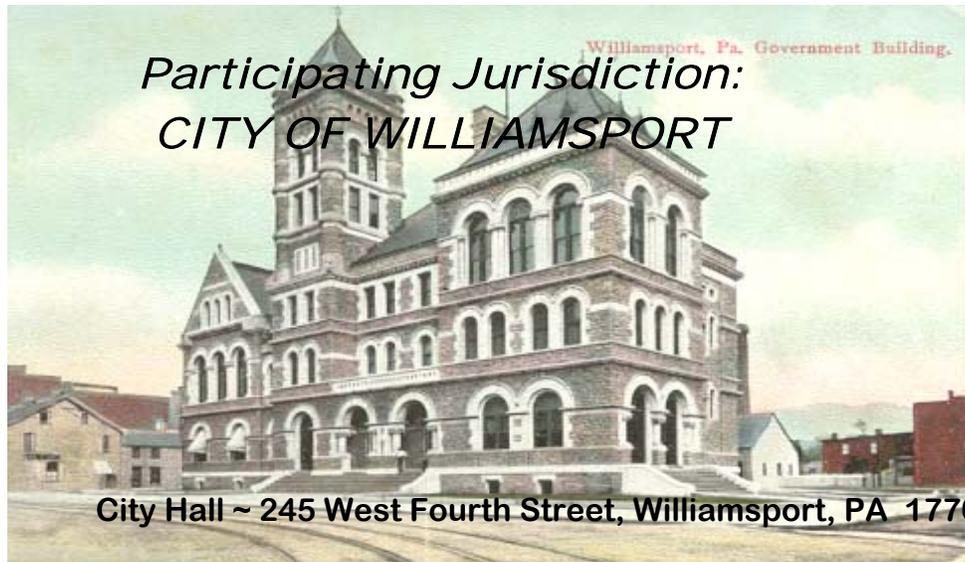


CITY OF WILLIAMSPORT, PENNSYLVANIA



2010 ANNUAL PERFORMANCE REPORT Consolidated Action Plan Evaluation Report

SUBMITTED TO:
THE U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT



Address: City Hall ~ 245 West Fourth Street, Williamsport, PA 17701

Lead Agency: Office of Economic and Community Development

Telephone: (570) 327-7511

Contact Person: John Grado, Director

2010 ANNUAL PERFORMANCE REPORT FOR THE COMPREHENSIVE HOUSING
AFFORDABILITY STRATEGY



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Grantee Performance Report
Community Development Block Grant Program

U.S. Department of Housing and
Urban Development
Office of Community Planning
and Development

OMB Approval No. 2506-0077 (exp.5/31/97)

Cover Page

Public reporting burden for this collection of information is estimated to average 0.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2506-0077), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Do not send this form to the above address.

See HUD Handbook 6510.2, "Entitlement Grantee Performance Report Instructions" for guidance on completing this report	1. Report for the Program Year ending (date): 12/31/2010	2. Grant Number: B10MC20017
3. Name & Address of Grantee: City of Williamsport 245 West Fourth Street Williamsport, PA 17701	4. Name & Address of Community Development Director: : Mr. John Grado 245 West Fourth Street Williamsport, PA 17701	
5. Name & Telephone Number of person most familiar with information in this report: M. Rucinski – 570-327-7513	6. Name & Telephone Number of person to contact about disclosures required by the HUD Reform Act of 1989: John Grado – 570-327-7511	

7. Have these Community Development Block Grant (CDBG) funds been used:

- a. to meet the community development program objectives specified in the final statement for this program year? If no, explain, in a narrative attachment, how: (1) the uses did not relate to program objectives; and (2) future activities or program objectives might change as a result of this year's experiences. Yes
 No
- b. exclusively to either benefit low-and-moderate (low/mod) income persons, aid in the prevention or elimination of slums or blight, or meet community development needs having a particular urgency? If no, explain in a narrative attachment. Yes
 No
- c. such that the grantee has complied with, or will comply with, its certification to expend not less than 70% of its CDBG funds, during the specified period, on activities which benefit low/mod income persons? If no, explain in a narrative attachment. Yes
 No

