

City of Easton, PA

Community Development Block

Grant Program

2018 Annual Action Plan



Prepared May 25, 2018

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Executive Summary

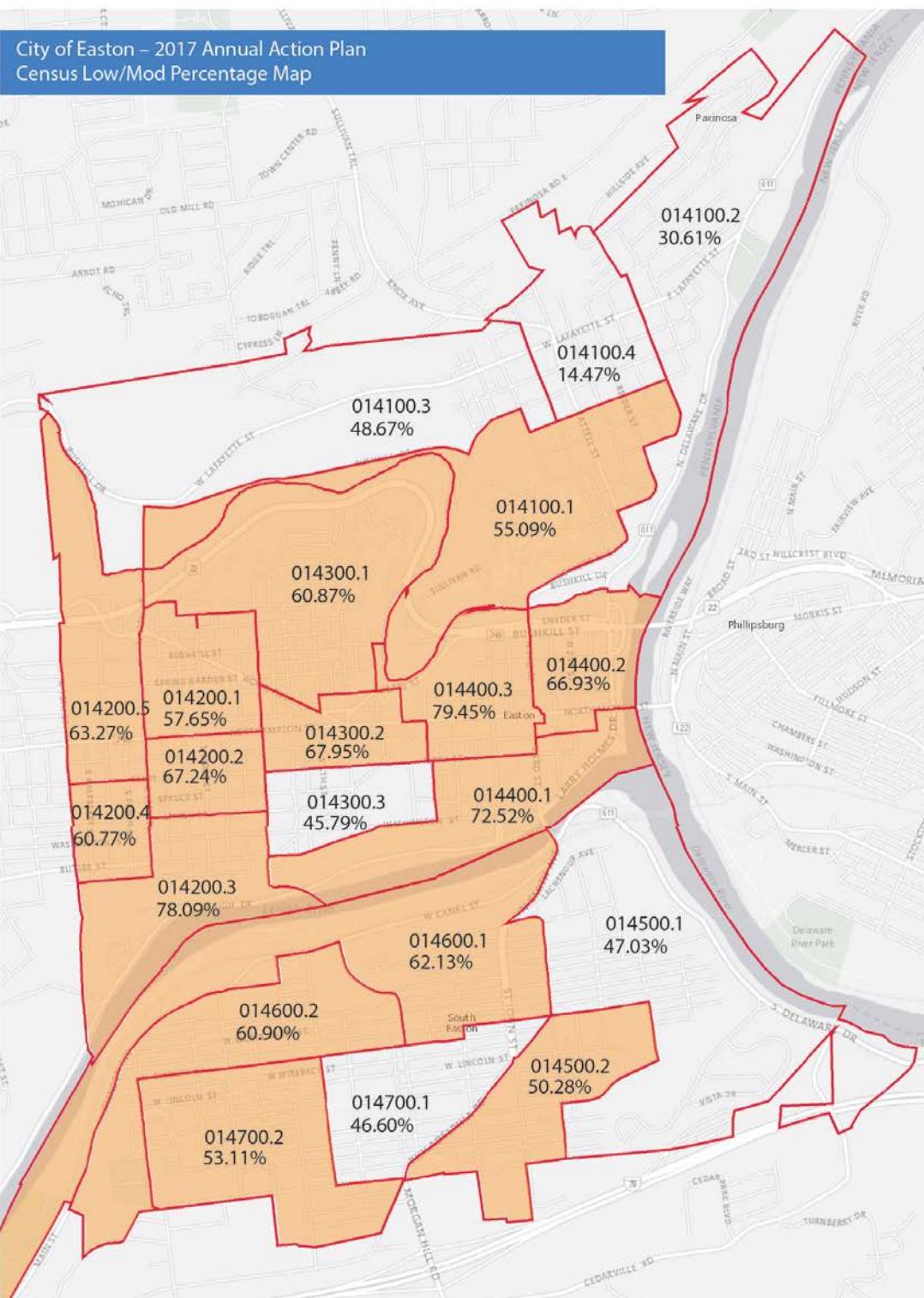
AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Easton, Pennsylvania, has prepared its 2018 Annual Action Plan in order to strategically implement federal programs that fund housing, community development, and economic development activities within the City. Through a collaborative planning process that involved a broad range of public and private agencies, the City has developed a single consolidated plan. This document shall be used to allocate future federal entitlement funds available through the Community Development Block Grant (CDBG) Program. The City of Easton will submit the Annual Action Plan to the U.S. Department of Housing and Urban Development (HUD).

The 2018 Annual Action Plan (AP) for the City of Easton will serve the following functions:

- A planning document that enables the City to view its HUD funding, not in isolation, but as one tool in a comprehensive strategy to address housing, community development, and economic development needs.
- An application for CDBG Program funds under HUD's formula grant.
- A strategy document to be followed in carrying out HUD programs.
- An action plan that Implements the Consolidated Plan which is the basis for assessing performance in carrying out use of CDBG program funds.



Eligible low-mod areas

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The City uses CDBG funds to address the needs outlined in the 5-Year Strategic Consolidated Plan and this Annual Action Plan. CDBG funds available for the 2018 Program Year are \$868,354 in 2018 Entitlement funding plus available funds from 2015 and 2016 of \$127,237 for a total of \$995,591. The three overarching objectives guiding the proposed activities are to:

- Benefit low- and moderate-income persons,
- Prevent or eliminate blight, or
- Meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available to meet such needs.

The 2018 AP fulfills the goals, objectives and outcomes in the Consolidated Plan in the following ways:

- a large majority of the projects assist low and moderate income families
- projects such as housing rehabilitation and code inspections help reduce blight, targeted in the West Ward neighborhood.
- education of "at risk" students, emergency services for the homeless and housing services for disabled adults are also among the activities included in this plan.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Easton has a history of timely use of HUD funds for eligible, effective activities that address identified community needs.

2016 and 2017 accomplishment measurements show excellent progress in implementing the CDBG program.

Accomplishments that exceeded projections included infrastructure and public facilities improvements, public services and job creation/retention. These achievements are reflective of a concerted effort from City staff and their partners in other city departments as well as local non-profits to implementing the program. The results for reconstructed streets show that public facilities improvements not only benefit more residents and visitors but have created more jobs. The City and its CDBG program are expected to continue those gains going forward. Processes have been streamlined and added staff has reduced the completion time.

The success of previous efforts coupled with an ongoing need for a continuation of many of the same kinds of activities helped shape the goals and projects included in the 2018 Action Plan.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City conducted two public hearings to solicit input into the preparation of the 2018 Annual Action Plan. All meetings and public comment periods were advertised in the *Express-Times*.

Consultation with the Housing Authority of the City of Easton occurred to obtain data on the public housing inventory (including the Section 8 Housing Choice Voucher Program) and to discuss the Housing Authority's plans for public housing development activities. The City also solicited input from social service and homeless agencies that provide housing assistance and related services to low- and moderate-income persons.

The City of Easton consulted with a variety of housing, social service, and other agencies in the process of preparing its FY 2018 Annual Action Plan. These agencies, indicated below, were contacted through a direct CDBG grant package mailing. If necessary, phone calls were made to organizations to better define their needs and service gaps in greater detail.

- Housing Authority of the City of Easton – low income housing
- City of Easton Bureau of Codes & Inspections – housing safety and improvements.
- Community Action Committee of the Lehigh Valley, Inc.
- Easton Main Street Initiative Downtown – economic development non-profit.
- Habitat for Humanity – housing rehabilitation
- Family Connections of Easton – supports for families with school-age children.
- Lehigh Valley Center for Independent Living – residents with disabilities.

