# FFY 2025

# Consolidated Annual Performance and Evaluation Report (CAPER)

# Community Development Block Grant (CDBG)

Submitted to:

The U.S. Department of Housing and Urban Development (HUD)

Submitted by:

Borough of Berwick

1800 North Market Street

Berwick, PA 18603

## CR-05 - Goals and Outcomes

**Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**
This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Highlighted in the FFY 2021-FFY 2025 Consolidated Plan and the FFY 2025 Annual Action Plan, the following items were noted as either low or high priority areas:

**Housing Priority - (High Priority)**
There is a need to improve the quality of the housing stock in the Borough of Berwick, and to increase the supply of affordable, decent, safe, sound, and accessible housing for homeowners, renters, and homebuyers.

- **HS-1: Fair Housing** – Support education, enforcement/reporting, and/or evaluation/study of Fair Housing rights and other housing related topics relevant to the public.

- **HS-2: Housing Stock** - Support efforts to create new units of affordable and/or accessible housing as well as maintain and improve the quality of older homes, including elimination of slum and blighting conditions.

**Other Special Needs Priority - (Low Priority)**
There is a need for services and facilities for the youth, elderly, persons with disabilities, victims of domestic violence, persons with HIV/AIDS, and persons with special needs.

- **SN-1 Public Safety –** Improvement in the ability to respond to emergency situations.

- **SN-2 Social Services -** Support social service programs and facilities for the youth, elderly, persons with disabilities, victims of domestic violence, persons with HIV/AIDS, and persons with other special needs.

**Community and Economic Development Priority - (High Priority)**

There is a need to improve the public and community facilities, infrastructure, employment, and the quality of life in the Borough of Berwick.

- **DV-1 Community Facilities -** Improve the parks, recreational centers, trails, bikeways, and public and community facilities through rehabilitation, new construction, and handicap accessibility improvements.

- **DV-2 Infrastructure** - Improve infrastructure through rehabilitation, reconstruction, and new construction of streets, sidewalks, ADA curb cut ramps, sewer, water, storm water management, flood protection, bridges, green infrastructure, etc.

- **DV-3 Employment -** Support and encourage job creation, job retention, and job training opportunities as well as entrepreneurship and small business development.

**Administration, Planning, and Management Priority - (High Priority)**

There is a continuing need for planning, administration, management, and oversight of federal, state, and local funding grant programs.

- **AM-1 Overall Coordination -** Provide program management and oversight for the successful administration of federal, state, and local funding programs, including planning services for special studies, environmental clearance, fair housing, and compliance with all fderal, state, and local laws and regulations.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

| Goal | Category | Source / Amount | Indicator | Unit of Measure | Expected – Strategic Plan | Actual – Strategic Plan | Percent Complete | Expected – Program Year | Actual – Program Year | Percent Complete |
|---|---|---|---|---|---|---|---|---|---|---|
| AM-1 - Overall Coordination | Administration, Planning & Management | CDBG: $45,768 | Other | Other | 1 | 1 | 100.00% | 1 | 1 | 100.00% |
| DV-1 Community Facilities | Non-Housing Community Development | CDBG: $309,589.29 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit | Persons Assisted | 1145 | 1145 | 100.00% | 1145 | 1145 | 100.00% |
| DV-2 Infrastructure | Non-Housing Community Development | CDBG: $162,176.00 | Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit | Households Assisted | 1145 | 1145 | 100.00% | 1145 | 0 | 0.00% |
| HS-1 Fair Housing | Affordable Housing Public Housing Homeless | CDBG: $0.00 | Other | Other | 1 | 1 | 100.00% | 0 | 0 | 0.00% |
| HS-2 Housing Stock | Affordable Housing Public Housing Removal of Blight | CDBG: $69,503.00 | Buildings Demolished | Buildings | 8 | 8 | 100.00% | 4 | 0 | 0.00% |

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

Community Development was identified as a high-priority need in the FFY 2021-2025 Consolidated Plan and the FFY 2025 Annual Action Plan. During the program year, CDBG funds were utilized to advance the Borough's community development objectives through program administration, public facility improvements, infrastructure planning, and housing stabilization efforts.

AM-1 Overall Coordination: CDBG funds supported the continued administration and operation of the Borough's CDBG program, ensuring compliance with federal requirements and the effective planning, implementation, and oversight of funded activities.

DV-1 Community Facilities: The Borough successfully completed the Sponsler Park Improvements activity in December 2025. The project enhanced recreational opportunities and accessibility for residents and is estimated to benefit 1,145 persons.

DV-2 Infrastructure: The Borough continued planning efforts for the Warren Street Reconstruction activity. During the program year, the Borough determined that reconstructing additional street segments would maximize the long-term impact of the investment. As a result, construction activities were deferred while additional funding was secured to support an expanded project scope.

HS-2 Housing Stock: The Borough continued to support housing and neighborhood revitalization through ongoing coordination with the Borough Code Enforcement Office. Efforts included documenting improvements to the housing stock, monitoring property additions and upgrades, and enforcing applicable residential building codes and ordinances. Code enforcement activities help address conditions of blight, promote the maintenance and improvement of housing quality, and support fair housing objectives throughout the community.

Overall, the Borough's use of CDBG funds during FFY 2025 remained consistent with the priorities and objectives identified in the Consolidated Plan, with particular emphasis on enhancing community facilities and infrastrucutre, maintaining housing quality, and ensuring effective program administration.

## CR-10 - Racial and Ethnic composition of families assisted

**Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)**

| | CDBG |
|---|---|
| White | 0 |
| Black or African American | 0 |
| Asian | 0 |
| American Indian or American Native | 0 |
| Native Hawaiian or Other Pacific Islander | 0 |
| **Total** | **0** |
| Hispanic | 0 |
| Not Hispanic | 0 |

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

**Narrative**

The Borough of Berwick did not fund any direct benefit activities in program year 2025.

The Borough of Berwick is not a HOME HUD entitlement community. The Borough of Berwick does not receive HOPWA or ESG funding.

## CR-15 - Resources and Investments 91.520(a)

**Identify the resources made available**

| Source of Funds | Source | Resources Made Available | Amount Expended During Program Year |
|---|---|---|---|
| CDBG | public - federal | 277,447.00 | 254,324.03 |

**Table 3 - Resources Made Available**

**Narrative**

**SEDA-COG Administration:** Program administration remained ongoing throughout the year. CDBG funds supported the administration, oversight, and compliance requirements associated with the Borough's CDBG program. Annual allocations continue to be made by the Borough of Berwick to ensure effective program delivery and implementation.

