

**BELLEFONTE BOROUGH
FFY 2025
COMMUNITY DEVELOPMENT BLOCK GRANT
FIRST PUBLIC HEARING**

**MAY 19, 2025
6:00 PM**

AGENDA

- I. Program Overview
 - History
 - Estimated Allocation \$116,000
 - Application Schedule (attached)
 - Eligible/Ineligible Activities (attached)
 - National Objectives
 - Match requirements/expectations

- II. Public Announcements
 - Fair Housing Notice (attached)
 - Anti-displacement Plan (attached)
 - Section 504 Outreach/Notice/Grievance Procedure/Officer Resolution (attached)
 - Section 3 Preference (see below)

- III. Project Review/Community Development Plan
 - FFY 2025 Project Proposals
 - Previously Funded Projects
 - Environmental or Historical Matters

**SECTION 3
PREFERENCE STATEMENT**

A Section 3 resident is a person residing in the service area of the project or grantee, who has an income below \$60,600 – 1 PERSON.

A Section 3 business concern means:

(1) A business concern meeting at least one of the following criteria, documented within the last six-month period:

(i) It is at least 51 percent owned and controlled by low- or very low-income persons;

(ii) Over 75 percent of the labor hours performed for the business over the prior three-month period are performed by Section 3 workers; or

(iii) It is a business at least 51 percent owned and controlled by current public housing residents or residents who currently live in Section 8-assisted housing.

Centre County invites such Section 3 concerns to contact SEDA-COG's Community Development Program and, upon proper documentation of eligibility for preference, will be provided enhanced opportunities to participate in the federally-funded project(s).



**FINAL
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
APPLICATION PREPARATION SCHEDULE**

**BELLEFONTE BOROUGH
FFY 2025**

Public Hearing Posting/Publication Date: -Centre Daily Times	April 16, 2025
First Public Hearing 301 N. Spring St., 1 st Floor Meeting Room Bellefonte, PA 16823	May 19, 2025 Monday, 6:00 PM
Project Selection 301 N. Spring St. 1 st Floor Meeting Room Bellefonte, PA 16823	June 16, 2025 Monday, 7:30 PM
Project Selection – Centre County* Willowbank Building 420 Holmes Street, Room 146, Bellefonte	July 29, 2025 10:00 AM
Final Public Hearing Publication Date -CDT	August 6, 2025
Final Public Hearing <i>Willowbank Building</i> 420 Holmes Street, Room 146, Bellefonte	August 28, 2025 Thursday, 6:00 PM
Approval of Resolution to Submit Application – Centre Co* Willowbank Building 420 Holmes Street, Room 146, Bellefonte	September 9, 2025 Tuesday, 10:00 AM
Application Submission	October 31, 2025

*** Denotes formal action by Centre County Board of Commissioners**

FFY 2025 Allocations:
Bellefonte Borough \$116,000



ELIGIBLE/INELIGIBLE CDBG ACTIVITIES

ELIGIBLE ACTIVITIES

Water System Improvements
Sanitary Sewer System Improvements
Storm Sewer System Improvements
Housing Rehabilitation
Housing Construction/Reconstruction
Public/Community Facilities
Recreation Facilities
Public Services
Street/Road Improvements
Parking Facilities
Historic Preservation
Removal of Architectural Barriers
Solid Waste Facilities
Code Enforcement
Economic Development
Acquisition/Relocation
Clearance
Disposition
Utilities (other than Water/Sewer)

INELIGIBLE ACTIVITIES

Operation and Maintenance Activities
Political Activities
New Housing Construction
Acquisition, Construction, or Reconstruction of Buildings for the
General Conduct of Government
Equipment

NATIONAL OBJECTIVES

Fundability under CDBG National Objectives; must meet 1 of 3 national objectives for the CDBG program

- **Principal benefit of the project to low to moderate income persons**
 - 51% of individuals benefiting from the project must be of low to moderate income (ACS Data or survey)
 - This Objective is the most often met by projects using CDBG
 - 70% of the County 's CDBG funds must be used to meet this objective
- **Elimination of slum or blight**
 - Spot (single structure) or Area, which requires a municipal declaration
 - Used occasionally for demolition of deteriorated structures
 - Maximum of 30% of County CDBG funds can be used
- **Response to urgent need**
 - Formal declaration of a disaster or emergency
 - Emergency has occurred in the last 18 months
 - Can only be used to eliminate the emergency
 - Project must not be affordable from the local budget
 - Maximum of 30% of County CDBG funds may be used to meet this objective



