

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 FFY 2024 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 Town of Bloomsburg, 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 Town of Bloomsburg.

- 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 funded programs.

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

The Town's FFY 2016 through 2020 CDBG contracts are fully expended, activities completed, and beneficiaries met. The town is prepared to closeout these contracts.

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: \$261,529	Other	Other	5	0	0.00%	1	0	0.00%
DV-1 Community Facilities	Non-Housing Community Development	CDBG: \$333,951.75	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10970	10,970	100%	10970	10,970	100%

DV-2 Infrastructure	Non-Housing Community Development	CDBG: \$400,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10970	10970	100%	10970	0	0%
DV-3 Employment	Non-Housing Community Development	CDBG: \$100,000	Jobs created/retained	Jobs	5	0	0.00%	0	0	0.00%
DV-3 Employment	Non-Housing Community Development	CDBG: \$0	Businesses assisted	Businesses Assisted	10	0	0.00%	0	0	0.00
HS-1 Fair Housing	Affordable Housing Public Housing Homeless	CDBG: \$20,000	Other	Other	1	0	0.00%	0	0	0.00
HS-2 Housing Stock	Affordable Housing Public Housing Homeless	CDBG: \$75,000	Homeowner Housing Rehabilitated	Household Housing Unit	10	0	0.00%	0	0	0.00
SN-1 Public Safety	Non-Homeless Special Needs	CDBG: \$75,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10970	0	0.00%	10970	0	0.00%

SN-2 Social Services	Non-Homeless Special Needs	CDBG: \$75,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10970	0	0.00%	0	0	0.00
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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 given a high priority designation in the FFY 2021– FFY 2025 Consolidated Plan and FFY 2024 Annual Action Plan.

DV-1 – The town closed out the Airport Fuel Pump project. This project was completed in July 2025. 10,970 expected beneficiaries are reflected in the actual-program year column of “Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit.

DV-1 – The town closed out the Town Pool Removal of Architectural Barrier project. The project was completed in October 2024. 1,482 beneficiaries are reflected in the actual-program year column of Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit.

AM-1: Administration funds were utilized for the continued operation of the town’s CDBG program.

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 town did not fund any direct benefit activities in the year 2024 program.

The Town of Bloomsburg is not a HOME HUD entitlement. The Town of Bloomsburg 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	\$226,674	\$297,603.70

Table 3 - Resources Made Available

Narrative

- **Pine Street Parking Lot**
Construction was completed and all funds expended by the end of 2023. The town has pre-award approval to reimburse themselves for costs on this project from FFY 2023 through FFY 2027 CDBG funds.
- **West Pine Street Parking Lot**
Construction was completed and all funds expended by the end of 2023. The town has pre-award approval to reimburse themselves for costs on this project from FFY 2023 through FFY 2027 CDBG funds.
- **East Pine Street Parking Lot**
Construction was completed and all funds expended by the end of 2023. The town has pre-award approval to reimburse themselves for costs on this project from FFY 2023 through FFY 2027 CDBG funds.

The following projects were funded in the FFY 2016-2020 Consolidated Plan, the 2021 Annual Action Plan or the 2019-CV Annual Action Plan but had activity in Program Year 2024.

- **Airport Fuel Pump**
This project started construction in summer 2023. Additional funding has been allocated from CDBG-CV and FFY 2020 CDBG. CDBG funds have been spent on the purchase of the equipment and some site improvements related to the hands-free fuel pump system. Construction was completed in July 2025.
- **Bloomsburg Town Pool Removal of Architectural Barriers:**
Construction got underway in the spring 2021. The bathhouse improvements are completed. The pool contractor has been delayed due to staff shortages created by COVID-19. Beneficiaries were obtained by winter 2023. FFY 2019 and FFY 2020 CDBG entitlement funds are allocated to this activity. The remainder of the funding will come from local borrowing and private donations. Funds were fully expended in October 2024.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Town of Bloomsburg	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 2024 CDBG activities are as follows:

- Pine Street Parking Lot – Town-Wide (LMA)
- West Pine Street Parking Lot - Town-Wide (LMA)
- East Pine Street Parking Lot - Town-Wide (LMA)
- Administration – Town-Wide

Town of Bloomsburg had an overall low- and moderate-income percentage of 59.65% when pre-award authorization to reimburse for these projects through 2027 was granted by HUD.