**Sponsler Park Improvements:** The Sponsler Park Improvements activity was completed in December 2025 utilizing FFY 2023 and FFY 2024 CDBG funds. The project enhanced a key community recreational asset, improving accessibility and amenities for Borough residents while advancing the Borough's community facilities objectives.

**Warren Street Reconstruction:** The Borough devoted a significant portion of the program year to planning, engineering, and project development activities for the Warren Street Reconstruction project. During project review, the Borough elected to expand the scope of improvements to include additional street segments, maximizing the long-term impact of the investment. Construction is anticipated to begin in Spring 2026, following clearance of the environmental review, utilizing FFY 2025 and FFY 2026 CDBG funds.

**Removal of Blighted Structures – Berwick Phase V:** During the program year, efforts focused primarily on code enforcement and the identification and prioritization of blighted structures for future demolition activities. Working in coordination with the Borough's Code Enforcement Office, the Borough evaluated properties exhibiting significant deterioration, documented blighting conditions, and continued enforcement actions where appropriate. These activities were undertaken to develop a targeted demolition strategy for Phase V, ensuring that limited CDBG resources are directed toward properties with the greatest impact on neighborhood revitalization, public safety, and the elimination of blighting influences. Demolition activities are anticipated in a future program year following completion of project development requirements and environmental review.

**Identify the geographic distribution and location of investments**

| Target Area | Planned Percentage of Allocation | Actual Percentage of Allocation | Narrative Description |
|---|---|---|---|
| Borough of Berwick | 100 | 100 | Allocation amounts are pre-determined by HUD |

**Table 4 – Identify the geographic distribution and location of investments**

**Narrative**

The geographic locations for the FFY 2025 CDBG activities are as follows (map attached):

- Administration – Borough Wide
- Sponsler Park Improvements – Census Tract 507, Block Group 1
- Warren Street Reconstruction – Census Tract 507, Block Group 1
- Removal of Blighted Structures – Berwick Phase V (SBS)
- Code Enforcement – Borough Wide

LMA activities are assumed to benefit low to moderate income persons. SBS activities are a separate national objectives.

**Leveraging**

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

**SEDA-COG Administration:** The Borough utilizes its own general funds for miscellaneous CDBG efforts undertaken by its internal staff. The Borough of Berwick owns office facilities for its employees.

**Sponsler Park Improvements:** Project was completed in December 2025, requiring no additional leveraged funding sources beyond HUD CDBG Allocations. The Borough utilized its own Public Works staff to provide construction, oversight, and support on this activity. This park is publicly owned.

**Warren Street Reconstruction:** Project is anticipated to be completed by September 2027, requiring no additional leveraged funding sources beyond HUD CDBG Allocations. Public Works staff, which provide various levels of oversight and support on an activity such as this, are paid in part through the Commonwealth of Pennsylvania's Liquid Fuels tax. This street is publicly owned.

**Removal of Blighted Structures – Berwick Phase V:** Project is anticipated to be completed by September 2027, requiring no additional leveraged funding sources beyond HUD CDBG allocations.

**Berwick Borough Codes Enforcement:** The Borough uses CDBG funds to help fund additional financing for code enforcement activities. Most code enforcement activities and non-CDBG eligible activities are financed through local general funds.

## CR-20 - Affordable Housing 91.520(b)

**Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.**

| | One-Year Goal | Actual |
|---|---|---|
| Number of Homeless households to be provided affordable housing units | 0 | 0 |
| Number of Non-Homeless households to be provided affordable housing units | 0 | 0 |
| Number of Special-Needs households to be provided affordable housing units | 0 | 0 |
| **Total** | **0** | **0** |

**Table 5 – Number of Households**

| | One-Year Goal | Actual |
|---|---|---|
| Number of households supported through Rental Assistance | 0 | 0 |
| Number of households supported through The Production of New Units | 0 | 0 |
| Number of households supported through Rehab of Existing Units | 0 | 0 |
| Number of households supported through Acquisition of Existing Units | 0 | 0 |
| **Total** | **0** | **0** |

**Table 6 – Number of Households Supported**

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

During this five-year Consolidated Plan, the Borough of Berwick is not funding any affordable housing activities with CDBG funds. The Borough typically utilizes HOME funds they receive from the Commonwealth of Pennsylvania to do housing rehabilitation activities over the five-year Consolidated Plan period. No homes were rehabilitated with HOME funds during the program year 2025.

**Discuss how these outcomes will impact future annual action plans.**

In accordance with the Borough's Analysis of Impediments and through collaboration with SEDA-COG, updated programming and project development will be identified as promoting both Fair Housing initiatives and Affirmatively Furthering Fair Housing (AFFH).

A Fair Housing Hub has been created on SEDA-COG's website. This Fair Housing Hub provides the public with information concerning a variety of affordable housing programs, financial assistance, links to weatherization, housing discrimination complaints, etc. SEDA-COG and the Borough will continue to publicize this information.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

| Number of Households Served | CDBG Actual | HOME Actual |
|---|---|---|
| Extremely Low-income | 0 | 0 |
| Low-income | 0 | 0 |
| Moderate-income | 0 | 0 |
| **Total** | **0** | **0** |

**Table 7 – Number of Households Served**

**Narrative Information**

The Borough did not provide funding for any direct assistance projects during the FFY 2025 CDBG program year.

## CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

The Borough's Citizen Participation Plan encourages consultation with local homelessness organizations during the development of various CDBG planning efforts. These organizations include:

- Beyond Violence, Inc.
    - Provides shelter for women and children that are victims of domestic violence
        - Located in the Borough of Berwick

- Columbia/Montour Transitional Housing and Care Center
    - Provides emergency shelter and transitional housing
    - Located at the Gate House facility in the Borough of Danville
        - This is a nine-mile drive between Bloomsburg and Danville and a twenty-two-mile drive from Berwick to Danville

- Eastern Pennsylvania Continuum of Care
    - HUD program designed to promote regionwide commitment to the goal of ending homelessness

- The Women's Center, Inc.
    - Provides shelter for women and children that are victims of domestic violence
    - Located in the Town of Bloomsburg

- AGAPE
    - Provides a range of programs addressing essential needs like food, clothing, furniture - even shelter when certain weather conditions are met - and financial assistance
    - Located in the Town of Bloomsburg, Columbia County

Beyond Violence, the Women's Center, and the Gate House all offer counseling programs to clients in an effort to assess their individual needs.