**NOTICE of FAIR HOUSING OFFICER and COMPLAINT PROCESS for
CENTRE COUNTY AND CENTRE COUNTY ON BEHALF OF BELLEFONTE BOROUGH**

This notice will serve to advise all residents of Centre County and Centre County on behalf of Bellefonte Borough the following actions:

- 1) Restrict a person in any way in access to housing, services, or benefits;
- 2) Afford persons an opportunity to participate in housing, services, or benefits different than that afforded to others;
- 3) Treat a person differently from others in determining whether they satisfy eligibility criteria;
- 4) Provide any housing, services, or benefits to a person differently than to others;
- 5) Use criteria or methods of administration which have the effect of subjecting persons to discrimination or defeating or impairing the objectives of a funded program or activity.

If based on race, color, sex (including gender identity and sexual orientation), national origin, religion, familial status (families with children), or handicap (disability) is prohibited by Title VIII of the Civil Rights Act of 1968 (Federal Fair Housing Act) and the Pennsylvania Human Relations Act (PHRA) adds the additional protected classes of age, ancestry and use of guide or support animals because of the blindness, deafness or physical handicap of the user or because the user is a handler or trainer of support or guide animals are considered discriminatory.

It is also prohibited to threaten, coerce, intimidate, or interfere with anyone exercising a fair housing right or assisting others who exercise the right. Also, retaliation against a person who has filed a fair housing complaint or assisted in a fair housing investigation is prohibited.

If you are a person with a disability or have Limited English Proficiency and require reasonable accommodation or document translation, please contact the below Fair Housing Officer.

Wenn Sie eine Person mit einer Behinderung sind und eine angemessene Unterkunft benötigen, wenden Sie sich bitte an die unten genannte Fair Housing Officer / Agency. Wenn Sie über eingeschränkte Englischkenntnisse verfügen und eine Übersetzung des Dokuments benötigen, wenden Sie sich bitte an den unten genannten Fair Housing Officer / Agency.

如果您是殘障人士或英語水平有限且需要合理便利或文件翻譯，請聯系以下公平住房官員。

All residents are hereby notified, that Betsy Barndt is designated as Fair Housing Officer for Centre County and Centre County on behalf of Bellefonte Borough and that any resident that believes they have been discriminated against under any of the above conditions may file a complaint with the Fair Housing Officer at the following address:

Betsy Barndt, Centre County Fair Housing Officer
420 Holmes Street
Bellefonte, PA 16823
814-355-6791
ccpc@centrecountypa.gov or bbarndt@centrecountypa.gov

<https://centrecountypa.gov/686/Fair-Housing>

OR

Pennsylvania Human Relations Commission

Harrisburg Regional Office 3

33 Market Street, 8th Floor

Harrisburg, PA 17101-2210

(717) 787-9780

TTY: (717) 787-7279

CENTRE COUNTY



RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN

It is the intent of the Centre County Board of Commissioners to undertake projects that do not result in the displacement of residents, businesses, or farms. Centre County is, however, required by the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and Section 104(d) of the Housing and Community Development (HCD) Act, to make available the following should any displacement occur:

- Relocation Assistance and Property Acquisition in accordance with 24 CFR 42 and 49 CFR 24.
- One for one replacement of units as required by 24 CFR 42.

DEFINITIONS

Comparable replacement dwelling unit: (a) a dwelling unit that meets the criteria of 49 CFR 24; and (b) is available at a monthly cost for rent, plus estimated average monthly utility costs, that does not exceed the "Total Tenant Payment" as determined under 24 CFR §5.628 after taking into account any rental assistance the household would receive.

Low- and moderate-income dwelling unit: a dwelling unit with a market rent, including utility costs, that does not exceed the applicable Fair Market Rent for existing housing established under 24 CFR Part 888, except that the term does not include a unit that is owned and occupied by the same person before and after the assisted rehabilitation.

Standard Condition: a dwelling unit that meets all local housing codes, or if there are no local housing codes, meets all housing quality standards of the Section 8 Existing Housing Programs.

Substandard condition suitable for rehabilitation: a dwelling unit that will have a fair market value, after rehabilitation, greater than the cost of rehabilitation to make the unit standard.