8. Were citizen comments about this report and/or the CDBG program received? If yes, attach a narrative summary. Yes
 No

9. Indicate how the Grantee Performance Report was made available to the public:

a. By printed notice: (name & date of publication)

Williamsport Sun Gazette – March 15, 2011

b. By public hearing: (place & date)

b. Other: (explain)

Public Display: JV Brown Library
19 East Fourth Street
Williamsport, PA 17701

10. The following forms must be completed and attached:

- a. Activity Summary, form HUD-4949.2
- b. Activity Summary, form HUD-4949.2A
- c. Financial Summary, form HUD-4949.3
- d. One-For-One Replacement Summary, form HUD-4949.4
- e. Rehabilitation Activities, form HUD-4949.5
- f. Displacement Summary, form HUD -4949.6

I hereby certify that: This report contains all required items identified above; Federal assistance made available under the Community Development Block Grant Program (CDBG) has not been utilized to reduce substantially the amount of local financial support for community development activities below the level of such support prior to the start of the most recently completed CDBG program year; all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Typed Name & Title of Authorized Official Representative:
Gaberiel J. Campana, Ed.D., Mayor City of Williamsport

Signature:

X

Date

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Page () of ()

form HUD-4949.1(6/93)
ref Handbook 6510.2

Displacement Summary

Low and Moderate Income Households Displaced During the Last Completed Program Year

City of Williamsport

Grant Number: B 10MC20017

Period Covered: 01/01/2010 – 12/31/2010

No households were displaced in 2010

One-for-One Replacement Summary

Community Development Block Grant Program

Name of Grantee: City of Williamsport									Grant Number: B10MC20017			Period Covered: from: 01/01/2010 to: 12/31/2010					
Part I: Low/Mod Housing Units Demolished/Converted									Part II: Replacement Units 0								
a. Activity Number	b. Activity Address	c. Date of Agreement	d. Number of Units by Bedroom Size that were demolished/converted					Total	e. Replacement Address	f. Date Unit Available	g. Number of Units by Bedroom Size					Total	
			0/ 1	2	3	4	5+				0/ 1	2	3	4	5 +		
	No units demolished	2010															
	No units Converted	2010															

DEFINITIONS

Abatement - Abatement means any set of measures designed to permanently eliminate lead - based paint hazards in accordance with standards by appropriate Federal agencies. Such term includes:

- . the removal of lead - based paint and lead-contaminated dust, the permanent containment or encapsulation of lead-based paint, the replacement of lead-painted surfaces or fixtures, and the removal or covering of lead-contaminated soil; and
- . all preparation, cleanup, worker protection, disposal, and post-abatement clearance testing activities associated with such measures.

Encapsulation - A method of abatement that involves the coating and sealing of surfaces with durable, surface coatings specifically formulated to be elastic, able to withstand sharp and blunt impacts, long-lasting, and resilience, while also resistant to cracking, peeling, algae, fungus, and ultraviolet light. Encapsulation prevents any part of lead-containing paint from becoming part of house dust or otherwise accessible to children. Paint is not an encapsulate.

Enclosure - The resurfacing or covering of surfaces with durable materials such as gypsum board or paneling, and sealing or caulking the edges and joints. Enclosure prevents or control chalking, flaking, peeling, scaling or loose lead-containing substances from becoming part of house dust or otherwise accessible to children.

Interim Controls - “Interim Controls” means a set of measures designed to temporarily reduce human exposure or likely exposure to lead-based paint hazards, including specialized cleaning, repairs, maintenance, painting temporary containment, ongoing monitoring of lead-based paint hazards or potential hazards, and the establishment and operation of management and resident education programs.

Interim Guidelines - HUD’s manual of lead-hazard reduction practices: “Lead-Based Paint: Interim Guidelines for Hazard Identification and Abatement in Public and Indian Housing,” revised September 1990 and May 1991.

HEPA (High efficiency particulate accumulator) - A vacuum cleaner fitted with a filter capable of filtering particles of 0.3 microns or greater from the air at 99.97 percent efficiency or more.

Lead-Based Paint - The HUD threshold or action levels for abating lead-based paint are: one milligram per square centimeter (w mg / cm²); or 0.5% by weight.

