



REDEVELOPMENT AUTHORITY OF THE CITY OF BETHLEHEM

2025 Recap and Look Ahead





Below (*in callout boxes*) are a selection of key activities and initiatives that the RDA, with authorization from the Board, advanced throughout 2025.

**USE PERMIT
AGREEMENTS**

**COOP. AGREEMENTS /
AMENDMENTS**

**PROJECT PLANNING
(EX. E. 4TH ST.)**

**HOTEL BETHLEHEM –
PARKING AREA SALE**

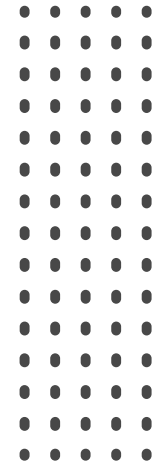
2025 ACTIVITIES

In addition to short-term initiatives and day-to-day operations, the RDA continues to collaborate closely with partners and its Solicitor to explore several long-term priorities and opportunities:

- City Partnership
 - Financials
 - Housing-related activities / proposals
- Strategic Partners (public/private)
- Fiscal Sponsorships



PROPERTIES PROGRESS

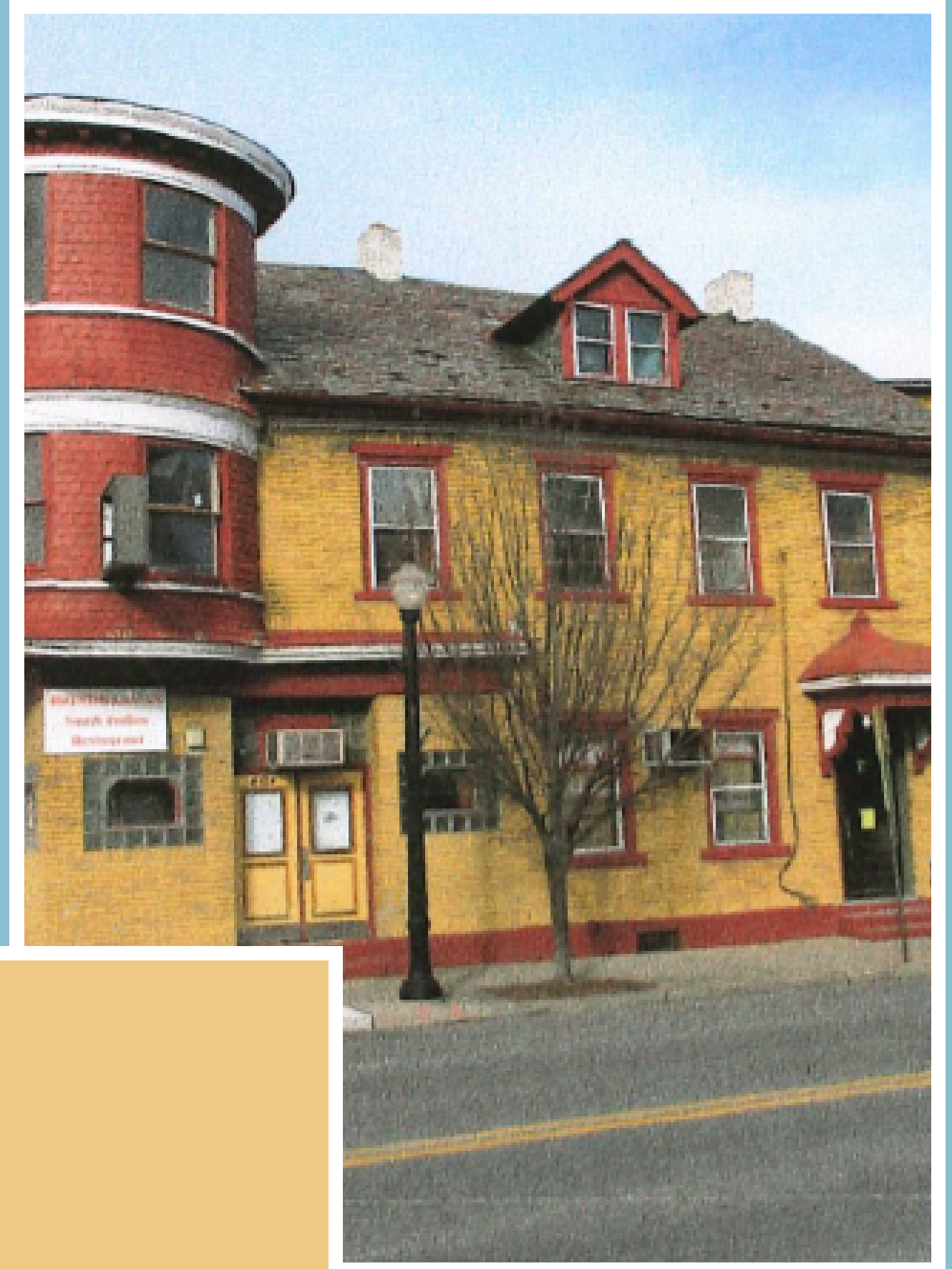


723 Broadway – Blight Certified Property

- RDA executed an Agreement of Sale to purchase property from RDA.
- **CALV will sell property as an affordable housing property.**
 - *Deployed grant funds returned to us via proceeds of sale.*

401-403 & 405 E. 4th St.– Blight Certified Property

- RDA gained possession of property 11/2023.
- Received PHARE (\$243,750); LSA (\$87,215); and Keystone Communities (\$146,500) funds for property; PHFA CRFP (\$800,000) funds.
- Approx. a \$1.1 million gap remains – **RDA drafting developer RFP**



CATHEDRAL REHAB: AN INNOVATIVE PARTNERSHIP TO TURN A BLIGHTED GATEWAY INTO NEW AFFORDABLE RENTALS



- **230 W. Third: Convert two-family home into three-unit multi-family structure**
- **232 W. Third: Convert single-family home into three-unit multi-family structure**
- **Six (6) affordable apartment units**
- **15-year affordability provision**

In 2025, RDA staff determined that PA Housing Affordability and Rehabilitation Enhancement (PHARE) funds that it had received in 2021 were at risk of expiring. A majority of that funding had been allocated toward a project that RDA staff have since determined was no longer feasible.