Vacant Occupiable Dwelling Unit: a vacant dwelling unit that is in standard condition; a vacant dwelling unit that is in substandard condition but is suitable for rehabilitation; or a dwelling unit in any condition that has been occupied (except by a squatter) at any time within the period beginning three (3) months before the date of the execution of the agreement by the Centre County Board of Commissioners covering the rehabilitation or demolition.

RELOCATION ASSISTANCE FOR DISPLACED PERSONS

Persons meeting the definition of a displaced person in accordance with 49 CFR Part 24 that are displaced by demolition or conversion of an occupied or vacant occupiable unit utilizing CDBG or HOME funds must be provided with relocation assistance. Displaced persons may elect to receive assistance in

accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, or assistance under the Section 104(d) regulations. The Section 104(d) regulations related to relocation assistance for a displaced person are as follows:

1. Advisory services at the level described in 49 CFR Part 24, subpart C. Centre County Board of Commissioners shall advise tenants of their rights under the Fair Housing and of replacement housing opportunities in such a manner that, to the extent feasible, they will have a choice between relocating within their neighborhood or other neighborhoods consistent with the Centre County's responsibility to affirmatively further fair housing.
2. Payment for moving expenses at the levels described in 49 CFR Part 24, subpart D.
3. The reasonable and necessary cost of any security deposit required to rent the replacement dwelling unit, and for credit checks required to rent or purchase the replacement dwelling unit.

Each displaced person must be offered rental assistance equal to sixty (60) times the amount necessary to reduce the monthly rent and estimated average monthly cost of utilities for a replacement dwelling up to amount of the "Total Tenant Payment" as determined by 24 CFR §5.628. Under 24 CFR §5.628, the higher of the following values must be used:

1. Thirty (30) percent of the family's monthly adjusted income;
2. Ten (10) percent of the family' monthly income;
3. If the family is receiving a payment a payment for welfare assistance from a public agency and a part of those payments, adjusted in accordance with the family's actual housing costs, is specifically designated by such agency to meet the family's housing costs, the portion of those payments which is so designated.

All or a portion of this assistance may be offered through a certificate or housing voucher for rental assistance.

If the displaced person purchases an interest in a housing cooperative or mutual housing association and occupies a decent, safe, and sanitary dwelling in the cooperative or association, the person may elect to receive a lump sum payment. This lump sum payment shall be equal to the capitalized value of sixty (60) monthly installments of the amount that is obtained by subtracting the "Total Tenant Payment," as determined under 24 CFR §5.628, from the monthly rent and estimated average monthly cost of utilities at a comparable replacement dwelling unit. To compute the capitalized value, the installments shall be discounted at the rate of interest paid on passbook savings deposit by a federally insured bank or savings and loan institution conducting business within Centre County's jurisdiction. To the extent necessary to minimize hardships to the displaced person, the Centre County Board of Commissioners shall, subject to appropriate safeguards, issue a payment in advance of the purchase of the interest in the housing cooperative or mutual housing association.

Displaced low- and moderate-income tenants shall be advised of their right to elect relocation assistance pursuant to the Uniform Relocation regulations appearing at 49 CFR Part 24 as an alternative to the relocation assistance herein described.

TEMPORARY RELOCATION

In the instance of the need for persons to be temporarily relocated as a result of CDBG or HOME-funded project, the Centre County Board of Commissioners shall reimburse a displaced person for actual

reasonable out-of-pocket costs incurred in connection with the temporary relocation, including moving expenses and increased housing costs, if:

- a. The person must relocate temporarily because continued occupancy of the dwelling unit constitutes a substantial danger to the health and safety of the person or the public; or
- b. The person is displaced from a low- and moderate-income dwelling unit, none of the available replacement dwelling units qualifies as a low- and moderate-income dwelling unit, and a suitable low- and moderate-income dwelling unit is scheduled to become available.

REPLACEMENT OF LOW- AND MODERATE-INCOME DWELLING UNITS

The Centre County Board of Commissioners will replace all occupied and vacant occupiable low- and moderate-income dwelling units demolished or converted to a use other than as low- and moderate-income housing as a direct result of activities assisted with funds provided under the Housing and Community Development Act of 1974, as amended, as described in 24 CFR 42.375.