Lead-Based Paint Hazard - “Lead -based paint hazard” means any condition that causes exposure to lead-contaminated dust, lead-contaminated soil, lead-contaminated paint that is deteriorated or present in accessible surfaces, or impact surfaces that would result in adverse human health effects as established by the appropriate Federal agency.

Affordable Housing: is generally defined as housing where the occupant is no more than 30 percent of gross income for gross housing costs, including utility costs.

AIDS and Related Diseases: The disease of acquired immunodeficiency syndrome or any conditions

arising from the etiologic agent for acquired immunodeficiency syndrome.

Area of Low Income Concentration: A census tract where the proportion of people with incomes below 80% of the MSA median income is 51% or greater.

Area of Racial / Ethnic Concentration: A census tract where the proportion of non-white people is greater than the proportion for the City as a whole.

Assisted Household or Person: For the purpose of specifying one-year goals for assisting households or persons, a household or person is assisted if, during the coming Federal fiscal year, they will benefit through one or more programs included in the jurisdiction's investment acquired, newly rehabilitated, or newly constructed, and / or received rental assistance. An existing homeowner is benefited during the year in which the home's rehabilitation is completed. A first-time homebuyer is benefited if a home is purchased during the year. A homeless person is benefited during the year if the person becomes an occupant of transitional or permanent housing. Households or persons who will benefit from more than one program activity must be counted only once. To be included in the goals, the housing unit must, at a minimum, satisfy the HUD Section 8 Housing Quality Standards (see Section 882.109).

CHDO: Community Housing Development Organization as defined by HUD 24 CFR 92.2.

Committed: Generally means there has been a legally binding commitment of funds to a specific project to undertake specific activities.

Consistent with the CHAS: A determination made by the jurisdiction that a program application meets the following criterion: The Annual Plan for that fiscal year's funding indicates the jurisdiction planned to apply for the program or would support an application by another entity for the program: the activities serve the geographic area designated in the plan; and benefit a category of residents for which the jurisdiction's five-year strategy shows a priority.

Cost Burden > 30%: The extent to which gross housing costs, including utility costs, exceed 30 percent of gross income, based on data published by the U. S. Census Bureau.

Cost Burden > 50% (Severe Cost Burden): The extent to which gross housing costs, including utility costs, exceed 50 percent of gross income, based on data published by U. S. Census Bureau.

Disabled Household: A household composed of one or more persons at least one of whom is an adult (a person of at least 18 years of age) who has a disability. A person shall be considered to have a disability if the person is determined to have a physical, mental or emotional impairment that: (1) is expected to be of long-continued and indefinite duration, (2) substantially impedes.

Frail Elderly: An elderly person who is unable to perform at least three activities of daily living (i.e., eating, dressing, bathing, grooming, and household management activities).

Group Quarters: Facilities providing living quarters that are not classified housing units. (U. S. Census definition). Examples: prisons, nursing homes, dormitories, military barracks, and shelters.

HOME: The HOME Investment Partnership Act, which is Title II of the N A Housing Act.

Homeless Family: Family that includes at least one parent or guardian and one child under the age of 18, a homeless pregnant woman or a homeless person in the process of securing legal custody of a person under the age of 18.

Homeless Individual: An unaccompanied youth (17 years or under) or an adult (18 years or older) without children.

Homeless Youth: Unaccompanied person 17 years of age or under who is living in situations described by terms “sheltered” or “unsheltered”.

HOPE 1: The HOPE for Public and Indian Housing Homeownership Program, which is Title IV, Subtitle A of the National Affordable Housing Act.

HOPE 2: The HOPE for Homeownership of Multifamily Units Program which is Title IV, Subtitle B of the National Affordable Housing Act.

HOPE 3: The HOPE for Homeownership of Single Family Homes Program, which is Title IV, Subtitle C of the National Affordable Housing Act.

Household: One or more persons occupying a housing unit (U.S. Census). See also “Family”.

Housing Problems: Households with housing include those that: (1) occupy units meeting the definition of physical defects; (2) meet the definition of overcrowded; and (3) meet the definition of cost burden > 30%.

Housing Unit: An occupied or vacant house, apartment or a single room (SRO housing) that is intended as separate living quarters. (U. S. Census definition).

Institutions /Institutional: Group quarters for persons under care or custody. (U. S. Census definition).

