



FPCB Neighbor Meeting

January 3, 2024

Welcome & Introductions

- ▶ **Rev. J.C. Austin**
 - ▶ Senior Pastor
- ▶ **Rev. Lindsey Altvater Clifton**
 - ▶ Associate Pastor for Justice & Community Impact
- ▶ **Ryan Dunn & Todd Collins**
 - ▶ Neighborhood Communication Liaisons
- ▶ **Don Robertson & Donna Taggart**
 - ▶ Steering Committee Co-Chairs
- ▶ **George Bickford, Jim Halkins, Bob Hunsicker, Belle Marks, Kim Miner**
 - ▶ Steering Committee Members

Welcome & Introductions

- ▶ Purpose
 - ▶ Begin again; relationship reset
- ▶ Overview
 - ▶ Process to date
 - ▶ Process going forward
 - ▶ Concerns we've heard & commitments we have
- ▶ Intention Setting
- ▶ Opening Prayer

Process to Date

- ▶ Formation of Strategic Mission Steering Committee (February 2023)
 - ▶ Address under-utilization of physical resources through missional focus on community needs/impact
 - ▶ Adaptive reuse of existing building
 - ▶ Campus planning for possible development
- ▶ Congregational Engagement & Education (March-November 2023)
 - ▶ 9 church-wide programs
 - ▶ Quality of Life
 - ▶ Community Needs Assessments
 - ▶ Housing crisis and economics of affordability
 - ▶ Nonprofit partnerships and impact of needs
 - ▶ Particularly housing and childcare
 - ▶ Faith-Based Housing Case Studies
 - ▶ Missing Middle Housing

Community Needs Assessments

- ▶ Reviewed 8 comprehensive studies (350+ pages)
 - ▶ St. Luke's Community Health Assessment
 - ▶ LVHN Community Health Needs Assessment
 - ▶ Northampton Co.
 - ▶ Lehigh Co.
 - ▶ Bethlehem Health Bureau Community Health Needs Assessment
 - ▶ City of Bethlehem's Homelessness Assessment
 - ▶ City of Bethlehem's Housing Assessment
 - ▶ City of Bethlehem's *We Build Bethlehem* Survey
 - ▶ Lehigh Valley News *Quality of Life* Survey

THE MORNING CALL

\$4.00

APRIL 23, 2023

SUNDAY

Cooler; times of clouds, sun 66° | 42°



Weather, Sports 12

ROOM FOR MORE

Housing crisis in Valley worsens

With fewer resources to tackle affordability at all levels, officials face limited options



Gracie Santana, in her neighborhood along North 10th Street in Allentown. AMY SHORTELL/THE MORNING CALL

By Lindsay Weber,
Daniel Patrick Sheehan
and Graysen Golter
The Morning Call

Gracie Santana, a lifelong Allentown resident, can't afford to rent an apartment in her home city.

Santana, a teacher at Lincoln Leadership Academy, which she attended growing up, has lived with her parents in Allentown's 8th Ward neighborhood ever since graduating from Temple University in 2019.

"My comfortability

would be financially like \$1,000, but they're not even offering studios for that much," Santana said. "One of my paychecks does not even cover a room."

Santana's story is not unique. Across the Lehigh Valley, families are struggling to put safe, stable roofs over their heads. Rapidly rising home prices and rental rates are pricing many out of the market — even those who would be considered middle-class

Turn to Housing, Page 2

ABOUT THIS SERIES

The Lehigh Valley is growing. Over the next 30 years, the population is expected to balloon by more than 100,000 people.

The question is, can they afford to live here?

Rising home prices and rental rates are pricing many out of the market. Roughly a third of Lehigh Valley households spend more than 30% of their income on housing costs, a measurement of housing affordability set by the U.S. Department of Housing and Urban Development.

It's a problem many are trying to solve. But there are few easy answers.

Over the past several months, reporters at The Morning Call have talked to local officials, housing advocates and residents for a multipart series on the Lehigh Valley's housing crisis — and what's being done about it.

View our full coverage at mcall.com/roomformore.

