

# HOUSING HEADLINES

A NEWSLETTER FOR RESIDENTS AND FRIENDS OF THE BETHLEHEM HOUSING AUTHORITY


IN THE  
SPRING 2025  
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[www.bethlehemhousing.org](http://www.bethlehemhousing.org)

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

## Conversion to Yardi!

### **OUR HOUSING AUTHORITY IS EXCITED TO ANNOUNCE THE TRANSITION TO YARDI SYSTEMS FOR OUR SOFTWARE NEEDS.**

Yardi Systems offers a comprehensive suite of tools specifically designed for public housing authorities, streamlining operations, compliance, and financial management. This switch will enable us to centralize all our data, reduce errors, and improve overall efficiency. By integrating various functions such as applicant certifications, payment processing (coming soon), and resident screening into one platform, we can ensure a more seamless and effective management process.

One of the key benefits of Yardi Systems is its robust compliance management capabilities. The software is designed to meet all requirements for public housing authorities and Housing Choice Vouchers, ensuring that we remain compliant with federal, state, and local regulations. Additionally, Yardi's automated workflows for tasks such as eligibility reviews, move-ins, and unit inspections will save our staff valuable time and reduce administrative burdens. This will allow our team to focus more on serving our residents and less on paperwork.

By now all residents should have been notified to complete their registration for Rent Café. Once registered for our online portal you can complete your annual certification, update your contact information, report any income, assets, or household changes, and submit maintenance requests (maintenance requests only apply to Public Housing tenants). These updates will be uploaded to your portal and reported to your Housing Specialist.

Overall, the transition to Yardi Systems represents a significant step forward in our commitment to providing high-quality, efficient services to our community.

## Elevate, Celebrate, Appreciate!

**FORMER COMMISSIONER MRS. VALERIE MCCLENDON PRESENTED AWARDS** to Executive Director-John Ritter, Maintenance Superintendent-Charles Jablonski, and FSS/Community Service Manager-Gwendolyn Flores at the February 10th Board Meeting to show recognition for all the hard work and dedication displayed not only in the workplace, but also in the Parkridge community.



## Greetings BHA Community

As we welcome the first signs of Spring, we at the Bethlehem Housing Authority are excited for the new opportunities that this season will bring, such as renewal, growth, and community-building. In this edition of our Newsletter, I am pleased to share some important updates, ongoing projects, and a few thoughts on how we, the Bethlehem Housing Authority, continue to strive for excellence in serving our residents and the greater community.

The Pembroke Village was established in 1941 and over the past 84 years has been renovated several times. In September 2023, the City of Bethlehem (COB) and the Bethlehem Housing Authority (BHA) applied for the Choice Neighborhood Planning Grant for the Pembroke neighborhood. We are planning an Early Action Plan, to beautify Dutko Park and add amenities. Dutko Park is located between Stefko Blvd., Pembroke Rd., and Washington Ave.

The City of Bethlehem (COB) and BHA are now applying for the Choice Neighborhood Implementation Grant which could be 50 million dollars. Now that we are getting closer to the Implementation Grant, we are focusing on hiring a developer to manage the site work and building construction.

In addition to the Choice neighborhood project, BHA is also planning to renovate the former First Tee Golf Center building located in the Marvine development, which was approved by HUD to be converted into 12 one-bedroom public housing units.

As we move into this new season, we remain committed to providing safe, affordable housing while developing thriving communities. I am grateful for the support of each and every resident, staff member, and partner who helps to make our work possible.

On behalf of all of us at Bethlehem Housing Authority, I wish you a wonderful Spring season filled with hope, health, and new opportunities. Let's continue working together to make our community a great place for everyone.

*John Ritter*

## BHA HOLIDAY LUNCHEON

BHA staff had a wonderful time at the Steel Club in Hellertown, where our Christmas Luncheon was held. Great food, great company, great time and wonderful memories made.