- Easton Area Neighborhood Center - human services agency committed to helping people attain self-sufficiency.
- ProJeCt of Easton, Inc. – community benefit human service agency.
- Community in Schools – dropout prevention organization.
- Easton Area Community Center – non-profit dedicated to providing a safe haven for educational and athletic activities for children.
- Easton Boys and Girls Club – programs for at risk youth.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

No comments were received during the public review period or during the public hearings.

6. Summary of comments or views not accepted and the reasons for not accepting them

No comments were received during the public review period or during the public hearings.

7. Summary

The City of Easton interviewed representatives from a wide range of organizations to gather input on the City's housing and community development needs. Two public hearings were held during the Annual Action Plan preparation process. Pursuant to public notifications, a public meeting was held on October 25, 2017 and a second public meeting was held on June 13, 2018. There was a public comment period from May 25, 2018 to June 26, 2018. The final 2018 Annual Action Plan has been prepared and adopted via resolution at City Council's June 27, 2018 meeting. These public meetings were advertised in the *Express-Times* and announced online at www.easton-pa.gov.

The Plan documents and analyzes: demographic, income, household, age characteristics, public housing, affordability, vacancy, homelessness, economic and development trends. CDBG annual application packages were mailed to various housing and supportive service providers. The plan proposes to prioritize projects and programs that benefit low and moderate income persons; prevent and or eliminate blight; increase homeownership; preserve and improve existing housing; help the

homeless and/or at risk families; economic development; maintain infrastructure; improve accessibility; improve public safety; and prioritize the improvement of the City's West Ward.

PR-05 Lead & Responsible Agencies – 91.200(b)**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	EASTON	Department of Planning and Zoning

Table 1 – Responsible Agencies**Narrative (optional)**

The City of Easton has officially assigned the City's Planning and Zoning Department to oversee the CDBG program. However, the overall responsibility for the program's management and administration is the Easton Redevelopment Authority (RDA). The RDA is responsible for the preparation of the 5 Year Consolidated Plan and all subsequent annual action plans. The RDA more specifically operates under the leadership of the Executive Director and the RDA Board of Directors.

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Easton will utilize CDBG funds and other federal funds provided by the U.S. Department of HUD to address community revitalization, affordable and suitable housing, housing rehabilitation, infrastructure improvements, economic development and public services in ways that facilitate improvement and a better quality of life within the City.

CDBG funds are intended to provide lower and moderate income households with viable communities, including decent housing, a suitable living environment, and expanded economic opportunities. Eligible activities include community facilities and improvements, housing rehabilitation and preservation, affordable housing development activities, public services, economic development, planning and administration.

The goals and projects included in this plan were selected based on:

* Familiarity with the community, its needs and performance of past projects;

* Analysis of relevant data;

*consultation with front-line providers of various services;

*consultation with other departments within the City of Easton.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

Coordination begins with communication and the City of Easton maintains open channels of communications among a varied network of service providers - including health and mental health providers - and the various representatives of low-mod income residents, including public and assisted housing. The City, through its appropriate divisions, is active in regional organizations and networks.

The 2018 Action Plan preparation was coordinated with the following agencies:

HACE. The Housing Authority of the City of Easton (HACE) a public entity in Easton that utilizes HUD funding. HACE's board is appointed by the Mayor of Easton.

HACE's board employs an Executive Director who is responsible for managing and administering its state and federal funding.

Non-Profit Organizations in the community: Several non-profit organizations administer a range of programs that address the needs of the low income community. The Community Action Committee of the Lehigh Valley (CACLV) is the community action agency for both Northampton and Lehigh Counties and has an office in Easton. In addition, other organizations such as ProJeCt of Easton, Inc., the Greater Easton Economic Development Program (GEDP), and more contribute to the overall improvement in the quality of life in the City.

Private Industry in the community: Lending institutions support the City and region by providing financing and sometimes grant dollars for special programs that support and supplement community development and housing activities in Easton.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Consolidated planning process reached out to the Lehigh Valley section of a Regional Homeless Advisory Board Continuum of Care (LVRHAB) to understand their future planning needs. The HUD programs that help the homeless are coordinated by the Regional Homeless Advisory Board, a 14 county Continuum of Care. The regional Continuum of Care (CoC) was established by the state for the purposes of applying for funding through the U.S. Department of Housing and Urban Development.

The City of Easton employs a Housing Program Coordinator that works within the Redevelopment Authority. The coordinator attends monthly LVRHAB to share and receive local information regarding homeless and homelessness. LVRHAB is the region's clearing house when it comes to homeless issues, resources, causes of homelessness, veterans issues with homelessness and most importantly coordination of efforts of the region's agencies that are providing services, programs and shelter for the homeless and those "at risk" of homelessness. LVRHAB wants to make sure that any state and federal funding received from the region's agencies is put to the best possible use. They provide oversight to the agencies to make sure their mission, goals and objectives and implementation programs do not have overlap. LVRHAB also helps determine if additional services and programs are needed and which agencies have capacity to expand services. By attending LVRHAB meetings, the City can act as an agent or referral for the various agencies providing such services as well as keep abreast of the area's pertinent information.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City of Easton is part of the larger Lehigh Valley Regional Homeless Advisory Board (LVRHAB) on issues pertaining to homelessness. Through participation in larger regional efforts, the City can more effectively address the needs of homeless individuals and families, including the following: homelessness prevention; outreach/assessment; emergency services; and transitional housing.

The priority needs outlined in the Continuum of Care strategy place a high priority on transitional housing for individuals and permanent supportive housing for families and individuals. To the extent allowed by limited CDBG resources, this Plan proposes Projects that support the Continuum's stated needs.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Greater Easton Development Partnership
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	GEDP was consulted in two ways during the Action Plan process: 1) CDBG project invitation and application package 2) public meeting notifications.
2	Agency/Group/Organization	EASTON AREA NEIGHBORHOOD CENTER
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Health
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	EANC was consulted in two ways during the Action Plan process: 1) CDBG project invitation and application package 2) public meeting notifications.
3	Agency/Group/Organization	ProJeCt of Easton, Inc.
	Agency/Group/Organization Type	Services-Education

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Project of Easton was consulted in two ways during the Action Plan process: 1) CDBG project invitation and application package 2) public meeting notifications.
4	Agency/Group/Organization	Boys and Girls Club of Easton
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Boys and Girls Club was consulted in two ways during the Action Plan process: 1) CDBG project invitation and application package 2) public meeting notifications.
5	Agency/Group/Organization	Family Connection of Easton, Inc.
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Pre school education assistance

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Family Connections of Easton was consulted in two ways during the Action Plan process: 1) CDBG project invitation and application package 2) public meeting notifications.
6	Agency/Group/Organization	EASTON
	Agency/Group/Organization Type	Services-Health Publicly Funded Institution/System of Care Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Economic Development Lead-based Paint Strategy Public services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	All appropriate City of Easton departments, including Police, were consulted in three ways during the Action Plan process: 1) CDBG project invitation and application package 2) public meeting notifications 3) stakeholder meeting with departments.
7	Agency/Group/Organization	LEHIGH VALLEY CENTER FOR INDEPENDENT LIVING
	Agency/Group/Organization Type	Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Lehigh Valley Center for Independent Living was consulted in two ways during the Action Plan process: 1) CDBG project invitation and application package 2) public meeting notifications.
8	Agency/Group/Organization	EASTON AREA COMMUNITY CENTER
	Agency/Group/Organization Type	Housing Services-Children Services-homeless Services-Health Services-Education Health Agency
	What section of the Plan was addressed by Consultation?	Children's education and sports programs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Easton Area Community Center was consulted in two ways during the Action Plan process: 1) CDBG project invitation and application package 2) public meeting notifications. EACC and the City of Easton also have coordinated discussion related to providing healthcare services in the West Ward Neighborhood.
9	Agency/Group/Organization	NORTHAMPTON COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City maintains an ongoing relationship with other municipalities, government agencies, school districts and community service organizations via e-mail, conference calls, face-to-face meetings, inner-agency meetings and conferences.
10	Agency/Group/Organization	Housing Authority of the City of Easton
	Agency/Group/Organization Type	Housing PHA Services - Housing
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City maintains an ongoing relationship with other municipalities, government agencies, school districts and community service organizations via e-mail, conference calls, face-to-face meetings, inner-agency meetings and conferences.
11	Agency/Group/Organization	Community Action Committee of the Lehigh Valley
	Agency/Group/Organization Type	Housing Services-homeless Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Public services

