

# HOUSING HEADLINES

A NEWSLETTER FOR RESIDENTS AND FRIENDS OF THE BETHLEHEM HOUSING AUTHORITY

IN THE  
SPRING 2024  
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**Bethlehem**  
Housing Authority

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[www.bethlehemhousing.org](http://www.bethlehemhousing.org)

 BHA is now on Facebook.  
Look for us and like us!

## Strive to Innovate

### BETHLEHEM HOUSING

#### AUTHORITY

has embarked on an ambitious initiative to modernize its housing management system by transitioning from the legacy software, Tenmast, to the more advanced online platform, Yardi. This strategic decision marks a significant leap forward in streamlining operations, enhancing efficiency, and improving services for both staff and residents.



Originally implemented in 2013, Tenmast served as a reliable tool for managing the Authority's housing operations for many years. However, with the rapid evolution of technology and the increasing demand for digital solutions, the need for a more comprehensive and adaptable software became evident. Yardi emerged as the preferred choice due to its robust features, user-friendly interface, and scalability to accommodate future growth and changes in regulations.

The transition to Yardi represents more than just a software upgrade; it signifies a transformation in the way Bethlehem Housing Authority approaches its mission of providing quality housing and support services to its residents. With Yardi's cloud-based platform, staff members gain access to real-time data, streamlined workflows, and integrated functionalities, enabling them to work more efficiently and effectively. Additionally, residents benefit from improved communication channels, online portals for managing accounts and requests, and greater transparency in the housing application process.

As the Bethlehem Housing Authority embarks on this journey of digital transformation, it remains committed to ensuring a smooth transition. Through comprehensive training programs, ongoing support, and strategic implementation strategies, the BHA aims to maximize the potential of Yardi to better serve the needs of its community and uphold its mission of providing safe, affordable housing for all.

## Welcome Aboard!



(Left to Right) : Rosana F. CHOO-Clerk Typist II; Elvis P. CSS-Maintenance Aide, Martin V. CSS-Janitor, Jose G. CSS-Janitor

As part of our ongoing commitment to transparent communication, we are pleased to provide you with our biannual update, highlighting key developments, initiatives, and important information that may impact you as a valued member of our community.

- 1. Maintenance and Repairs:** We continue to prioritize the maintenance and upkeep of our properties to ensure a safe and comfortable living environment for all residents. Please report any maintenance concerns promptly through our dedicated maintenance line **610-865-8319**.
- 2. Community Events and Engagement:** Our community events play a vital role in fostering a sense of belonging and connection. We encourage you to participate in upcoming activities and engage with your neighbors to build a stronger community. Stay updated on events through our community bulletin boards and newsletters and BHA TV.
- 3. Safety and Security:** Your safety is our top priority. We have implemented additional security measures, including adding security cameras on the exteriors of the high-rise buildings, to enhance the overall safety of our public housing community. We appreciate your cooperation in adhering to community guidelines to maintain a secure environment for all residents.
- 4. Rent and Financial Assistance:** If you are facing financial challenges, we urge you to reach out to your manager and if you are an FSS participant they can help as well. We can direct you to various financial assistance

programs and resources to support residents in need. Your well-being is important to us, and we are here to help you navigate any difficulties you may be experiencing.

- 5. Renovation and Improvement Projects:** In our ongoing efforts to enhance the quality of our housing facilities, BHA has planned renovations and improvement projects, renovating the First building into 12 one-bedroom apartments, also we are in the planning stages for the Choice Neighborhood program in addition once approved we will be replacing the Pembroke development with new units, the transition will be over time so as not to displace our current tenants.
- 6. Communication Channels:** Stay connected and informed through our official communication channels, including our website [bethlehemhousing.org](http://bethlehemhousing.org), social media pages, and community newsletters. These platforms will provide you with the latest updates, announcements, and important information relevant to our public housing community.

We value your feedback and encourage you to share your thoughts, suggestions, or concerns with our management team. Together, we can continue to make our public housing community a place we are all proud to call home.

Thank you for being an essential part of our community.

*John Ritter*

## Round of Applause!

### CONGRATULATIONS TO ROY ORTIZ

for the successful launch of the Second Harvest Food Bank at the Lynfield Community Center.

They are taking care of our seniors and Lynfield residents. Registration is open Wednesday through Friday, 9:30 a.m. to 1 p.m.