# LOCAL RESOURCES HERE TO HELP

## MENTAL HEALTH

Integrated Counseling Services	146 West Broad St., Bethlehem	<b>484-401-7092</b>	info@integratedcounselingservices.org
Solutions Counseling	35 E. Elizabeth Ave., Ste. 37, Bethlehem	<b>610-865-1303</b>	solutionscounseling.net
LVH Adolescent Behavioral Health Services–Muhlenberg	2545 Schoenersville Road Bethlehem	<b>484-884-2425</b>	LVHN.org
Wisdom Way Counseling, LLC	60 W. Broad St., Bethlehem	<b>484-554-5103</b>	

## DOMESTIC ABUSE

Turning Point of Lehigh Valley	444 E. Susquehanna St. Allentown	<b>610-437-3369</b>	turningpointlv.org
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## SUBSTANCE ABUSE

CleanSlate Outpatient Addiction Medicine	1401 Easton Ave., Bethlehem	<b>484-893-1482</b>	cleanslatecenters.com
Lehigh County Center for Recovery	1620 Riverside Drive, Bethlehem	<b>484-895-1486</b>	sobernation.com
Substance Abuse Service Center	544 Main St., Bethlehem	<b>310-807-0210</b>	sobernation.com

# LOCAL FOOD PANTRIES

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



# Hello BHA Community

**MY NAME IS LAURIE RIVERA**, and I'm honored to introduce myself as the Deputy Executive Director of the Bethlehem Housing Authority effective January 13, 2025. With over 30 years of experience in various roles in the Housing industry, I pride myself on my commitment to serving my community.

I have worked for several organizations in New York, New Jersey, Philadelphia to name a few cities all with the same goal, to help provide decent, safe and secure affordable housing to all that need it. These roles include development and management of HUD & LIHTC properties, and compliance to ensure HUD & IRS rules and regulations are followed.

I'm excited to bring my expertise to The Bethlehem Housing Authority to help guide this talented team and serve the needs of all the residents.

I look forward to my time here. Thank you for the warm welcome.

## MAINTENANCE MEMOS

■ Charles Jablonski

### RESIDENT SHOUT OUT!

The maintenance department would like to thank you for keeping your area clean. However, now that we're moving into Spring and the grass cutting season is coming, we are asking you to remove any debris that can potentially cause issues with the landscapers and/or cause bodily harm or damage to property.

Reminder- Large trash pick-ups are on Friday, if you contact the maintenance office at 610-865-8319 before Friday. Please place large items curb side.

Thank you for being great tenants and helping us keep your community clean and safe.

## HIGHRISE HIGHLIGHTS ■ Zulma Rodriguez

### SPREAD THE GOOD NEWS!

#### PA PROPERTY TAX/RENT REBATE PROGRAM...ARE YOU ELIGIBLE?

The income limits from the Property Tax/Rent Rebate program are NOW tied to the cost of living! This will ensure the program keeps up with the rising of prices. This program will benefit eligible Pennsylvanians aged 65 and older; widows and widowers aged 50 and older; and people with disabilities aged 18 and older. The 2024 table below shows how many homeowners and renters who fit these criteria are eligible for, depending on their income:

INCOME	MAXIMUM REBATE
\$0 - \$8,270	\$1,000
\$8,271 - \$15,510	\$770
\$15,511 - \$18,610	\$460
\$18,611 - \$46,520	\$380

JUNE

2025

M	T	W	T	F	S	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

Eligible Pennsylvanians can file their rebate application online through **mypath.pa.gov**, at Department of Revenue offices, local Area Agencies on Aging, and state legislators' offices. Therefore, take advantage of all the resources that are available to complete your application. This is free of charge! Application deadline: June 30, 2025. However, the department may extend the application deadline if funds are available. Rebates begin: Early July 2025! You can check the status of your rebate online using myPATH at **mypath.pa.gov**, or by calling **1-888-728-2937**. If you include a valid phone number on your application, you will receive updates automatically.

**DON'T MISS OUT ON YOUR REBATE!** You must reapply for a rebate every year as they are based on annual income and property taxes or rent paid during the prior year. Good Luck!

## WELCOME ABOARD!



Vivian Rodriguez, FDO-Clerk Typist II  
Lynfield Development

## CONSTRUCTION CHECKLIST

■ Curt Kichline

### IN PROGRESS AND COMPLETED PROJECTS

As we transition to Spring some projects have been completed and others are in progress.

The 24-unit Pembroke renovations are completed, and with our involvement in the Choice Neighborhoods program we will not be renovating any more units in Pembroke.