Community Needs Assessments

- ▶ Across all the assessments, these issues emerged as significant needs to be addressed:
 - ▶ Housing insecurity
 - ▶ Childcare unaffordability
 - ▶ Food insecurity
 - ▶ Mental health care access
 - ▶ Transportation access
- ▶ Disparities and equity issues related to race and LGBTQ+ identity
- ▶ Significant impacts on quality of life for families
- ▶ **A moral imperative to be better stewards of the resources in our care! Doing nothing no longer a viable option given these needs.**

Housing Crisis & Economics of Affordability

Bethlehem's housing market changed rapidly

MEDIAN SALES PRICE

\$182K
May 2019



\$302K
May 2023

MEDIAN RENT

\$1,354
May 2019



\$1,910
May 2023

Housing Crisis & Economics of Affordability

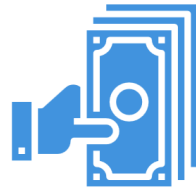
What it costs to live in Bethlehem

Single Income:
\$29.88/hr

Dual Income:
\$14.94/hr

Single Income:
\$24.04/hr

Dual Income:
\$12.02/hr



\$62,146
median
household
income



The income
needed to
afford a
\$300,000
average home



The income
needed to
affordably rent a
one-bedroom
apartment

26.2%
of households
earn less than
\$35,000

Single Income:
\$48.08/hr

Dual Income:
\$24.04/hr

Single Income:
\$16.83/hr

Who is Impacted?

- ▶ Teachers, first responders, frontline workers, healthcare employees, young professionals, seniors on fixed incomes, etc.
- ▶ PEOPLE WE KNOW!
 - ▶ Afghan Family
 - ▶ FPCB Preschool Families
 - ▶ Recent college graduates (grandkids)
 - ▶ Adult children of FPCB members relocating into the area
 - ▶ Some FPCB seniors

Tiers of Affordability

- ▶ Bethlehem's AMI for family of four is \$90,599
- ▶ Market Rate Housing (80% AMI – 100% AMI+)
 - ▶ \$72,480 - \$90,599+
 - ▶ Dual incomes: \$17.42/hour +
- ▶ Workforce Housing (60%-80% AMI)
 - ▶ \$54,359 - \$72,479
 - ▶ Dual incomes: \$13.07-17.42/hour
- ▶ Affordable Housing (30%-60% AMI)
 - ▶ \$27,179 - \$54,358
 - ▶ Dual incomes: \$6.54-\$13.07/hour

MEDIAN RENT

\$1,354
May 2019



\$1,910
May 2023

- ▶ Affordability: \$1,812-\$2,264
- ▶ Affordability: \$1,359-\$1,811
- ▶ Affordability: \$679-\$1,359

Missing Middle Housing

▶ Definition

- ▶ Missing Middle Housing is a range of house-scale buildings with multiple units—compatible in scale and form with detached single-family homes—located in a **walkable neighborhood**.

▶ Why “Missing”?

- ▶ Because they have typically been illegal to build since the mid-1940s due to changes in zoning codes

▶ Why “Middle”?

- ▶ Because they sit in the middle of a spectrum
 - ▶ Between detached single-family homes and mid-rise apartments
- ▶ In terms of form and scale, number of units, affordability

Conversation Partners

City of Bethlehem (Community & Economic Development)

▶ February 2023

Northampton County (CED & Human Services)

▶ March 2023

- Adaptive reuse of existing building to meet community needs
- Connections to local nonprofit partners
- Interest in other models for faith-based/community impact property use

Local Nonprofit Partners

▶ February 2023-Ongoing

- Community Action Lehigh Valley
- Valley Youth House
- Turning Point Lehigh Valley
- New Bethany Ministries
- Lehigh Conference of Churches

Conversation Partners

Faith-Based Community Impact Partners

- ▶ February 2023-Ongoing
 - Greater Shiloh Church (Easton, PA)
 - Valley Forge Presbyterian (King of Prussia, PA)
 - Fairfax Presbyterian Church (Fairfax, VA)
 - Central Presbyterian Church (Denver, CO)

City of Bethlehem (Community & Economic Development)

- ▶ October 2023
 - Preliminary understanding of residential zoning categories
 - Process for planning, zoning relief, and development
 - City's housing strategies and potential timelines for implementation

Consulting Partners—Fall 2023

Collabo

- ▶ Significant experience with mixed-income/mixed-use design and planning
 - ▶ Choice Neighborhood Projects
- ▶ Strong community engagement
- ▶ **Local connections/understanding**
 - ▶ Easton Choice Neighborhood Planning
 - ▶ Bethlehem Housing/Homelessness Assessment and Planning
 - ▶ Bethlehem Choice Neighborhood Planning
- ▶ State/regional connections and understanding
 - ▶ Projects in Harrisburg and Pittsburgh

Urban Ventures

- ▶ Vast consulting experience focusing on affordable housing financing and development with nonprofit partners
 - ▶ Federal Low Income Housing Tax Credit (LIHTC) program
 - ▶ **Mixed-income affordable housing finance projects; rental and for sale**
- ▶ Understanding of faith-community dynamics re: decision-making

Both partners bring ample experience AND strong mission/values alignment with FPCB!

Collaborative Planning Process

WHAT WILL THE PROCESS LOOK LIKE?