The Borough of Berwick participates in monthly Columbia County Human Service Coalition meetings, as a result of the Consolidated Planning effort. These meetings are also attended by the representatives of Beyond Violence, the Women's Center, and the Gate House, as well as other social service providers, to coordinate services, prevent duplication of efforts, share information, and promote networking. The Borough receives a monthly update from the providers listed above during the monthly Columbia County Human Service Coalition meetings about the status of their programs.

Additionally, a Homeless Task Force also meets monthly concerning issues related to the homeless and "at risk" homeless. This group is made up of representatives from the Columbia County Housing Authority, religious organizations, women's shelters, the Gate House, CMSU, Central Susquehanna Opportunities,

Inc. (the County's community action agency), the United Way of Columbia County, and the US Department of Agriculture. Currently, information updates regarding the Homeless Task Force are provided to the Borough of Berwick at the meetings of the Columbia County Human Service Coalition.

**Addressing the emergency shelter and transitional housing needs of homeless persons**

The Borough of Berwick's FFY 2020-2024 Analysis of Impediments Fair Housing Study provides the following strategies to address this housing need:

- Assess the need to provide additional emergency or transitional shelter, rapid rehousing, and homelessness prevention services in the Borough and the region
    - Key Partners: Continuum of Care, Community Strategies Group, SEDA-Council of Governments, Columbia County Human Services Coalition (CCHSC)
- Submit a regional competitive ESG (Emergency Solutions Grant) application to DCED to fund the needs and solutions identified in the assessment
    - Key Partners: Continuum of Care, SEDA-Council of Governments

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

A variety of programs are established in Columbia County to help low-income individuals and families avoid becoming homeless. The Columbia County United Way and Berwick United Way, the Columbia County Family Center, Beyond Violence, and the Women's Center of Columbia/Montour Counties offer some form of budgeting or financial literacy class. The goals of these classes are for clients to learn how to earn money, manage it, and potentially invest it, and/or donate it to organizations or causes to help others. Successful money management is a critical skill for clients to develop in order to find and maintain housing which is affordable to their budget.

SEDA-COG Fair Housing activities have included links and brief discussion for renter information, housing discrimination filings, and potential levels of discrimination within protected classes being disseminated to over five-thousand points of contact within the SEDA-COG region. Additional Fair Housing informational outreach may include fundamental banking, realtor, and home-ownership points.

Numerous programs are also available for individuals and families recently discharged from a publicly funded institution or system of care. CMSU has established a Mental Health/Substance Abuse Housing Plan as required by the Pennsylvania Department of Public Welfare's Office of Mental Health and Substance Abuse Services (OMHSAS). This plan describes the status of and any modification to the

County's efforts to enable adults and transition age individuals with serious mental illness to live, work, learn, and participate fully in their communities.

The County also has an established re-entry program known as the Justice House program for prisoners who have been released back into the community. For individuals about to be released from a medical institution, hospitals must have written discharge policies that include evaluation of a patient's capacity for self-care and possibility of being cared for in "the environment from which he/she entered the hospital." The actual discharge varies with the individual being discharged, their primary and behavioral health needs, and resources and supports available. While social service and related social staffing organizations try to send individuals home or to a family member, sometimes they discharge to a nursing home, rehab hospital or as last resort, non-HUD funded shelter.

**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**

The Borough of Berwick supports the efforts of local partner agencies to address the need for rapid re-housing.

During the coldest days of winter, from January through March 2026, Berwick Borough participated in the second year of its Code Blue project. Through a collaborative effort with a local business owner, AGAPE, and The Gate House, a temporary shelter was opened and housed more than 50 homeless people. Prior to the closing of the temporary shelter, all individuals had a plan for re-housing; Some were successfully re-housed at both in and out-of-state long-term shelters. A few with drug & alcohol addictions were admitted to rehabilitation centers through the Salvation Army. Others reconnected with relatives or received assistance finding affordable housing options in the area.

CCHA's Homelessness Prevention and Rapid Re-Housing Program's aim is to provide financial assistance and services to minimize and prevent individuals and families from becoming homeless.

Beyond Violence in Berwick and the Women's Center of Columbia/Montour Counties in Bloomsburg both have counseling and programs to assist their clients with finding more permanent housing opportunities. The Women's Center of Columbia/Montour Counties holds focus groups on this topic and other related topics such as healthcare, budgeting, and parenting. The Gate House also lists "securing affordable housing" as one of their shelter's tenant goals for their residents.

Private reinvestment activities within the Borough continue to complement ongoing efforts to maintain and improve the local housing stock. Market-driven rehabilitation and redevelopment initiatives have contributed to the preservation and enhancement of existing residential properties, supporting broader community revitalization goals. Continued investment in the maintenance, rehabilitation, and adaptive

reuse of residential structures can help address aging housing conditions, reduce blighting influences, and strengthen neighborhood stability. The Borough recognizes that a combination of public programs, private investment, and collaborative partnerships will be essential to preserving housing quality, encouraging reinvestment in established neighborhoods, and expanding access to safe, decent, and affordable housing opportunities for current and future residents. By fostering an environment that supports responsible housing reinvestment, the Borough can further advance its long-term objectives related to neighborhood revitalization, housing sustainability, and community development.

## CR-30 - Public Housing 91.220(h); 91.320(j)

**Actions taken to address the needs of public housing**

The Borough of Berwick does not manage any public housing complexes. In Pennsylvania, public housing complexes are generally governed by a public housing authority, which is a sperate government entity from a local, municipal government.

The Columbia County Housing Authority's Admission and Continued Occupancy Policy requires their agency to regularly monitor each of their units to maintain safe, satisfactory living conditions for its tenants. The Columbia County Commissioners are the governing board which has established the Columbia County Housing Authority. The Columbia County Housing Authority states that the Housing needs in Berwick will best be met by continuing to offer Housing Choice Vouchers to eligible applicants who are on the waiting list for housing rather than ownership of public housing units.

To provide superior service, the Columbia County Housing Authority resolves to:

- Administer applicable federal and state laws and regulations to achieve high ratings in compliance measurement indicators, while maintaining efficiency in program operation to ensure fair and consistent treatment of clients served.