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City maintains an ongoing relationship with other municipalities, government agencies, school districts and community service organizations via e-mail, conference calls, face-to-face meetings, inner-agency meetings and conferences. CACLV's application for CDBG funds included a needs description, which helped form the picture of the City's needs.
12	Agency/Group/Organization	Safe Harbor Easton
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City maintains an ongoing relationship with other municipalities, government agencies, school districts and community service organizations via e-mail, conference calls, face-to-face meetings, inner-agency meetings and conferences. Safe Harbor's application for CDBG funds included a needs description, which helped form the picture of the City's needs.

Identify any Agency Types not consulted and provide rationale for not consulting

Not for profit housing, education, and public services that assist low and moderate income, homeless, and ageing populations in the Easton area were consulted. The agencies not consulted were local hospitals and mental institutional facilities. Such entities already ensure that there is a process in place for those individual that are discharged have been consulted with on their options for care upon discharge. The City of Easton, through it's RDA, consults with LVRHAB members, North Penn Legal and local contractors with regards to lead-safe training and practices that could enhance or

update the City's Housing Rehabilitation Program. We also consult with Northampton & Lehigh Counties to determine if additional lead-safe training for contractors is need.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Lehigh Valley Regional Homeless Advisory Board	The City of Easton and the Lehigh Valley Regional Housing Advisory Board (LVRHAB) work together with other municipalities and interest groups on similar issues pertaining to homelessness. Jointly they are effectively addressing: homeless prevention; outreach/assessment of homelessness; Emergency services for the homeless; and transitional housing for the homeless. The priority needs outlined in the Continuum of Care strategy were considered in allocating 2018 CDBG funds.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The City of Easton, Department of Planning and Zoning is responsible for the coordination of the various planning activities and implementation of the CDBG program. Coordination and cooperation continues to be one of the most important elements in the implementation of the 5-Year Consolidated Plan and any subsequent Annual Action Plans. To ensure service delivery coordination is continued, it is essential that each department of the City and the agencies who are recipients of CDBG funds share data, exchange information and consult and coordinate with each of the other service providers. The City intends to meet with recipients and service providers in the regions annually to maximize the effectiveness of its programs. Letters were sent to adjacent municipalities asking for review of the draft 2018 Annual Action Plan. There were no comments received by mail, e-mail and or at the public hearings.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City's Planning and Zoning Department staff assisted with the preparation of the 2018 Annual Action Plan (AP). The City solicited input for the development of the Action Plan from City departments, County agencies, 19 local non-profits and community groups, and the Housing Authority of the City of Easton. Methods for input included: agency phone/and or in-person consultations, CDBG application package and public hearing invitations. Such outreach and input were critical to goal assessment and objective development.

The public hearings were advertised in the local newspaper of general circulation, the *Express-Times*. The needs within the community were identified through a series of interviews, surveys, and two public hearings. Consistent with 24 CFR 91.115(e), the City of Easton has endorsed the plan for resident participation as per the requirements of its CDBG program.

Pursuant to public notifications, 2 public hearings were held on October 25, 2017 and January 10, 2018. Public hearings were held in the City Council Chambers at City Hall. The public hearings were duly advertised in the *Express-Times*. Hearing notifications were also posted at the City Clerk's Office in City Hall, and on-line via the City's website: www.easton-pa.gov.

In agreement with 24 CFR 91.100(4), the City of Easton notified the adjacent units of government that it was completing this AP. In addition, a copy of the completed AP will be sent to the Northampton County A summary of the Action Plan was published in *Express-Times* on December 7, 2017 alerting interested persons as to the availability of the draft plan. The draft Action Plan was placed on the City's web-site and was also available in City Hall. The public review period was from February 8 to March 10, 2018 (30-days). The City Council approved the final Action Plan on Pending June 27th, 2018 by resolution.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community Residents of Public and Assisted Housing	There were 2 public hearings for the 2018 Annual Action Plan.	There were no written or verbal comments received at the public hearings.	There were no public comments.	
2	Internet Outreach	Minorities Persons with disabilities Non-targeted/broad community	25 agencies received the 2018 CDBG application package. 11 agencies and 7 city departments responded. All were informed of the public meetings.	Through the application process, the CDBG program was informed of ongoing needs in the areas of public service, community safety and public facilities improvements.	There were no comments that were not accepted.	http://www.easton-pa.com/cedauthority.html

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad	Non-targeted/broad community	There were no written comments sent to the City as a result of the 2 published legal notifications of the public hearings/review and comment period, as well as no public or agency comments at any of the 2 public hearings.	2 newspaper ads were created for the 2 public hearings held. The information on the ad was also published on the City's website.	There were no comments of any kinds received or not received.	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City of Easton's 2018 CDBG allocation is \$868,354. Additionally, \$127,237 in prior year funds is included in this 2018 Annual Action Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	868,354	0	127,237	995,591	850,000	The expected amount of \$850,000 is an estimate for the remaining year - year 5 - of the current Consolidated Plan

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City of Easton provides only a portion of the cost of activities: affordable housing, public facilities/infrastructure or public services. CDBG funds for public services activities are matched with numerous state funding sources and local donations. Most public facilities /infrastructure projects are primarily funded through state grants and City Bonds.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Street reconstruction is the only activity in this Action Plan that will use publically owned land or property to address the needs identified in the plan. Additionally, funds are allocated for the purchase of land to establish a public park.

Discussion

The planning, coordination and leveraging that are part of every Annual Action plan helps assure that CDBG funds are used as efficiently as possible to benefit as many eligible residents as possible.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve existing housing stock	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs	West Ward	Lead-Based Paint Reduction in Housing Stock Vacancy Reduction Rehabilitation of Existing Housing Stock Blight Reduction	CDBG: \$401,000	Homeowner Housing Rehabilitated: 2 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 7845 Household Housing Unit
2	Improve public facilities	2015	2019	Non-Housing Community Development	City of Easton West Ward	Blight Reduction Infrastructure Improvements	CDBG: \$307,591	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3325 Persons Assisted
3	Improve economic conditions	2015	2019	Non-Housing Community Development	City of Easton	Economic Development Support	CDBG: \$20,000	Businesses assisted: 1 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Provide needed public services	2015	2019	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	City of Easton West Ward	Public Services for Housing Public services for residents	CDBG: \$117,000	Public service activities other than Low/Moderate Income Housing Benefit: 4295 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 10 Households Assisted Homeless Person Overnight Shelter: 100 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Provide professional program administration.	2015	2019	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	City of Easton West Ward	Lead-Based Paint Reduction in Housing Stock Public Housing Needs Vacancy Reduction Rehabilitation of Existing Housing Stock Blight Reduction Public Services for Housing Infrastructure Improvements Public services for residents Anti-Poverty Planning and Services Economic Development Support	CDBG: \$150,000	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Improve existing housing stock
	Goal Description	Promote the rehabilitation and preservation of Easton's existing housing stock through housing acquisition and rehabilitation programs (\$175,000 for 2 units), property disposition costs (\$20,000) and code enforcement activities (\$120,000). This also includes the Section 108 loan repayment (\$86,000) for the previous construction of Neston Heights, an affordable housing community.
2	Goal Name	Improve public facilities
	Goal Description	<p>Improve public facilities and public safety in the City of Easton considered important to increasing the quality of life and support events that bring the community together. Projects in this category include:</p> <ul style="list-style-type: none"> • Street Reconstruction (Project #3) with at least 500 beneficiaries • Third Street Alliance facility improvements (Project #5) with 25 beneficiaries • Fire equipment (Project #4) with at least 2,000 beneficiaries • Easton Area Community Center improvement (Project #6) with approximately 500 beneficiaries • Property Acquisition for future park development (Project 18) will have a minimum of 300 beneficiaries, depending on final location of park
3	Goal Name	Improve economic conditions
	Goal Description	The City will make \$20,000 of 2018 CDBG funding available for acquisition and support for small business development in the West Ward.

