

CITY OF BETHLEHEM

Housing Rehabilitation Programs

AFTER

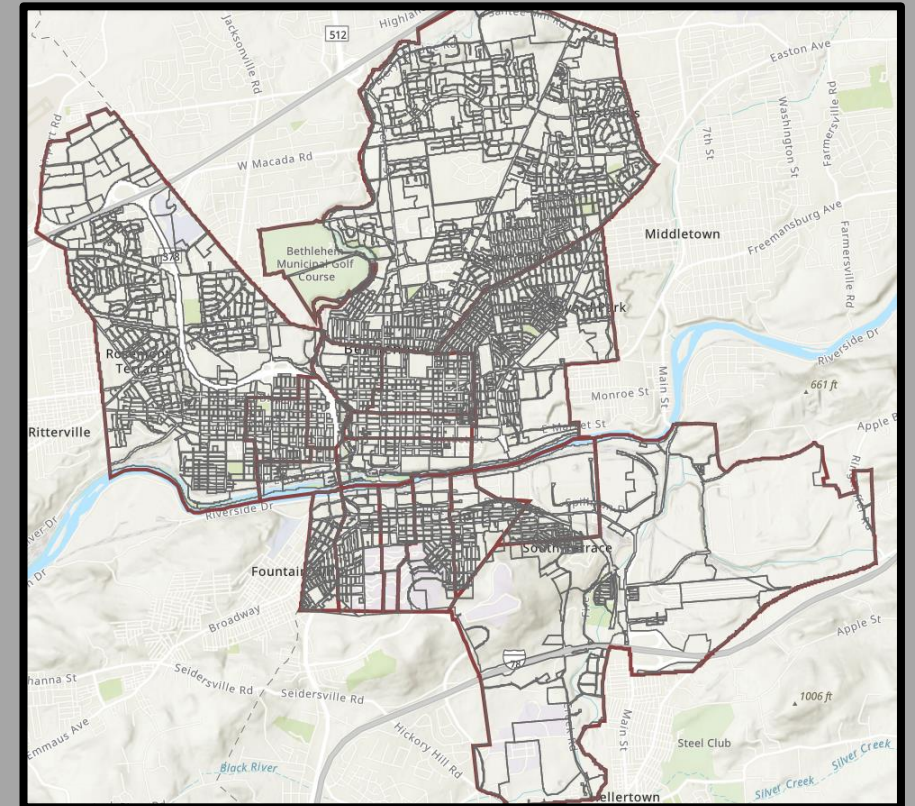
BEFORE



*Façade Improvement Program
Information Session: February 28th 2023*

HOUSING REHABILITATION PROGRAMS

Provide assistance to homeowners within the City of Bethlehem for improving their residence to meet city code requirements as well as providing weatherization improvements and lead paint remediation.



PROGRAM OBJECTIVES



1. Encourage housing rehabilitation city wide
2. Provide financial counseling and assistance to property owners for housing rehabilitation
3. Preserve and maintain the housing stock and tax base of the City
4. Prevent decline of properties

ELIGIBILITY REQUIREMENTS



- HOMEOWNERS MUST OWN AND RESIDE IN THE PROPERTY WHERE THE REPAIRS ARE TO BE MADE
- ONE OR TWO UNIT RESIDENTIAL STRUCTURE



- PROPERTY WHERE REPAIRS ARE GOING TO BE MADE MUST BE LOCATED WITHIN THE CITY OF BETHLEHEM.



- ELIGIBILITY IS BASED UPON THE TOTAL GROSS INCOME OF ALL PERSONS RESIDING IN THE HOUSEHOLD WHICH CANNOT EXCEED THE INCOME GUIDELINES ESTABLISHED FOR THE SPECIFIC PROGRAM OR FUNDING SOURCE

FAÇADE PROGRAMS



Provides assistance to improve the condition and appearance of the exterior of their residence

Façade Improvements Include:

- ✓ Front door & window installation
- ✓ Front porch railings & posts
- ✓ Painting
- ✓ Masonry repointing and other exterior work



ELIGIBILITY REQUIREMENTS



- **PROPERTY MUST BE OWNER-OCCUPIED**
- **PROPERTY MUST BE YOUR PRIMARY RESIDENCE**



- **PROPERTY MUST BE LOCATED WITHIN THE CITY OF BETHLEHEM.**



- **ELIGIBILITY IS BASED UPON THE TOTAL GROSS INCOME OF ALL PERSONS RESIDING IN THE HOUSEHOLD WHICH CANNOT EXCEED THE INCOME GUIDELINES ESTABLISHED FOR THE SPECIFIC PROGRAM OR FUNDING SOURCE**



Lead & Healthy Homes

Program I

**Could your child be in danger of
lead poisoning
in your home?**

WE CAN HELP!

**SCAN HERE TO
LEARN MORE:**

****Funding for home testing available to qualified owners/renters based on median income****

BETHLEHEM
pennsylvania
Lead & Healthy Homes

- Focuses on the concepts of Healthy Home based on Key Principles of a Healthy Home.
- Assessment and remediation completed for home hazards found
- Must have occupant either: less than 18 years of age, over 62 years of age, or disabled
- Owner occupied/rentals eligible
- Occupants must meet CDBG income qualifications based on median income

Lead & Healthy Homes

Program II



Could your child be in danger of lead poisoning in your home?

WE CAN HELP!