Large Related: A household of five or more persons, which includes at least two related persons.

LIHTC: (Federal) Low Income Housing Tax Credit.

Low-Income: Households whose incomes do not exceed 80% of the median income for the area, as determined by HUD with adjustments for smaller and larger families, except that HUD may establish income ceilings high or lower than 80% of the median for the area on the basis of HUD’s findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes. NOTE: HUD income limits are updated annually. (This term corresponds to low-and moderate-income households in the CDBG Program).

Rent Burden > 30% (Cost Burden): The extent to which gross rents, including utility costs, exceed 30% of gross income, based on data published by the U. S. Census Bureau.

Rent Burden > 50% (Severe Cost Burden): The extent to which gross rents, including utility costs, exceed 50 percent of gross income, based on data published by the U. S. Census Bureau.

Renter Occupied Unit: Any occupied housing unit that is not owner occupied, including units rented for cash and those occupied without payment of cash rent.

Section 215: Section 215 of Title of the National Affordable Housing Act. Section 215 defines what constitutes “affordable” housing projects under the Title II HOME Program.

Service Needs: The particular services identified for special needs populations, which typically may include transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services to prevent premature institutionalization and assist individuals to continue living independently.

Sheltered: Families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter, including emergency shelters, transitional housing for the homeless, domestic violence shelters, residential shelters for runaway and homeless youth, and any hotel / motel/apartment voucher arrangement paid because the person is homeless. This term does not include persons living doubled up or in overcrowded or substandard conventional housing. Any facility offering permanent housing is not a shelter, nor are its residents homeless.

Small Related: A household of 2 to 4 persons that includes at least two related persons.

Substandard Condition and Not Suitable for Rehab: Dwelling units that are in such poor condition as to be neither structurally nor financially feasible for rehabilitation. (i.e., the cost of acquisition and rehabilitation exceeds the market value of the unit after rehabilitation).

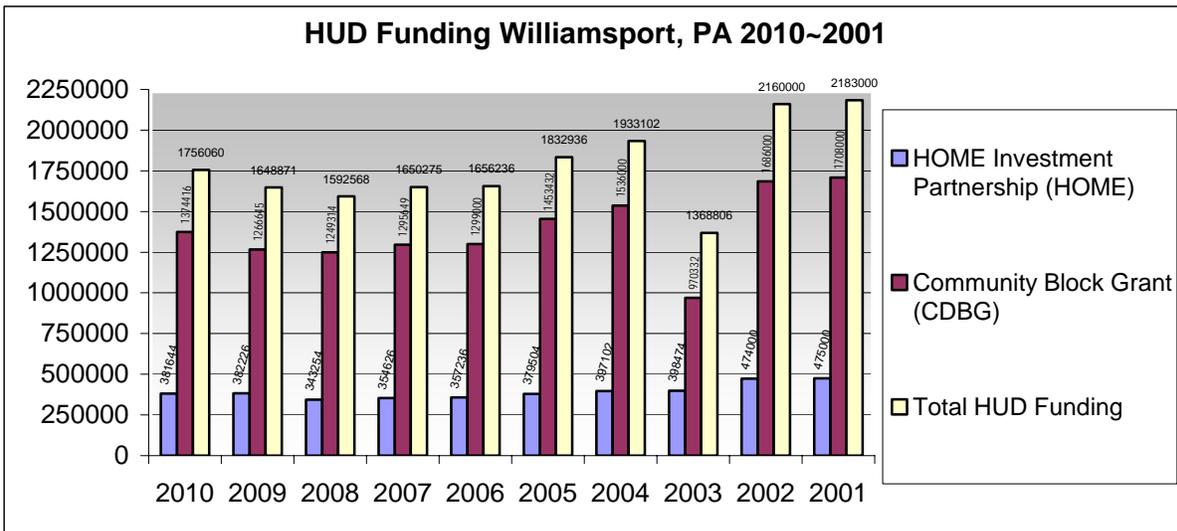
Standard Condition but Suitable for Rehabilitation: Units that do not meet local housing code and have at least one major system that is inoperable but are economically viable (i.e.; cost of acquisition and rehabilitation does not exceed the value of the unit after rehabilitation) and structurally sound.