4	Goal Name	Provide needed public services
	Goal Description	The public services offered by area non-profit agencies and City departments will provide youth recreation and mentoring, case management for low-income residents, educational support, services for the homeless, support for disabled adults and assistance to residents and visitors in the downtown.
5	Goal Name	Provide professional program administration.
	Goal Description	CDBG program professional administration.

Projects

AP-35 Projects – 91.220(d)

Introduction

With input from a variety of stakeholders, with data from a variety of sources and with hands-on experience in front-line services to the most vulnerable populations in the City, Easton plans a mix of activities in FY 2018 to address a wide range of challenges for those populations. A variety of public services and facilities improvements as well as code enforcement are among the approaches to improving neighborhoods, houses and, most importantly, families in Easton.

Projects

#	Project Name
1	Housing Acquisition & Rehab 2018
2	Code Enforcement 2018
3	Street Reconstruction 2018
4	Fire Equipment 2018
5	Third Street Alliance - Facility 2018
6	Easton Area Community Center - Facility 2018
7	Economic Development 2018
8	Section 108 Loan Repayment - 2018
9	Midnight basketball 2018
10	EANC - Programmatic 2018
11	Family Connections
12	Lehigh Valley Center for Independent Living
13	Safe Harbor Warming Centers - 2018
14	Safe Harbor - ARISE program
15	ProJeCt Student Success Program
16	Ambassadors Program - 2018
17	Program Administration
18	Property Acquisition

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The first priority area for allocating CDBG and any other federal funding is the Low and

Moderate Income areas of the City. Second is the City's downtown area of Northampton Street and 3rd Street. Third priority is the city-wide programs and improvements that benefit LMI families and stimulate growth of the economy. Obstacles for addressing underserved needs include: limited resources available to the existing agencies that perform needed programs and assistance to really make a difference. Also, in Easton, minority persons comprise over 42% of the population in 2010 who primarily live in LMI designated areas (Census Tracts 141, 143 and 146). Areas that show the most deterioration, crime and lower educational-attainment are located in areas consistent with designated LMI areas.

The primary obstacle to meeting underserved needs for affordable housing in the City of Easton is the gap in what households can afford to pay for housing and the price of housing. The City has a significant affordable housing stock, yet the income level for individual households such as single parent, elderly, disabled, or others of limited economic means, is not sufficient to afford even the lowest of the market rate units. The City will continue to work on economic development to provide better job opportunities and with social service providers to assist such households. In addition, the City will continue to work with for-profit and non-profit developers to create more affordable housing.

Another obstacle to meeting the needs of underserved households is the limited amount of funding received by the City. The City of Easton will partner with other public agencies and non-profit organizations, when feasible, to leverage resources and maximize outcomes in housing and community development.

AP-38 Project Summary
Project Summary Information

1	Project Name	Housing Acquisition & Rehab 2018
	Target Area	City of Easton West Ward
	Goals Supported	Improve existing housing stock
	Needs Addressed	Lead-Based Paint Reduction in Housing Stock Vacancy Reduction Rehabilitation of Existing Housing Stock Blight Reduction
	Funding	CDBG: \$195,000
	Description	Purchase and rehab of 2 housing units for re-sale to income-eligible buyers (80% or below of AMI). Also includes \$20,000 for property disposition.
	Target Date	12/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	2 families with household incomes of 80% or less of Area Median Income.
	Location Description	Location of units to be determined.
2	Planned Activities	Purchase, rehabilitation and re-sale of 2 housing units.
	Project Name	Code Enforcement 2018
	Target Area	West Ward
	Goals Supported	Improve existing housing stock
	Needs Addressed	Rehabilitation of Existing Housing Stock Blight Reduction
	Funding	CDBG: \$120,000
	Description	Continued use of funds for rental inspections by the City in low income areas to enforce local codes by code and health officers in support of safe, decent housing and elimination of blight conditions. Code enforcement reinforces all the other activities undertaken with CDBG funding.
	Target Date	6/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	The 7,845 residents of the West Ward, more than 66% of whom are low-mod income residents
	Location Description	Throughout the City's West Ward, which consist of Census Tract 142 (all Block Groups) and Census Tract 143, Block Groups 1 and 2?
	Planned Activities	Continued use of funds for rental inspections by the City in low income areas to enforce local codes by code and health officers in support of safe, decent housing and elimination of blight conditions. Code enforcement reinforces all the other activities undertaken with CDBG funding.
3	Project Name	Street Reconstruction 2018
	Target Area	City of Easton West Ward
	Goals Supported	Improve public facilities
	Needs Addressed	Infrastructure Improvements
	Funding	CDBG: \$50,000
	Description	Reconstruction of streets in low-mod income areas of the City. Exact location to be determined.
	Target Date	12/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	While the exact location of the improvements is not yet known, the street reconstruction will benefit a minimum of 1,000 residents, at least 51% of whom will be from low-mod income households.
	Location Description	Low-mod income service area. Exact location to be determined.
	Planned Activities	Street reconstruction.
4	Project Name	Fire Equipment 2018
	Target Area	West Ward
	Goals Supported	Improve public facilities

	Needs Addressed	Infrastructure Improvements
	Funding	CDBG: \$30,000
	Description	Replacement fire hoses for a fire station located in the City's West Ward.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	The 7,845 residents of the City's West Ward, more than 66% of whom are from low-mod income households.
	Location Description	Fire station at 669 Washington St. n the City's West Ward. Fire equipment to be used throughout the West Ward.
	Planned Activities	Purchase of replacement fire hoses for the fire station located in the City's West Ward.
5	Project Name	Third Street Alliance - Facility 2018
	Target Area	City of Easton
	Goals Supported	Improve public facilities
	Needs Addressed	Infrastructure Improvements
	Funding	CDBG: \$50,000
	Description	Electrical system improvements to the Third Street Alliance building, which is a homeless shelter and child-care center serving low-income residents.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	At least 25 residents, all low-mod income, will benefit from improvements to this facility.
	Location Description	41 N. Third St., Easton, PA
	Planned Activities	Electrical system improvements to the Third Street Alliance building, which is a homeless shelter and child-care center serving low-income residents.
6	Project Name	Easton Area Community Center - Facility 2018

	Target Area	West Ward
	Goals Supported	Improve public facilities
	Needs Addressed	Blight Reduction Infrastructure Improvements
	Funding	CDBG: \$90,000
	Description	Improvements, including window replacement, to a community facility located in the City's West Ward. The center hosts multiple programs for youth and seniors in the area.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	At least 500 residents of the City's West Ward, which is 66% low-mod income.
	Location Description	901 Washington St., Easton, PA
	Planned Activities	Improvements, including window replacement, to a community facility located in the City's West Ward. The center hosts multiple programs for youth and seniors in the area.
7	Project Name	Economic Development 2018
	Target Area	West Ward
	Goals Supported	Improve economic conditions
	Needs Addressed	Economic Development Support
	Funding	CDBG: \$20,000
	Description	Acquisition and support for small business development in the West Ward.
	Target Date	12/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	The purpose of the project will be to create jobs for low-mod income residents of Easton. It is too early in this effort to estimate the number of jobs that will be created.
	Location Description	To be determined.