## LOCAL FOOD PANTRIES

Central Moravian Food Pantry (Northampton County residents only)	73 W. Church St., Bethlehem	610-866-5661
New Bethany Ministries (Picture ID; Monday-Friday 10:30-11:30 a.m.; once every 30 days)	333 W. 4th St., Bethlehem	610-691-5602
West Bethlehem Emergency Food Pantry (Proof of residency for ongoing monthly basis; 18018 zip code area; Wednesdays 10 a.m.-12 p.m.; last Wednesday of month 6-8 p.m.)	514 3rd Ave., Bethlehem	610-865-8216
Pennsylvania Avenue Interfaith (1st & 3rd Wednesdays 6-8 p.m.; 18017, 18018, 18032, 18109 ZIP code areas)	1900 Pennsylvania Ave., Bethlehem	610-865-3603
Calvary Baptist Food Pantry (1st full week of the month; Mondays & Tuesdays only)	111 Dewberry Ave., Bethlehem	610-365-5300

# HIGHRISE HIGHLIGHTS

■ Zulma Rodriguez

## TRANSFORMATION: MONOCACY TOWER, BODDER HOUSE & LITZENBERGER HOUSE

As mentioned in our last newsletter, our High-Rises needed a new makeover! We were able to meet our 2023 goals to have all our community rooms, laundry rooms, and quite rooms and lobbies renovated. However, we still have much more to do. Our goals for 2024 are to renovate all the kitchens in our High-Rise community rooms and paint all the hallway walls and doors and install new hallway window shades with nice valances. In addition, we will install exterior surveillance cameras around our four buildings and for Bodder House we plan to remove a large old flower bed to install a picnic area for our residents to enjoy. Now, I want to thank all the staff in our Maintenance Department, our Planning and Construction Department, our

IS Department, our Central High-Rise Office, and most of all our Executive Director, who has supported me every step of the way, along with his Management Aide, Rosina Rosas. I wouldn't have been able to accomplish this task without any of them! This is what I truly call, "Teamwork!" We were all in this together! Last, but not least, I want to thank all our residents who sent thank you cards, who called my staff or stopped by our office just to show their appreciation and thankfulness. This meant a lot and it showed that our hard work was not in vain or overlooked. BHA is here to serve our residents and our community by making our best effort to provide safe, decent, and affordable housing. Enjoy the pictures below!



Monocacy Tower  
Lobby and Interview Room



Bodder House  
Community and Quiet Rooms



Litzenberger House

# FSS SNAPSHOT

■ Gwendolyn Flores

**FAMILY SELF SUFFICIENCY (FSS) DEPARTMENT** strives to further educate our community, promoting knowledge and resilience while we guide our residents towards self-sufficiency.

## FSS FACTS:

The FSS Department is composed of four programs: Family Self-Sufficiency, Community Service, Resident Initiative, and Section 3.

**Program goals:** To establish and increase community involvement and community development.

**FSS Program:** The FSS Program is open and accepting new participants from BHA Public Housing and Section 8. Do you have interest in working on self-sufficiency goals including purchasing a home? If so, this is a great opportunity.

**Community Service:** HUD required program and our CS Program thrive to guide you in the process and work with you ensuring a smooth completion of this HUD requirement.

**Resident Initiative:** Would you like to see and participate in self-help activities that promote and enable the improvement

of the quality of life and resident satisfaction? Then this is the program for you. Consider teaming up with other residents and starting a resident council.

**Section 3:** Contributes to establishing a stronger, more sustainable community by ensuring that employment and other economic opportunities generated by Federal Financial assistance for housing and community development programs.

## IN THE WORKS:

- FSS Program-one day a week resumes support for FSS and CS participants. (Available summer 2024)
- New Resident Council Conversations: Bodder House, Parkridge, NE Region (Bayard, Fairmount, Marvine, Pembroke, Pfeifle)
- Parkridge Development: Community Block Back-to-School Party. Tentative date: August 3rd, 2024. More information will be mailed out soon...

- CS partnership with community agency and business owners that would consider our CS participants for volunteer work.

## CURRENTLY:

Resident Initiative- Active Resident Councils

- Bartholomew House
- Litzenberger House
- Lynfield Development
- Monocacy Tower

If you have questions about any of these programs, give us a call or email us at:

Gwendolyn Flores, FSS Coordinator  
**610-419-0368**  
[gflores@betha.com](mailto:gflores@betha.com)

Elizabeth Dicker, FSS Dept. Clerk  
**610-865-8323**  
[edicker@betha.com](mailto:edicker@betha.com)

# CONSTRUCTION CHECKLIST

■ Curt Kichline

RENOVATING,  
MODERNIZING &  
REBUILDING!

The first phase of the 24-unit Pembroke renovation is in progress, with an anticipated completion date of December 2024. There are two high rise projects that will start in the Spring. The first is to modernize the elevators and related equipment in the Bodder and Bartholomew Houses. The second project is to replace the sprinkler systems in Monocacy Tower and Litzenberger House. We are also getting closer to turning the vacant First Tee building in Marvine into 12 apartments. All of the documents that make up the Development Plan for the First Tee project have been submitted to HUD for their review.

In the last newsletter we mentioned the Pembroke Choice Neighborhoods project. To recap, it is a partnership with the city that involves applying for HUD grant money, with the end goal to not only rebuild the Pembroke development but to add additional affordable housing. In September the City was awarded the initial \$500,000 planning grant. Since then, we have had numerous meetings with residents, local businesses, school districts and other local representatives to determine the needs of Pembroke and the surrounding area. HUD personnel have scheduled a site visit in mid-March to tour the area.