The sprinkler replacement project is wrapping up at Litzenberger and once complete the replacement work will start in Monocacy. Elevator modernization work is taking place in Bartholomew and once it is done, the elevator work will move to Bodder.

The contract to replace the domestic hot water system at Monocacy has been awarded. That work will start in May once the heat is shut down.

We have received preliminary approval from HUD for the development plan for converting the vacant First Tee building into 12 apartments. We are waiting for the final steps we need to complete prior to putting the project out to bid.

## FDO IN A FLASH ■ Miriam Maldonado

**JUST A GENTLE NUDGE!** Over the winter months, trash and leaves have accumulated over the back and front porches. Please be mindful to keep your surrounding area clean garbage and debris. If you have elderly neighbors, let's be neighborly and lend a helping hand. Together we can keep our community looking beautiful!

### GIVE US A CALL FOR ANY & ALL HOUSING NEEDS!

<b>Miriam Maldonado</b> 610-419-9612 mmaldonado@betha.com	Property Manager	<b>All Developments</b> (Pembroke, Pfeifle, Marvine, Fairmount, Bayard, Lynfield & Parkridge).
<b>Jeanette Martinez</b> 610-419-9483 martinezj@betha.com	Asst. Property Manager	<b>Marvine, Fairmount &amp; Bayard Developments</b>
<b>Johayra Quintela</b> 610-419-9615 jquintela@betha.com	Asst. Property Manager	<b>Pfeifle, Pembroke, Parkridge &amp; Lynfield Developments</b>
<b>Shiela Andrews</b> 610-419-3531 sandrews@betha.com	Clerk Typist II	<b>Marvine Development:</b> 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	<b>Parkridge &amp; Pfeifle Developments</b>
<b>Vivian Rodriguez</b> 610-419-3545 vrodriguez@betha.com	Clerk Typist II	<b>Lynfield Development (I,II,III)</b>
<b>Sandra Navedo</b> 610-419-3532 snavedo@betha.com	Clerk Typist II	<b>Bayard Development</b> <b>Marvine Development:</b> Fritz Dr. (1214-1411), Garfield St., Randolph Rd.,
<b>Aria Brandle</b> 610-419-9605 abrandle@betha.com	Clerk Typist II	<b>Pembroke:</b> Marvine St. (odd #'s only 1107-1315)
<b>Aileen Rosado</b> 610-419-3050 arosado@betha.com	Clerk Typist II	<b>Fairmount Development:</b> Woodbine St. (1317-1529), Marvine St. (1316-1408), Lebanon St. (1317-1421)

## FSS SNAPSHOT ■ Gwendolyn Flores

### FAMILY SELF SUFFICIENCY (FSS) DEPARTMENT



I am excited to welcome Mariel Ortiz, as you all kindly know her as "Mari," as our new FSS Department and Community Service Clerk.

"Mari is the friendly face of Bethlehem Housing Authority;" she has welcomed and treated with dignity our residents for over 25 years. Mari bringing a "work belt" with many tools; she has experience working with FDO, Maintenance, TSO, and Sec. 8 Office.

Mari enjoys exercising, loves people, and strives to make sure our residents feel at home. When you call the FSS Department make sure you welcome her too.



645 Main Street  
Bethlehem, PA 18018-3899

PSRT 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*

Rachel Leon, *Commissioner*



# UPCOMING EVENTS

- |   |   |
|---|---|
| May 12.....Board Meeting, 4 p.m.;<br>Monocacy Tower | July 14.....Board Meeting, 4 p.m.;<br>Monocacy Tower    |
| May 26 .....Memorial Day – Offices Closed           | August 11 .....Board Meeting, 4 p.m.;<br>Monocacy Tower |
| June 9.....Board Meeting, 4 p.m.;<br>Monocacy Tower | Sept. 1.....Labor Day– Offices Closed                   |
| June 19..... Juneteenth – Offices Closed            | Sept. 8.....Board Meeting, 4 p.m.,<br>Monocacy Tower    |
| July 4.....Independence Day– Offices Closed         |   |

## 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 (FDO) Pembroke, Marvine,  
Fairmount, Bayard, Pfeifle, Parkridge, Lynfield ..... **610-865-8342** OR **610-865-8343**
- Maintenance .....**610-865-8319**
- FSS .....**610-419-0368**