- Provide decent, safe, and sanitary housing, in good repair in compliance with program uniform physical condition standards for very low- and low-income families.

- Achieve a healthy mix of incomes in its public housing developments by attracting and retaining higher income families, and by working toward deconcentrating of poverty goals.

- Encourage self-sufficiency of participant families and assist in the expansion of family opportunities which address educational, socio-economic, recreational, and other human services needs.

- Promote fair housing and the opportunity for very low- and low-income families of all races, ethnicities, national origins, religions, ethnic backgrounds, and with all types of disabilities, to participate in the public housing program and its services.

- Create positive public awareness and expand the level of family and community support in accomplishing the PHA's mission.

- Attain and maintain a high level of standards and professionalism in day-to-day management of all program components. Administer an efficient, high-performing agency through continuous improvement of the CCHRA's support systems and commitment to employees and their development.

- CCHRA will make every effort to keep residents informed of program rules and regulations, and to advise participants of how the program rules affect them.

However, the Borough of Berwick participates in the monthly Columbia County Human Service Coalition

meetings, as a result of the Consolidated Planning effort. These meetings are also attended by the Columbia County Housing and Redevelopment Authority, as well as other social service providers, to coordinate services, prevent duplication of efforts, share information, and promote networking.

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

The Columbia County Housing and Redevelopment Authorities maintains a website (https://www.cchrapa.org/) to inform the public of the programs, projects, and housing opportunities that they provide. A public notice section is also located on this website to inform the public of any newsworthy developments at the Authority.

The Columbia County Housing Authority does not administer a Public Housing Homeownership Program or a Section 8 Housing Choice Voucher (HCV) Homeownership Program. These are voluntary programs that public housing authorities can choose to establish by notifying HUD and the public in the Annual Agency Plan and by creating administrative guidelines that meet HUD requirements. HUD approval of these local option programs does not increase funding to the public housing authority. The Columbia County Housing Authority will continue to ensure the housing needs are met in the Borough of Berwick. The CCHA is currently reviewing HUD regulations to determine additional public housing priorities for the future.

**Actions taken to provide assistance to troubled PHAs**

The Columbia County Housing Authority currently does not have a troubled designation. Additionally, the Borough of Berwick does not manage any public housing authorities.

## CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

**Actions taken 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. 91.220 (j); 91.320 (i)**

Hailstone Economics identified several regulatory and land use barriers affecting housing choice, housing affordability, and residential investment within Berwick Borough through the Borough's Analysis of Impediments to Fair Housing. In response, the Borough of Berwick retained Hailstone Economics to complete a comprehensive update of the Borough's Zoning Ordinance. During FFY 2025, Borough Council completed the drafting, review, and adoption process for a substantially revised zoning ordinance intended to modernize development regulations, expand housing opportunities, encourage reinvestment, and remove unnecessary regulatory barriers to affordable housing.

Key actions completed or underway include:

**1. Modernization of Residential Zoning Districts and Expansion of Housing Options**

The Borough replaced previous residential zoning classifications with updated R-A Low Density Residential and R-B Medium- and High-Density Residential districts. The revised ordinance expands opportunities for a variety of housing types, including single-family, two-family, townhouse, multifamily, cottage housing developments, accessory dwelling units (ADUs), live-work units, retirement housing, supportive housing, transitional housing, and group homes. These changes increase housing choice for families, seniors, persons with disabilities, and lower-income households while supporting infill development and neighborhood revitalization.

**2. Expansion of Residential Opportunities in Commercial Districts**

The Borough significantly expanded opportunities for residential development within commercial districts. Multifamily dwellings, dwellings over or attached to businesses, adaptive reuse projects, and mixed-use residential development are now permitted in several commercial districts. The ordinance encourages the reuse of underutilized commercial properties for housing while maintaining existing business activity and supporting reinvestment in established neighborhoods and commercial corridors. Adaptive reuse provisions also allow flexibility in dimensional, parking, and sign requirements to facilitate residential conversions.

**3. Adoption of Accessory Dwelling Unit (ADU) Regulations**

For the first time, the ordinance expressly permits accessory dwelling units in residential and commercial districts where dwellings are permitted. ADUs may be located within principal dwellings, detached accessory structures, or newly constructed accessory buildings. These provisions increase opportunities for affordable rental housing, aging-in-place accommodations, multi-generational living arrangements, and efficient use of existing residential properties.

**4. Promotion of Adaptive Reuse and Residential Conversions**

The new zoning ordinance establishes Adaptive Reuse regulations that allow existing commercial, industrial, manufacturing, and institutional buildings to be converted into residential uses through a streamlined review process. The ordinance authorizes reasonable modifications to dimensional, parking, and signage requirements when necessary to facilitate redevelopment of older buildings. The Borough recognizes adaptive reuse as an important strategy for expanding the housing supply while reducing redevelopment costs and addressing vacant or underutilized properties.

**5. Adoption of Fair Housing and Inclusive Housing Provisions**

The revised ordinance modernizes housing-related definitions and incorporates provisions intended to support Fair Housing compliance. Updated definitions include Family, Group Home, Domestic Violence Shelter, Homeless Shelter, Supportive Housing, Transitional Housing, Continuing Care Facilities, Personal Care Facilities, and Accessory Dwelling Units. The ordinance also includes a reasonable accommodation process allowing modifications to zoning requirements when necessary to provide housing opportunities for persons with disabilities consistent with federal Fair Housing Act requirements.

**6. Support for Residential Investment and Housing Rehabilitation**

The ordinance updates regulations governing nonconforming lots, structures, and uses to provide additional flexibility for property owners while maintaining neighborhood compatibility. Residential conversions, adaptive reuse projects, and expansion of housing types create new opportunities for private investment, rehabilitation of existing structures, and redevelopment of vacant or underutilized properties throughout the Borough.

7. **Websites updated with Fair Housing Educational Pages**

The Borough of Berwick updated its website, adding links to and for SEDA-COG Fair Housing Educational pages and Weatherization. In June 2024, the Borough updated its website to a mobile-friendly version, allowing easier access to this information for residents using mobile devices as a primary means of accessing the website.