Substantial Amendment: A major change in a housing strategy submitted between scheduled annual submissions. It will usually involve a change to the five-year strategy, which may be occasioned by a decision to undertake activities or programs inconsistent with that strategy.

Substantial Rehabilitation: Rehabilitation of residential property at an average cost for the project in excess of \$25,000 per dwelling unit.

Supportive Housing: Housing, including Housing Units and Group Quarters that have a supportive environment and includes a planned service component.

I. INTRODUCTION



The primary sources for the activities, plans and goals herein described are the federally funded Community Development Block Grant (CDBG) and HOME Programs.

The **Home Investment Partnerships (HOME) Program** was created by the National Affordable Housing Act of 1990 (NAHA) and is administered by the U.S. Department of Housing and Urban Development (HUD). The intent of the HOME program is to provide affordable housing opportunities to lower-income households directly or through partnership with nonprofit housing providers, private-sector lenders, developers, and government agencies.

The **Community Development Block Grant (CDBG) Program** is authorized under Title I of the Housing and Community Development Act of 1974. The CDBG program is administered by HUD, and provides funding to municipalities for developing viable urban communities.

Williamsport receives funds through HUD to fund activities and programs to achieve the following:

- Providing decent housing;
- Establishing and maintaining a suitable living environment; and
- Expanding economic development opportunities.

By regulation, activities and programs must primarily benefit low-to-moderate-income households, but the CDBG program allows the City of Williamsport to make its own determination of needs.

Management

CDBG and HOME functions are part of the Department of Economic and Community Development of the City of Williamsport. The City is the clearinghouse and facilitator for the activities described. As a local unit of government, the City of Williamsport is empowered to apply for and administer CDBG Program funds, HOME Program funds, and other grants.

The Office of Economic and Community Development provides the City's administration of its entitlement program. In 2010, the Director oversaw the administration of CDBG and HOME entitlement programs. The Office of Economic and Community Development also applies for and

administers other funding sources, such as Homelessness Prevention and Rapid Re-Housing Program (HPRP) and Neighborhood Stabilization Program (NSP) funds at the federal or state level, ensuring all resources are integrated and administered efficiently. The Department is responsible for:

- Program management and oversight.
- Inter Department/Agency Coordination.
- Sub-recipient contract administration, monitoring.
- Program evaluation.
- Report preparation and submission.
- Public education and participation.
- Special project development.
- Consolidated Plan preparation, monitoring, evaluation.
- Housing programs.
- Economic development programs and initiatives including LERTA

In addition, City staff assists sub-recipients of grants and loans. The sub-recipient grants and loans include, but are not limited to, Community Development Block Grants (CDBG & CDBG-R), Home Partnership funds (HOME), Pennsylvania Department of Community and Economic Development (DCED) funds, Neighborhood Stabilization Program (NSP) DCED, the Homeless Prevention and Rapid Re-Housing (HPRP), and ELM Street (DCED) among others.

City divisions assisting the Community Development Office in housing, community and economic development are:

- The Williamsport Redevelopment Authority (WRA) has the power of eminent domain, allowing it to acquire blighted properties for the benefit of the community. WRA allocates CDBG funds on behalf of the City for economic development projects, preservation of historic properties, and the rehabilitation of rental properties. The WRA is carrying out the Susquehanna Health Care expansion activity.
- The City Engineer, Codes Department, and Office of Economic and Community Development are responsible for municipal planning. This includes responsibility for the Comprehensive Plan (2010-2014), review and preparation of zoning and land development ordinances to ensure conformance and consistency with the Comprehensive Plan, Floodplain Management Plan, PA Title 25, Capital Improvements Plan, Historic Preservation Plan, management and coordination of planning activities, and maintaining the Official Map.

CDBG & HOME funds provide funding for:

- Owner Occupied, Rental and Accessibility Improvement Housing Rehabilitation Programs
- Home Buyer Assistance, GAP financing programs.
- Micro-Enterprise Revolving Loan Program
- Street Reconstruction, Curb Ramps, Water and Sewer improvements, Fire Hydrants, Fire Protection, Codes Enforcement, Blight Elimination, Public Service Activities and improvements to Public Facilities.