SCAN HERE TO LEARN MORE:

BETHLEHEM
pennsylvania
Lead & Healthy Homes

****Funding for home testing available to qualified owners/renters based on median income****

- Focuses on Lead Based
- Home testing and remediation for lead hazards
- Must have occupant that is pregnant, less than 6 years of age live or spend significant amount of time
- Home must be built pre-1978
- Owner occupied/rentals eligible
- Occupants must meet CDBG income qualifications based on median income

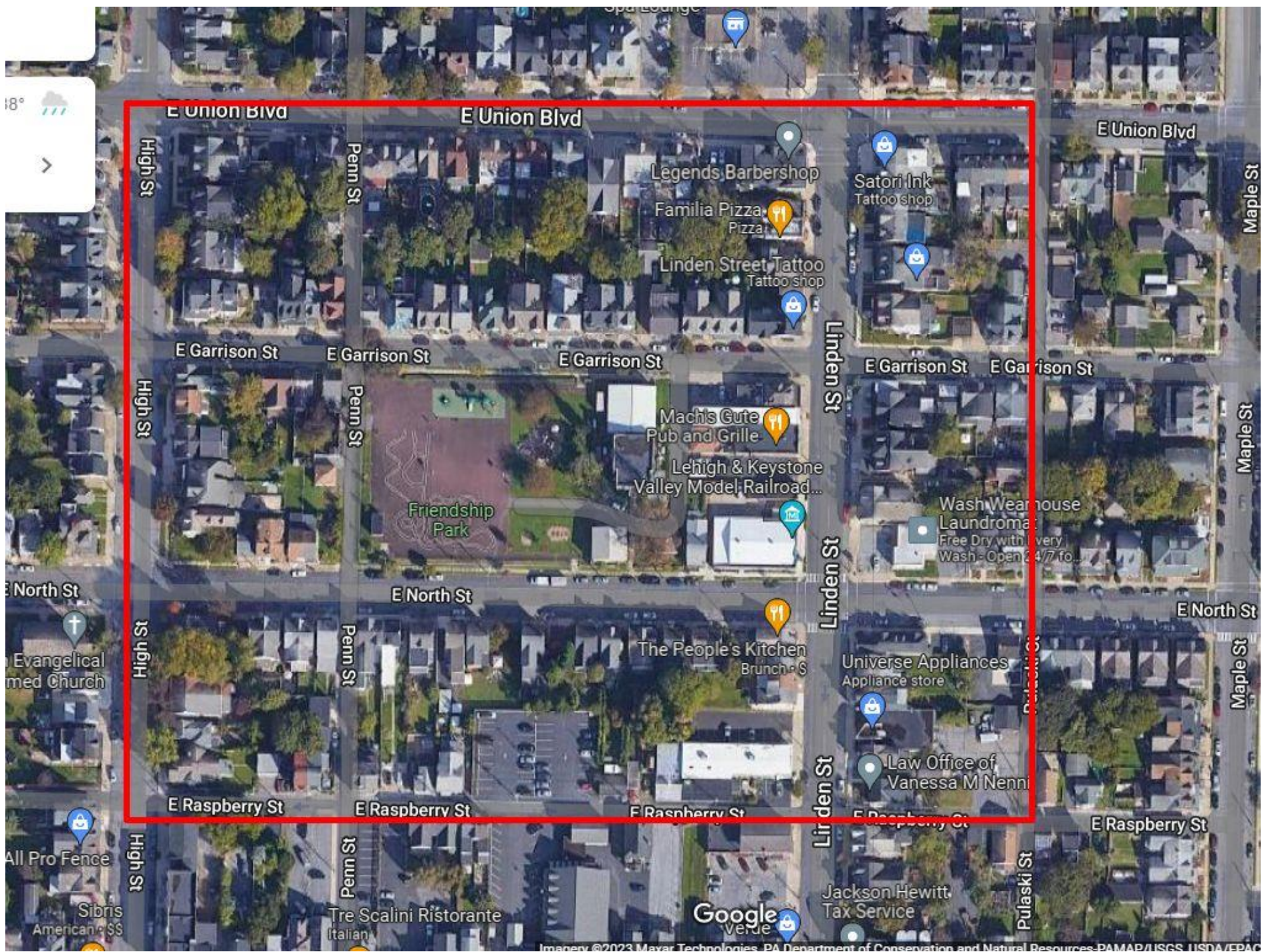


Northside Alive Residential Façade Program



**BETHLEHEM
DEVELOPMENT**

Focus Area



Household Income Limits

- 1 person - \$50,750
- 2 person - \$58,000
- 3 person - \$65,250
- 4 person - \$72,500
- 5 person - \$78,300
- 6 person - \$84,100
- 7 person - \$89,900
- 8 person - \$95,700

Eligible Properties

Owner-occupied residential, locally-owned rental properties, and investor-owned properties with a long-term commitment to rent to low- to moderate-income families

Maximum Grant per Property

\$15,000 per single facade,
\$25,000 per double facade

Long-term Requirements

Owner-occupied: 5-year forgivable loan (20% forgiven each year), repaid if property is sold

Tenant-occupied: 5-year forgivable loan (20% forgiven each year), repaid if property is sold. Must be rented at or below Fair Market Rent for 5 years.

Façade Process

1. Complete application
2. Provide income documentation
3. Develop scope of work in collaboration with construction team
4. Final design and budget presented to Housing Committee for review and approval
5. Work placed out to bid by construction team to pre-approved contractors
6. Contracts signed between CALV, homeowner, and contractor
7. Work is completed and supervised by construction team; payment is issued in installments directly to contractor
8. Homeowner signs off on completion of work prior to final payment
9. 5-year lien is placed on the property for the total cost of the work, forgiven at a rate of 20% per year
- 10.(rental properties only) Tenants will be contacted annually to provide updated rental receipts to confirm affordability

More Community Action Homes Resources

Owner Occupied Programs

Mobility – improvements to enhance mobility for individuals with disabilities

Energy Efficiency – HVAC, roofing, doors, windows, appliances, weatherization

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DEVELOPMENT**