can be an issue for clients looking for affordable housing.
- The Lehigh County Conference of Churches can provide funds for subsistence. Catholic Charities also provides assistance with subsistence payments.
- Not a lot of the Center's clients have service animals.
- The Disability Friendly Community Coalition developed a Housing Toolkit which looks at housing needs for people with disabilities.
- The Center does not see much of a need for physical accommodations in housing for their clients. Affordability is the real issue.
- Visually impaired people also need assistance filling out applications for housing or reading the literature.
- Center for Vision Loss can get different things printed in braille. Larger print can also be very beneficial.

Banks and Lending Institutions Meeting

Assessment of Fair Housing (AFH)

Tuesday, June 6, 2017 @ 3:00 PM

In attendance: Lucy Sharp, QNB Bank; Margi Guerrero, Fulton Mortgage Company; Lillian Shelly, Fulton Mortgage Company; Stacy Milo, Lehigh County Department of Community and Economic Development; Paulette Gilfoil, Lehigh County Department of Community and Economic Development; Walter Haglund, Urban Design Ventures, LLC; Katie Bournes, Urban Design Ventures, LLC

Notes/Talking Points: The following points were discussed –

- Mortgages have been hard to come by in the area, and sometimes the mortgage brokers are the only means by which people can get mortgages.
- The Lehigh Valley is one of the few growing regions in the State of Pennsylvania.
- During the stakeholder and public meetings for the AFH, two main issues emerged. The first is a lack of housing units to accommodate the growing population, with a particular need for affordable housing units. The second issue is the lack of transportation to the warehouses and distribution centers that are increasingly locating outside of the cities in the Lehigh Valley. Employees and potential employees experience difficulty getting to the job sites because the buses do not travel along those routes, or the route times do not match up with the shift times.
- There are seniors using reverse mortgages. In order to qualify for a reverse mortgage, you have to prove that you can maintain the home. Other sources of income need to be verified so that the banks know the person can maintain the house.
- Fulton Mortgage Company does a lot of housing counseling and handholding. Counseling can help customers clean up their credit. Fulton Mortgage works with Lafayette Ambassador Bank.
- The real estate market has not recovered as much as the banks would like to see, and the market is still slightly depressed.
- Many people are moving into the area because they realize they can buy more house for the same price in Lehigh County than they can in New Jersey or New York.
- The biggest barrier for homeownership is the intimidation that numbers and finance create for people. The first step is getting people over the hurdle of understanding their own finances.
- There is a lack of financial education in the community and school districts, but there is a curriculum offered in some schools through the banks.
- "Quimby the Savings Squirrel" was an old character that encouraged everyone to have a savings account. Children used to have savings book with quarters to teach them about saving money. This does not happen as often because of the lack of local banks that are left in the community.
- Many Hispanics do not have credit because they might not believe in credit. Credit education is important in low-income communities where people grow up learning to not spend beyond their means.
- People that are not documented cannot get an account or credit.
- The credit and housing counselors tell people that the next time you get an offer of credit in the mail, they should take it. There are ways to document payment history other than credit, but alternate forms of demonstrating ability to pay do not correlate as well as credit history.

- QNB Bank made approximately 200 mortgages originations spread over 61 Census Tracts in the past year, but it is not statistically significant.
- Lilly from Fulton Mortgage came from BB&T Bank a few months ago, and she made approximately 36 mortgages in the past year at BB&T.
- Lafayette Ambassador Bank had about 200 mortgages in 2016. More lending through Lafayette Ambassador Bank occurred in Northampton County than Lehigh County in 2016.
- Stable employment leads to stable housing, and stable housing leads to stable employment. The two are directly correlated.
- The biggest employers in Lehigh County are the hospitals and school districts.
- The biggest obstacle to lending is a lack of credit or poor credit, a high debt-to-income ratio, and collateral. Sometimes lenders see a cavalier attitude towards debt among their clients.
- People are outbidding each other on homes because it is a sellers' market.
- Some younger homebuyers do not want to put in sweat equity. Some banks used to offer toolboxes to encourage people to put in work on their homes to make it more affordable.
- There are no shop classes or crossover skills classes for college bound or vocational bound students. There are also no home-economics or life skills classes offered as part of the core curriculum.
- Some cases uncovered by the Consumer Financial Protection Bureau found that Government Monitoring and Regulation have not eradicated inequality.
- Most affordable housing programs through HUD have been slashed or eliminated.
- Banks encourage people to come in and do a pre-qualification once they express an interest in homeownership.
- The Federal Home Loan Bank contributes to the homebuyer assistance programs.
- There is a direct correlation between homebuyer training and lack of foreclosure.
- Homeownership is not for everybody because it decreases a person's mobility. If your job is not stable or in a dying industry, then you may not be able to sustain a home.

CDBG Communities Meeting

Assessment of Fair Housing (AFH)

Tuesday, June 6, 2017 @ 2:00 PM

In attendance: Phillip Armstrong, Whitehall Township; Edward Carter, Upper Milford Township; Bob Elbich, Weisenberg Township; Sharon Trexler, Borough of Alburtis; Albert Rohrbach, Borough of Fountain Hill; Craig Peiffer, Lower Macungie Township; Chris Boehm, Macungie Borough; Alta Mercado, Senator Pat Browne's Office; Allyson Lysaft, City of Bethlehem; Trisha Lang, Upper Saucon Township; Tim Paashans, Coopersburg Borough; Cynthia Sopka, Salisbury Township; Stacy Milo, Lehigh County Department of Community and Economic Development; Paulette Gilfoil, Lehigh County Department of Community and Economic Development; Walter Haglund, Urban Design Ventures, LLC; Katie Baurnes, Urban Design Ventures, LLC

Notes/Talking Points: The following points were discussed –

- The biggest issue faced by the County is the lack of housing units overall, but especially a lack in affordable housing.
- There is an influx of new industries and distribution centers coming in to the area. Where are people making \$15 an hour supposed to live?
- A critical problem in the County is transportation.
- Upper Saucon Township – there is a limited amount of areas zoned for higher density, but not many applicants for multi-family or mixed-use developments. The Township had a developer interested in a special zoning district for multi-family development, but they got a lot of pushback from residents. There is a shortage of affordable housing, but not many people willing to fix it.
- Weisenberg Township is a rural area, but has some of the same problems. The biggest obstacle is transportation. There is a small manufacturing plant in a small rural area, not far from Bath. The biggest issue for the plant was the difficulty in finding new employees, due to the lack of transportation.
- Salisbury Township is located between the slopes of two mountains, Trout Creek, and other tributaries. The area is almost completely built up. There are opportunities for in-fill development, and multiple housing units that are affordable. A lot of people will buy smaller homes or cabins and upgrade them. The eastern side of the Township is older than western side.
- The lack of public utilities will also affect affordable pricing for developments. The development price hampers affordable housing.
- Whitehall Township believed that they were doing a good job with affordable housing. An affordable housing organization tried to turn an old factory into an affordable housing project. The Township tried to negotiate the deal, and the residents did not want it to happen, even when presented with information on how the developer helped communities. The development was delayed, which cost the developer money. The situation ended up resulting in a lawsuit. The location was great for affordable housing because it was near transportation and places of employment.
- The problems were focused on the zoning in the Township. Public meetings were crowded. People were concerned about safety and thought that their properties would lose value. The Township

had to have police at their public meetings. They now read a three-paragraph statement before any public meeting about public participation in the Council's decision-making process.

- Borough of Coopersburg – no public transportation. The Housing Authority has affordable housing in the Borough. Aging infrastructure inhibits the ability to handle large density. There is affordable housing, but most is low quality. The goal is quality affordable housing. Coopersburg would be willing to work with nearby boroughs to encourage affordable housing development.
- Fountain Hill has affordable housing in the form of public housing. Fountain Hill is wedged between Allentown and Bethlehem. There are no transportation problems, and they have affordable housing. Fountain Hill is trying to crack down on absentee and negligent landlords. There is no developable land remaining.
- Senator Pat Browne's Urban Affairs Liaison hears from residents that there is not enough fair housing. The office also receives many landlord complaints. They hear about landlords in Allentown that abuse the fact that tenants will not report the landlords because of the fear of eviction/retaliation.
- Lower Macungie Township has mobile home parks, duplexes, and townhouses. The Township is working to increase density while trying to preserve open space. They are looking at building housing above businesses to increase housing options.
- Alburtis Borough is built out, so they can only build up. There is no public transportation. The Borough passed an ordinance to require a mandatory inspection for rental units when people move in, when it turns over to a different tenant, and then every three years afterwards. The Borough is trying to combat illegal apartments/illegal rentals.
- Fair Market Rents are reevaluated each year. Housing affordability is determined to be 30% of a person's monthly income by HUD.
- Macungie Borough is also built out, and there is no space for new development. The Borough is made up of 44% rental units. There are a lot of Housing Authority homes, but no public transportation. There are no problems with public housing, but they are looking into a rental registration program because of an issue with absentee landlords.
- The City of Bethlehem is progressive in terms of affordable housing, although they need more affordable housing options. It is hard for the City to entice in-fill housing developments. Many developers cannot make their projects work by using the affordable HOME rents. Developers say that they need to be able to make their money back quickly. There is also a large student population. The average rent is about \$915, but there are still about 20% of people living below poverty.
- The population in Lehigh County is increasing, but there is not enough affordable housing.
- There are economic opportunities in certain areas of the County, however, the cost of land is expensive. It is hard to get developers interested.
- Employment is up 6%, but wages are down 2%. The County is not meeting the housing needs.
- People coming in from New Jersey and New York are driving up housing cost.
- Whitehall Township is negotiating with a business on an area of land where they are building a community of housing units with amenities near the company. The idea is for employees to live and work in the area. The housing will be market rate.
- The Municipal Planning Code restricts some good ideas. There are not many walkable communities because of the zoning.

- The Lehigh Valley Planning Commission has encouraged the municipalities to look at the model ordinances. There is fair housing language included in the model ordinances that can help municipalities be in compliance.
- Cityline, HADC in Allentown, Habitat for Humanity, Alliance for Building Communities (ABC), and Lehigh Valley Community Land Trust are some of the affordable housing developers in the Lehigh Valley.
- The Lehigh Valley roads get clogged when there are accidents. Tractor trailers are a huge part of the congestion. The County can not get the tractor trailers off the road, but they can get their employees off the road.
- Children of the aging population want to have a cottage on their property for their parents, but there are restrictions on the zoning ordinances. Municipalities can subdivide or change the zoning ordinance.
- When a community is built out, how do they increase affordable housing? These communities need to look into housing rehab and addressing blight.
- When older people have no one to leave the home to, they can approach the Land Trust for assistance.
- Workforce housing needs to be a focus for employers that need housing nearby for their employees.

Lehigh County Department of Community and Economic Development Meeting

Assessment of Fair Housing (AFH)

Monday, June 5, 2017 @ 9:30 AM

In attendance: Frank Kane, Director; Laurie Moyer, Grants & Housing Manager; Paulette Gilfoil, Fair Housing Officer; Stacy Milo, CDBG Program Coordinator; Walter Haglund, Urban Design Ventures, LLC; Katie Baurne, Urban Design Ventures, LLC

Notes/Talking Points: The following points were discussed –

- A Fair Housing study is required as part of the CDBG entitlement program.
- The AFH is heavily focused on community participation.
- Service providers are good sources for information.
- The Sacred Heart Affordable Housing Community recently opened in Allentown.
- The warehouses moving into the Valley need more employees, but people have a problem getting to the locations because of transportation concerns. People carpool and do not take the bus because the routes don't match up with the shift times.
- Housing and daycare need to be located closer to the warehouses and large places of employment.
- LANTA has smaller buses and vans, and route times don't match up with all of the shift times.
- The largest landholder in Lehigh County should be approached to discuss the shortage of housing, and the stigma of low-income housing
- Developers might be more likely to donate land for childcare for their workers as opposed to housing. The County has the "Rising Tide Community Loan Fund" program to assist small businesses, like potential daycare centers.
- There is no centralized location for mass transit in the County.
- The number one job in the County is a commercial truck driver. Lehigh Career and Technical Institute and Lehigh Carbon Community College offer programs for obtaining commercial driver licenses. DeSales University, also nearby, is offering career development programs to County residents.
- Whitehall has decent schools and shopping, and is an area of opportunity. Emmaus is also an area of opportunity.
- Lehigh County is to get a BB&T Bank Community Foundation Grant for economic development.
- Warehouses are going farther out into the County, but not as much along the highways. Warehouses are moving out to Alburtis Borough and other suburban areas.
- Northern South Whitehall is an area of opportunity for development. The Purina Plant is located there, and there is more developable land available.
- There is a development opportunity located near the Roma Corporate Center.
- The Lehigh Valley Health Network (LVHN) complex needs affordable housing nearby.
- Mixed-use developments could work in these areas.
- Fogelsville has an industrial complex that has a lot of jobs, but there is a lack of affordable housing.
- Trexlertown has more industrial parks being developed with business and shopping.
- Woodmont luxury apartments is like a self-contained community. There are communities being built around luxury apartments, but not around workforce housing.