	Planned Activities	Acquisition and support for small business development in the West Ward.
8	Project Name	Section 108 Loan Repayment - 2018
	Target Area	City of Easton
	Goals Supported	Improve existing housing stock
	Needs Addressed	Vacancy Reduction Blight Reduction
	Funding	CDBG: \$86,000
	Description	Repayment of the Section 108 Loan originated for the construction of Neston Heights, an affordable housing community, including a community center.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	152 low-mod households living in the Neston Heights development
	Location Description	210A Jones Houston Way, Easton, PA
	Planned Activities	Repayment of the Section 108 Loan originated for the construction of Neston Heights, an affordable housing community, including a community center.
9	Project Name	Midnight basketball 2018
	Target Area	City of Easton
	Goals Supported	Provide needed public services
	Needs Addressed	Public services for residents
	Funding	CDBG: \$4,040
	Description	Support for a youth recreation and mentoring program primarily serving residents from low-mod income households.
	Target Date	6/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	At least 20 youths primarily from low-mod income households.
	Location Description	Midnight basketball will be held at the Paxinosa Elementary School located in the West Ward Neighborhood.
	Planned Activities	Support for a youth recreation and mentoring program primarily serving residents from low-mod income households.
10	Project Name	EANC - Programmatic 2018
	Target Area	City of Easton
	Goals Supported	Provide needed public services
	Needs Addressed	Public services for residents Anti-Poverty Planning and Services
	Funding	CDBG: \$17,000
	Description	Operational support for a community center located in a low-mod area that provides a variety of programs and services, including utility assistance, rent assistance, a food pantry, transitional shelter, representative payee program and more.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	At least 2,000 Easton residents, primarily from low-mod income households.
	Location Description	902 Philadelphia Road, Easton, PA
	Planned Activities	Operational support for a community center located in a low-mod area that provides a variety of programs and services, including utility assistance, rent assistance, a food pantry, transitional shelter, representative payee program and more.
11	Project Name	Family Connections

	Target Area	City of Easton
	Goals Supported	Provide needed public services
	Needs Addressed	Public services for residents
	Funding	CDBG: \$4,960
	Description	Operating support for a program that provides home visits to support early educational activities for preschool children and their parents.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	At least 25 low-mod income families with preschool-age children.
	Location Description	Family Connections is located at 723 Coal St., Easton, PA. Services will be provided in residences throughout Easton.
	Planned Activities	Operating support for a program that provides home visits to support early educational activities for preschool children and their parents.
12	Project Name	Lehigh Valley Center for Independent Living
	Target Area	City of Easton
	Goals Supported	Provide needed public services
	Needs Addressed	Public services for residents
	Funding	CDBG: \$8,000
	Description	Operational support for program that assists disabled adults in finding and maintaining housing that meets their needs.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	This program will benefit approximately 10 disabled adults.

	Location Description	The Lehigh Valley Center for Independent Living is located at 713 N. 13th St. in Allentown. Services provided with this funding will be limited to Easton residents.
	Planned Activities	Operating support for a program that provides home visits to support early educational activities for preschool children and their parents. The program's activities include advocacy, landlord education, information and referral and assistance in finding appropriate housing.
13	Project Name	Safe Harbor Warming Centers - 2018
	Target Area	City of Easton
	Goals Supported	Provide needed public services
	Needs Addressed	Public services for residents
	Funding	CDBG: \$15,000
	Description	Operational support for winter warming center activities of a community homeless shelter and assistance program.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	At least 100 homeless Easton residents will benefit from the warming centers.
	Location Description	536 N. Bushkill Drive, Easton, PA
14	Planned Activities	Operational support for winter warming center activities of a community homeless shelter and assistance program.
	Project Name	Safe Harbor - ARISE program
	Target Area	City of Easton
	Goals Supported	Provide needed public services
	Needs Addressed	Public services for residents
	Funding	CDBG: \$8,000

	Description	Operating support for a program of case management, referral, education and information designed to reduce recidivism among the homeless.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 50 homeless individuals.
	Location Description	5365 Bushkill Drive, Easton, PA
	Planned Activities	Operating support for a program of case management, referral, education and information designed to reduce recidivism among the homeless. ARISE blends in-house behavioral modification programming and supportive services with referrals to external support systems and treatment option.
15	Project Name	ProJeCt Student Success Program
	Target Area	City of Easton
	Goals Supported	Provide needed public services
	Needs Addressed	Public services for residents
	Funding	CDBG: \$10,000
	Description	Operating support for the Student Success Program, a program of self-management and self-awareness for students in grades 5 through 8.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 200 students in grades 5 though 8, primarily from low-mod income households.
	Location Description	ProJeCt of Easton, Inc. is located at 320 Ferry St., Easton.
	Planned Activities	Operating support for the Student Success Program, a program of self-management and self-awareness for students in grades 5 through 8.

16	Project Name	Ambassadors Program - 2018
	Target Area	City of Easton
	Goals Supported	Provide needed public services
	Needs Addressed	Public services for residents Anti-Poverty Planning and Services Economic Development Support
	Funding	CDBG: \$50,000
	Description	The Greater Easton Development Partnership operates the Easton Ambassadors Program. This program is focused on keeping the City's downtown clean, safe and green. The Ambassador Program meets the criteria for a LMA for the following reasons: 1. It provides services in a primarily residential area. Census Tract 144, Block Groups 1, 2 and 3 include a commercial component, but it is a central business district surrounded by residential neighborhoods. Even in the central business district, most of the buildings have commercial space on the ground floor and residences on all upper floors; 2. The nature of the services provided enhances the quality of life in this 73.3% low-mod residential neighborhood by providing referral services to visitors, residents and the homeless population; by bolstering the attractiveness and thus the success of businesses in the area, which provide jobs as well as goods and services for nearby residents; and by adding a sense of safety and cleanliness to the living environment of more than 2,000 Easton residents.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	More than 2,000 residents of the area covered by the program plus many times that amount of visitors who support the businesses and residents there

	Location Description	The Ambassadors Program is headquartered at the Greater Easton Development Partnership, 325 Northampton St., Easton, but serves the entire central business district, which consists of Census Tract 144, Block Groups 1, 2 & 3.
	Planned Activities	Operational support for the Easton Ambassadors Program.
17	Project Name	Program Administration
	Target Area	City of Easton West Ward
	Goals Supported	Provide professional program administration.
	Needs Addressed	Lead-Based Paint Reduction in Housing Stock Vacancy Reduction Rehabilitation of Existing Housing Stock Blight Reduction Public Services for Housing Infrastructure Improvements Public services for residents Anti-Poverty Planning and Services Economic Development Support
	Funding	CDBG: \$150,000
	Description	General administration of the CDBG program, including planning, reporting and record-keeping.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Efficient, effective program administration allows for the completion of all the other program activities, which benefit thousands of Easton residents, a large majority of whom are low-mod income residents.
	Location Description	Easton City Hall, 123 S. Third St., Easton, PA
	Planned Activities	General administration of the CDBG program, including planning, reporting and record-keeping.
18	Project Name	Property Acquisition
	Target Area	City of Easton West Ward

Goals Supported	Improve public facilities
Needs Addressed	Infrastructure Improvements
Funding	CDBG: \$87,591
Description	Purchase of property for the development of a new park in an eligible residential area.
Target Date	12/31/2019
Estimate the number and type of families that will benefit from the proposed activities	Number of beneficiaries will depend on park location, which is yet to be determined, but a minimum of 300 residents of an eligible residential area will benefit from the addition of a park.
Location Description	Exact location within an eligible area to be determined.
Planned Activities	Purchase of property for the development of a new park in an eligible residential area.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Many of the activities included in this plan will be directed to improve the quality of life for residents in primarily low-mod residential areas. A primary geographic target is the City's West Ward, an area of more than 7,800 residents, more than 66% of whom are in low- and moderate-income households.