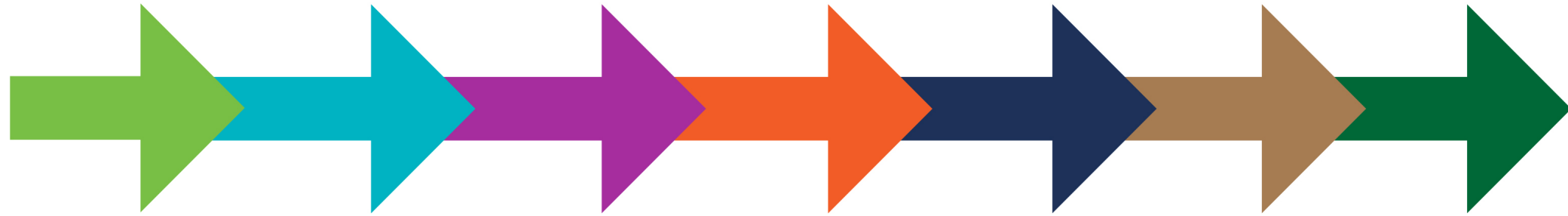


- ▶ October 17: Site Visit & Listening Sessions
 - ▶ Kirkland Village; BECA High; Wesley Church
 - ▶ Center St. & Laros Estate Private Drive neighbors
- ▶ November 1-24: First Survey
- ▶ November 28: Community Meeting #1

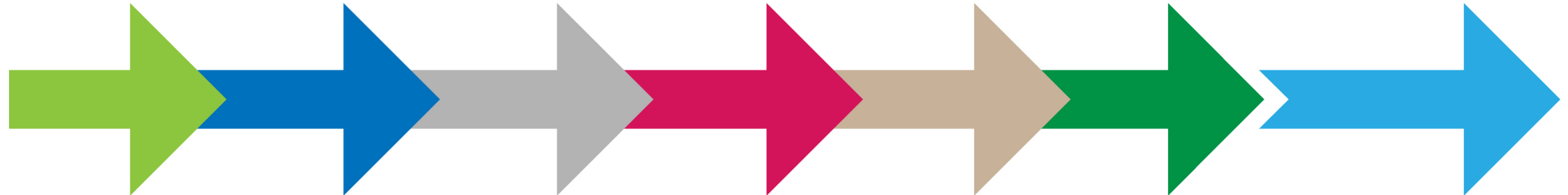
Process Moving Forward

- ▶ Today's Neighbor Meeting
- ▶ Community Meeting #2; January 17
 - ▶ Open House style gathering re: concept design drafts
 - ▶ Second survey launched to gather feedback (January 17-February 29)
- ▶ Review survey responses, make revisions, select final vision plan
- ▶ Community Meeting #3; March 2024
 - ▶ Share final vision plan for further feedback and revisions

Process Moving Forward



STEP 1 Final Vision Plan	STEP 2 Development RFP Issued	STEP 3 Developer Selected	STEP 4 Plan Revisions	STEP 5 Submit Sketch Plan to City	STEP 6 Traffic Impact Study	STEP 7 Preliminary Plat & Engineering
March 2024	Spring 2024	Summer 2024	Summer 2024	Fall 2024	Winter 2025	Winter 2025



STEP 8 Final Plan & Rezoning Approval	STEP 9 Phase 1 Architect Hired	STEP 10 Low Income Housing Tax Credit (LIHTC) Application	STEP 11 Site Construction Begins	STEP 12 Phase 1 Construction Begins	STEP 13 First Buildings Occupied	ONGOING Additional Phases
Spring 2025	Summer 2025	Fall 2025	2026	2026	2027	2030's

Concerns We've Heard & Guiding Commitments

First Presbyterian Church is committed to working with the community on creating a campus plan which:

- ▶ preserves ample green/open space
- ▶ has neighborhood-appropriate architecture and light to medium density
- ▶ is thoughtful about minimizing environmental and traffic impacts
- ▶ includes a healthy balance of market rate and affordable units (particularly middle-income workforce housing)
- ▶ upholds current property values
- ▶ improves quality of life, including for immediate neighbors
- ▶ includes provisions for long-term maintenance and capital improvements
- ▶ limits mixed-use offerings to small-scale/low impact

Questions? Concerns?

- ▶ Steering Committee members will be taking notes to capture questions and concerns!
- ▶ Feel free to reach out to J.C. and/or Lindsey with anything that bubbles up after the meeting!
 - ▶ jaustin@fpc-bethlehem.org
 - ▶ lclifton@fpc-bethlehem.org

Thank you!

The background features abstract, overlapping geometric shapes in various shades of blue, ranging from light sky blue to deep navy blue. These shapes are primarily located on the right side of the frame, creating a modern, layered effect against the white background.