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.

- **West Pine Street Parking Lot**

\$63,258 was allocated from FFY 2024. The town has a \$1,216,000 loan and a \$500,000 grant from the USDA to use for the three Pine Street parking lot projects as well. This project is located on public property.

The town has pre-award approval to reimburse themselves for costs on this project from FFY 2023 through FFY 2027 CDBG funds.

- **East Pine Street Parking Lot**

\$63,258 was allocated from FFY 2024. The town has a \$1,216,000 loan and a \$500,000 grant from the USDA to use for the three Pine Street parking lot projects as well. This project is located on public property.

The town has pre-award approval to reimburse themselves for costs on this project from FFY 2023 through FFY 2027 CDBG funds.

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The town has pre-award approval to reimburse themselves for costs on this project from FFY 2023 through FFY 2027 CDBG funds.

The following projects were funded in the FFY 2016-2020 Consolidated Plan, the 2021 Annual Action Plan or the 2019-CV Annual Action Plan but had activity in Program Year 2023:

- **Airport Fuel Pump**

The Town Council has allocated \$177,582 of FFY 2020, 2021 and CDBG-CV funds to this project. A state grant in the amount of \$562,500 is being matched with the CDBG funds plus \$12,000 from Phillips 66 private funding. The Airport is on publicly owned land.

- **Bloomsburg Town Pool Removal of Architectural Barriers:**

\$175,000 has been allocated from the Town's CDBG program. The remainder of the funding was from local borrowing. This project is located on public property.

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	2	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	2	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	2	2
Number of households supported through Acquisition of Existing Units	0	0
Total	2	2

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 Town of Bloomsburg is not funding any affordable housing activities with CDBG funds. The Town of Bloomsburg will utilize HOME funds they receive from the Commonwealth of Pennsylvania, to do housing rehabilitation activities over the Five-Year Consolidated Plan period.

The most recent housing rehabilitation program, HOME grant, had a period of performance from 05/20/21 to 05/19/24. The Town completed 1 project in July 2023, 2 projects in April 2024 and 1 in August 2024, and 2 projects in March 2025. A total of 6 homes were rehabilitated with this grant. The grant was closed out in March 2025. There are no current HOME grants underway.

Discuss how these outcomes will impact future annual action plans.

The Town of Bloomsburg completed the rehabilitation of a total of six (6) housing units between May 20, 2021, and May 19, 2025, through the HOME program. There are no current HOME grants underway. The Town may consider applying for additional HOME funds in the future.

In accordance with the Town's Analysis of Impediments and through collaboration with SEDA-COG, 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, etc. The town 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	2
Moderate-income	0	0
Total	0	2

Table 7 – Number of Households Served

Narrative Information

The Town of Bloomsburg provided funding to three projects for the FFY 2024 CDBG program, none of which provided direct assistance to homeowners. HOME funding is provided to income, eligible applicants for housing rehabilitation purposes. The Town of Bloomsburg receives its HOME funding from PA DCED as opposed to HUD. Two low-income households were assisted with HOME funding.

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

- 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 Gatehouse 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 is 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.

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

The Town of Bloomsburg 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 Gatehouse, as well as other social service providers, to coordinate services, prevent duplication of efforts, share information, and promote networking. The town 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 does also meet 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 Gatehouse, 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 town of Bloomsburg at the meetings of the Columbia County Human Service Coalition.

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

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 reentry 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 planners try to send individuals home or to family, 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 Town of Bloomsburg supports the efforts of local partner agencies to address the need for rapid rehousing.