- Employer-assisted workforce housing is needed. The County should consult with large companies that express an interest in having housing located nearby for their employees.
- Penn Rose has not recently built any new housing outside of the City.
- Catholic Charities has land available for possible housing development.
- McCormack Baron is an affordable housing developer that works on tax credit HOME projects, etc.
- There is a need to convene major employers, developers and the County to identify areas of opportunity in Lehigh County. The County should explore having a conference to convene major employers, developers, and County Officials to discuss opportunities to address the need for housing.
- The County can get a speaker to come to the conference to present a case study and explain an approach that worked in another County or area with similar needs.

Fair Housing Advocacy Organizations Meeting

Assessment of Fair Housing (AFH)

Tuesday, June 6, 2017 @ 10:00 AM

In attendance: Kristen Lenhart, Lehigh Valley Center for Independent Living (LVCIL); Lori Molloy, North Penn Legal Services (NPLS); Rachel Wentworth, Housing Equality Center of Pennsylvania; Christina Feiertag, Lehigh County Housing Authority; Helen Khouli, Lehigh County Housing Authority; Stacy Milo, Lehigh County Department of Community and Economic Development; Paulette Gilfoil, Lehigh County Department of Community and Economic Development; Walter Haglund, Urban Design Ventures, LLC; Katie Bournes, Urban Design Ventures, LLC

Notes/Talking Points: The following points were discussed –

- The population is projected to grow to 750,000 people within the next 20 years.
- There are ways to provide incentives to developers and businesses to create and provide affordable housing.
- There have been specific studies that show how loss of income affects the housing situations of residents in different situations.
- There is a need for a study of the market value of housing, and how it is influenced by the loss of housing, foreclosures, and incidences of subsidized housing. There needs to be real data compiled for the County that shows how things have changed over time. Hopefully this will be achieved by the Lehigh Valley Planning Commission in their housing study and Comprehensive Plan update.
- People that live in neighborhoods with larger numbers of low income residents or more racial diversity have more of a likelihood of losing their home to eviction/foreclosure.
- Landlords are coming in from New York and New Jersey to buy cheaper properties and make more money, however, many of these property owners are absentee landlords. Allentown has a requirement for property managers for rental housing, but it is not enforced.
- The current estimated average income for people on fixed incomes is \$773 per month. People on fixed incomes have a hard time affording a one-bedroom apartment. Rent is going up, but SSI/SSDI payments are not increasing.
- There is a trend of people aging in place and requiring home care and assistance with home modifications. Some people are not being accepted into senior highrises because their incomes are not high enough to afford the units.
- There are some housing units that are not able to be converted into accessible units because it is not economically feasible.
- Inclusionary zoning with incentives might be a conversation that municipalities in the County are having, but it is not being implemented.
- All of the new apartments being built are luxury apartments.
- LIHTC projects are hard to get approved. There are no allocations for Section 202 and 811 housing. The County applies to the State for HOME funds, which are decreasing.
- There is a need to provide incentives to developers to develop affordable housing, because the Federal/State sources of funding for affordable housing are decreasing or disappearing.
- Electric bills are very high. The Community Action Committee of Lehigh Valley is weatherizing about 1,100 units a year.

- There is a trend in the County of families merging. A lot of the Housing Authority cases involve unauthorized occupants living in voucher holders' units.
- NPLS recently filed a case under the False Claims Act against a landlord in Lehigh County that was accepting side payments.
- Lehigh County Housing Authority has been very responsive with domestic violence. One Section 8 landlord evicted a tenant for causing a disturbance when her ex-boyfriend attacked her.
- Housing Equality Center filed a case against a landlord in Chester County that was targeting residents with limited English-proficiency.
- Municipalities enforce their noise/disturbance complaints differently. Allentown makes an exception for domestic violence, but it is not always evident.
- Lehigh County Housing Authority also manages Northampton County's voucher program.
- Elder abuse is not always reported. The Area Agency on Aging will check on homebound seniors. A lot of the abuse occurring against the elderly is financial abuse.
- NPLS meets quarterly with the five entitlement districts in the Lehigh Valley and provides outcome information for the cases that they are receiving.
- There is a lack of wheelchair accessible units.
- The autistic population whose parents are passing away and need independent living skills. LVCIL is helps them with life skills.
- There are single parents with children living in hotel rooms because they can live in these rooms without have to worry about paying utilities, and without a bad credit history, eviction history, or outstanding utility bills affecting their living situation. Many hotel rooms are accessible as well.
- There have been instances of sex trafficking and drug deals reported in some hotels.
- The cheapest rent for a two-bedroom apartment without utilities is approximately \$1,250.
- Is the City and County enforcing the ADA standards? Pennrose is a larger multi-family housing developer that has good accessibility construction practices, but most developers in the area are only abiding by the minimum requirements.
- The Housing Equality Center had a case where an affordable housing development had 22 out of 26 buildings that were not compliant with the Fair Housing Act design and construction requirements, and there was no ramp for the rental office for disabled tenants to use to pay their rent.
- Developers or restaurants can come to LVCIL to consult with them for assistance with implementing best practices in accessibility. They are now charging a fee for their services.
- Municipalities will change pieces of their Safe Harbor Laws but are still considered Fair Housing Act complaint. They will change building codes and property maintenance codes and treat renter and owner properties differently in terms of occupancy requirements, etc.
- Because the municipalities are home rule or have final say, they tinker with the standard Safe Harbor Laws. The laws will be written so that they are pro-owner and anti-renter, which is used as a proxy for various types of discrimination.
- Some landlords will act as though they are a hotel by moving people to different rooms after 30 days. They believe that they will not have to abide by certain fair housing or landlord/tenant laws because they claim to be operating a hotel, not rental units.
- NPLS has reached out to 10,000 people to provide fair housing outreach and education over the past few years. They operate a dedicated fair housing hotline. They often consult with landlords,

but they do see some instances of landlords trying to ask them questions as a way to get advice on how to discriminate more effectively.

- The County is interested in hosting a housing symposium that will bring in expert speakers to present on various issues related to the need for affordable housing.
- A recent study looked at the effects of eviction on children, and how the stress impacted their lives.
- All County stakeholders need to be made to feel that the housing crisis is a problem for all municipalities, and that they are all responsible for trying to address it.
- Grandparents used to be the safety net for people that lost their housing, but unfortunately, a lot of grandparents lost their homes during the mortgage crisis and had to downsize, so there is not room for their children and grandchildren.
- A lot of agencies will not give assistance for bills that are too high, and will only help if they are able to pay the whole bill.
- Education is needed for both consumers and providers. The problem is that there is a weak enforcement mechanism in place for fair housing complaints. There is a prolonged complaint process that may or may not work out in their favor. People do not want to risk being evicted, and they are afraid of retaliation. Fair housing enforcement is not quick or robust enough to make it worth filing a complaint in many tenants minds.
- Most complaints from Lehigh Valley are dealing with the disabled, reasonable accommodations and modifications, service animals, etc.
- Sometimes being able to prevent evictions that have fair housing components is a better or more effective solution than filing the fair housing complaints.
- Many municipalities have restrictions on group homes for people with disabilities. The issues are the definition of family, conditional use language, spacing requirements, safety requirements, and supervision requirements.
- Some municipalities have requirements for shrubbery and trees, almost as a way to hide group homes from view.
- The Housing Equality Center (HEC) recently assessed the zoning ordinances of Lehigh County. Many of municipalities' ordinances had issues that could be prohibitive to fair housing. Sometimes the problem is not the ordinance, but the interpretation of the ordinance is the problem.
- HEC has received some requests from Lehigh County municipalities to review their zoning ordinances. There is a good APA guide for zoning on group homes. The guide differentiates about the type of treatment in the home and the tenure. Municipalities are not sure if it should be a by-right use or a conditional use.
- Addiction recovery homes are generally covered by the Fair Housing Act if the residents are actively engaged in recovery.
- If the group home is the "functional equivalent of a family", then it is more like a family setting and not an institutional setting.
- 53% of LVCIL's staff has a disability, whether it is a physical or mental disability. NPLS has a diversified staff as well. This can help the clientele believe that the staff identifies with them and their needs.
- When the local state hospital closed, many people were forced to the streets. There are people with mental health diagnoses who do not know how to access services, such as in-home services, day centers, community centers, or drop-in centers.

- The closing of transitional housing units in the area is resulting in service agencies trying to transition families into permanent housing by accessing assistance with security deposits and first month's rent.
- There is a Coordinated Entry program in California that gives clients enough money each month to enable people to stay compliant with their medication, and maintain a stable place to live. The program gives clients approximately \$600 per month. The means to maintain stable treatment and housing can prevent reentry to prison and treatment programs.
- Many health issues can be related to housing. Asthma, stress, etc. can be directly connected to housing quality.
- NPLS is not permitted to represent undocumented persons by their largest Federal funders, but they can make an exception for victims of domestic violence. There is a group of Orthodox Jewish lawyers that represent undocumented people pro bono. This group has been helping undocumented immigrants and refugees in other areas of the State.
- Lehigh County has a large undocumented immigrant population.
- Lehigh County Housing Authority has bilingual staff, but there is a need for more.
- There is a need for a center in Lehigh County that can train people in taking the Civil Service test so that they can be eligible to work for the Housing Authority.

Housing Authorities Meeting

Assessment of Fair Housing (AFH)

Monday, June 5, 2017 @ 8:30 AM

In attendance: Christina Feiertag, Leigh County Housing Authority; Helen Khouli, Lehigh County Housing Authority; Dan Farrell, Allentown Housing Authority; Paulette Gilfoil, Lehigh County Department of Community and Economic Development; Walter Haglund, Urban Design Ventures, LLC; Katie Baurnes, Urban Design Ventures, LLC

Notes/Talking Points: The following points were discussed –

- There are new apartments in the City of Allentown that start at \$1,200 per month.
- New economic development opportunities are pushing people out of the City and into the County where housing is more affordable.
- Most housing authority waiting lists are closed throughout the County. Lehigh County and Allentown Housing Authority waiting lists are both closed, but will open for short periods of time when they have more public housing units or money for vouchers.
- Both Allentown and Lehigh County Housing Authorities get “port-in” vouchers from New York, New Jersey, and Philadelphia.
- Housing Authorities have been receiving less administration dollars each year.
- Fair Market Rents are going up, but the money the housing authorities receive from HUD remains the same, or is reduced. Less people are being served with the same, or less amount of money.
- The HAs find that landlords are more likely to accept Section 8 vouchers than not, due to the fact that they can receive guaranteed rent.
- It is easier for voucher holders to find apartments outside of the City.
- Source of income as a protected class does not exist in Lehigh County, or in Allentown or Bethlehem.
- Landlords are requiring application fees. Some voucher holders are being turned down for not meeting income requirements, even though they can afford the rent of the unit with their voucher subsidy.
- Voucher holders are concentrated in specific areas, based on the locations of the places that will accept the vouchers.
- There is a lack of public transportation throughout the County. The bus routes do not go where people need them to go.
- There are less voucher holders in certain areas due to the lack of public transportation.
- Slatington, Emmaus, Center Valley and Coopersburg do not have public transportation.
- LANTA relies on rider counts, and won't create a bus route without riders.
- Warehouses are everywhere throughout the County, but many trucking and distribution warehouses do not have public transportation nearby where they are located. For example, there is no public transportation nor affordable housing close to the new Amazon Warehouse.
- There is no affordable housing within the vicinity of the trucking warehouses.
- Some municipalities do not want affordable housing near the warehouses because they get the taxes from the commercial use and do not have the burden of lower income families and children in their schools.