In addition to annually re-adopting a Fair Housing Resolution, the Borough of Berwick, in coordination with SEDA-COG and Columbia County Human Service Coalition (CCHSC), shared information to regional Centers for Independent Living (CIL) regarding upcoming projects, programs, and outreach facilitating Fair Housing initiatives. On-going collaborative outreach by the Borough of Berwick, CCHSC, SEDA-COG and CIL's will enable consistent communication of Fair Housing rules, regulations, and updates to protected classes within the Borough.

**Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

Despite efforts made by the Borough of Berwick and social service providers, several significant obstacles remain to meet underserved needs. With funding resources being scarce, funding becomes the greatest

obstacle for the Borough of Berwick to meet its underserved needs. Insufficient funding lessens the ability to fund many worthwhile public service programs, activities, and agencies. The Borough of Berwick, through its planning efforts, will use its limited resources to address its greatest needs and improve the quality of life for its residents. The following obstacles need to be overcome to meet underserved needs:

- Lack of decent, safe, sound, and affordable owner and renter housing
- High cost of rehabilitation work
- Aging-in-place population who need accessibility improvements
- The need for rehabilitation of the Borough of Berwick's aging housing stock
- Vacant and abandoned properties

**Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

For the CDBG and HOME Program rehab programs, all contracts entered after January 10, 2002, must comply with the Lead Based Paint Regulations dated September 15, 1999, for housing rehabilitation. These regulations include the requirement that all work performed on lead-containing surfaces must conform to lead-safe practices and be completed by workers who are either supervised by an EPA-certified abatement supervisor, or workers trained in lead-safe work practices. If abatement options are specified in the work writeup, then the contractor must hire an EPA-certified and state licensed abatement contractor and submit proof of the current state license.

The following requirements apply to federally funded housing rehabilitation:

Rehab where the costs range from $1,000 to $4,999:

- Provisions of the Protect Your Family From Lead in Your Home Pamphlet found at www.epa.gov/lead
- Paint testing
- Repair surfaces disturbed during rehabilitation
- Use lead safe work practices
- Clearance of the work site

Rehab where the costs range from $5,000 to $24,999:

- Provisions of the Protect Your Family From Lead in Your Home Pamphlet found at www.epa.gov/lead
- Paint testing and risk assessment
- Interim controls
- Use lead safe work practices
- Clearance of the unit

Rehab where the work exceeds $25,000:

- Provisions of the Protect Your Family From Lead in Your Home Pamphlet found at www.epa.gov/lead
- Paint testing and risk assessment

- Abatement (interim controls on exterior surfaces not disturbed by rehab)
- Use lead safe work practices
- Clearance of the unit

Any housing rehabilitation projects undertaken by the Borough utilize DCED's Housing Rehabilitation Guidebook dated July 2025. This guidebook was specifically created for projects financed with CDBG and/or HOME funds. The actions listed above were obtained from this literature.

**Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

Preservation of local jobs and businesses has been as important as ever for the Borough of Berwick, mitigating the increase in poverty-level families. To encourage a local economic recovery, economic empowerment of the Borough of Berwick's residents also needs to occur. These efforts ought to include but are not limited to Borough economic incentives, coordinated planning for commercial district growth and success, social media support of borough-based businesses, Council support of initiatives fostering community aesthetics and promotion of family values reflective of the close-knit community.

Additional economic development partnerships within the region would well include attraction of industrial/manufacturing base, marketing of the Borough's location and proximity to major metropolitan areas and population hubs, emphasizing both work ethics and transportation links within the northeast megalopolis, enhancing new employment opportunities, supporting employee education and job training and business technical assistance efforts.

The resources and opportunities that the Borough of Berwick has for minimizing the number of families with incomes below the poverty line are limited. Since poverty is a function of income, its effect on housing opportunity and choice is apparent. Conversely, without adequate, stable housing, alleviating poverty is more difficult.

More direct efforts to alleviate poverty by combining case management, social services, job training, and housing assistance are more common through collaboration with the Columbia County Human Service Coalition. Additionally, the Columbia Montour Chamber of Commerce also has developed relevant programming to include:

1. Facilitation of regular discussions between employers and educators to improve the teaching of real workplace skills; and

2. Foundational skills for unemployed and underemployed individuals with the potential expansion to include people on parole and/or leaving prison; and

3. A partnership with Bloomsburg University to develop team leadership and basic management skills in existing employees.

Several structural barriers to poverty are addressed through different local policies. For example, the Borough of Berwick has adopted a Section 3 Action Plan which requires the employment of Section 3 persons on construction contracts when possible. Admittedly, contractors often already have the

workforce necessary to complete a construction project.

The goals of the FFY 2021-2025 Consolidated Plan concerning economic development include:

**Community and Economic Development Priority - (High Priority)**

There is a need to improve the public and community facilities, infrastructure, employment, and the quality of life in the Borough of Berwick.

- **DV-1 Community Facilities -** Improve the parks, recreational centers, trails, bikeways, and public and community facilities through rehabilitation, new construction, and handicap accessibility improvements.

- **DV-2 Infrastructure** - Improve infrastructure through rehabilitation, reconstruction, and new construction of streets, sidewalks, ADA curb cut ramps, sewer, water, storm water management, flood protection, bridges, green infrastructure, etc.

- **DV-3 Employment -** Support and encourage job creation, job retention, and job training opportunities as well as entrepreneurship and small business development.

**Assignment of Priority Discussion:**

**High Priority -** Activities are assigned a high priority if the Borough of Berwick will likely utilize CDBG funds to finance activities during the Five-Year Consolidated Plan period.

**Low Priority -** Activities are assigned a low priority if the activity may not be funded by the Borough of Berwick during the Five-Year Consolidated Plan period. The Borough of Berwick may support applications for other funding if those activities are consistent with the needs identified in the Five-Year Consolidated Plan.

**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The Borough of Berwick and SEDA-COG will coordinate activities amongst public and private agencies, and other organizations that serve the Borough. Due to the relatively small population of the Borough of Berwick, many public and private agencies provide services on either a county or multi-county level. As a result of this administrative structure, the efforts to implement the strategies produced from this Five-Year Consolidated Plan will require greater cooperation across Columbia County.

To streamline efforts and promote greater local cooperation, the Borough of Berwick will continue to collaborate with the Columbia County Human Service Coalition. This will facilitate and coordinate the linkages between these public/private partnerships, develop new partnership opportunities, and ensure that the goals and objectives of the Five-Year Consolidated Plan will be addressed by more than one agency. Columbia County Human Services Coalition (CCHSC) meetings are held centrally to Columbia County on a monthly basis.