Each year funds are budgeted for specific projects targeting low-income areas and persons. The basis for each yearly Action Plan, is the 2010 through 2014 Consolidated Plan (CP). The CP covers a five-year period wherein the City describes its strategy in pursuit of goals for all Housing, Community

Development, and Planning activities. In the CP, the City sets forth its strategies, the needs that are to be addressed, and goals. This Consolidated Action Plan Evaluation Report (CAPER) is a summary of the actions undertaken by the City in 2010, their relationship to the priority needs in Williamsport's 2010-2014 Consolidated Plan and the progress the City has made to address those needs

The primary utilization objective is providing decent, affordable housing, a suitable living environment, including infrastructure and public facility improvements, economic opportunities and support services to persons and households living at 80 percent or below of the City's median income.

2010 Income Levels in Williamsport

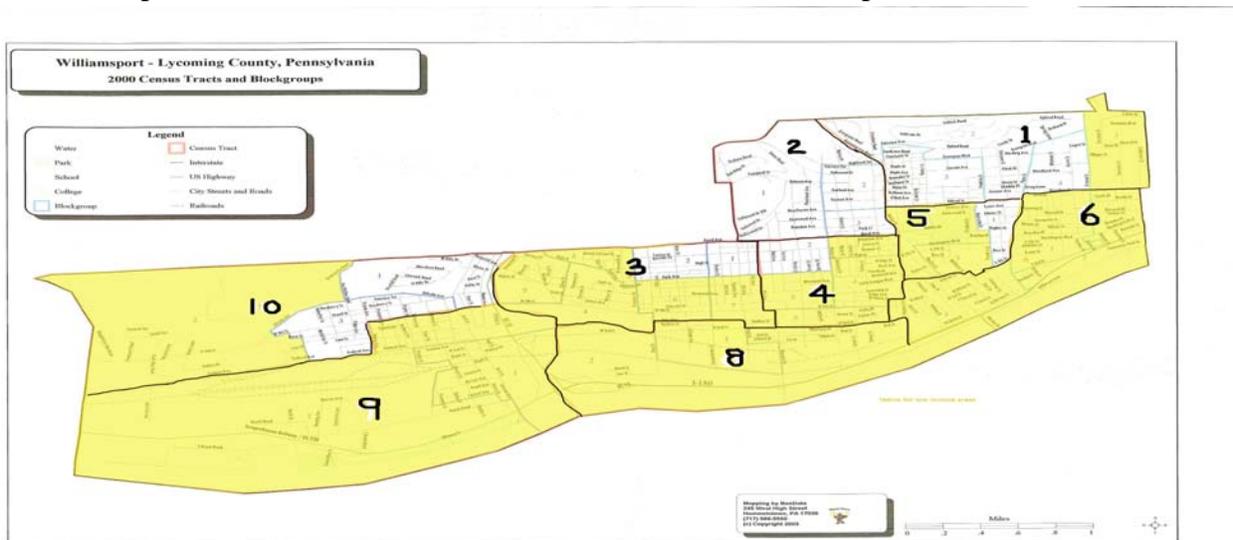
80% Median Income Pct	One Person	Two	Three	Four	Five	Six	Sev	Eight
Maximum Income	80% \$30350	\$34650	\$39000	43300	\$46800	\$50250	\$53700	\$57200

The City is divided into *Census Tracts*. Statistics, including income, homeownership status, family size, and race, are determined for each tract based on responses to census questionnaires. The information determines Williamsport's eligibility for CDBG and HOME funds. 2010 Census information is not yet available.

Census Tract Map 2000

Low-income census tracts are those where 51 percent or more of the population have incomes below 80 percent of the area median income. Six of nine census tracts in the City of Williamsport contain 51 percent or more low income.