- Lehigh Valley International Airport is now one of the Amazon hubs to accommodate smaller planes.
- Many parents have issues with the time it takes to ride public transportation to child care centers and then to work. It can take two or three different buses to get to work.
- Child care centers close early in the middle of the shift for workers in the warehouses, especially those who work later shifts.
- Truck driving is the number one employment opportunity in Lehigh County.
- Head Start Programs are offered at some public housing locations, but they are not drop-off care centers. Children have to be registered, and it is only offered during the school day.
- A lot of the housing authorities' accessible units are compliant based on the old standards, but most of the accessible units need upgrades to meet current standards.
- There are a lot of new applicants who need accessibility features, but not a lot of supply with physical accessibility features, such as wheelchair units.
- Reasonable accommodations or modifications requests do not receive a lot of pushback from landlords.
- People with fair housing complaints will go to North Penn Legal Services.
- There are higher payment standards for accessible units, but not by much. The Lehigh County Housing Authority is paying at the 110% of the market rate. Units with accommodations can be paid at the 120% of the market rate.
- It is easier for landlords to allow the tenants to make accommodations or modifications on their own, than to have to conform to the higher standards set by North Penn Legal Services in some instances.
- Requests usually include grab bars, or a closer location of an ADA parking spots.
- It is hard to install ramps on older construction.
- A new Low Income Housing Tax Credit (LIHTC) project, "Sacred Heart," just opened in Allentown.
- Wittier Place Apartments in Catasauqua accepts voucher holders.
- A lot of revitalization has been occurring in Catasauqua.
- Whitehall was fined \$375,000 for a violation of the Fair Housing Act.
- There is a lack of participation among voucher holders and public housing residents in the AFH planning process. Residents don't want to fill out more forms.
- The LCHA needs to start requesting email addresses so that they can email information and links to people, such as the AFH survey links.
- The surveys are out on the counters in all of the LCHA offices, and the links are on the LCHA website's front page for the online resident surveys. LCHA also included the surveys in mailings to public housing residents and Section 8 Voucher holders.
- Third class cities (Allentown) vs. the County – there are different area lot and density requirements, which affects the availability of land to build affordable housing, and the number of units that can be offered.
- Fair housing and accessibility issues should be reviewed in all the plans of new apartment buildings. Third party reviewers may not always make the recommendations to the developers that they should be making for fair housing compliance.
- The municipalities should require an overall development plan review, and an accessibility review.
- There is pressure on plan reviewers to allow things to slide so as to not scare away developers.

- "Social services are available in the City, so people should live in the City", was the argument heard for years for why people needing services will not look for affordable housing in the County.
- Doesn't seem like the voucher holders have many complaints that landlords won't accept the vouchers. Complaints are more centered around a lack of available units.
- Renters are very transient, and look to change apartments frequently.
- People will give landlords extra money on the side to let them have the units. The HAs have a hard time controlling side payments.
- Many residents do not make complaints against their landlords because they believe that they are better off, comparatively speaking, than where they were living previously.
- The township argument against more affordable housing projects is a lack of developable land.
- Most affordable housing and tax credit deals are for senior housing. Senior housing is more likely to be accepted than family housing.
- A reason for the concentration of affordable housing developments, is that developers go to where it has been done before. Certain municipalities accept these projects, and some do not.

Housing Providers Meeting

Assessment of Fair Housing (AFH)

Monday, June 5, 2017 @ 1:00 PM

In attendance: Milagros Canales, HADC; Holly Edinger, Habitat for Humanity of the Lehigh Valley; Justin Porembo, Greater Lehigh Valley Association of Realtors; Kate Cohen, New Bethany Ministries; Stacy Milo, CDBG Coordinator; Paulette Gilfoil, Fair Housing Officer; Walter Haglund, Urban Design Ventures, LLC; Katie Bournes, Urban Design Ventures, LLC

Notes/Talking Points: The following points were discussed –

- The Great Lehigh Valley Association of Realtors has a fair housing action plan – the Realtors get training on a quarterly basis from North Penn Legal Services, and they will start offering Continuing Education Credits for Realtors through North Penn Legal Services at their office.
- A lot of people are leaving Lehigh County and moving to Carbon County and other surrounding areas, because they can purchase cheaper homes outside of Lehigh County.
- New Bethany Ministries has about 65 permanent supportive housing units, and almost 30 families at a time are served through the transitional housing program.
- Many New Bethany clients have transportation issues.
- Many clients with mental health issues have difficulties accessing services – many don't think they need mental health services.
- There is an issue with a lack of quality affordable housing in Allentown.
- This is a "sellers market" right now in the area. There is a -45% of available housing units.
- Realtors will get 6 offers in a day for homes in the \$110,000 to \$230,000 range.
- The Realtors are seeing some issues with appraisals – home appraisal values don't match the purchase price.
- The housing stock is older, and the cost to rehabilitate is high due to lead-based paint.
- Housing providers have problems finding qualified buyers.
- Housing in Lehigh is expensive compared to income – many families are cost overburden.
- Some area banks are offering mortgages for 97% of the value.
- There is a need for more diversified mortgage products. Some agencies and banks are looking at offering different mortgage products, and are using different qualifiers for mortgages, such as paying phone bills on time.
- The housing need goes beyond down payment and closing cost assistance.
- A lot of local corporations offer downpayment/closing cost assistance for their employees.
- Some communities are looking into affordable housing programs for police, fire, teachers, etc.
- Habitat has a monthly orientation meeting, and they have a lot of interest in their homes.
- There are mortgage brokers that can help people with difficulties obtain mortgages. Brokers got a bad rap during the housing crisis.
- Communication about alternative mortgage products needs to be better explained. There is a need for more outreach and exposure for these products.
- There is a need for one housing hub for the area – a store front that is a "one-stop shop" for renter and owner housing needs.
- HADC has about 40 rental inquiries daily.

- The Coordinated Entry system has a bottleneck – there are 400 people on the waiting list that need housing.
- Pre- and post-housing counseling is needed to determine how to streamline services.
- Houses purchased through the Land Trust have the lowest foreclosure rates.
- The Emergency Room on 17th Street added a housing question on the intake form. They found that almost a quarter of people surveyed (approximately 9,000 people) were identified as either homeless or living in unstable housing.
- Education and outreach are the most important method for getting people into housing.
- There is a workshop for First Time Homebuyers that is successful by training people on how to become homeowners. There is a focus on credit-worthiness as opposed to credit score.
- Land prices and development costs are high building affordable housing is not very economic.
- There is a need for developers in the area to build cottage housing, tiny housing, or granny housing. Smaller housing units with lower utility costs and cheaper monthly payments are needed.
- Valley Youth House helps younger people, emancipated youth, and kids transitioning out of foster care. Younger adults with kids and young single mothers are a group with a severe need for housing assistance.
- A lot of people make the opportunity cost choice to have a cheaper house so they can afford a car as well.
- Day care centers in the industrial centers are not affordable.
- Transportation routes don't match up with third shifts.
- Companies used to take care of their employees and encouraged community-style living. There are not a lot of companies doing this these days. Many of the larger companies in the region have a bad rap for how they treat employees.
- There are 61 different zoning codes in the County – Many municipalities are home rule and their zoning codes are not online or readily available.
- The County has power with their CDBG money – they can deny funds to communities that don't listen to zoning and ordinance recommendations.
- The inspection process can complicate a lot of housing deals.
- The findings in the previous A.I. were broad and generalized, and did not single out specific municipalities.
- Some zoning codes have minimum lot sizes, but no accommodations for ADA, and have group home restrictions.
- Some municipalities do not want CDBG funds because they don't want to comply with HUD regulations.
- Allentown is an immigration city. Allentown is a stepping stone for many people on their way to the suburbs. Housing has always been affordable in Allentown, but the school district is not the best in the area.
- Landlords have to educate themselves on fair housing rules.
- The areas of opportunity in the County for more affordable housing include Whitehall and Fogelsville.
- LANTA could expand transportation services if they could get more riders and investments in the service.

- Large companies and employers should work with LANTA to underwrite the services because it would directly benefit their employees.
- The County and municipalities need to start requiring employers to invest in transit if they want the County to create infrastructure for their developments – there needs to be direction from County leadership.
- There is \$6 being invested in the airport for Amazon.
- Look at impact fees/service fees like gaming fees that could go towards housing and services in the County.
- There is a need to convene leaders of the area together with major employers.
- Employers are competing against each other for employees. Maybe they can be more competitive if they offer incentives to their employees, like transportation and housing services.
- The Habitat for Humanity Restore can put the survey link on their site.
- The County will make surveys available to the community “Movie in the Park” event on Friday.
- Realtors are doing housing tours to highlight communities in the area.

County Executives Meeting

Assessment of Fair Housing (AFH)

Tuesday, June 6, 2017 @ 8:00 AM

In attendance: Catharine Roseberry, Lehigh County Department of Law; Tom Muller, County Executive; Stacy Milo, Lehigh County Department of Community and Economic Development; Paulette Gilfoil, Lehigh County Department of Community and Economic Development; Walter Haglund, Urban Design Ventures, LLC; Katie Baurnes, Urban Design Ventures, LLC

Notes/Talking Points: The following points were discussed –

- Lehigh County Planning Commission's model ordinances, which include fair housing language, are used as an example by HUD throughout the Commonwealth.
- Lehigh County has the highest percentage of people that are not proficient in English in Pennsylvania.
- Now the FHEO has approval power over the Assessment of Fair Housing (AFH), whereas they did not have approval power in the past.
- Paulette will take the survey to the Library, the community movie on Friday night, and the Hispanic American Organization to try to get some more responses.
- A lot of the northern part of the County is preserved farmland. One idea to increase the tax base would be to subdivide some of the farmland to make smaller farm areas, where a home could be built on each farm. Currently, the farms cannot be subdivided. An easement is required.
- A lot of people are moving to Pennsylvania from New Jersey because the housing is so expensive in New Jersey.

Planners Meeting

Assessment of Fair Housing (AFH)

Tuesday, June 6, 2017 @ 9:00 AM

In attendance: John von Kerczek, Lehigh Valley Planning Commission; Stacy Milo, Lehigh County Department of Community and Economic Development; Paulette Gilfoil, Lehigh County Department of Community and Economic Development; Walter Haglund, Urban Design Ventures, LLC; Katie Baurnes, Urban Design Ventures, LLC

Notes/Talking Points: The following points were discussed –

- Lehigh Valley Planning Commission (LVPC) is experiencing pressure with the warehouses locating in the area. The jobs are not high paying jobs, and they are widely dispersed throughout the County. There is no transportation to get to many of these jobs.
- The LVPC is looking to manage the growth that is already occurring, and are looking to contain it to certain areas.
- Warehouses and apartments are moving in to the townships, but the apartments are market rate. These apartments are adding to the housing stock, but not the affordable housing stock.
- The County would like to talk to these companies to try to encourage them to donate a portion of their land to housing development for employees, or to encourage them to invest in transportation for employees.
- LVPC would like to look in to a cluster housing or in-fill development strategy. There are high growth areas that are west and south in the County. The Saucon Valley and Macungie/Lower Macungie areas are areas of opportunity. LVPC is looking for ideas for a re-imagination of the Hamilton Corridor area.
- Municipalities need to be encouraged to take risks on introducing new housing developments. The County and Planning Commission need to look at how to adjust the cost curve to make it feasible and desirable.
- There are not many affordable housing agencies in the County. Housing Association and Development Corporation (HADC) is located in Allentown only. Habitat for Humanity, Alliance for Building Communities, Inc. (ABC), and the Land Trust are the affordable housing developers in the County.
- Municipalities need to play a role in the economic development of the region. The County and the City have different development objectives. There needs to be requirements built in to new development deals, such as set-asides or density bonuses.
- LVPC wishes to keep the area west of Fogelsville free of industrial development. LVPC is also concerned with the preservation of historic districts.
- There are blight problems in Fountain Hill. Rehab is the preferred strategy to address blight, but it needs to be economically feasible. There is a lot of lead paint in the older housing stock, which makes the cost of rehab expensive.
- Part of the housing study in the Comprehensive Plan update is to look at a scenario approach, based on a strategy done in California. The scenario approach looks at different housing approaches and imagines what they would look like once they were implemented.

- The goal is to introduce new housing without taking over more green space by managing the growth.
- Municipalities need to be prepared and determine what is needed to accommodate the companies coming to the region. For example, Fed Ex is coming to the Lehigh Valley and will create about 600 jobs. Where will these employees live?
- Will the communities that are growing adopt inclusionary zoning as a forward looking growth strategy?
- Lehigh Valley Economic Development Corporation highlights the benefits of the area to companies. It is a good location for trucking, and the County has the workforce that they need.
- There needs to be a more clear objective for recruitment. The County wants the jobs and the tax base, but it needs to consider the need for housing and transportation that is created by the introduction of the companies to the region.
- Some people do not like to talk about more density, but it is hard not to have density in some areas when 80% of the County is preserved farmland.
- The Lehigh Valley needs to look for local expertise to conceive of opportunities for multi-family, mixed-uses developments. The quality of the urban design needs to be examined. Municipalities are struggling with development ideas, and are coming to LVPC for ideas for long-term sustainability and to determine what is really needed in their municipalities.
- Market research should be done to determine what people want and need in their communities.