**Actions taken to enhance coordination between public and private housing and social service agencies.**

**91.220(k); 91.320(j)**

Establishment of a public transportation system is the greatest improvement that can occur to facilitate coordination between public and private housing and social service agencies.

The Greater Susquehanna Valley United Way, the United Way of Columbia and Montour County, the Greater Susquehanna Valley Chamber of Commerce, Transitions PA, River Valley Transit, Rabbit transit, Bucknell University, and SEDA-COG are attempting to get a fixed bus route funded by the Pennsylvania Department of Transportation. This fixed routed program could cover much of the Route 11 and Route 15 corridor throughout the Susquehanna Valley. However, state/federal fiscal realities and considerable difficulty securing local government match have hampered this effort. Agencies continue to try to respond to this need for transportation services.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

The Borough of Berwick continues to address impediments to fair housing choice identified in the Borough's Analysis of Impediments (AI) through regulatory reform, housing investment, fair housing education, neighborhood revitalization, and regional partnerships. During FFY 2025, a significant milestone was the completion and adoption of a comprehensive zoning ordinance update developed in consultation with Hailstone Economics. The ordinance modernizes land use regulations, expands housing opportunities, encourages adaptive reuse and residential investment, and incorporates provisions that support Fair Housing Act compliance.

The following strategies have been completed or substantially advanced to maintain existing affordable housing and create opportunities for new affordable housing:

- Adopted a comprehensive zoning ordinance update that expands housing choice and reduces regulatory barriers to residential development.
- Established updated residential zoning districts that permit a broader range of housing types, including single-family dwellings, two-family dwellings, townhouses, multifamily housing, cottage housing developments, accessory dwelling units (ADUs), supportive housing, transitional housing, and live-work units.
- Expanded residential opportunities within commercial zoning districts by permitting mixed-use development, residential units above commercial uses, and adaptive reuse of existing commercial and institutional buildings.
- Adopted regulations permitting accessory dwelling units, creating additional opportunities for affordable rental housing, aging-in-place, and multigenerational living arrangements.
- Established adaptive reuse provisions that encourage conversion of underutilized commercial, industrial, manufacturing, and institutional structures into housing while providing flexibility in development standards where appropriate.

- Updated zoning definitions and regulations to promote consistency with Fair Housing principles, including housing opportunities for persons with disabilities, seniors, families, and other protected classes.
- Incorporated a formal reasonable accommodation process within the zoning ordinance to ensure equal housing opportunity for individuals with disabilities.
- Created and maintained links to Fair Housing resources, weatherization assistance programs, utility assistance programs, and affordable housing resources through the Borough and SEDA-COG websites.
- Continued to promote fair housing awareness through educational materials, outreach campaigns, and social media initiatives focused on financial awareness and homeownership opportunities.
- Ensured CDBG and HOME-funded projects and subrecipients continue to affirmatively further fair housing through contractual requirements, technical assistance, and compliance monitoring.
- Continued offering housing rehabilitation assistance to eligible homeowners to preserve the existing affordable housing stock.
- Continued addressing vacant, blighted, and deteriorated properties through CDBG-funded demolition, code enforcement, and neighborhood revitalization activities.
- Collaborated with regional partners to improve awareness of Fair Housing rights and responsibilities through public education and professional training opportunities.
- Continued coordination with transportation providers and regional agencies to improve mobility and access to housing, employment, and community services.

The following strategies remain ongoing and will continue to be pursued to maintain existing affordable housing and support the creation of new housing opportunities:

- Support private and public investment in the construction, rehabilitation, and adaptive reuse of residential properties.
- Utilize newly adopted zoning provisions to encourage higher-density residential development in appropriate locations and increase overall housing availability.
- Promote mixed-use redevelopment and upper-floor residential development within commercial districts.
- Publicize and promote annual Fair Housing hearings and other opportunities for resident input regarding housing issues.
- Consider affordable housing needs and Fair Housing objectives when prioritizing and allocating CDBG funding.

- Continue to support housing rehabilitation efforts benefiting low- and moderate-income households.
- Submit annual Right-to-Know requests to the Pennsylvania Human Relations Commission and review any housing discrimination complaints affecting Borough residents.
- Participate in and support community revitalization initiatives, including Berwick: The Next Step and other neighborhood improvement efforts.
- Evaluate the accessibility of sidewalks, public facilities, and community infrastructure and identify priority accessibility improvements.
- Encourage compliance with ADA and Fair Housing accessibility requirements in new multifamily and mixed-use residential developments.
- Continue outreach to landlords, property owners, housing providers, service agencies, and residents regarding Fair Housing rights, responsibilities, and available housing resources.
- Monitor implementation of the updated zoning ordinance and identify additional regulatory changes that may further reduce barriers to affordable housing and residential investment.

Through these efforts, the Borough of Berwick continues to address impediments identified in its Analysis of Impediments by expanding housing choice, increasing development flexibility, promoting equitable access to housing, preserving existing housing stock, and strengthening community awareness of Fair Housing protections.

## CR-40 - Monitoring 91.220 and 91.230

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The Borough of Berwick has entered into a formal legal agreement with SEDA-COG to provide administration of the grant(s). SEDA-COG Community Development Staff manage project development and application preparation responsibilities including citizen participation requirements, preparation of the Consolidated and Annual Action Plans, and satisfaction of federal regulatory requirements related to plan submission, including the Consolidated Action Plan Evaluation Report (CAPER).

Specific grant administration responsibilities include assistance in record keeping and financial management (including preparation and approval of invoice forms and IDIS draws), contract review and finalization of project scope, project coordination, procurement; regular review of required policies/plans, preparation, approval, and submission of progress reports, and close-out/monitoring. Specific project management responsibilities to be carried out on a project-by-project basis include Labor Standards Enforcement and completion of the required Environmental Review(s).

The Borough of Berwick retains control of grant funds and retains overall control of the financial management system through invoice drawdown and preparation of bank drafts. After final execution of the contract between the Department of Housing and Urban Development (HUD) and the Borough of Berwick, SEDA-COG assists the Borough of Berwick in preparing the necessary contract documents. SEDA-COG shall set up, maintain, and requisition funds through the IDIS system. The Borough of Berwick, however, has final authority on the actual issuance of payment.