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 Gatehouse also lists "securing affordable housing" as one of their shelter's tenant goals for their residents.

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

Actions taken to address the needs of public housing

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

The Columbia County Housing Authority oversees the public housing complexes located in Columbia County, which the Town of Bloomsburg is a part of. The Columbia County Commissioners, a higher tier government entity from the Bloomsburg Town Council, is the governing board which has established the Columbia County Housing Authority. The Columbia County Housing Authority states that the Housing needs in Bloomsburg 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.

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 public housing tenants.

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 Town of Bloomsburg 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.

While not technically considered public housing, Community Strategies Group (CSG) recently opened a new affordable housing 44-unit senior living facility, Mulberry Mill, in Bloomsburg for residents aged 62 and up and will continue to maintain safe, satisfactory living conditions for its tenants. The apartments are on the 2nd, 3rd, and 4th floors. The first floor consists of a community services hub and offices for CSG, the Housing and Redevelopment Authorities, Chamber of Commerce, and the United Way. CSG also operated the mixed income rentals at Silk Mill Apartments, and affordable senior rentals at Bloom Mills Apartments. Nine affordable residential condominiums at Mills on Market are complete and sold.

Bloom Heights, a six town-house community with 20 two-bedroom units and 12 three-bedroom units, was approved for funding through the PHFA Low Income Housing Tax Credit. CSG closed on the grant in September 2025 and is breaking ground on the project. Four of the units will be fully handicapped accessible. Two units will be affordable to households at or below 20% of area median income, two units for those at 30% of area median income, 13 units for those at 50% area median income and 15 units for those at 60% area median income.

Opened in Spring 2023, Bill's House is being managed by CSG. Once accepted, case management is provided, with the clients, which includes life skills programming, financial literacy programs, and other programs as needed. There are 5 (1) BDR apartments, 3 (2) BDR apartments and a 3 BDR house.

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

The Columbia County Housing & Redevelopment Authorities maintains a website (<https://www.cchrpa.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 Town of Bloomsburg. 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 Town of Bloomsburg 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 Economic completed an Analysis of Impediments which reviewed issues of potential impediments, as well as produced potential actions to reduce barriers to fair housing. The Hailstone AI offered a total of 46 goals, which included several suggested changes within the Town's Zoning Ordinance.

Notably, the AI observes the Town of Bloomsburg using an inclusive definition of "family". Specific definition limiting "family" generates barriers to fair housing. The broadened family and life definitions, allowing unrelated individuals, foster children, adopted individuals, adult care or residents of a group home removes the barrier and will soon become the norm.

During October of 2020, the Town adopted an Anti-Discrimination Ordinance. This ordinance "ensures that all persons, regardless of actual or perceived race, color, sex, religion, ancestry, genetic information, national origin, sexual orientation, gender identity or expression, familial status, marital status, age, veteran status, mental or physical disability, use of guide or support animals and/or mechanical aids enjoy the full benefits of citizenship and are afforded equal opportunities for employment, housing, and use of public accommodations." The ordinance also established the Bloomsburg Human Relations Commission.

Additionally, the town code definition of disruptive conduct excludes victims of domestic violence. While this is not required by law, such a definition may discourage victims from seeking assistance when they are in danger. The Ordinance was revised in October 2020 to add "A domestic violence victim with a protection from abuse order shall not be subject to a disruptive conduct report if the police officer determines, after investigation, that the behavior complained of is the result of domestic violence." However, the housing ordinance also states that a renter's license can be revoked after two violations involving the same occupant. This is inordinately restrictive as most municipalities base such on three violations.

The Town retained the consulting services of Environmental Planning & Design to draft zoning ordinance changes associated with the public policies identified immediately above. Hailstone Economics made several recommendations to be considered by the Town Planning Commission based off the Analysis of Impediments Fair Housing Study. They are summarized below along with the Planning Commission's comments. The new zoning ordinance has been adopted by the Town.