Social Service Providers Meeting

Assessment of Fair Housing (AFH)

Monday, June 5, 2017 @ 2:30 PM

In attendance: Edna Lopez, Hispanic American Organization; Maria Cruz, Hispanic American Organization; Vivian Robledo-Shorey, Bethlehem Area School District; Robin Flores, The Literacy Center; Deborah Pollock, The Literacy Center; Kathy Krablin, Valley Youth House; Jack Felch, Lehigh Conference of Churches; Alan Jennings, Community Action Committee of Lehigh Valley; Lori Sywensky, Turning Point of Lehigh Valley; Elsa Reyes, Casa Guadalupe; Stacy Milo, CDBG Coordinator; Paulette Gilfoil, Fair Housing Officer; Walter Haglund, Urban Design Ventures, LLC; Katie Bournes, Urban Design Ventures, LLC

Notes/Talking Points: The following points were discussed –

- The Bethlehem School District helps families find housing and employment when needed.
- The Promise Neighborhoods Study of the area found that people are transient in the County.
- The Hispanic American Organization helps families that are at-risk of homelessness and assist them with apartments and aid for a few months. They have more need than available housing.
- There are 126 families per year that are served through the HAP Program that the Hispanic American Organization offers.
- There is a shortage of affordable housing, and many families are on fixed incomes.
- Many families have poor credit history or poor rental histories. They have been evicted before, and have outstanding utility bills.
- Many families are coming from Philadelphia and New York because housing is more affordable here.
- There are many larger families as well, and very few rentals that have enough bedrooms.
- The Hispanic American Organization acts as interpreters for families as well.
- The Literacy Center assists people that are not native English speakers. They also help families that need assistance with financial planning, in addition to people with needs for high school diplomas and English as a second language classes. The Literacy Center also helps people attain citizenship.
- Over 1,000 people come to the Literacy Center per year.
- The highest density of Arabic-speaking people in Lehigh County is also the third highest in the United States.
- The Literacy Center served 52 nationalities and people that spoke 26 languages in the past year.
- Valley Youth House offers a Continuum of Services for homeless and parenting youth.
- The Lehigh Valley's Coordinated Entry system serves a lot of youth between 18-24 years old. The Valley Youth House homeless liaison in County schools sees about 100 kids per year that are considered homeless.
- The needs of youth are not necessarily different than older adults. They also need affordable housing near the new employment centers and transportation to these jobs.
- About 25% of youth exiting foster care will experience homelessness.
- About 75% of young women experiencing homelessness are also single parent head of households.

- Turning Point of Lehigh Valley serves about 2,600 people, both single people and families, that are victims of domestic violence per year. A large number are served with legal services. Of the people served in the Lehigh valley, a little over half are from Lehigh County.
- The Turning Point of Lehigh Valley downsized recently, where they are now operating only one safe house for victims of domestic violence as opposed to four. They never have enough housing to support the need. Turning Point has gone through a cut in staff in the past few years due to the recession.
- Many people are calling to find other types of shelters because of the Coordinated Entry list. Since Turning Point is on the list, they get a lot of calls, but many are not victims of domestic violence.
- Transitional housing is at a premium because funding has been cut for this type of housing.
- Faith-based organizations can house some single people without kids.
- The Community Action Committee of Lehigh Valley (CACLV) runs the Sixth Street Shelter, which is a 60-day program. CACLV also weatherizes homes, serves between 200 to 300 first time homebuyers a year, provide foreclosure mitigation, housing rehab, and housing counseling. They are also an advocate for many different causes, like holding banks accountable for investing in low-income communities. CACLV focuses on rehab for resale as opposed to new construction.
- Casa Guadalupe has a senior center, they offer WIC, and they also have weatherization services through LIHEAP with PP&L.
- The Lehigh Conference of Churches works with refugees, and they also operate winter shelters and a drop-in center. Many clients have mental health issues, and they also work with people that have HIV/AIDS, and the impoverished elderly. The drop-in center offers a place for socialization with others they can identify with, because they don't have an institutional family through care institutions.
- Transitional housing is important, but it has not been funded. The pre-screening process that occurs will sometimes get people turned away from places that they could afford.
- Many immigrants get taken advantage of by people who try to help them, and they then can become beholden to them. If something happens to the friendship or the relationship, then they lose everything.
- Many people from the Mexican immigrant community have been victims of crime. They come to the Hispanic American Organization for help.
- Women of color are reporting more overt discrimination. There are also more instances of people reporting that they see Confederate Flags on people's homes or cars.
- Some instances after the election. In neighboring school districts to Bethlehem, the transgender youth have experienced more overt discrimination.
- Immigrant families are often coming with academic degrees for many different professions, but they need language skills to take the exams.
- Some are coming from Peru and Venezuela due to the political situations there, and they don't speak enough English.
- Many municipalities don't want high density, and some developable sites have environmental issues.
- Realtors were steering white buyers out of the City. They didn't get sued, but were warned. Now the Realtors have a stronger focus on fair housing training.
- Whitehall getting sued was a wakeup call for other communities to be concerned with fair housing.

- Private landlord issues are prevalent. Hispanic American families with children have issues finding family housing.
- Very few units that are affordable are also accessible.
- People returning from prison have a very hard time finding housing. People transitioning from treatment facilities also have difficulty finding housing.
- Many smart people come together every year to discuss problems with identifying opportunities for affordable housing, and there needs to be more leadership from the County level to help navigate the bureaucracy. Barriers such as zoning issues need to be addressed.
- The cost of a homeless youth is \$40,000. It would cost approximately \$18,000 to house the youth and provide them services.
- There is a need for civic-minded people to donate land for development.
- Extended-stay hotels are filling in the gap in housing around many of the warehouses. A person can pay about \$300 a week (\$1,200 per month) and utilities would be included. A person's credit history, rental history, outstanding bills would not come in to play.
- To what extent should the County and municipalities leverage the companies for support? Can companies be convinced to donate a certain portion of land to build housing.

Lehigh Career and Technical Institute Meeting

Assessment of Fair Housing (AFH)

Tuesday, June 6, 2017 @ 1:00 PM

In attendance: Jan Brna, Lehigh Career and Technical Institute (LCTI); Stacy Milo, Lehigh County Department of Community and Economic Development; Paulette Gilfoil, Lehigh County Department of Community and Economic Development; Walter Haglund, Urban Design Ventures, LLC; Katie Baurnes, Urban Design Ventures, LLC

Notes/Talking Points: The following points were discussed –

- LCTI has a very successful partnership with the Lehigh County Department of Community and Economic Development, which provides CDBG funds for a program that provides scholarships for Commercial Driver Licenses (CDLs).
- There is an issue with a lack of transportation in the County, but LANTA needs at least a hundred-person ridership to start a new route.
- LANTA gets U.S. Department of Transportation dollars, State dollars, etc.
- LANTA has been studying land use, the possibility of introducing rails, and how to address the issue of available transportation to jobs.
- LANTA should be a part of the planning process for looking at areas of economic opportunity and housing opportunity.
- The Northern part of South Whitehall area is an area of opportunity.
- The largest finding from the AFH meetings is an overall lack of housing and affordable housing in the County.
- Lehigh County is one of the few places in the State that is growing.
- LCTI has a very close relationship to the Lehigh Carbon Community College (LCCC).
- LCTI is the largest technical school in the Commonwealth, and the second or third largest in the Nation.
- There are approximately 2,800 high school students enrolled in LCTI's 45 programs for students. The various school districts bus their kids to LCTI from the 9 districts.
- There is also a post-secondary workforce education.
- LCTI also serves approximately 1,100 to 1,400 adults per year in their stand-alone adult education programs. Classes are offered in the day time for high school students and in the evenings for adults.
- Lehigh Valley is rich with manufacturing and logistics opportunities.
- Most companies will pay for their workers to get their CDLs, because there is a shortage of truck drivers to meet the need in the area.
- There are more than enough jobs in the Lehigh Valley, and the unemployment rate is only 5%.
- There are 81 current technical schools in the Commonwealth, but most are much smaller than LCTI and the adult education portion is typically much smaller.
- Construction trades are really coming up in the Lehigh Valley.
- Most students that come to LCTI finish their program because they want to be there. There is a small amount of entrepreneurship taught through the programs as well for those that want to open their own businesses.

- Usually once a person is licensed, they don't need to go back to school, but some people will go on to LCCC to pursue a bachelor's degree.
- School districts are the largest funders for LCTI.
- The biggest challenges for high school kids is transportation to get to their jobs such as their shadowing opportunities and internships.
- LCTI has a large logistics program, but there is a problem for kids getting to the warehouses and job sites. There are many high school kids that are not in a hurry to get a driver's license.
- The Allentown School District is represented by between 40-50% of LCTI's student program.
- Some programs have waiting lists because they are very popular. There is a rotation so kids can choose the programs they are interested in so that they can spend time in each program for one week. The decision is based on a ranking system for the students' top interests.
- Students will still have to perform in the core curriculum programs and the regular labs.
- The emerging health professionals program has a grade point average requirement and is based on recommendations. Senior students will leave this program with eight (8) college credits.
- There is also a dental technology program.
- LCTI suggested that the County work with CareerLink as well so both would be involved in the conversation about housing for the Lehigh Valley workforce.
- LCTI has an office at CareerLink and are there a lot during the week. The partnership with Careerlink helps the County with their Section 3 requirements.
- Students do not have to be qualified economically for the LCTI program.
- There are a lot of people that are renting that would like to own a home, but they cannot find affordable housing.
- LCTI has homeless students in their programs, as well as people that are not proficient in English.
- Housing affects truancy. There is a guidance room at LCTI that has extra clothes and shoes for students that need them.



B. Appendix B – Resident Surveys and Agency Surveys

Attached are copies and summaries of the following surveys:

- Residential Survey
- Agency Survey
- Survey Results



LEHIGH COUNTY, PA – CONFIDENTIAL RESIDENT FAIR HOUSING QUESTIONNAIRE



Lehigh County, in cooperation with the Lehigh County Housing Authority, is preparing an Assessment of Fair Housing (AFH). As part of the planning process, the County is conducting a survey to identify residents' fair housing concerns, such as acts of discrimination or barriers that might limit the housing choices of families and individuals. Please take a few minutes and complete this **confidential questionnaire** to the best of your ability. If you are unsure of an answer or the question does not apply to you, please feel free to skip that question. Thank you for your assistance. You can take the survey **online at www.lehighcounty.org**, or return the completed survey to the **Lehigh County Department of Community and Economic Development, Government Center, 17 South Seventh Street, Allentown, PA 18101** or email Ms. Paulette Gilfoil, Fair Housing Officer at paulettegilfoil@lehighcounty.org. The County would appreciate your response by **Friday, July 14, 2017**.

1. **What is the name of the neighborhood or community where you live in Lehigh County?**
Neighborhood/Community: _____
2. **Gender:** ☐ Male ☐ Female
3. **Race/Ethnicity (choose all that apply):**
☐ White ☐ Black or African-American ☐ American Indian or Alaskan Native ☐ Asian
☐ Native Hawaiian/ Pacific Islander ☐ Hispanic or Latino ☐ Some Other Race ☐ Two or More Races
4. **Age of Head of Household:** ☐ 17 or younger ☐ 18-20 ☐ 21-29 ☐ 30-39
☐ 40-49 ☐ 50-61 ☐ 62 or older
5. **Number of persons living in your household?** ☐ One ☐ Two ☐ Three ☐ Four
☐ Five ☐ Six ☐ Seven ☐ Eight +
6. **What is the approx. total family income per year based on the number of persons in your household?**

1 person household <input type="checkbox"/> over } <input type="checkbox"/> under } \$41,100 2 person household <input type="checkbox"/> over } <input type="checkbox"/> under } \$47,000 3 person household <input type="checkbox"/> over } <input type="checkbox"/> under } \$52,850 4 person household <input type="checkbox"/> over } <input type="checkbox"/> under } \$58,700	5 person household <input type="checkbox"/> over } <input type="checkbox"/> under } \$63,400 6 person household <input type="checkbox"/> over } <input type="checkbox"/> under } \$68,100 7 person household <input type="checkbox"/> over } <input type="checkbox"/> under } \$72,800 8 person household <input type="checkbox"/> over } <input type="checkbox"/> under } \$77,500
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------
7. **Are you a homeowner?** ☐ Yes ☐ No
8. **Are you a renter?** ☐ Yes ☐ No
9. **Are there any problems with handicap accessibility in public facilities and buildings in the County?**
☐ Yes ☐ No If yes, what are the issues?