## Litzenberger Resident Counsel Vision Board



## Monocacy Resident Counsel Vision Board



## Bartholomew Resident Counsel Bingo



## FDO IN A FLASH ■ Miriam Maldonado

NOW THAT SPRING IS HERE, the Family Development Office (FDO) would like to remind our residents to maintain a clean and debris-free environment. As a gentle reminder, please familiarize yourself with your newly executed lease to ensure compliance with BHA policies and procedures.

### GIVE US A CALL!

<b>Miriam Maldonado</b> 610-419-9612 mmaldonado@betha.com	Property Manager	All Developments (Pembroke, Pfeifle, Marvine, Fairmount, Bayard, Lynfield & Parkridge).
<b>Jeanette Martinez</b> 610-419-9483 martinezj@betha.com	Asst. Property Manager	Marvine, Fairmount & Bayard Developments
<b>Johayra Quintela</b> 610-419-9615 jquintela@betha.com	Asst. Property Manager	Pfeifle, Pembroke, Parkridge & Lynfield Developments
<b>Shiela Andrews</b> 610-419-3531 sandrews@betha.com	Clerk Typist II	Marvine Development: Marvine St. (even #'s 1202-1312), Eastwood Rd., Howard St., Lebanon St. (1222-1242), Wellington Rd. & Woodbine St. (1201-1280)
<b>Marquis Wheeler</b> 610-865-8354 mwheeler@betha.com	Clerk II	Parkridge Development Fairmount Development: Woodbine St. (1317-1529), Marvine St. (1316-1408), Lebanon St. (1317-1421)
<b>Kathy Acevedo</b> 610-419-3545 kacevedo@betha.com	Clerk Typist II	Lynfield Development (I,II,III)
<b>Sandra Navedo</b> 610-419-3532 snavedo@betha.com	Clerk Typist II	Bayard Development Marvine Development: Fritz Dr. (1214-1411), Garfield St., Randolph Rd.,
<b>Aria Brandle</b> 610-419-9605 abrandle@betha.com	Clerk Typist II	Pfeifle Developments & Pembroke: Marvine St. (odd #'s only 1107-1315)

## MAINTENANCE MEMOS

■ Charles Jablonski

### SPECIAL APPRECIATION

Management and Staff at the Central Service Supply (CSS) office would like to give a special thanks to the residents in the Family Development Office (FDO) area for helping the Bethlehem Housing Authority do well with our NSPIRE inspections from HUD that took place earlier this year!

### GENTLE REMINDER

Please assist CSS by checking surrounding areas to ensure glass bottles and other large objects are removed from the grass. Thank you in advance for your participation in providing a safe and hazard-free environment for not only our grass cutters, but your neighborhood as well.

“Every single event  
in your life...has  
made you smarter,  
stronger, and wiser...”

-GF

## RECREATION RINGERS ■ Robert Robinson

### 'TIS THE SEASON...



Children enjoying the Zoo!



Northeast Community Staff & Family with Santa!



645 Main Street  
Bethlehem, PA 18018-3899

PRSRT STD  
US POSTAGE  
PAID  
LEHIGH VALLEY PA  
PERMIT #121



**ADMINISTRATION**

John Ritter  
*Executive Director*  
Diana Moreno  
*Executive Secretary/  
HR Manager*

**BOARD OF COMMISSIONERS**

Rev. Lindsey Altvater Clifton  
*Chairperson*  
Rogelio Ortiz  
*Vice-Chairperson/Resident  
Commissioner*  
Iris Linares  
*Commissioner*  
J. Marc Rittle  
*Commissioner*



# UPCOMING EVENTS

- MAY 13** ..... Board Meeting, 4:30 p.m.; Monocacy Tower
- MAY 27** ..... Memorial Day– Offices Closed
- JUNE 10** ..... Board Meeting, 4:30 p.m.; Monocacy Tower
- JUNE 19** ..... Juneteenth– Offices Closed
- JULY 4** ..... Independence Day– Offices Closed
- JULY 8** ..... Board Meeting, 4:30 p.m.; Monocacy Tower
- AUG.12** ..... Board Meeting, 4:30 p.m.; Monocacy Tower
- AUG.15** ..... Resident Advisory Board Meeting, 1 p.m.; Monocacy Tower
- SEPT. 2** ..... Labor Day – Offices Closed
- SEPT. 9** ..... Board Meeting, 4:30 p.m.; Monocacy Tower
- OCT. 9** ..... Board Meeting, 4:30 p.m.; Monocacy Tower

## IMPORTANT PHONE NUMBERS

- Central Office ..... **610-865-8300**
- Central Highrise Operations Office (CHOO); Litzenberger,  
Bodder, Bartholomew and Monocacy ..... **610-865-8352** OR **610-865-8353**
- Family Development Office; Pembroke, Marvine,  
Fairmount, Pfeifle, Lynfield, Parkridge and Bayard Homes..... **610-865-8342** OR **610-865-8343**
- Maintenance ..... **610-865-8319**