- CT 3 – 54.8 percent low income.
- CT 4 – 68.8 percent low income.
- CT 5 – 53 percent low income.
- CT 6 – 63.8 percent low income.
- CT 8 – 56.6 percent low income.
- CT 9 - 56.6 percent low income



The City is 53.7% low-income. Therefore, the entire City qualifies as a low-income area. All activities funded in FY 2010, other than street reconstruction, are citywide activities

Census Disability Chart (2000)

TRACT	POP100	HU100	DISABLED	WHITE	BLACK	AIANA	ASIAN	Other		Non
								Race	Hispanic	Hispanic
1	3254	1459	534	524	10	0	0	0	0	534
2	2283	987	298	263	35	0	0	0	0	298
3	5973	2799	1275	1158	83	23	0	11	11	1264
4	5046	2590	1499	1049	317	21	24	88	32	1467
5	3036	986	520	502	18	0	0	0	10	510
6	3058	1490	693	592	72	18	11	0	0	693
8	2140	611	414	343	50	8	0	13	0	414
9	2617	1121	553	505	10	25	0	13	0	553
10	3299	1481	604	516	72	5	7	4	0	604

Assessment of 2010 Activities and Priorities

	Total Units Occupied	Owner Occupied		Renter-Occupied	
		Total	Percent	Total	Percent
White	10,654	5,172	48.5	5,482	51.5
Black	1,276	241	18.9	1,035	81.1
Am. Ind., Eskimo	65	28	43.1	37	56.9
Asian, Pacific Isl.	60	6	10.0	54	90.0
Other Race	41	8	19.5	33	80.5
Two or More Races	123	30	24.4	93	75.6
Total	12,219	5,485	44.8	6,734	55.2
Hispanic Origin Any Race	60	8	13.3	52	86.7

This chart depicts housing units in the City as determined by the 2000 Census.

Housing 2010

To increase the number of households inhabiting safe housing, the following were funded in 2010. If activity meets a Housing Priority, whether funded by HOME or CDBG, priority and objective information is provided for continuity.

- a. Rehabilitation of Renter-Occupied Units
- b. New Construction of Renter-Occupied Units
- c. Owner-Occupied Single-Family Rehabilitation
- d. Homebuyer Assistance – Gap Financing Program
- e. Accessibility Improvements to Housing Units
- f. Code Enforcement
- g. Rehabilitation of Owner/Renter-Occupied Duplexes/Doubles
- h. New Construction and Rehabilitation to create Mixed Income Housing.

1. Increase Homeownership (Homebuyers)

Priority: Very low and low-income households. *Objective:* Creation of Decent Housing

- To support home ownership for renters.
- To create new housing for home ownership through construction, or rehabilitation.

Construction of Houses for Homeownership – HOME Program - CHDO Activity
HOME CHDO Program 2010-Amount Budgeted-2010-\$57,247- Lycoming Neighborhood Development Corporation (LNDC) (agreement pending). 2010 CHDO funds have been budgeted to LNDC. A site has not been found. The activity is for construction or rehabilitation of a single unit, for sale to an income eligible buyer.

HOME CHDO Program 2009-Amount Budgeted-2009-\$57,333.90 to Habitat for Humanity, the 2009 CHDO. In 2010, Habitat completed and sold one unit in Newberry and is working on the rehabilitation of one unit on Park Avenue. The Park Avenue rehabilitation is the first rehabilitation project our area Habitat has attempted. The project is also supported with DCED, Neighborhood Stabilization Program funds.

HOME CHDO Program-2008 Amount Budgeted-2008-\$51,488.10 (LNDC)
In 2010, LNDC completed and sold one unit on Grace Street and is currently renovating a single unit on Locust Street. The project was funded with 2008 CHDO funds. Both structures are Historic District properties and must be rehabilitated to historic standards. In 2010, one unit was sold to an income eligible household. Construction of the Locust Street unit is underway and will be completed in 2011.

In 2010, two new buyers were assisted by CHDO activity HOME funds and two additional CHDO projects are underway.

Homebuyer Construction Assistance - HOME Program

Homebuyer Assistance Program-New Construction-Amount Budgeted 2010- \$330,000
An Agreement providing Homebuyer GAP financing assistance to buyers of new homes in the West End Terrace/Pennsy Heights area was signed in 2010. The 2010 program provides up to \$55,000 in GAP financing. It requires the buyer contribute personal funds to the project and attend Homeownership Counseling. Previous programs offered \$34,000 and required no buyer monetary contribution. 52 buyers were assisted since 2000 but due to a recent lack of participation by income eligible households, partially attributable to increased building costs, including a 2011 requirement for sprinklers, and the slow down in private lending, the HOME assistance amount was increased. Infrastructure and pre-construction activity for development of an additional 6 units is complete and lots are for sale. HOME funds assist the buyers. No funds are offered for the construction itself. No sales were made in 2010.