10. **Are there any employment issues in Lehigh County?** ☐ Yes ☐ No Please list:

11. **Are there any employment programs or services that are needed?** ☐ Yes ☐ No Please list:

12. **Are there any housing issues in Lehigh County?** ☐ Yes ☐ No Please list:

(Turn over to complete)

13. Are there any housing programs or services that are needed? ☐ Yes ☐ No Please list:

14. Fair Housing concerns include any act of discrimination or barrier that might limit the housing choices of families and individuals. Issues of fair housing choice are defined as any actions, omissions, or decisions that restrict, or have the effect of restricting, the availability of housing choices based on race, color, religion, sex, sexual orientation, disability, familial status, or national origin. In your opinion, are residents of Lehigh County aware of how to report fair housing violations or concerns?

☐ Yes ☐ No ☐ Unsure

15. What do you think are the primary reasons why fair housing complaints are not reported?

16. Are you aware that you can request your landlord to make reasonable housing accommodations?

☐ Yes ☐ No ☐ Unsure

17. Are you aware of who to contact if you have a fair housing complaint or issue?

☐ Yes ☐ No ☐ Unsure

18. Are there any problems or issues with public transportation in Lehigh County? ☐ Yes ☐ No Please list:

19. In your opinion, is there a relationship between affordable housing in certain neighborhoods and public schools that perform below average? ☐ Yes ☐ No ☐ Unsure

20. Additional comments on public schools:

21. Please evaluate whether the following situations cause or create discrimination and/or barriers to fair housing in Lehigh County.

	Strongly Agree	Agree	Neutral/ Unsure	Disagree	Strongly Disagree
Concentration of subsidized housing in certain neighborhoods	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lack of affordable housing in certain areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lack of accessible housing for persons with disabilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lack of accessibility in neighborhoods (i.e. curb cuts)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lack of fair housing education	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lack of fair housing organizations in the County	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
State or Local laws and policies that limit housing choice	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lack of knowledge among residents regarding fair housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lack of knowledge among landlords/ property mgrs. on fair housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lack of knowledge among real estate agents regarding fair housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lack of knowledge among bankers/lenders regarding fair housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
There are other barriers to fair housing in Lehigh County	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

22. Are there any additional comments or concerns that you wish to share?



EL CONDADO DE LEHIGH, PA – CONFIDENCIAL CUESTIONARIO DE LA VIVIENDA JUSTA RESIDENTE



El Condado de Lehigh, en cooperación con la Autoridad de Vivienda del Condado de Lehigh, está preparando una Evaluación de la Vivienda Justa (AFH). Como parte del proceso de planificación, el Condado está llevando a cabo una encuesta para identificar los problemas de vivienda justa de los residentes, tales como actos de discriminación o barreras que podrían limitar las opciones de vivienda de las familias y los individuos. Por favor, tome unos minutos y complete este cuestionario confidencial de la mejor manera posible. Si no está seguro de una respuesta o la pregunta no se aplica a usted, no dude en saltarse esa pregunta. Gracias por su asistencia. Puede tomar la encuesta en línea en www.lehighcounty.org, o devolver la encuesta completa **Lehigh County Department of Community and Economic Development, Government Center, 17 South Seventh Street, Allentown, PA 18101** o por correo electrónico a la Sra. Paulette Gilfoil, Housing Fair Oficial en paulettgilfoil@lehighcounty.org. El Condado agradecería su respuesta el **Viernes, 14 de Julio de 2017**.

1. ¿Cuál es el nombre del vecindario o comunidad donde usted vive en el Condado de Lehigh?

Barrio/Desarrollo: _____

2. Género: ☐ Masculino ☐ Femenino

3. Raza/Etnicidad (Seleccione todos los que apliquen):

- ☐ Blanco ☐ Negro o Africano-Americano ☐ Indio Americano o Nativo de Alaska ☐ Asiático
☐ Nativo Hawaiano/ Isleño Pacifico ☐ Hispano o Latino ☐ Otra Raza ☐ Dos Razas o mas

4. ¿Cuál es la edad del jefe de familia: <17 ☐ 18-20 ☐ 21-29 ☐ 30-39 ☐ 40-49 ☐ 50-59 ☐ 60 o mas ☐

5. ¿Número de personas que habitan en su hogar? Una ☐ Dos ☐ Tres ☐ Cuatro ☐
Cinco ☐ Seis ☐ Siete ☐ Ocho ☐

6. ¿Cuál es el ingreso anual total de su familia basado en el número de personas que habitan en su hogar?

Hogar de 1 persona	<input type="checkbox"/> más de <input type="checkbox"/> menos de	} \$41,100	Hogar de 5 personas	<input type="checkbox"/> más de <input type="checkbox"/> menos de	} \$63,400
Hogar de 2 personas	<input type="checkbox"/> más de <input type="checkbox"/> menos de	} \$47,000	Hogar de 6 personas	<input type="checkbox"/> más de <input type="checkbox"/> menos de	} \$68,100
Hogar de 3 personas	<input type="checkbox"/> más de <input type="checkbox"/> menos de	} \$52,850	Hogar de 7 personas	<input type="checkbox"/> más de <input type="checkbox"/> menos de	} \$72,800
Hogar de 4 persona	<input type="checkbox"/> más de <input type="checkbox"/> menos de	} \$58,700	Hogar de 8 personas	<input type="checkbox"/> más de <input type="checkbox"/> menos de	} \$77,500

7. ¿Es usted dueño de vivienda? ☐ Sí ☐ No 8. ¿Usted Alquilas? ☐ Sí ☐ No

9. ¿Hay algún problema con la accesibilidad para discapacitados con instalaciones públicas y edificios en el Condado?
☐ Sí ☐ No En caso afirmativo, ¿cuáles son los problemas?

10. ¿Hay problemas de empleo en el Condado de Lehigh? ☐ Sí ☐ No Por favor enumere:

11. ¿Hay algún programa o servicio de empleo que se necesita? ☐ Sí ☐ No Por favor enumere:

12. ¿Hay problemas de vivienda en el Condado de Lehigh? ☐ Sí ☐ No Por favor enumere:

13. ¿Hay programas o servicios de vivienda que se necesitan? ☐ Sí ☐ No Por favor enumere:

14. Las preocupaciones de Vivienda Justa incluyen cualquier acto de discriminación o barrera que pueda limitar las opciones de vivienda de las familias y los individuos. Los temas de elección de vivienda justa se definen como acciones, omisiones o decisiones que restringen o tienen el efecto de restringir la disponibilidad de opciones de vivienda basadas en raza, color, religión, sexo, orientación sexual, discapacidad, estado familiar o nacional origen. En su opinión, ¿son conscientes los residentes del condado de Lehigh de cómo denunciar las violaciones o preocupaciones de la equidad de vivienda?

☐ Sí ☐ No ☐ Inseguro

15. ¿Cuáles cree que son las razones principales por las que no se denuncian las quejas sobre la vivienda justa?

16. ¿Sabe usted que puede solicitar a su propietario que haga acomodaciones razonables?

☐ Sí ☐ No ☐ Inseguro

17. ¿Sabe a quién contactar si tiene una queja o problema de vivienda justa?

☐ Sí ☐ No ☐ Inseguro

18. ¿Hay algún problema con el transporte público en el Condado de Lehigh?

19. En su opinión, ¿existe una relación entre la vivienda asequible en ciertos barrios y escuelas públicas que se desempeñan por debajo de la media? ☐ Sí ☐ No ☐ Inseguro

20. Comentarios adicionales sobre escuelas públicas:

21. Por favor, evalúe si las siguientes situaciones causan o crean discriminación y / o barreras para una vivienda justa en el Condado de Lehigh.

	Totalmente de Acuerdo	De Acuerdo	Neutral/ Inseguro	En Desacuerdo	Totalmente en Desacuerdo
Concentración de viviendas sociales o subvencionadas en ciertos vecindarios	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Falta de vivienda asequible en ciertas áreas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Falta de vivienda accesible para personas con discapacidad	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Falta de accesibilidad en los barrios (es decir cortes en aceras)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Falta de educación de equidad de vivienda	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Falta de organizaciones de equidad de vivienda en la Condado	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leyes Estatales o locales y políticas que limitan la elección de vivienda	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Falta de conocimiento entre los residentes en cuanto a la equidad de vivienda	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Falta de conocimiento entre los propietarios y gerentes de propiedades sobre la equidad de vivienda	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Falta de conocimiento entre los agentes de bienes raíces sobre equidad de vivienda	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Falta de conocimientos entre los banqueros/ prestamistas sobre la equidad de vivienda	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Otras barreras / impedimentos	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

22. ¿Tiene comentarios adicionales o otras preocupaciones que le gustaría compartir?

Lehigh County, Pennsylvania is preparing its FY 2017 Assessment of Fair Housing (AFH). As part of the planning process, the County is conducting a survey to identify residents' fair housing concerns, such as acts of discrimination or barriers that might limit the housing choices of families and individuals. Please take a few minutes and complete this confidential questionnaire to the best of your ability. If you are unsure of an answer or the question does not apply to you, please feel free to skip that question. Thank you for your assistance in helping us to identify residents' needs and Fair Housing issues in the County.

1. What is the name of the neighborhood or community where you live in Lehigh County?

Neighborhood/Community

2. Gender

- ☐ Male
- ☐ Female

3. Race/Ethnicity (choose all that apply)

- ☐ White
- ☐ Black or African-American
- ☐ American Indian or Alaskan Native
- ☐ Asian
- ☐ Native Hawaiian or other Pacific Islander
- ☐ Hispanic or Latino
- ☐ Some Other Race
- ☐ Two or More Races

4. Age

- ☐ 17 or younger
- ☐ 18-20
- ☐ 21-29
- ☐ 30-39
- ☐ 40-49
- ☐ 50-61
- ☐ 62 or older

*** 5. Number of persons living in your household?**

☐ One ☐ Two ☐ Three ☐ Four ☐ Five ☐ Six ☐ Seven ☐ Eight +

6. If you are a one (1) person household, is your total household income above or below \$41,100 per year?

Above Below
\$41,100 ☐ ☐

7. If you are a two (2) person household, is your total household income above or below \$47,000 per year?

Above Below
\$47,000 ☐ ☐

8. If you are a three (3) person household, is your total household income above or below \$52,850 per year?

Above Below
\$52,850 ☐ ☐

9. If you are a four (4) person household, is your total household income above or below \$58,700 per year?

Above Below
\$58,700 ☐ ☐

10. If you are a five (5) person household, is your total household income above or below \$63,400 per year?

Above Below
\$63,400 ☐ ☐

11. If you are a six (6) person household, is your total household income above or below \$68,100 per year?

Above Below
\$68,100 ☐ ☐

12. If you are a seven (7) person household, is your total household income above or below \$72,800 per year?

Above Below
\$72,800 ☐ ☐

13. If you are a eight (8) or more person household, is your total household income above or below \$77,500 per year?

Above Below
\$77,500 ☐ ☐

14. Are you a homeowner?

☐ Yes ☐ No

15. Are you a renter?

☐ Yes ☐ No

16. Are there any problems with handicap accessibility with public facilities and buildings in the County?

☐ Yes

☐ No

17. If you answered yes to the above question, what are the issues?

18. Are there any employment issues in Lehigh County?

☐ Yes

☐ No

19. If you answered yes to the above question, what are the issues?

20. Are there any employment programs or employment services that are needed?

☐ Yes

☐ No

21. If you answered yes to the above question, what programs or services are needed?

22. Are there any housing issues in Lehigh County?

☐ Yes

☐ No

23. If you answered yes to the above question, what are the issues?

24. Are there any housing programs or housing services that are needed?

☐ Yes

☐ No

25. If you answered yes to the above question, what programs or services are needed?

26. Fair Housing concerns/impediments include any act of discrimination or barrier that might limit the housing choices of families and individuals. Impediments to fair housing choice are defined as any actions, omissions, or decisions that restrict, or have the effect of restricting, the availability of housing choices based on race, color, religion, sex, sexual orientation, disability, familial status, or national origin.

In your opinion, are residents of Lehigh County aware of how to report fair housing violations or concerns?

☐ Yes

☐ No

☐ Unsure

27. What do you think are the primary reasons why fair housing complaints are not reported?

28. Are you aware that you can request your landlord to make reasonable housing accommodations?

- ☐ Yes
☐ No
☐ Unsure

29. Are you aware of who to contact if you have a fair housing complaint or issue?

- ☐ Yes
☐ No
☐ Unsure

30. Are there any problems or issues with public transportation in Lehigh County?

- ☐ Yes
☐ No

31. If you answered yes to the above question, what are the issues?

32. In your opinion, is there a relationship between affordable housing in certain neighborhoods and public schools that perform below average?