Other activities will benefit other eligible areas, including on the City's south side, while nearly two-thirds of planned CDBG spending will potentially benefit eligible residents from throughout the City.

Geographic Distribution

Target Area	Percentage of Funds
City of Easton	66
West Ward	34

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

CDBG funds are intended to provide lower and moderate income households with viable communities, including decent housing, targeted social services, a suitable living environment and expanded economic opportunities. Eligible activities include community facilities and improvements, housing rehabilitation and preservation, affordable housing development activities, public services, economic development, planning and administration.

The system for establishing the priority for the selection of these projects is predicated upon the following criteria:

- Meeting the statutory requirements of the CDBG program;
- Meeting the needs of very low, low, and moderate-income residents;
- Focus on low and moderate income areas or neighborhoods;
- Coordination and leveraging of resources;
- Response to expressed needs from the public involvement activities;
- Sustainability and/or long-term impact;
- The ability to measure or demonstrate progress and success.

Discussion

By following the above criteria, the City of Easton believes it has developed a 2018 Annual Action Plan that proposes a blend of activities that will most effectively meet National Objectives and local needs by using CDBG funds efficiently and in conjunction with other scarce resources. These activities focus on the parts of the City with the highest concentrations of poverty while also recognizing that needs and concerns also belong to individuals, families and communities throughout the City.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The numbers entered below do not include the provision of emergency shelter, transitional shelter, or social services and only include affordable housing as defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership.

Activities in the 2018 Action Plan that are designed to address the need for affordable housing go far beyond the narrow scope of simply providing housing units.

The numbers below reflect the activities that will result in the acquisition and rehab of vacant units that will then be sold to income-eligible families. Additionally, Code Enforcement will continue to push for improved property conditions. Shelter and services for the City's homeless population are also a part of the 2018 Plan with an eye to turning a temporary solution into a more long-term change in individual and family circumstances. Additionally, housing advocacy and services will be provided to disabled adults through a support for a local non-profit that specializes in serving special needs clients.

Finally, the City of Easton is applying to the Pennsylvania Department of Community and Economic Development for state HOME funds that would allow Easton to continue its long-standing program of residential rehab for income-eligible property owners.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	2
Special-Needs	0
Total	2

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	1
Rehab of Existing Units	0
Acquisition of Existing Units	1
Total	2

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

This section discusses how the City and its designated authorities and agencies will work together to attain major plan goals with regards to public housing. Housing Authority of the City of Easton (HACE) will continue to manage, maintain and operate the City's public housing units and neighborhoods. HACE currently owns 368 public housing units and provides 562 vouchers for rental assistance. The largest problem HACE faces is the waiting list volume of 831 households.

Actions planned during the next year to address the needs to public housing

HACE and the City of Easton will address the needs of public housing through: 1) Implementing the Family Self-Sufficiency (FSS) Program that implements local strategies to help voucher families obtain employment and work toward economic independence and self-sufficiency. 2) Work with welfare agencies, schools, businesses, and other local partners to develop a comprehensive program that gives participating FSS family members the skills and experience to enable them to obtain employment that pays a living wage.

The City will document or collect and analyze: 1) annually public housing need, trends, programs and data requests, 2) review with HACE housing needs from local social services that assist LMI families in the City 3) consider allocating future CDBG funds to those programs consistent the HACE planning needs, and 4) monitor program successes and goal attainment consistent with those of this plan and the Consolidated Plan.

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

HACE encourages public housing residents to become more invested in their housing environment by: 1) Implementing the Family Self-Sufficiency (FSS) Program that implements local strategies to help voucher families obtain employment and work toward economic independence and self-sufficiency. 2) Work with welfare agencies, schools, businesses, and other local partners to develop a comprehensive program that gives participating FSS family members the skills and experience to enable them to obtain employment that pays a living wage. 3) Encourage resident participation relating to property management by forming resident councils throughout Easton's public housing communities to provide input and involvement with management operations and modernization needs 4) Resident participation on the Resident Advisory Board and 5) Attendance at Board meetings.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable to Easton

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Easton has many strategic partners related to reaching out to homeless persons, addressing emergency shelter and housing transition needs, and helping persons who are at risk of becoming homeless. Local agencies that assist the City are: Easton Area Neighborhood Center; Lehigh Valley Center for Independent Living; ProJeCt of Easton; Safe Harbor; Salvation Army; Catholic Charities; and the Salvation Army. Regional groups include: NE RHAB; Northampton County and CACLV. Each agency receives either or both staff support, local financial assistance as well as CDBG funding from the City. In 2018, several agencies will be allocated a total of \$48,000 in CDBG funds to address homeless needs.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City addresses the homeless in Easton area in 2 ways: 1) LVRHAB is the region's Continuum of Care (CoC) entity assists area agencies seeking funding for supportive housing programs and homelessness initiatives must be part of a cooperative effort within their communities. 2) The City provides several homeless agencies with building space for shelter and program implementation including: Safe Harbor, Easton Area Neighborhood Center, and the Third Street Alliance. These agencies provide shelter for men, women and their children as well as counseling and recreation programs.

There are several organizations located in Easton that provide homeless and special needs populations with supportive services and supportive housing facilities. These programs help front-line service providers gauge the needs of their clients. The providers then help the City of Easton formulate this Action Plan. These programs include:

Lehigh Valley Center for Independent Living (LVCIL), which operates the PLACE program. PLACE provides housing services for the disabled including housing search assistance, housing information and referral services, landlord tenant mediation service, and housing access surveys for existing or potential housing units. The City of Easton has included operating support for the PLACE program in the 2018 Action Plan.

The *Easton Area Neighborhood Center, Inc. (EANC)* is a non-profit community based

organization working toward improving the quality of life for low income persons through supportive services and education, including self-sufficiency programs. This Action Plan includes support for EANC.

Code Blue Project. Over the winter months, City staff and police will immediately direct homeless persons to several temporary shelters (Safe Harbor, Shiloh, and several churches) designated to take in single individuals. The City is supporting Safe Harbor's Warming Centers with CDBG funds and expects that 100 persons may need night-time shelter on a temporary basis.

Addressing the emergency shelter and transitional housing needs of homeless persons

Over the next year the City intends to implement several objectives with regards to emergency shelters and transitional housing:

Objective 1: Continue support for LVRHAB initiatives:

- Action Step 1: Attend all meetings, events and functions related to LVRHAB strategic planning.
- Action Step 2: Reach out to the agencies LVRHAB funds to provide future CDBG funding strategies for addressing homelessness and recent homeless persons through emergency and transitional housing needs. Fund LVCIL homelessness initiatives.