The following defines the characteristics of acceptable replacement units:

1. The unit(s) must be located within Centre County's jurisdiction. To the extent feasible and consistent with other statutory priorities, the units shall be located within the same neighborhood as the units replaced.
2. The units must be sufficient in number and size to house no fewer than the number of occupants who could have been housed in the units that are demolished or converted. The number of occupants who could have been housed in units shall be determined in accordance with applicable local housing occupancy codes. The Centre County Board of Commissioners may not replace those units with smaller units, unless the recipient has provided the information required under 24 CFR 42.375(c)(7) and listed below.
3. The units must be provided in standard condition. Replacement lower income dwelling units may include units that have been raised to standard from substandard condition if
 - a. No person was displaced from the unit, per the definition of a displaced person in 24 CFR 42.305; and
 - b. The unit was vacant for at least three months before execution of the agreement between the Centre County Board of Commissioners and the property owner.
4. Units must initially be made available for occupancy within three (3) years of the start of demolition or conversion.
5. The units must be designated to remain lower income dwelling units for at least 10 years from the date of initial occupancy. Replacement lower income dwelling units may include, but are not limited to, public housing or existing housing receiving Section 8 assistance.

Before obligating or expending CDBG or HOME funds that will result in the demolition or conversion of occupied or vacant occupiable low- and moderate-income units, Centre County Board of Commissioners must make public and submit the following information to the Pennsylvania Department of Community and Economic Development:

1. A description of the proposed assisted activity;

2. The location on a map and number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than for lower-income dwelling units as a direct result of the assisted activity;
3. A time schedule for the commencement and completion of the demolition or conversion;
4. The location on a map and the number of dwelling units by size (number of bedrooms) that will be replaced;
5. The source of funding and a time schedule for the provision of replacement dwelling units;
6. The basis for concluding that each replacement dwelling unit will remain a lower-income dwelling unit for at least 10 years from the date of initial occupancy; and
7. Information demonstrating that any proposed replacement of dwelling units with smaller dwelling units is consistent with the housing needs of lower-income households in the jurisdiction.

The one-for-one replacement requirement does not apply to the extent that, in accordance with the procedures outlined in 24 CFR 42, and based on objective data, that there is an adequate supply of vacant lower-income dwelling units in standard condition available on a non-discriminatory basis within the area. Simultaneously with the submission of the request to the Department of Community and Economic Development or HUD if direct entitlement, the Centre County Board of Commissioners must make the submission of such request public and inform interested parties of the 30-day deadline to provide the Commonwealth with additional information that supports or opposes the request. If the Commonwealth, after considering the submission and the additional data agrees with the request, the Commonwealth will provide such recommendation in writing.

APPEALS

A person who disagrees with Centre County's determination concerning whether the person qualifies as a displaced person, or the person's eligibility for, or the amount of, a relocation payment, may file a written appeal of that determination with the Centre County Board of Commissioners. Any aggrieved person who believes that the Centre County Board of Commissioners has failed to properly consider the person's application for assistance, which may include but not be limited to, the person's eligibility for, or the amount of, a payment under 49 CFR 24.106 or 49 CFR 24.107 or a relocation payment required under this Plan may submit an appeal. The Centre County Board of Commissioners shall confirm a written appeal regardless of the form in which the appeal is made. Appeals must be filed within sixty (60) days after the person receives written notification of Centre County's determination on the person's claim.

In addition, a low- or moderate-income person that has been displaced from a dwelling may file a written request for review of the Centre County Board of Commissioner's decision to the Department of Housing and Urban Development at:

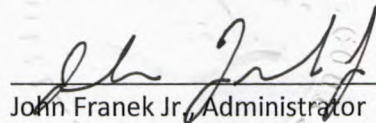
Department of Housing and Urban Development
Philadelphia Regional Office
The Strawbridge Building
801 Market Street, 12th Floor
Philadelphia, PA 19107

CONFIDENTIALITY OF RECORDS

Records maintained by Centre County Board of Commissioners and/or the Acquiring Agency in accordance with this part are confidential regarding their use as public information unless applicable law provides otherwise.

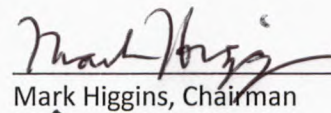
Adopted by the Centre Board of Commissioners, during its regular public meeting on January 28, 2024.