- ☐ Yes
☐ No
☐ Unsure

33. Additional comments on public schools:

34. Please evaluate whether the following situations result in further discrimination and/or barriers to fair housing in Lehigh County.

	Strongly Agree	Agree	Neutral/Unsure	Disagree	Strongly Disagree
Concentration of subsidized housing in certain neighborhoods	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lack of affordable housing in certain areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lack of accessible housing for persons with disabilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lack of accessibility in neighborhoods (i.e. curb cuts)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lack of fair housing education	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lack of fair housing organizations in the County	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
State or Local laws and policies that limit housing choice	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lack of knowledge among residents regarding fair housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lack of knowledge among landlords and property managers regarding fair housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lack of knowledge among real estate agents regarding fair housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lack of knowledge among bankers/lenders regarding fair housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other barriers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

35. Are there any additional comments or concerns that you wish to share?

Resident Survey Analysis

As a part of the AFH, Lehigh County created and distributed a Resident Survey. There were 186 surveys completed and returned to the County.

Notable Characteristics

Some of the notable characteristics of respondents included (as a percentage of those that answered each question):

- The majority of respondents are female at 67.63%.
- The vast majority (86.13%) of respondents are White.
- Over two-thirds of the respondents are over the age of 61 (68.57%).
- Of those that answered the question, 86.9% are low- to moderate-income for their family size.
- The majority, at 59.5%, come from one person households.
- 33.73% are homeowners.
- 22.22% of respondents felt that residents of the County did not know how to report fair housing violations, and a further 57.64% were unsure whether residents know or do not know how to report violations.

The following is a list of needs/issues associated with different areas of community and economic development. Values were calculated as a percentage of those that answered each question.

Accessibility:

- 79.33% of respondents believe that there are no problems with handicap accessibility with public facilities in buildings in the County.
- 17.02% believe there are not enough ramps leading to public facilities throughout the County.

Employment:

- Only 20.77% of respondents indicated that there are employment issues in the County.
- 14.63% specifically mention that there are not enough jobs in Lehigh County.
- 23.02% believe that employment programs or services are needed, particularly those that match residents with jobs, or train residents in the fields that are expanding within the County.

Housing:

- 35.77% said that there are housing issues within Lehigh County, and 37.61% believe that housing programs or services are needed.
- 17.86% specifically mention the need for low-income housing.
- 14.29% are concerned with more senior-centric housing for residents.

- 8.93% are concerned with taxes and high housing prices and rent.
- Other housing issues, needs, and programs include parking for seniors, rental assistance for low-income households, and housing that can fit families.

Fair Housing:

- 60.61% are aware that residents can make reasonable housing accommodation requests to their landlords.
- However, only 43.70% were aware of who to contact regarding a fair housing complaint or issue, compared to 28.15% who did not, and 28.89% who were unsure of who to contact.

Reasons Fair Housing Complaints Are Not Reported:

- 24.29% point to a lack of knowledge in reporting practices as a cause.
- 24.28% specifically mention fear of retaliation, including eviction, legal reprisal, poor retreatment, and even deportation.

Transportation:

- 38.14% of respondents state that there are problems or issues with public transportation in Lehigh County.
- 41.4% of residents that responded believe that improvements could be made to the bus system in particular
- Other transportation concerns (20.46%) included an expansion of current routes, buses with bathrooms for the elderly, and more door-to-door service for seniors with less wait-times.

Public Schools:

- 23.08% of respondents believe there is a relationship between certain neighborhoods and public schools that perform below average, compared to 20.00% that do not believe there is a relationship, and 56.92% that are unsure
- 41.4% of residents that responded believe that improvements could be made to the bus system in particular

The following situations result in further discriminations and/or barriers to fair housing in Lehigh County:

	Strongly Agree	Agree	Neutral/Unsure	Disagree	Strongly Disagree
Concentration of subsidized housing in certain neighborhoods	14.18%	17.16%	61.19%	5.22%	2.24%
Lack of affordable housing in certain areas	21.58%	25.90%	46.76%	3.60%	2.16%
Lack of accessible housing for persons with disabilities	19.72%	23.94%	46.48%	8.45%	1.41%
Lack of accessibility in neighborhoods (i.e. curb cuts)	18.12%	18.12%	51.45%	8.70%	3.62%
Lack of fair housing education	15.11%	25.90%	53.24%	3.60%	2.16%
Lack of fair housing organizations in the County	14.29%	20.71%	57.14%	5.71%	2.14%
State or Local laws and policies that limit housing choice	13.77%	19.57%	59.42%	5.80%	1.45%
Lack of knowledge among residents regarding fair housing	17.14%	32.86%	44.29%	4.29%	1.43%
Lack of knowledge among landlords and property managers regarding fair housing	17.86%	20.00%	52.14%	8.57%	1.43%
Lack of knowledge among real estate agents regarding fair housing	11.51%	12.95%	64.03%	8.63%	2.88%
Lack of knowledge among bankers/lenders regarding fair housing	10.79%	15.83%	64.03%	7.19%	2.16%
Other barriers	13.53%	13.53%	67.67%	3.01%	2.26%

Additional Comments or Concerns:

- "Disability access is often overlooked or singularly focused when discussing fair housing needs. Disability access means more than just providing ramps and roll-in showers. A disability can be a medical condition, a sensory loss (hearing or vision), mental, cognitive, or intellectual. People with disabilities face additional discrimination in housing because they can identify with multiple 'protected' class factors (for example, a single mother of 3 who is African American and uses a wheelchair.)"
- "Curb cuts are in sidewalks are too steep for people in scooters or motorized wheelchairs. I understand that these things are limited in the kind of ramp you can place, but many feel unsafe using them. Concerning fair housing education, there are speakers that come into the building. They help out. I found that interesting and helpful. But that is just our building, I do not know if that is offered everywhere."



C. Appendix C – Public Comments

Attached are summaries of the following meetings:

- Public Hearing
- Lehigh County Housing Authority Residents Meeting



COMMUNITY MEETING NOTICE:

Lehigh
County
Housing
Authority

Assessment of Fair Housing

MONDAY, JUNE 5, 2017 at 6:00 PM

Lehigh Valley Planning Commission, 961 Marcon Boulevard
Allentown, PA 18101

OR



TUESDAY, JUNE 6, 2017 at 4:30 PM



Whitehall Township Building, 3219 MacArthur Road
Whitehall, PA 18052

Purpose:

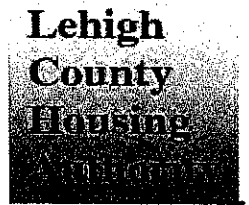
Lehigh County, in cooperation with the Lehigh County Housing Authority, is preparing its Assessment of Fair Housing (AFH) in order to receive Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD).

Resident and stakeholder input are essential to the successful preparation and implementation of the AFH. Please come share your ideas and help develop strategies that will address the need for fair housing in Lehigh County. This will be an informal hearing to identify any existing fair housing issues as well as a discussion on the following:

- ♦ Patterns of integration and segregation
- ♦ Racially or ethnically concentrated areas of poverty
- ♦ Disparities in access to opportunity
- ♦ Disproportionate housing needs



AVISO DE LA REUNIÓN DE LA COMUNIDAD



El Condado de Lehigh, Pennsylvania

2017 Evaluación de Una Vivienda Justa

LUNES 5 DE JUNIO DE 2017 A LAS 6:00 DE LA TARDE
(MONDAY, JUNE 5, 2017 at 6:00 PM)

Lehigh Valley Planning Commission
(Comisión de Planificación del Valle de Lehigh)

961 Marcon Boulevard
Allentown, PA 18101



MARTES, 6 DE JUNIO DE 2017 A LAS 4:30 DE LA TARDE
(TUESDAY, JUNE 6, 2017 at 4:30 PM)

Whitehall Township Building
(Edificio del Municipio de Whitehall)

3219 MacArthur Road
Whitehall, PA 18052

Propósito:

El Condado de Lehigh, Pennsylvania está preparando su Evaluación de la Vivienda Justa (AFH) para recibir fondos del Community Development Block Grant (CDBG) del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD).

La aportación de los residentes y de las partes interesadas es esencial para el éxito de la preparación e implementación de la AFH. Por favor, comparta sus ideas y ayude a desarrollar estrategias que abordarán la necesidad de una vivienda justa en el condado de Lehigh. Esta será una audiencia informal para identificar cualquier problema existente de vivienda justa, así como una discusión sobre lo siguiente:

- Patrones de integración y segregación
- Áreas de pobreza racialmente o étnicamente concentradas
- Disparidades en el acceso a la oportunidad
- Necesidades de vivienda desproporcionadas

**NOTICE OF A PUBLIC MEETING FOR LEHIGH COUNTY AND
LEHIGH COUNTY HOUSING AUTHORITY'S
ASSESSMENT OF FAIR HOUSING (AFH)**

Lehigh County, in cooperation with the Lehigh County Housing Authority, is preparing an Assessment of Fair Housing (AFH) according to the U.S. Department of Housing and Urban Development regulation 24 CFR Part 5 to Affirmatively Further Fair Housing (AFFH). Notice is hereby given that there will be two (2) **Public Meetings** held in Lehigh County to assemble information for the AFH. The first Public Meeting will be held on **Monday, June 5, 2017 at 6:00 PM** at the **Lehigh Valley Planning Commission**, located at 961 Marcon Boulevard, Suite 310, Allentown, PA 18109. The second Public Meeting will be held on **Tuesday, June 6, 2017 at 4:30 PM** at the **Whitehall Municipal Building** at 3219 MacArthur Rd, Whitehall, PA 18052.

The Lehigh Valley Planning Commission and the Whitehall Municipal Building are accessible to the physically handicapped. Persons requiring special accommodations to participate in the meeting may call Ms. Paulette Gilfoil, Fair Housing Officer, at (610) 782-3566 or at paulettegilfoil@lehighcounty.org. Persons with hearing and/or speech impediments may contact Lehigh County through the "Pennsylvania Relay Service" by dialing "7-1-1" or going online to www.parelay.net. If requested, a foreign language and/or sign language interpreter will be provided if the County is notified three (3) days in advance of the meeting.

The purpose of these public meetings is to gather information for the County's Assessment of Fair Housing (AFH), which the County must submit to the U.S. Department of Housing and Urban Development (HUD) to receive Community Development Block Grant (CDBG) funds. The Lehigh County Housing Authority must also submit an AFH to receive Capital Grant Program funds and other Federal funds. As Federal grantees, Lehigh County and the Lehigh County Housing Authority are required to affirmatively further fair housing, and have partnered together to create one, comprehensive AFH. The AFH for Lehigh County and the Lehigh County Housing Authority will analyze the local fair housing landscape and assess four (4) fair housing issues:

- Patterns of integration and segregation;
- Racially or ethnically concentrated areas of poverty;
- Disparities in access to opportunity; and
- Disproportionate housing needs.

All interested residents and organizations are encouraged to attend these public meetings to discuss fair housing and provide suggestions or actions the community can take to address those issues. If residents or organizations are unable to attend these public meetings, they may submit written comments to Ms. Paulette Gilfoil, Fair Housing Officer, at 17 S. Seventh St., Allentown, PA 18101-2401.

As part of the planning process, the County and Housing Authority are conducting a resident survey to identify Fair Housing issues. This confidential survey will be available online at

www.lehighcounty.org/ and <http://www.lehighcountyha.org/>, and will also be available in paper form at:

Lehigh County Government Center
17 South Seventh Street
Allentown, Pennsylvania 18101

Lehigh County Housing Authority
635 Broad St.
Emmaus, PA 18049

Paulette Gilfoil
Fair Housing Officer, Lehigh County

Published: May 20, 2017

**AVISO DE UNA REUNIÓN PÚBLICA PARA EL CONDADO DE LEHIGH Y
LA AUTORIDAD DE LA VIVIENDA DEL CONDADO DE LEHIGH
EVALUACIÓN DE LA VIVIENDA JUSTA
(ASSESSMENT OF FAIR HOUSING (AFH))**

El Condado de Lehigh, en cooperación con la Autoridad de Vivienda del Condado de Lehigh, está preparando una Evaluación de la Vivienda Justa (Assessment of Fair Housing (AFH)) de acuerdo con el Departamento de Vivienda y Desarrollo Urbano de EE.UU. Se da aviso por la presente que habrá dos (2) **Reuniones Públicas** celebradas en el Condado de Lehigh para reunir información para la AFH. La primera Reunión Pública se llevará a cabo el **lunes 5 de junio de 2017 a las 6:00 PM** en la **Comisión de Planificación del Valle de Lehigh**, ubicada en 961 Marcon Boulevard, Suite 310, Allentown, PA 18109. La segunda Reunión Pública se llevará a cabo el **martes, 6 de junio de 2017 a las 4:30 PM** en el **edificio municipal de Whitehall** en 3219 MacArthur Rd, Whitehall, PA 18052.