Numerous levels of zoning, zoning districts, zoning classifications and special exceptions potentially limit housing affordability, fair housing access and demographic growth potential. Based on the AI report recommendations and national best practices for promoting affordable and accessible housing, the following items for consideration create opportunities for new units of affordable housing and new units

of accessible housing (along with Planning Commission recommendations):

1. **The purpose of the Residential Suburban (R-S) District** is to provide for the orderly expansion of suburban-type residential development, to prevent the overcrowding of the land through the application of maximum housing densities, to provide standards which will encourage the installation of public facilities and the preservation of public open space, to exclude activities of a commercial or industrial nature and any activities not compatible with residential development, to provide an environment for traditional families comprising related individuals and to provide for the public convenience and to avoid undue congestion on the roads.
 - a. Apartment buildings not permitted in R-S.
 - b. Minimum Lot Area Requirements not changed.
 - i. The Planning Commission felt that the recommendations went against the purpose of the language in the R-S zoning district. Multi-unit dwellings were permitted as a special exception, however, no longer permitted even as a special exception.
2. **R-U Zoning District**
 - a. Building height remained at 35 feet.
 - i. At the time of discussion, the PC was in favor of increasing to 50' insofar as EMS services concurring with the change. 2023 - When discussing building heights in 2023, PC members were hesitant to go higher even though the recommendation was added to the Comprehensive Plan.
 - b. Min Lot Area was:

Lot Area Per Dwelling Unit	Minimum Lot Width	
Single-unit	4,000 square feet	40 feet
Two-unit	2,500 square feet	50 feet
Multiple-unit (except two-unit)	2,000 square feet*	—

* In no case shall the minimum lot area be less than 7,000 square feet for multiple-unit dwellings; however, structures designed to house 15 or more dwelling units for couples and/or individuals shall be provided with a lot area not less than 450 square feet for each dwelling unit.

- i. Lowered to 3,000 sqft.
 - c. H-D districts now designated as R-U.
3. **Elder Family Accessory Dwelling Units.**
 - a. 2023 discussion - Regulations to remain a Special Exception. The Commission felt this was appropriate recommending that accessory dwelling units, when approved, be required to have at least 1 (one) off-street parking space.
4. **H-C Zoning District:**
 - a. Converted into MX-2 Zoning District.
 - i. Use now allows for a variety of residential uses not previously permitted.
 - ii. Also permits commercial uses including, but not limited to mixed-use buildings, home occupations, offices, businesses and professional establishments, etc.
 - iii. Also permits short term rentals and home occupations as a special exception.
 - iv. PC did not recommend density bonus to be added for any district at this time.
5. **C-W District:**
 - a. Residential uses, apartment buildings & mixed uses buildings now permitted.
6. **C-R Residential District:**

- a. C-R District was extended west on Main Street to encompass portions of the R-U District with Commercial type uses.
 - b. Previous C-R district within E. 1st, Iron Sr., W. Ridge Ave & Whitman St. have now been added to the MX-1 District which accommodates a multitude of Residential and Commercial uses.
 - i. Minimum lot area was reduced in this district from 4,000 to 3,000 sqft.
 - ii. Building height max of 65' in the new MX-1 district.
 - iii. Lot area requirements & Building heights remain the same in the existing and extended C-R district.
7. Other Recommendations:
 - a. Review of the word "apartment" vs. "multiple-unit dwelling" and make it more consistent:
 - i. Definitions added for:
 1. Apartment Building
 2. Accessory Apartment
 3. Duplex
 4. Duplex attached
 5. Accessory Dwelling
 6. Single-Family Attached Dwelling
 7. Single Family Detached Dwelling
 8. Townhouse
 9. Group Home
 10. Mobile Home Park
 11. Short-Term Rentals
8. Cluster Dwelling Units:
 - a. Definition removed from proposed ordinance with the addition of expanded residential uses.
9. Accessory Apartments being permitted in the R-C district:
 - a. A portion of the R-C district has been incorporated into the R-S district within Poplar Street, Fourt McClure Blvd, Catherine St, and Tenth Street. However, Accessory Apartments are not a permitted use in the rest of the R-C district but they are permitted in the new and existing R-S District.