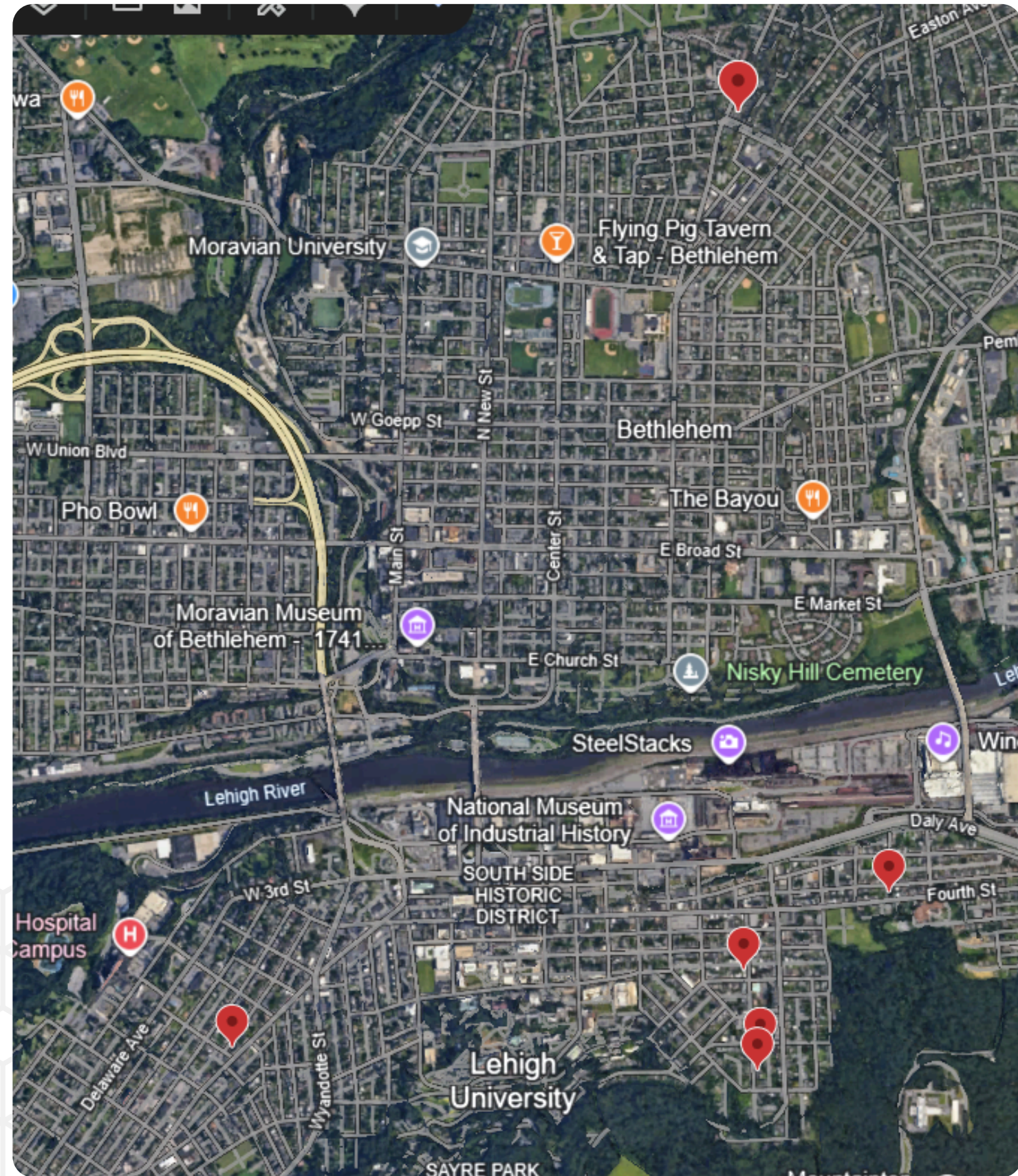
As a result, we submitted a formal request to reallocate \$176,950 in 2021 PHARE funds to the “Western Gateway” project at 230 and 232 W. Third St., an active rehab project under the guidance of the City, New Bethany, and CALV.

In early 2026, PHFA approved the redirection of these funds in support of the Western Gateway project.

REVIVED INTERNAL BPRC MEETINGS

RDA and City staff met monthly to review the existing Blighted Properties list, assessing potential additions and removals in advance of the full Blighted Property Review Committee meeting.

**BPRC decertified six (6) properties at the end of 2025*



2026 OPPORTUNITIES

PURSUE

MIXED-INCOME
HOUSING
DEVELOPMENT

STEEL SITE

PLAN

STRATEGIC / ASSET
PLANNING

POLICY UPDATES
(EX. PROCUREMENT)

PARTNER

ARTSQUEST

LEHIGH COUNTY
RDA



Focuses remain:

1. Sustainability
2. Mission-aligned Project Development

THANK YOU

Questions?