Objective 2: Continue a local homelessness referral system - Code Blue implementation

- Action Step 1: Remind each City department of the agencies and contacts that exist to help homeless families and individuals.
- Action Step 2: Update the referral informational sheet to each City department

Objective 3: Develop an educational system that informs City residents of the homeless challenges the Lehigh Valley faces.

- Action Step 1: Reserve space on the City's website to discuss the homelessness issues and where shelters and transitional housing exists.

Objective 4: Provide Transitional Housing

- Action Step 1: Continue to provide shelter and transitional housing space in the City, Safe Harbor, Third Street Shelter and the Easton Area Neighborhood

Center to prevent homelessness.

EANC: will work with local nonprofit organizations and social service agencies to provide supportive services to the homeless population and to those at-risk of becoming homeless, including area youth.

Objective: Assist 200 individuals through the Clients to Success (CTS) Program administered by the Easton Area Neighborhood Center, Inc. (EANC). Through the CTS program, EANC works with low income clients to improve their self-sufficiency and independence. This program supports the goal of homeless prevention.

LVCIL. LV Center for Independent Living's Place Program also specializes in assisting homeless and the homeless individuals with disabilities. They hope to attain greater homeless placement through landlord education programs and client advocacy/referral services.

Objective: Collaborate with the Northeast Region Homeless Advisory Board CoC Continuum of Care.

Objective: Continue to rent space to Safe Harbor for operation of its emergency shelter for \$1 per year. Safe Harbor's emergency shelter has space for 26 men and women. Safe Harbor also provides life skills counseling, meals and referral services.

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

Easton plans to continue correlation with LVRHAB CoC strategic plan for helping the homeless make the transition to permanent housing and independent living, including assisting the:

Chronically homeless individuals and families

Objective 1: Give priority to chronically homeless in the City-funded Tenant Based Rental Assistance Voucher program by working with HACE to create a plan for additional public housing and to increase the number of properties that will accept vouchers.

Families with children

Objective 1: Institute a Housing First Approach.

The LVRHAB CoC, CACLV and HACE encourage a *housing first* approach to housing homeless families with children. Housing First is an approach to ending homelessness that centers on providing people experiencing homelessness with housing as quickly as possible – and then providing services as needed.

Objective 2: Decrease the number of homeless households with children by strengthening policies to better utilize and coordinate state housing assistance funding as it becomes available. Complete 1 housing rehabilitation project that will house 1 low and moderate income family.

Veterans and their families

Objective 1. Assess shelter points for Veterans and their families for direction for permanent housing.

Objective 2. Continue to provide resources to the region's sites for transitional housing.

- Action: Provide CDBG funding to LVCIL to support the housing placement activities of the PLACE Program for disabled adults;
- Action: Provide funding to the Ambassador Program who refer residents in trouble to Easton's shelters and services that can help them.
- Action: Provide CDBG funding to Safe Harbor's ARISE Program, which supports self-sufficiency and personal growth for those transitioning from homelessness.

Unaccompanied youth: The Lehigh Valley is home to some of the more than 500 migrant children being housed in Pennsylvania, of which 120 are in two temporary centers in the Lehigh Valley: 1) KidsPeace in Allentown and at 2) Bethany Children's Home in Womelsdorf near Reading. Strategic plans set by KidsPeace include:

Objective 1: Increase public awareness by providing staff and City website information.

Objective 2: Refer unaccompanied youth to KidsPeace facility as well as the KidsPeace Psychiatric Hospital.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as

health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Northampton County receives funding from the Pennsylvania allocation of Homeless Prevention and Rapid Re-housing Program (HPRP) funding. Designated HPRP agencies in the Easton area include: Easton Area Neighborhood Center; Lehigh Valley Center for Independent Living; ProJeCt of Easton; Safe Harbor; Salvation Army; Catholic Charities. Easton intends to:

Objective 1: The City will work with CoC to implement their Strategic Plan goals as follows:

- Action: Plan and develop a rental education program utilizing best practices in renter self-advocacy. Rental education program will also address the issue of substandard units and code-violators.
- Action: Provide tenant and landlord education/mediations services to tenants and landlords.

Objective 2: Provide assistance to Easton Area Neighborhood Center

Action: EANC will provide prevention and safety net services including rent and utility assistance, food pantry and representative payee.

Discussion

In addition to the homeless and at-risk for homelessness, Easton assists special needs residents in a variety of ways. For 2018, Easton will support the Lehigh Valley Center for Independent Living's PLACE program, which provides housing-related information and advocacy for disabled adults. Other planned activities will also include special needs individuals among those they serve. These include:

- the Easton Area Neighborhood Center (Project # 6 & 10), which will very likely include elderly, disabled and addicted residents among its beneficiaries;
- Safe Harbor (Projects # 13 & 14), both the Warming Centers and ARISE program activities will benefit a population that is expected to include the elderly, disabled and those with addiction issues;
- Third Street Alliance (Project # 5), where facility improvements will benefit a population that is expected to include the elderly, disabled and those with addiction issues.

- Ambassadors Program (Project # 16), where elderly residents are expected to be among the beneficiaries.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

There are several negative effects caused by a lack of adequate city incentives for increasing quality affordable housing units. A lack of quality affordable housing places a cost burden on low to moderate income persons, limiting their ability to pay for essential monthly goods and services and needed prescriptions. The housing efforts of the City, Redevelopment Authority, Housing Authority and other entities that assist in this effort such as CACLV aim to improve and maintain a high standard of housing quality while also creating or maintaining affordability. There are several distinct barriers to housing affordability:

1. Getting the private sector to take part in providing affordable housing;
2. Reducing a growing waiting list on the public housing listing administered by HACE; and
3. Essential goods and services located within neighborhoods where there is housing affordability i.e. provide a mix of neighborhood commercial and healthcare uses.

Over the years the City has tried with little success to get the private sector and individual property owners to take on affordable housing projects. Influencing or providing incentives for property owners to reinvest in their properties and or provide affordable rental fees has been a barrier for the City.

Likewise, influencing the private sector to build or rehabilitate existing homes in affordable neighborhoods is a challenge. The City has tried on several occasions to create a structure whereby the City would provide some seed funding for the private sector to purchase deteriorated homes if they rehab the homes and rent/sell at affordable lease and or mortgage prices. However, the return on their investment is not where a housing developer needs or wants it to be.

In 2018, the City of Easton will continue to work closely with its housing agencies and the private sector to create incentives to increase affordable housing opportunities. The City will continue to provide funds or initiate programs that support housing rehabilitation, restoration, and mortgage or rental subsidies in an effort to expand the overall supply of affordable housing.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The housing efforts of the City, RDA and HACE and other entities that assist in this effort such as CACLV aim to improve and maintain a high standard of housing quality while also creating or maintaining affordability. 2018 Strategies for barriers:

1. Getting the private sector to take part in providing affordable housing. Strategy: Create a loan program to rehabilitate units. Plus work with banks to initiate a home purchase cost reduction plan for each applicant that could include: eliminate/reduce: down payment, closing costs and transfer fees, and provide homeownership counseling.
2. Inspect public housing units to create a safer environment for existing and future residents. Second, create ways to increase tenant-based rental housing assistance.
3. Essential goods and services located within neighborhoods where there is housing affordability i.e. provide a mix of neighborhood commercial and healthcare uses. Strategy: create a no-interest loan program for existing and new businesses as well as create design guidelines for any redevelopment projects in targeted areas.