La Comisión de Planificación del Valle de Lehigh y el Edificio Municipal de Whitehall son accesibles para los discapacitados físicos. Las personas que requieran acomodaciones especiales para participar en la reunión pueden llamar a la Sra. Paulette Gilfoil, Oficial de Vivienda Justa al (610) 782-3566 oa paulettegilfoil@lehighcounty.org. Las personas con impedimentos auditivos o del habla pueden comunicarse con el Condado de Lehigh a través del "Servicio de Relevo de Pensilvania" marcando "7-1-1" o conectándose a www.parelay.net. Si se solicita, se proporcionará un intérprete de lengua extranjera y / o de lenguaje de señas si el Condado es notificado tres (3) días antes de la reunión.

El propósito de estas reuniones públicas es recolectar información para la Evaluación de la Vivienda Justa (AFH) del Condado, que el Condado debe presentar al Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD) para recibir fondos del Community Development Block Grant (CDBG). La Autoridad de Vivienda del Condado de Lehigh también debe presentar una AFH para recibir fondos del Programa de Subsidios de Capital y otros fondos federales. Como concesionarios federales, el condado de Lehigh y la Autoridad de Vivienda del Condado de Lehigh están obligados a promover más equitativamente la vivienda, y se han asociado para crear una sola, amplia AFH. La AFH para el Condado de Lehigh y la Autoridad de Vivienda del Condado de Lehigh analizará el panorama local de la equidad de vivienda y evaluará cuatro (4) cuestiones de vivienda justa:

- Patrones de integración y segregación;
- Áreas de pobreza raciales o étnicamente concentradas;
- Disparidades en el acceso a oportunidades; y
- Necesidades de vivienda desproporcionadas.

Se anima a todos los residentes y organizaciones interesados a asistir a estas reuniones públicas para discutir la vivienda justa y proporcionar sugerencias o acciones que la comunidad pueda tomar para abordar esas cuestiones. Si los residentes u organizaciones no pueden asistir a estas reuniones públicas, pueden presentar comentarios por escrito a la Sra. Paulette Gilfoil, Oficial de Vivienda Justa, en 17 S. Seventh St., Allentown, PA 18101-2401.

Como parte del proceso de planificación, el Condado y la Autoridad de Vivienda están llevando a cabo una encuesta de residentes para identificar asuntos de Vivienda Justa. Esta encuesta

confidencial estará disponible en línea en www.lehighcounty.org/ y <http://www.lehighcountyha.org/>, y también estará disponible en papel en:

Lehigh County Government Center
17 South Seventh Street
Allentown, Pennsylvania 18101

Lehigh County Housing Authority
635 Broad St.
Emmaus, PA 18049

Paulette Gilfoil
Fair Housing Officer, Lehigh County

Publicada: 20 de Mayo de 2017

Public Meeting #1

Assessment of Fair Housing (AFH)

Monday, June 5, 2017 @ 6:00 PM

In attendance: Lori Molloy, North Penn Legal Services; DeeNola Lowery, Section 8 Voucher Holder; Bill Dellicker, Northwestern Lehigh School District; Christina Feiertag, Lehigh County Housing Authority; Helen Khouli, Lehigh County Housing Authority; Stacy Milo, CDBG Coordinator; Paulette Gilfoil, Lehigh County Department of Community and Economic Development; Walter Haglund, Urban Design Ventures, LLC; Katie Bournes, Urban Design Ventures, LLC

Notes/Talking Points: The following points were discussed –

- North Penn Legal Services (NPLS) has been working on a project with County CDBG funds to offer fair housing outreach and education, housing counseling, etc.
- They invited 80 people to the Government Center for a training in April. A Fair Housing Forum at Northampton Community College had 85 attendants.
- NPLS responsibilities include outreach, education, and advocacy. NPLS handles individual complaints to make sure people understand their rights.
- NPLS is involved with the Lehigh Valley Fair Housing Project, which includes the entitlement communities of Easton, Bethlehem, Allentown, and Lehigh and Northampton Counties.
- NPLS educates residents about the 1968 Fair Housing Act, as well as state law under the PA Human Relations Act.
- Complaints first go through a mediation process, and then to court if necessary.
- People with disabilities need to be able to have equal enjoyment of housing. This is where a modification or accommodation will come in to play.
- Housing is broadly defined under the Fair Housing Act. Housing can include dorms, or shelters if they are long-term stay facilities.
- Disability and familial status are the most common basis for complaints under the Fair Housing Act. There are also some national origin or ethnicity basis for complaints.
- Before familial status was a protected class, landlords tried to charge an extra fee for families with children.
- The Fair Housing Act covers lending issues as well. Foreclosure rates in certain areas raise fair housing questions.
- Sexual orientation and gender identity are now commonly reported as basis for complaints as well, but are not a protected class under Federal law or by Pennsylvania law. Additional classes added by Bethlehem, Allentown, and Easton are sexual identity, gender identity and marital status.
- The big case in Westchester County, where the County refused to expand affordable housing outside of Yonkers, resulted in \$52 million dollars in Federal funds being returned to the Federal Government by Westchester County.
- Population and employment projections have the County projected to grow to 750,000 people. There is not enough housing available to meet the needs.
- Are there opportunities for people to move throughout the County to access good education and employment opportunities that are connected to transportation?

- Subtle steering was an issue. Leadership at the REALTORS is focused on addressing Fair Housing, and now, training is now required for new realtors. NPLS is working on the marketing for the Greater Lehigh Valley Association of Realtors.
- Housing affordability is an issue in the City and the County.
- Demand for housing is growing with the population. The Lehigh Valley has nowhere near the appropriate number of units.
- "Generation X" still has student loan debt, and Millennials have terrible debt to income ratio.
- There is such a demand for rentals that landlords can get \$1,100 for units that are supposed to rent for \$800.
- There are a lot of people near retirement age coming in to the Lehigh Valley, which is also driving up the housing values.
- Some people do not understand the difference between affordability and fair housing issues.
- The tiny home movement is something that the County should explore as a new and different kind of affordable housing opportunity.
- The suite of model ordinances developed by the Lehigh Valley Planning Commission is on their website. The Planning Commission looks at zoning reviews of the municipalities in the Valley as an opportunity.
- Developments in rural communities are treated differently than developments in the suburbs.
- There are a lot of seniors getting reverse mortgages on their properties. People are living longer.
- There is a cycle of people paying back taxes from the previous year, while trying to pay this year's taxes.
- Catasauqua qualifies for USDA funds.
- Northwestern Lehigh School District is the largest school district in Lehigh County. The problem is that there is not a lot of developable land. Much of the land is categorized as preserved farmland in this area.
- The houses that are built are big houses, located on at least an acre of land that can hold a septic tank.
- There are not a lot of opportunities for young parents. There are no starter homes in the area, but there are some builders that are looking to address this gap in availability.
- Kindergarten enrollment is 30% less than what it has been. Three elementary schools will close in the Lehigh Valley in the next few years.
- There are 9 school districts in Lehigh, and about 60 schools total.
- A drastic decline in enrollment is projected. The Northwestern Lehigh School District is worried it will have to lay off teachers.
- The school has an English as a Second Language (ESL) program, but it is not reimbursed by state funds.
- Special Education is a growing expense for public schools. There are smaller class sizes due to more one-on-one needs. There is more of an awareness of autism.
- There have been instances of people that are steered into Northwestern Lehigh School District because the school accommodates special needs students.
- Lehigh Carbon Community College (LCCC) has a program to recruit females and minorities to the school. There are scholarships that are available that do not get used because there is not enough interest. There are some kids that will come to the school for a semester and then drop out.

- There have also been students that move to LCCC from Lehigh Career and Technical Institute (LCTI) to further their education. For example, welders from LCTI are going to LCCC to become welding engineers, carpenters can explore becoming architects, CNAs can become RNs, etc.
- There is a lack of land that can be developed, and there are people that have settled in the area that do not want to leave.
- There is not a lot of new construction or development in the area.
- Farmland preservation creates demand for land and drives up the cost, creating affordability issues in rural areas.
- There is a property tax rebate for seniors available. The school district also has the same program for seniors
- One Lehigh County resident attended the meeting to talk about her experience with her Section 8 voucher. She has had the voucher for about 10 years. She kept her home neat and maintained. A fire occurred in the unit, and the owner decided to sell the property. The new owner of the property did not want to accept the voucher. The responsibility was suddenly on the tenant to pay double the rent she had been paying. She was told that she had to move to another housing unit in order to keep the voucher, but she wanted to find a place near her job, where her daughter would not have to change schools.
- The Housing Authority granted her extensions to find another place to live, because she was having a hard time finding a place that could accommodate her disabled child. She is an LPN with a special needs daughter. The Greater Lehigh Valley Association of Realtors helped her find a place to live, but there were not many units accepting Section 8 when she was looking. Finally, after 9 months, she found a new unit. It was frustrating that she had to leave her home suddenly due to her Section 8 Voucher.
- Many landlords do not want to deal with the Housing Quality Standards that comes with the Section 8 Voucher.
- The lack of stability in housing is forcing some kids to different school districts because they are moving often.

Public Meeting #2

Assessment of Fair Housing (AFH)

Tuesday, June 6, 2017 @ 4:30 PM

In attendance: Howard Lieberman, Neighborhood Housing Services of Lehigh Valley; Carrie Ann Ploppert, North Penn Legal Services; Mayor Ed Hozza Jr., Whitehall Township; Phillip Armstrong, President of the Board of Commissioners for Whitehall Township; Christina Feiertag, Lehigh County Housing Authority; Helen Khouli, Lehigh County Housing Authority; Stacy Milo, Lehigh County Department of Community and Economic Development; Paulette Gilfoil, Lehigh County Department of Community and Economic Development; Walter Haglund, Urban Design Ventures, LLC; Katie Baurnes, Urban Design Ventures, LLC

Notes/Talking Points: The following points were discussed –

- The AFH planning process requires that Lehigh County supplement data provided by HUD and the Census with local data from the Planning Commission reports and other local studies. Qualitative data analysis is also important in addition to quantitative data analysis, and community participation is heavily emphasized.
- Some of the recommendations in the AFH will be broad, but some will be specific to certain areas of opportunity.
- There is a housing shortage in general in Lehigh County, but more specifically, there is a shortage of affordable housing.
- Lehigh County does not have to submit the AFH to the Commissioners for approval.
- More jobs are coming in to the County, but the wage rate average is around \$15/hr. There are not a lot of housing options near these jobs sites where new employees can afford to live.
- The City of Allentown and Lehigh County are immigrant areas.
- If HUD rejects the AFH, could they reject it because of one item? Yes, and they will give the County the opportunity to address the problem.
- There are Fair Housing forums that offer training through North Penn Legal Services (NPLS).
- The Northwestern part of Lehigh County has an aging population, and is more of a rural setting with 80% preserved farmland.
- The zoning in this area is prohibitive for affordable housing because they require a 3 acre lot per property.
- There is a perception that a high presence of affordable housing in a school district impacts the quality of education because the revenue from property taxes is lower. The concern from the school districts point of view is that this is a burden that affordable housing puts on them. The Commonwealth does not support school districts as much anymore, so the districts rely on property taxes.
- Federal government gives money to school districts that educate students with special needs.
- Online and private charter schools also affect the public school district revenues.
- There are areas without a police force in Lehigh County.
- NPLS is a Fair Housing advocate, and they handle any fair housing matters in the Lehigh Valley. Any person that feels that they are being discriminated against can come to NPLS for guidance and assistance.