The chief elected official shall serve as the contact person between the Borough of Berwick and SEDA-COG in order to assist in the coordination of grant management activities. The Borough of Berwick council may also utilize other necessary expertise, at their discretion. Specific activities may require certain delivery services over and above the activities listed. HUD funds may be utilized to support archaeological, architectural, and/or engineering services, in addition to legal consultation.

SEDA-COG is an established Council of Governments created by eleven (11) counties with a mandate to provide planning and development assistance services to governments within its region. The agency provides a variety of services and has a successful track record in community development, project development, and contract administration. SEDA-COG's Community Development Program is also an approved Commonwealth vendor under ITQ Solicitation No. 4400007410 and Vendor Contract No. 4400014141 for Technical Assistance – Federal Grant or Loan Programs. SEDA-COG is also a COSTARS Participating Member (No. 3186).

SEDA-COG's Community Development team consists of 16 experienced professionals and numerous support personnel, including secretarial, word and data processing, and graphics staff. Additional

specialized technical expertise is available through other SEDA-COG program staff with credentials in business development, finance, accounting, design, construction management, inspection, and supervision.

SEDA-COG's Community Development team is comprised of the following individuals:

- Tyler Dombroski, Director
- Jamie Shrawder, Program Manager
- Angie Hunselman, Program Manager
- Leslie Hosterman, Program Analyst
- Hanorah Henschel, Compliance Analyst
- Tonia Troup, Program Analyst
- Carol High, Project Analyst
- Michelle Koslap, Program Analyst
- Larissa Hassinger, Program Analyst
- Nicole Hogan, Fiscal Manager
- Susan Shaffer, Fiscal Assistant
- Audrey Frederick, Administrative Assistant
- Andrea Genovese, Administrative Assistant
- Paige Campbell, Administrative Assistant
- Gabrielle Herman, Administrative Assistant
- Evan Armstrong , Administrative Assistant

The grant is managed by Leslie Hosterman, with supervision provided by Tyler Dombroski, Director of the Community Development Program at SEDA-COG. Collectively, team members have focused energies within the housing and community development field, successfully administering and completing over 1,000 federally funded projects during SEDA-COG's tenure and service agreements.

**Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports**.

A notice was advertised in the *Press Enterprise*, the local newspaper of circulation, on November 6, 2026, regarding review of the program year 2025 CAPER in order to invite public comments. The public hearing was held during a regularly scheduled Borough Council meeting on November 16, 2026, which was also provided in the notice.

SEDA-COG notified all the organizations that initially participated in the consultation process, during the development of the FFY 2021-FFY 2025 Consolidated Plan and FFY 2025 Action Plan, that comments for the FFY 2025 CAPER were being accepted.

The Borough of Berwick conducted a 17-day public comment period for its FFY 2025 CAPER between November 13 and November 30, 2026. The Borough of Berwick provided a draft copy of the CAPER for public comments at the following locations:

1. Borough of Berwick
   1800 North Market Street
   Berwick, PA 18603

2. SEDA-COG's Website: www.seda-cog.org

Please refer to the minutes of the public hearing, which provides comment documentation for the public hearing.

The Borough of Berwick does make every effort to make all programs and activities accessible to the learning, mobility, visually, hearing, language-impaired persons, and those with limited English proficiency. Therefore, persons with a disability or limited English proficiency that require an auxiliary aid, service, or accommodation to participate, are invited to contact SEDA-COG to discuss how to best accommodate needs. Translators are also made available at public meetings upon advance request.

Any complaints, grievances, or comments written and submitted to SEDA-COG are addressed within fifteen working days when practicable.

## CR-45 - CDBG 91.520(c)

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

A review of the Borough's CAPER for program year 2019 revealed that less than 70% of funding was expended to benefit low-moderate income persons, resulting in a 3-year repayment plan. Initially, the repayment was reflected in the budget incorrectly, so a FFY 2025 substantial amendment was made to FFYs 2017, 2018, and 2023 to more accurately reflect the repayment.

In FFY 2024, Removal of Blighted Structures - Phase IV, was completed below the opinion of probable cost, allowing for funds, in the amount of $29,475.90, to be reallocated to Sponsler Park Improvements.

In addition to the above budgetary revisions, the FFY 2025 Substantial Amendment also addressed a data entry issue in the FFY 2024 Substantial Amendment. The National Objective for the Sponsler Park project was identified as LMC (limited clientele) and was corrected to LMA (low-moderate income by area). During the public hearing, the scope of work and intended beneficiaries impacting the National Objective were accurately presented to the public.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

N/A

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

N/A

## CR-58 – Section 3

### Identify the number of individuals assisted and the types of assistance provided

| Total Labor Hours | CDBG | HOME | ESG | HOPWA | HTF |
|---|---|---|---|---|---|
| Total Number of Activities | 1 | 0 | 0 | 0 | 0 |
| Total Labor Hours | 2,226 | 0 | 0 | 0 | 0 |
| Total Section 3 Worker Hours | 0 | 0 | 0 | 0 | 0 |
| Total Targeted Section 3 Worker Hours | 0 | 0 | 0 | 0 | 0 |