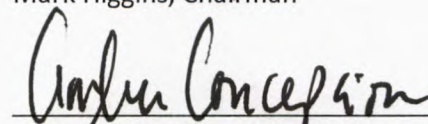
ATTEST


John Franek Jr., Administrator

(SEAL)

CENTRE COUNTY


Mark Higgins, Chairman


Amber Concepcion, Vice Chairperson

Steven G. Dershem , Commissioner

504 ANNUAL REVIEW

In an effort to improve accessibility to Centre County's facilities and programs, Centre County has designated *Leslie Hosterman at SEDA-Council of Governments (SEDA-COG), 201 Furnace Road, Lewisburg, PA 17837, (570) 524-4491, or 1-800-332-6701* as regular point of contact to accept and manage public grievances. As part of each year's Community Development Block Grant (CDBG) application, Centre County will also solicit public input on accessibility by specifically completing the following two tasks:

1. Centre County will include the following language in public hearing notices that invite citizens who have special accessibility needs to alert SEDA-Council of Governments (SEDA-COG):

"Centre County will make every effort to make all programs and activities accessible to the learning, mobility, visually, hearing, and language-impaired persons. Therefore, if you are a person with a disability and require an auxiliary aid, services, or accommodations to participate, please contact Leslie Hosterman at SEDA-COG, 201 Furnace Road, Lewisburg, PA 17837, (570) 524-4491, or 1-800-332-6701, to discuss how Centre County can best accommodate your needs. Translators will be available at public meetings upon request."

These needs may be related specifically to a CDBG activity or may be related to Centre County's facilities or programs. SEDA-COG will then work cooperatively with Centre County and Centre County's 504 Compliance Officer, Krista Davis, to address and resolve these concerns.

2. During the public hearing, the public will be invited to identify facilities or programs for which access is a problem or a concern. This will be done as part of the discussion of eligible activities for the CDBG Program, providing the public an opportunity to identify projects which may or may not be eligible for CDBG funding, but represent a need for modifications of Centre County's facilities or programs, including Bellefonte Borough.



BOARD OF COUNTY COMMISSIONERS
COUNTY OF CENTRE
COMMONWEALTH OF PENNSYLVANIA

RESOLUTION 16 OF 2022

APPOINTING A SECTION 504 COMPLIANCE OFFICER AND ESTABLISHING A
GRIEVANCE PROCEDURE

WHEREAS, the County of Centre, Pennsylvania, is a recipient of federal funds from numerous sources, including Community Development Block Grant (CDBG), and

WHEREAS, the County of Centre is statutorily required to develop administrative procedures and regulations in accordance with 24 CFR Part 8 of the Code of Federal Regulations, as effectuated on July 11, 1988, to implement Section 504 of the Rehabilitation Act of 1973.

WHEREAS, the County of Centre must designate a Section 504 Compliance Officer who will serve as the County's designated representative for any and all complaints regarding 24 CFR Part 8 of the Code of Federal Regulations and adopt grievance procedures.

WHEREAS, the County of Centre has begun public outreach and consultation with interested parties to solicit input and feedback regarding the County's compliance with administrative rules and regulations related to Section 504 of the Rehabilitation Act of 1973.

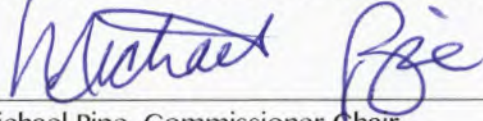
NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the County of Centre as follows:

1. Centre County Risk Manager Krista Davis is hereby designated as the County's Section 504 Compliance Officer.
2. The County has adopted a grievance procedure for any and all complaints regarding accessibility to all County owned facilities and programs.

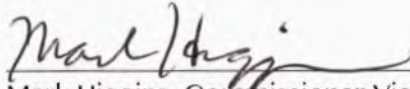
I HEREBY CERTIFY that the above is a true and correct copy of a Resolution adopted at a regular meeting of the Board of Commissioners of the County of Centre, held on August 23, 2022.

ADOPTED this 23rd day of August 2022.