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

Despite efforts made by the Town and social service providers, a number of significant obstacles remain to meeting underserved needs. With funding resources being scarce, funding becomes the greatest obstacle for the Town to meet its underserved needs. Insufficient funding lessens the ability to fund many worthwhile public service programs, activities, and agencies. The Town of Bloomsburg, 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 in order 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 Town's aging housing stock

- Vacant and abandoned properties
- The unemployment rate and loss of household income, particularly as a result of the COVID-19 pandemic
- Low wages in the service and retail sector job market

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 town 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:

Preserving local jobs and businesses has been important for the Town so that the increase in poverty level families is minimized. In an effort to encourage a local economic recovery, economic empowerment of the Town's residents also needs to occur. These efforts need to include but are not limited to new employment opportunities, employee education and job training, and business technical assistance efforts.

The resources and opportunities that the Town 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. Still, the means of addressing both issues are fragmented.

Several structural barriers to poverty are addressed through different local policies. For example, the Town of Bloomsburg has adopted a Section 3 Action Plan which requires the employment of Section 3 residents in construction contracts when possible. Admittedly, contractors often already have the workforce necessary to complete a construction project though. However, per the updated Section 3 regulations published in 2021, the Town encourages contractors awarded CDBG funded contracts to hire Section 3 persons, makes all opportunities for contracts known to Section 3 businesses, and requires contractors to report on Section 3 labor hours for each project as stated in the Town's Section 3 Plan adopted in December 2021.

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. 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.

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 Town of Bloomsburg.

- **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 Town of Bloomsburg 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 Town of Bloomsburg during the Five-Year Consolidated Plan period. The Town 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:

The Town of Bloomsburg and SEDA-COG will coordinate activities amongst public and private agencies, and other organizations that serve the municipality. Due to the relatively small population of the Town, 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.

In order to streamline efforts and promote greater local cooperation, the Town 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.

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

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.

Rabbittransit has initiated a Stop Hopper program, an on-demand shuttle service, in the Bloomsburg region. Stop Hopper is similar to other ride-share services where customers can use a smartphone app to request a ride to and from anywhere, they wish to travel within the service zone boundaries. Following a ride request, the app will provide an estimated pick-up time, track rides in real-time, and provide an alert upon arrival. Stop Hopper offers a convenient option to connect with fixed route service. Stop Hopper is only \$2.00 per one-way trip and is FREE for seniors with a registered Free Fare ID card.

Identify actions taken to overcome the effects of any impediments identified in the

jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Hailstone Economic included recommendations within the Town of Bloomsburg Analysis of Impediments recognizing barriers to affordable housing. Six impediments were identified within the Town's AI as actions items. The town addressed the following action items in Program Year 2024:

1) Knowledge about Fair Housing Laws and Rights, local communications

Address the Fair Housing goal of increasing public awareness of Fair Housing rights via partnership with SEDA-COG and the PA Human Relations Commission (PHRC), to provide an in-person and interactive Fair Housing Fundamentals training for housing professionals in the region. The Fair Housing Fundamentals training included an overview of the history of Fair Housing, relevant Fair Housing laws, protected classes, and discriminatory actions, as well as information on how to navigate both the reasonable accommodation and the Fair Housing complaint processes.

2. Knowledge about Fair Housing Laws and rights; local CIL

Address the Fair Housing goal of increasing public awareness of Fair Housing rights via partnership with SEDA-COG and the PA Human Relations Commission (PHRC), to provide an in-person and interactive Fair Housing Fundamentals training for housing professionals in the region. The Fair Housing Fundamentals training included an overview of the history of Fair Housing, relevant Fair Housing laws, protected classes, and discriminatory actions, as well as information on how to navigate both the reasonable accommodation and the Fair Housing complaint processes.