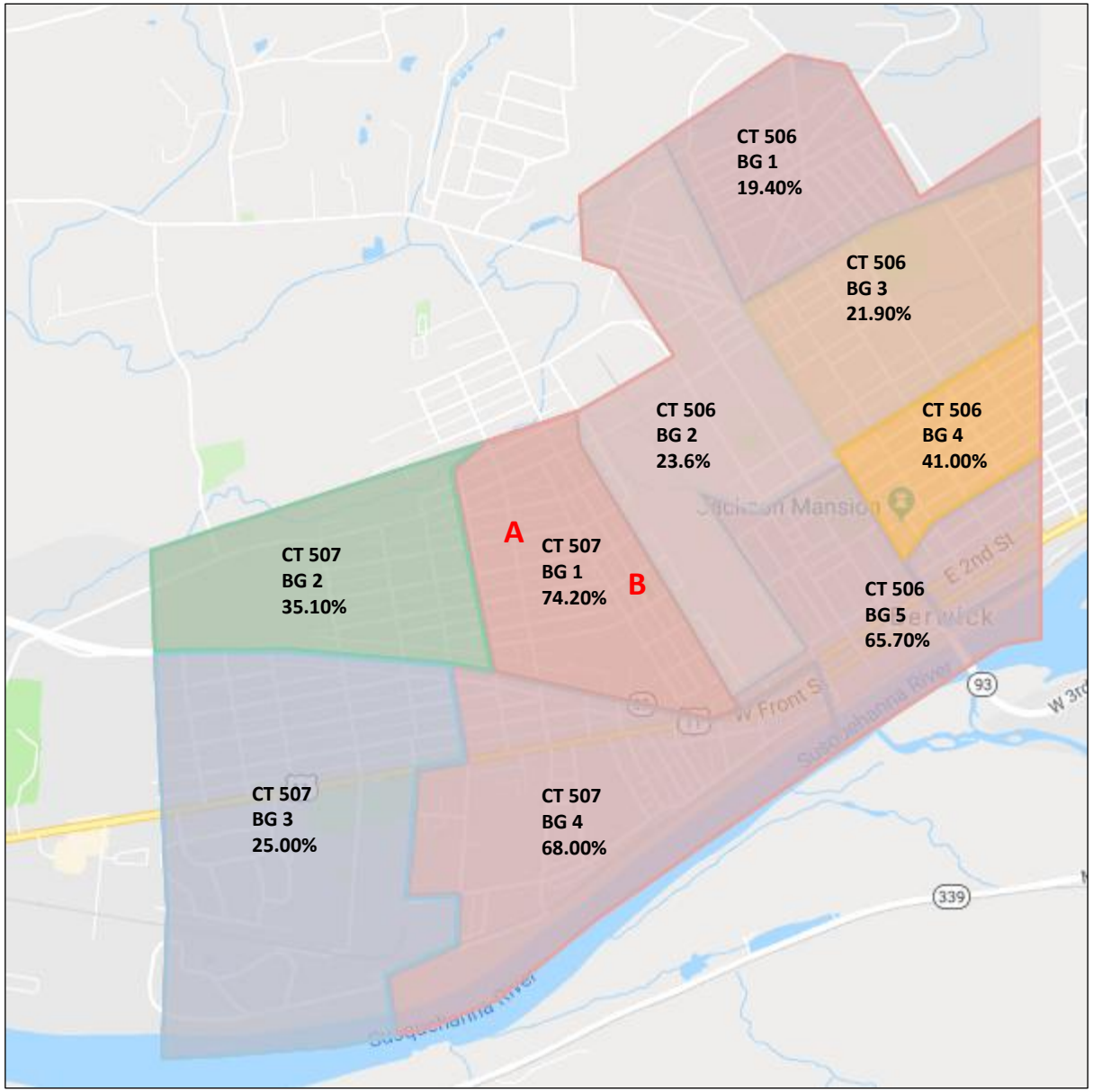
**Table 8 – Total Labor Hours**

| Qualitative Efforts - Number of Activities by Program | CDBG | HOME | ESG | HOPWA | HTF |
|---|---|---|---|---|---|
| Outreach efforts to generate job applicants who are Public Housing Targeted Workers | N/A | N/A | N/A | N/A | N/A |
| Outreach efforts to generate job applicants who are Other Funding Targeted Workers. | N/A | N/A | N/A | N/A | N/A |
| Direct, on-the job training (including apprenticeships). | N/A | N/A | N/A | N/A | N/A |
| Indirect training such as arranging for, contracting for, or paying tuition for, off-site training. | N/A | N/A | N/A | N/A | N/A |
| Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching). | N/A | N/A | N/A | N/A | N/A |
| Outreach efforts to identify and secure bids from Section 3 business concerns. | N/A | N/A | N/A | N/A | N/A |
| Technical assistance to help Section 3 business concerns understand and bid on contracts. | N/A | N/A | N/A | N/A | N/A |
| Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns. | N/A | N/A | N/A | N/A | N/A |
| Provided or connected residents with assistance in seeking employment including: drafting resumes,preparing for interviews, finding job opportunities, connecting residents to job placement services. | N/A | N/A | N/A | N/A | N/A |
| Held one or more job fairs. | N/A | N/A | N/A | N/A | N/A |
| Provided or connected residents with supportive services that can provide direct services or referrals. | N/A | N/A | N/A | N/A | N/A |
| Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation. | N/A | N/A | N/A | N/A | N/A |
| Assisted residents with finding child care. | N/A | N/A | N/A | N/A | N/A |
| Assisted residents to apply for, or attend community college or a four year educational institution. | N/A | N/A | N/A | N/A | N/A |
| Assisted residents to apply for, or attend vocational/technical training. | N/A | N/A | N/A | N/A | N/A |
| Assisted residents to obtain financial literacy training and/or coaching. | N/A | N/A | N/A | N/A | N/A |
| Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns. | N/A | N/A | N/A | N/A | N/A |
| Provided or connected residents with training on computer use or online technologies. | N/A | N/A | N/A | N/A | N/A |
| Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses. | N/A | N/A | N/A | N/A | N/A |
| Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act. | N/A | N/A | N/A | N/A | N/A |
| Other. | N/A | N/A | NA | N/A | N/A |

**Table 9 – Qualitative Efforts - Number of Activities by Program**

**Narrative**

During the program year, one CDBG-funded construction activity, the Sponsler Park Improvements project, was subject to Section 3 reporting requirements. The project generated a total of 2,226 labor hours; however, no Section 3 Worker Hours or Targeted Section 3 Worker Hours were reported. The project was completed using the Borough's Public Works Department as a force account, with municipal employees performing the construction work associated with the improvements. Because the activity was carried out by existing Borough staff rather than through the hiring of additional workers or the award of construction contracts, there were no opportunities to generate Section 3 new hires, training positions, or contracting opportunities. Accordingly, the Borough remained in compliance with Section 3 requirements, and the qualitative effort benchmarks were not applicable to this activity during the reporting period.




Berwick Borough
LMI – 45.30%
CAPER
FFY 2025

**Projects:**

**A** – Warren Street Reconstruction (LMA)

**B** – Sponsler Park Improvements (LMA)

Removal of Blighted Structures, Phase V – Borough Wide (SBA)

| Population by Race | |
|---|---|
| White | 9,417 |
| African American | 71 |
| Asian | 0 |
| American Indian and Alaska Native | 0 |
| Native Hawaiian and Pacific Islander | 0 |
| Other | 176 |
| Identified by two or more | 339 |
| Hispanic (any race) | 629 |
| % Minority | 5.9% |