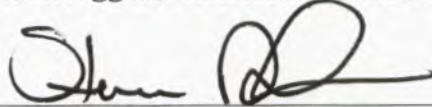
CENTRE COUNTY BOARD OF COMMISSIONERS



Michael Pipe, Commissioner Chair

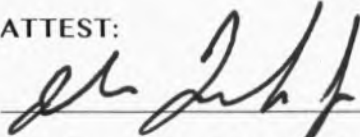


Mark Higgins, Commissioner Vice-Chair



Steven G. Dershem, Commissioner

ATTEST:



John Franek, Jr., Administrator

Posting Dates: May 9-May 19, 2025

**CENTRE COUNTY ON BEHALF OF
BELLEFONTE BOROUGH
FFY 2025
COMMUNITY DEVELOPMENT BLOCK GRANT
FIRST PUBLIC HEARING AND PROJECT DEVELOPMENT WORKSHOP NOTICE**

The Centre County Commissioners plan to submit an application to the Pennsylvania Department of Community and Economic Development (DCED) for Federal Community Development Block Grant (CDBG) funds. For Federal Fiscal Year (FFY) 2024, the County's estimated allocation is \$342,500. The County will also include in its application CDBG funds estimated at \$116,000 on behalf of Bellefonte Borough. No program income is anticipated to be used.

A Public Hearing pertaining specifically to Bellefonte Borough will be held on May 19, 2025 at 6:00 PM, at the 301 North Spring Street, First Floor Meeting Room.

These hearings are accessible to individuals with disabilities and persons with Limited English Proficiency. If you wish to attend and have a disability or Limited English Proficiency and require special accommodations, please notify the CDBG Administrator, Leslie Hosterman at least 72 hours in advance of the scheduled hearing at 570-524-4491 or 1-800-332-6701, TTY: 1-800-654-5984, TDD: 1-800-654-5988 or lhostermant@seda-cog.org to make such arrangements.

Proposed project activities must meet one or more of three objectives: benefit low- and moderate-income persons; prevent or eliminate slums or blight; and/or alleviate immediate threats to the health and safety of the community. The Centre County Commissioners will commit not less than 70% of the total funds, after administration costs, to projects which principally benefit low- and moderate-income persons (LMI). Housing, community, and economic development activities are eligible; examples include housing rehabilitation, demolition or improvement of blighted property and public works projects. A list of eligible activities can be found in Section 105(s) of the Housing and Community Development Act (P.L. 93-383) as amended.

The purpose of the Public Hearing is to discuss the CDBG Program, receive public input on proposed activities and/or proposals for new activities. Centre County and Bellefonte Borough, also wish to receive public comment on potential environmental impacts, the previous use of CDBG funds, and the Three-Year Community Development Plan. All interested parties that are unable to attend may present written comments and project ideas in advance of the scheduled hearing to Bellefonte Borough at or before the first hearing, address, date and time as listed above. Grant application submission deadline is anticipated to be October of 2025, subject to change.

No displacement is anticipated, and every effort will be made to avoid or minimize displacement and relocation. Should displacement be required, the applicant is responsible for replacing all low- and moderate-income housing units that are demolished or converted. At this hearing, Bellefonte Borough will

disclose the types and levels of assistance that it would make available if persons were to be displaced by CDBG-funded activities.

Centre County and Bellefonte Borough does not discriminate in access to, participation in, or treatment or employment in its federally funded programs or services. In the event the public believes that discrimination, denied accessibility, or denied equal opportunity has occurred, Centre County's Section 504 officer, Krista Davis, may be reached at 814-548-1055 or accessibility@centrecountypa.gov.

Technical assistance will be provided upon request to any groups or persons, especially LMI persons or their representatives, when developing proposals intending to use CDBG funds. The Centre County Commissioners and Bellefonte Borough Council will strive to make all programs and activities accessible to the learning, mobility, vision, hearing, and language-impaired persons. If you have a disability or limited English proficiency and require an auxiliary aid or accommodations, please contact Leslie Hosterman at SEDA-COG, 1-800-332-6701, 1-800-654-5984 TTY, 1-800-654-5988 TDD to discuss your needs. Translators will be available upon request.

Any complaints should be written and submitted to Leslie Hosterman at SEDA-COG, 201 Furnace Road, Lewisburg, PA 17837 or lhosterman@seda-cog.org. Written responses will be addressed within 15 working days when practicable.

Übersetzer sind für die öffentliche Sitzung auf Anfrage erhältlich.

可應要求提供翻譯服務

Переводчики будут доступны по запросу