In addition to the City's willingness to work with affordable housing developers and area non-profits, the City already works to implement several multi-year programs and initiatives that address existing barriers to affordable and fair housing that can be funded through the use of CDBG and future HOME funds. These include an owner-occupied housing rehab program funded with HOME money through the Pennsylvania Department of Community and Economic Development. The program has improved some 20 units over the past 5 years with \$500,000 in HOME funds and is applying for additional funding in 2018 to continue the program.

Discussion:

A topic that is intertwined with affordable housing is the provision of fair housing choices. Easton remains committed to fulfilling its obligation to Affirmatively Further Fair Housing and will do so during the 2018 Program Year through actions that address fair housing impediments identified in the current regional Lehigh Valley Analysis of Impediments to Fair Housing Choice.

Specifically, Easton will further fair housing by:

- 1) Supporting the Lehigh Valley Center for Independent Living, the Safe Harbor ARISE program and the Third Street Alliance, all of which address the need for fair housing education and advocacy.
- 2) Supporting housing rehab and code enforcement programs, both of which address the impediment that poor housing conditions can present.
- 3) Supporting economic development and community improvements, including fire equipment, street reconstruction and neighborhood facilities, all of which address issues relating to quality of life and access to opportunity.
- 4) Supporting a variety of other public services that, likewise, address issues relating to quality of life and access to opportunity.

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Easton has prepared its 2018 Annual Action Plan to identify the actions proposed to: address the obstacles to meet the underserved needs, foster and maintain affordable housing, reduce lead-based paint issues, reduce the number of poverty level families, organize an institutional structure that provide roles and responsibilities of the area's agencies related to the CDBG program, and coordinate efforts between public and private housing agencies and the social services they need. Goals and 2018 objectives/actions were laid out to describe how the City intends to reduce or enhance conditions.

Actions planned to address obstacles to meeting underserved needs

The primary obstacle to meeting underserved needs is a lack of adequate funding. While significant, the City's allocation of CDBG funding level is well below levels required to meet the needs of the City's LMI households and neighborhoods.

Goal: Allocate more local, state, and federal CDBG funds to address underserved needs.

2018 Objective: Continue to support safe, decent, affordable housing

2018 Objective: Continue to support ways and means to create new jobs and or increase current pay levels and wages for a family to live in the Easton community.

2018 Objective: Continue to focus on improving housing and expanding economic opportunities in the City

2018 Objective: Continue to seek funding to leverage its CDBG funds

2018 Objective: Promote and seek ways to provide more affordable housing through the redevelopment of vacant properties and vacant developable sites. Activities and costs should include cleanup costs associated with abandoned buildings and former industrial sites.

2018 Objective: Support improvements to dated infrastructure such as parks, park facilities, water and sewer, roads and bridge upgrades and or reconstruction, stormwater facilities particularly in low and moderate target areas.

2018 Infrastructure Projects: Strive to provide above-average public infrastructure in

CDBG-eligible areas of Easton

- Street reconstruction in an eligible low-mod income area
- Reduce blight in the West Ward through residential rehabilitation.
- Fire department equipment upgrades to assist West Ward residents.

Long Term Objective: Assist with infrastructure improvements that benefit 10,000 LMI persons and public facilities where they live.

Actions planned to foster and maintain affordable housing

Recorded housing unit vacancies coupled with the limited amount of vacant land for new residential development in Easton pose a threat to the City's goal of providing ample affordable housing for its residents. With this in mind, the following objectives have been established:

Goal: Rehabilitation of Existing Housing Stock: Promote the rehabilitation and preservation of Easton's existing housing stock through the various rehabilitation programs and code enforcement activities.

2018 Objective: Acquire 2 units for rehabilitation and resale to income eligible buyers over the next year, including: I 1 through in conjunction with Habitat for Humanity. The City of Easton has targeted the West Ward for housing rehabilitation.

- Housing acquisition, rehabilitation and disposition: \$240,000
- Housing rehabilitation program for owner-occupied units funded through state and Federal Home Loan Bank funds.

2018 Objective: Aid in the prevention of slum and blight areas and the promotion of safe, decent housing by

1. Rental Inspections of an estimated 335± structures per year for minimum compliance with local codes by health and code enforcement officers.
2. Enhancing the City's Vacant Property Registration by expanding the vacant property inventory.
3. Planning and Codes Department will undertake housing inspections and vacant property inventory work in FY 2018: \$120,000.

Goal: Homeownership Opportunities: Expand homeownership opportunities for very low and low income individuals and households. The City of Easton will consider the challenge of increasing the percentage of homeowners in the community by assisting

current City residents who are renting to make the transition to homeownership.

2018 Objective: Over the next year, at least 1 of the previously acquired units will be sold to an income-eligible household.

Goal: Rental Housing Activities:

2018 Objective: Continue to support HACE in their efforts to obtain future HOPE grants focused on providing affordable units for renters, owner-occupied units (particularly larger units), elderly, and persons/families with disabilities.

2018 Objective: Support actions by other organizations to create decent affordable rental housing for special needs populations.

Actions planned to reduce lead-based paint hazards

The guidelines for the City's Housing Rehabilitation Program comply with the lead based paint hazards at 24 CFR Part 35. Lead paint abatement is an eligible rehabilitation activity funded by the Housing Rehabilitation Program. Due to extensive lead abatement costs and the total number of highly probable lead contaminated homes, the City is more likely to pursue lead hazard reduction procedures, until the total number of lead contaminated homes has been significantly reduced whereby they can better target lead abatement practices. While there are local contractors who are certified to undertake work involving lead hazard control, the availability of contractors is limited. The Bethlehem Health Bureau and Easton's Housing Rehabilitation staff coordinate on issues where elevated blood lead levels are identified.

Actions planned to reduce the number of poverty-level families

2018 Objective: The City intends to focus on: Providing more affordable housing options by preserving and improving current affordable housing stock and by supporting HACE continued assistance in the form of affordable housing subsidies for extremely low income households.

2018 Objective: Priority Projects, Activities, and supportive services including:

- Improve economic opportunities for LMI households by extending the City's business loan program to targeted LMI neighborhood.
- Support the Code Blue program that temporarily serves the homeless during winter months.
- Residential Improvement Programs for home maintenance and upkeep for LMI

households.

- Supportive services that reduce the competing demands on LMI households.

In addition to CDBG-funded efforts, the City of Easton has an active and aggressive economic office (Department of Community and Economic Development (DCED)) that continually works on job retention and to bring good-paying jobs to the City, thereby fighting poverty from the income side of the equation. In 2018, the City is funding the office space costs for CareerLink job service.

Actions planned to develop institutional structure

The City will implement the Annual Action Plan through the efforts of public, private, non-profit, and for-profit organizations to meet the stated goals and objectives.

Doing so will require a continuation of the dialogue the City has established with its non-profits and other front-line providers as well as continued vigilance to identify resources and other opportunities to further the work of the CDBG program and the various components of the City's safety net. An open and free exchange of information between the City and these various partners will remain an important part of the ongoing task of strengthening, reinventing and reinforcing the structures needed to address the dynamic forces that influence both the needs of our residents and the opportunities to address those needs.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Easton annually seeks out and interviews representatives from a wide range of organizations to gather input on the City's housing and community development needs. In addition, public hearings were held to develop this Action Plan.

In addition to these formal means of input and coordination, the City's ongoing dialogue with local housing and service providers, referenced in the previous answer, provides a conduit for information not only to and from the City, but also among the various components of the housing and service community.

Discussion:

Program Specific Requirements
AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

The City of Easton has identified all CDBG activities to be undertaken in FY 2018 in AP-35, the Projects Section, including administrative, public services, public facilities and affordable housing.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

All planned activities are eligible under low-mod benefit criteria.