3. Bias & Discrimination; Fair Housing Month

The Fair Housing Fundamentals training included an overview of the history of Fair Housing, relevant Fair Housing laws, protected classes, and discriminatory actions, as well as information on how to navigate both the reasonable accommodation and the Fair Housing complaint processes.

Ongoing actions to overcome the impediments to fair housing choice include:

- Publicizing and promoting an annual fair housing hearing to provide residents with the opportunity to voice concerns related to fair housing.
- Ensuring municipal staff have access and understand fair housing educational materials to be shared among the public.
- Continue to educate homeowners, residents and housing professionals about laws, rights, and responsibilities.
- Continue to support Community Strategies Group's efforts to develop new units of affordable housing.
- When opportunities arise, support public and private efforts to create new units of affordable housing.
- Consider accessible housing needs when allocating CDBG funding.

- Continue to submit an annual right-to-know request to PHRC, addressing any/all complaints received.
- Inform local and regional CIL about related projects.
- Support CIL efforts through information management.
- Participate in annual Fair Housing and Home Ownership month activities.

Discussion:

Fourteen Goals have been completed:

1. Create a link to the Fair Housing Hub on the Town's website and promote the Fair Housing Hub through one mailing to inform residents and partners that it has been created.
2. Include tenant rights information on the Fair Housing Hub.
3. Pass and enforce an Anti-Discrimination Ordinance.
4. Assess the need to provide additional emergency or transitional shelter, rapid rehousing, and homelessness prevention services in the Town and the region.
5. Create a Fair Housing Hub on the SEDA-COG website and promote it to residents, municipalities, social services, government agencies, and housing and lending professionals.
6. Ensure that CDBG/HOME subrecipients fulfill the obligation to affirmatively further fair housing by including a clause in the contract and technical support.
7. Create a link to Columbia County's utility assistance resources page from the Fair Housing Hub.
8. Create a link to SEDA-COG's weatherization program on the Fair Housing Hub.
9. Include information about affordable housing programs on the Fair Housing Hub.
10. Establish a Human Relations Commission with members that represent adversely impacted groups in the community.
11. Have materials about utility assistance programs available at Town Hall.
12. Distribute WELCOME BACK Toolkit newsletter promoting Fair Housing: Rights, Laws, Discrimination, Maintenance, Biases, Familial Size, Orientation and Service Animal within protected classes.
13. Distribute Fair Housing Financial Awareness/Home Ownership Social Media project.
14. Address the Fair Housing goal of increasing public awareness of Fair Housing rights via partnership with SEDA-COG and the PA Human Relations Commission (PHRC), to provide an in-person and interactive Fair Housing Fundamentals training for housing professionals in the region. The Fair Housing Fundamentals training included an overview of the history of Fair Housing, relevant Fair Housing laws, protected classes, and discriminatory actions, as well as information on how to navigate both the reasonable accommodation and the Fair Housing complaint processes.

The following are recommended goals to complete next:

1. Update the PHA tenant guide to reflect protected classes and update the tenant guide as needed.
2. Change the definition of disruptive conduct so that it excludes victims of domestic violence.
3. Explore the feasibility of transitioning student housing to affordable housing in conversation with Marr Development, Community Strategies Group, and other private and nonprofit developers.
4. Support MyCIL outreach efforts by sharing information.
5. Issue an annual proclamation to recognize someone who has made a positive contribution to fair housing in the local community during Fair Housing Week.

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 Town of Bloomsburg has entered into a formal legal agreement with SEDA-COG to provide administration of the grant(s). SEDA-COG Community Development Staff will 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 will 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).

As the grantee, the Town will retain control of grant funds and will retain 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 Town, SEDA-COG shall assist the Town in preparing the necessary contract documents. SEDA-COG shall set up, maintain, and requisition funds through the IDIS system. The Town of Bloomsburg, however, shall have final authority on the actual issuance of payment.