- The Commonwealth of PA has added age as a protected class (age 40 and over). The additional protected classes added by Bethlehem, Allentown, and Easton are sexual identity, gender identity and marital status.
- NPLS will evaluate the situation, and cases will go to the magistrate if there is a legitimate fair housing complaint.
- Hoarding is a disability that can be accommodated.
- NPLS will also file complaints with HUD or the PA Human Relations Commission. A person has up to a year to file a case with HUD, and 180 days to file with the PA Human Relations Commission.
- Emotional support animals are covered by HUD as a reasonable accommodation. They are not considered pets, and are considered a necessary accommodation for a person that needs it to survive in the home.
- Are there additional funds available to make reasonable accommodations?
- The responsibility lies with the tenant to pay for modifications, but owner has to allow it. It is also the tenant's responsibility to remove the modification when they move, unless the landlord wants to keep the modification.
- People need to have a note from the doctor stating there they have a disability.
- There are agencies like LVCIL, Catholic Charities, and Conference of Churches that can help tenants with funding for the modifications.
- HOME funds through PHFA and LIHTF funds are Federal funds covered by the Fair Housing Act.
- The Lehigh Valley Fair Housing Project has a staff attorney through NPLS to handle all complaints. NPLS offers training to the Greater Lehigh Valley Association of Realtors and local real estate agencies like Berkshire Hathaway. NPLS also offers CE credits to Realtors.
- NPLS has a Landlord/Tenant handbook, and sample letters to landlord for requesting a modification. NPLS also offers landlord trainings.
- The barrier to affordable housing is not only the price of land. Permits are stifling residential construction as well. For example, developers cannot afford to develop all the subdivisions that were approved.

Public Housing Residents and Section Voucher Holders Meeting

Assessment of Fair Housing (AFH)

Monday, June 5, 2017 @ 4:30 PM

In attendance: Bill Dellicker, Northwestern Lehigh School District; Christina Feiertag, Lehigh County Housing Authority; Helen Khouli, Lehigh County Housing Authority; Paulette Gilfoil, Lehigh County Department of Community and Economic Development; Walter Haglund, Urban Design Ventures, LLC; Katie Baurnes, Urban Design Ventures, LLC

Notes/Talking Points: The following points were discussed –

- Dan Beers, Executive Director for the Lehigh County Housing Authority tried three times to get the tax credit project approved, and it was not.
- They received Federal Home Loan Bank (FHLB) money, and received funding from the County.
- The site they were exploring had support programs nearby, as well as shopping and transportation. Police Department and the Borough Offices are in the building, which would make it a safe location. The Housing Authority made all of the changes based on the suggestions made by PHFA after the first and second unsuccessful applications.
- Penn Rose is getting many of the LIHTC projects.
- The project was a rehab, not new construction. The Housing Authority felt that it could be the reason the project wasn't approved.
- The Housing Authority should request the ratings sheet from PHFA. Maybe there are other issues for why the project was not approved, such as relationship issues.

Order ID: 6096269

* Agency Commission not included

GROSS PRICE * : \$1,641.68**PACKAGE NAME:** TMC Legal/Public Notices**Product(s):** The Morning Call, Affidavit, PublicNoticePA.com, classified.mcall.com_Legal**AdSize(s):** 2 Column Liner**Run Date(s):** Friday, January 25, 2019**Color Spec.** -4C**Preview**

**PUBLIC HEARING NOTICE
LEHIGH COUNTY, PENNSYLVANIA
FY 2019 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

Notice is hereby given that Lehigh County, PA will hold two (2) public hearings on Tuesday, February 5, 2019 at 11:00 AM and 5:30 PM, prevailing time, in the Public Hearing Room of the Lehigh County Government Center, 17 South 7th Street, Allentown, PA 18101. The Lehigh County Government Center and the Public Hearing Room are accessible to persons with physical disabilities. If special arrangements need to be made to accommodate any resident in order for them to participate in the public hearing, including translation services, please call the Office of Community Development at (610) 871-1964, to make those arrangements, or for persons who may have a hearing impediment, please contact 7-1-1 for the PA Relay Center TDD.

The purpose of this public hearing is to gather information for the County's Five Year Consolidated Plan for FY 2019-2023, and the Annual Action Plan for 2019, and to present the County's 2018 Analysis of Impediments to Fair Housing Choice (A.I.), which the County must submit to the U.S. Department of Housing and Urban Development for the use of Community Development Block Grant (CDBG) Entitlement Funds. Additionally, the hearing will be used to solicit the views and comments of individuals and organizations concerning the housing, community and economic development, and fair housing needs in the Lehigh County. The A.I. is on public display for a period of 30 days beginning on January 28, 2019 at the following locations as well as the Lehigh County Department of Community and Economic Development website <https://www.lehighcounty.org/departments/community-economic-development>:

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

Based on last year's funding, Lehigh County anticipates to be notified by the U.S. Department of HUD that it is eligible to receive a CDBG entitlement grant in the approximate amount of \$1,227,196 for FY 2019, based on the previous FY 2018 CDBG allocation. These funding levels are contingent upon the final approval of the Federal Budget for FY 2019. The County doesn't anticipate notice of its funding allocation until Spring of 2019. In order to receive those funds, Lehigh County must prepare a Five Year Consolidated Plan and a One Year Annual Action Plan for the use of Federal funds. At least 70% of the CDBG funds must benefit low- and moderate-income persons living in Lehigh County. The County will be preparing its CDBG applications and it intends to afford residents, local agencies, and interested parties the opportunity to become involved in the planning process. If interested in being added to the CDBG application mailing list, contact the Office of Community Development at (610) 871-1964.

Order ID: 6096269

* Agency Commission not included

GROSS PRICE * : \$1,641.68

PACKAGE NAME: TMC Legal/Public Notices

Development, Lehigh County at (610) 871-1964.

The following types of activities may be eligible for funding under the CDBG program: acquisition of property; disposition costs; improvements to public facilities (including the removal of architectural barriers); demolition and environmental clean-up; public services that are new or a quantifiable increase in the level of service; interim assistance; relocation payments for persons displaced as a result of a CDBG activity; rehabilitation of houses; code enforcement; special economic development activities; special activities undertaken by a community based development organization; home ownership assistance for purchase; planning; environmental reviews; program administration; audit; and other miscellaneous activities.

If the County would undertake an activity that would result in the displacement of families or individuals, then the County would utilize its policy for minimizing such displacement. Furthermore, the County is responsible for replacing all low- and moderate-income housing units that may be demolished or converted as a result of the expenditure of CDBG funds.

Persons, organizations, or municipalities that wish to request funding should obtain a copy of the request for funding applications which are due by April 12, 2019 at 4:00 pm, prevailing time, to the County of Lehigh Department of Community and Economic Development, Government Center, Room 519, Allentown, PA.

The Analysis of Impediments will focus on the status and interaction of six (6) fundamental conditions within the community:

- The sale or rental of dwellings (public or private);
- The provision of housing brokerage services;
- The provision of financial assistance for dwellings;
- Public policies and actions affecting the approval of sites and other building requirements used in the approval process for the construction of publicly assisted housing;
- The administrative policies concerning community development and housing activities, which affect opportunities of minority households to select housing inside or outside areas of minority concentration; and
- Where there is a determination of unlawful segregation or other housing discrimination by a court or a finding of noncompliance by HUD regarding assisted housing in a recipient's jurisdiction, an analysis of the actions which could be taken by a recipient to remedy the discriminatory condition, including actions involving the expenditure of funds made available under 24 CFR Part 570.
- Compliance with the Americans with Disabilities Act (ADA)
- Compliance with the Fair Housing Act (FHA) as amended.

All interested residents are encouraged to attend this public hearing and they will be given the opportunity to present oral or written testimony concerning the needs of Lehigh County and the use of CDBG funds to address those needs over the next five (5) years. Written or oral comments may be directed to Lehigh County, Government Center, Office of Community Development, 17 South 7th Street, Allentown, PA 18101 or via phone at (610) 871-1964.

Mr. Phillips Armstrong
County Executive
6096269 — 1/25/19

Proof of Publication Notice in the *Morning Call*

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

STATE OF PENNSYLVANIA)
COUNTY OF LEHIGH)

Copy of Notice or Advertisement

SS:

of THE MORNING CALL, LLC. of the County and State aforesaid, 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 101 North Sixth Street, City of Allentown, County and State aforesaid, 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::


Jan 25, 2019.

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 25th day of January, 2019



Notary Public

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

Kathleen Hoch, Notary Public

City of Allentown, Lehigh County

My Commission Expires March 3, 2020

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

PUBLISHER'S RECEIPT FOR ADVERTISING COSTS

THE MORNING CALL, LLC., a Corporation, publisher of THE MORNING CALL, a newspaper of general circulation, hereby acknowledges receipt of the aforesaid notice and publication costs and certifies that the same have been duly paid.

THE MORNING CALL, LLC. a Corporation,
Publishers of THE MORNING CALL
A Newspaper of General Circulation

By: _____

Order # - 6096269

Proof of Publication Notice in the *Morning Call*

Sold To:

LC Office of Comm Dev - CU00164605
Government Ctr-Laurie Moyer 17 S 7th St
ALLENTOWN, PA 18101-2401

Bill To:

LC Office of Comm Dev - CU00164605
Government Ctr-Laurie Moyer 17 S 7th St
ALLENTOWN, PA 18101-2401

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The following types of activities may be eligible for funding under the CDBG program: acquisition of property; disposition costs; improvements to public facilities (including the removal of architectural barriers); demolition and



LEHIGH COUNTY, PENNSYLVANIA

FIVE YEAR PLAN/ANALYSIS OF IMPEDIMENTS (AI)

Public Meeting – Tuesday, February 5, 2019 @ 11:00 AM

Lehigh County Government Center - 17 S. Seventh St., Allentown, PA 18101

Name	Organization	Phone Number	Email Address
Brett H. Stewart	CoA	610-439-5982	brett.stewart@allentownpa.gov
Paulette Gilfoil	County of Lehigh	610-782-3566	paulette.gilfoil@lehighcounty.org
Mark H. A.	Urban Design Ventures	(412) 461-6916	mark@urban-design-ventures.com
Brandon Wilson	Urban Design Ventures, LLC	412-461-6916	brandon@urban-design-ventures.com
Stacy C. Milo	County of Lehigh	(610) 782-3855	stacy.milo@lehighcounty.org

Public Meeting #1

2019-2023 Five Year Consolidated Plan

Tuesday, February 5, 2019 @ 11:00 AM

In attendance: Brett Stout, City of Allentown Community & Economic Development Department; Paulette Gilfoil, Fair Housing Officer; Stacy Milo, CDBG Program Coordinator; Walter Haglund, Urban Design Ventures, LLC; Brandon Wilson, Urban Design Ventures, LLC

Notes/Talking Points: The following points were discussed –

- The representative from the City of Allentown commented on the differences between the amount of Low- and Moderate-Income residents in Lehigh County compared to that amount in the City of Allentown.
- The growth of Lehigh County is a cause for optimism, and the County Executive's growth statistics were shared.
- New developments taking place on previous farmland. There is a question of when the County will run out of open land to develop.
- There is a need to improve the infrastructure in the County, which has deteriorated quickly due to the increased shipping, distribution warehouses, and truck traffic.
- Residents of the City of Allentown have a need for transportation, which echoed the needs of the residents of Lehigh County. The frequency of buses the biggest issue for residents of the City of Allentown, which is different from the bigger issue for residents of Lehigh County, which is the lack of routes connecting housing and job sites.
- The City of Allentown is working on improving walkability in the City and improving biking and ridesharing structure.
- ADP will be relocating to central Allentown and the City is preparing for the predicted 1,600 jobs that this will bring.
- The City of Allentown brings pedestrians to the City for events, but there is a lack of foot traffic daily. The City wants to encourage pedestrian traffic on days without events.
- The City of Allentown does not have a Fair Housing Officer and refers fair housing complaints to North Penn Legal Services. The City is in the process of hiring Human Resources personnel to handle fair housing complaints.
- The housing in the City of Allentown is too dense as houses are being divided into multiple apartments despite small footprints.
- There is a lack of developable land in the City limits.
- There are plans for workforce housing on Basin Street.
- The City of Allentown's rehabilitation program was disbanded in 2012. The City of Allentown is in the process of reorganizing the program.



Lehigh County Government Center - 17 S. Seventh St., Allentown, PA 18101

Name	Organization	Phone Number	Email Address
Stacy C. Milo	County of Lehigh	(610) 782-3855	stacymilo@lehighcounty.org
Phulette Gilfoil	County of Lehigh	610-782-3506	phulettegilfoil@lehighcounty.org
Brandon Wilson	Urban Design Ventures, LLC	412-461-6916	brandon@urban design ventures.com
Walt Haglund	Urban Design Ventures	(412) 461-6916	walt@urban design ventures.com

Public Meeting #2

2019-2023 Five Year Consolidated Plan

Tuesday, February 5, 2019 @ 5:30 PM

In attendance: Paulette Gilfoil, Fair Housing Officer; Stacy Milo, CDBG Program Coordinator; Walter Haglund, Urban Design Ventures, LLC; Brandon Wilson, Urban Design Ventures, LLC

Notes/Talking Points: The following points were discussed –

- There were no attendees at the public meeting in the evening.