The chief elected official shall serve as the contact person between the Town and SEDA-COG in order to assist in the coordination of grant management activities. The Bloomsburg Town 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 fourteen 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:

- o Tyler Dombroski, Director
- o Jamie Shrawder, Program Manager
- o Tonia Troup, Program Analyst
- o Leslie Hosterman, Program Analyst
- o Larissa Hassinger, Program Analyst
- o Carol Kearney High, Program Analyst
- o Hanorah Lucas, Program Analyst
- o Michelle Koslap Program Analyst
- o Nicole Hogan, Fiscal Manager
- o Angie Kemberling, Senior Program Analyst
- o Sarah Biddle, Program Assistant
- o Andrea Genovese, Program Assistant
- o Susan Shaffer, Program Assistant
- o Debra Lyons, Program Assistant
- o Audrey Frederick, Program Assistant
- o Paige Campbell, Program Assistant

The grant is managed by Jamie Shrawder, with supervision provided by Tyler Dombroski, Director of the Community Development Program at SEDA-COG. Collectively, team members have over 50 years of experience in the housing and community development field, successfully administering and completing over 1,000 federally funded projects.

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.

Notices were advertised in the *Press Enterprise*, the local newspaper in circulation, regarding review of the Program Year 2024 CAPER in order to invite public comments. The public hearing date of December 2, 2025, 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 2024 Action Plan, that comments for the FFY 2024 CAPER were being accepted.

The Town of Bloomsburg conducted its 15-day public comment period for its FFY 2024 CAPER between November 26, 2025, and December 11, 2025. No comments were submitted to the town of Bloomsburg or SEDA-COG concerning the FFY 2024 CAPER. The town provided a draft copy of the CAPER for public comments at the following locations:

1. Town of Bloomsburg
301 East 2nd Street
Bloomsburg, PA 17815
2. SEDA-COG's website:
<https://seda-cog.org/departments/community-development/hud-documentation/>

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

The Town of Bloomsburg 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.

During program year 2024, no goals from the Strategic Plan or Annual Action Plan were impacted due to pausing, reducing, or discontinuing non-CDBG-CV-related activities. No changes were made to priorities and objectives in responding to coronavirus. No changes were made to CDBG-CV or CDBG funded programs due to the response to coronavirus.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants? No

[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	HOM E	ESG	HOPW A	HTF
Total Number of Activities	1	0	0	0	0
Total Labor Hours	522	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	HOPW A	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	1	0	0	0	0
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	1	0	0	0	0
Direct, on-the job training (including apprenticeships).	0	0	0	0	0
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0	0	0	0	0
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0	0	0	0	0
Outreach efforts to identify and secure bids from Section 3 business concerns.	0	0	0	0	0
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0	0	0	0	0
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0	0	0	0	0
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0	0	0	0	0
Held one or more job fairs.	0	0	0	0	0
Provided or connected residents with supportive services that can provide direct services or referrals.	0	0	0	0	0
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.	0	0	0	0	0
Assisted residents with finding childcare.	0	0	0	0	0
Assisted residents to apply for or attend community college or a four-year educational institution.	0	0	0	0	0
Assisted residents to apply for or attend vocational/technical training.	0	0	0	0	0
Assisted residents to obtain financial literacy training and/or coaching.	0	0	0	0	0
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0	0	0	0	0
Provided or connected residents with training on computer use or online technologies.	0	0	0	0	0
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0	0	0	0	0
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0	0	0	0	0
Other.	0	0	0	0	0

Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

The Airport Fuel Pump project was completed and covered under Section 3. The contractor did their due diligence and made targeted outreach to attempt to hire Section 3 workers and subcontract to Section 3 firms. These efforts were not successful as the pool of Section 3 subcontractors in the region is very limited, and contractors often already have the workforce required to complete a project without the need to hire. If there was a need to hire, Section 3 individuals would receive preference.