These homeownership activities provide safe and affordable housing specifically dedicated to income eligible households and provide support to new buyers, bettering their chances for successful homeownership.

Home Buyer Assistance Program –Purchase of Existing Units -HOME Program City Home Buyer Assistance - HOME-Amount Budgeted –2010 \$150,000, 2009-\$69,485..

This program provides Gap financing of up to 20% of a property purchase price. The home must be single family, within city limits, pass an occupancy inspection, visual assessment, and be affordable to an income eligible buyer. Applicants must obtain the maximum private financing their income can support. Households receiving Homebuyer Assistance must

contribute at least 4% of the sale price from personal funds and complete a homebuyer-counseling session from a City approved counseling agency. Training includes budget counseling, debt management, credit review, and home ownership education. Five households were assisted in 2010 under this program.

Summary of Homebuyer Assisted and Completed 2010 (7 total)

5 homebuyers were assisted under the City HOME funded Gap Financing program.

Racial characteristics of households:

4 White

1 Black

4 female head of household

Income Levels of assisted buyers:

80% of median income - 3.

60% of median income - 2.

2 homebuyers were assisted under the City HOME CHDO funded programs.

Racial characteristics of households:

1 White

1 Black

1 female head of household

Income Levels of assisted buyers:

80% of median income - 1.

50% of median income - 1.



NSP Target Area

Other Homebuyer Opportunity Activities

Neighborhood Stabilization Program (NSP) DCED

The \$800,000 the City was awarded in 2009 was reduced to \$275,000 in 2010. The program originally was to provide funds for acquisition and redevelopment of 6 foreclosed properties. Extensive searching by the City and its NSP developers, Habitat for Humanity and Lycoming Neighborhood Development Corporation, was unable to unearth a suitable number of foreclosed units within the target area. Sales agreements for 2 NSP units were signed before the program obligation deadline in September 2010. One unit on Park Avenue has been acquired and renovations begun. Title issues have been discovered at the second unit and a sale has not taken place. LNDC is seeking another unit.

NSP funds must be used for activities that benefit low and moderate-income, and middle-income persons (up to 120 percent of area median income), but twenty-five percent of the funds must benefit low-income persons (up to 50 percent of area median income). The completed homes must be of good quality, becoming an asset to the neighborhood.

Nichols Place – DCED Housing & Redevelopment Assistance Funds - Amount Budgeted DCED 2007 - \$330,000. The City has subdivided and sold vacant land to a developer for construction of single family, owner occupied homes. DCED has approved \$330,000 in mortgage assistance gap financing funds to assist income eligible buyers of these yet-to-be-constructed single-family homes. The deadline for expending these funds is mid 2011.

2. Moderate Housing Rehabilitation of Single-Family Dwellings

Priority: Extremely low, very low, and low-income owners. **Objective:** Decent Housing

- Improve living conditions by making housing code compliant.
- Preserve housing stock through rehabilitation.
- Reduce hazard of lead based paint in older housing stock.

The City of Williamsport Owner Occupied Single Family Rehabilitation Program offers grants and low interest loans to repair owner occupied, one family homes in Williamsport’s Corporate City limits. All code, safety, and items not meeting rehabilitation standards must be repaired under this program. Participant income may not exceed 80% of the area median income. The program is primarily funded by HOME, however Emergency Rehabilitation funds under CDBG are available on a very limited basis.

Housing Rehabilitation - Amount Budgeted 2010- \$150,000-HOME – \$40,000-CDBG
 In 2010, 9 HOME cases were completed and 9 additional are currently under contract.
 In 2010, 3 CDBG Emergency Cases were completed.

Summary of HOME and CDBG funded Owner Occupied Single Family Rehabilitation 2010:

12 owners were assisted with HOME & CDBG in 2010

Racial Characteristics: (completed units only) 9 HOME 3 CDBG

11 - White

1- Black/African American

1- Hispanic

8- Female heads of household

2 Disabled persons

Income Levels of Assisted Cases

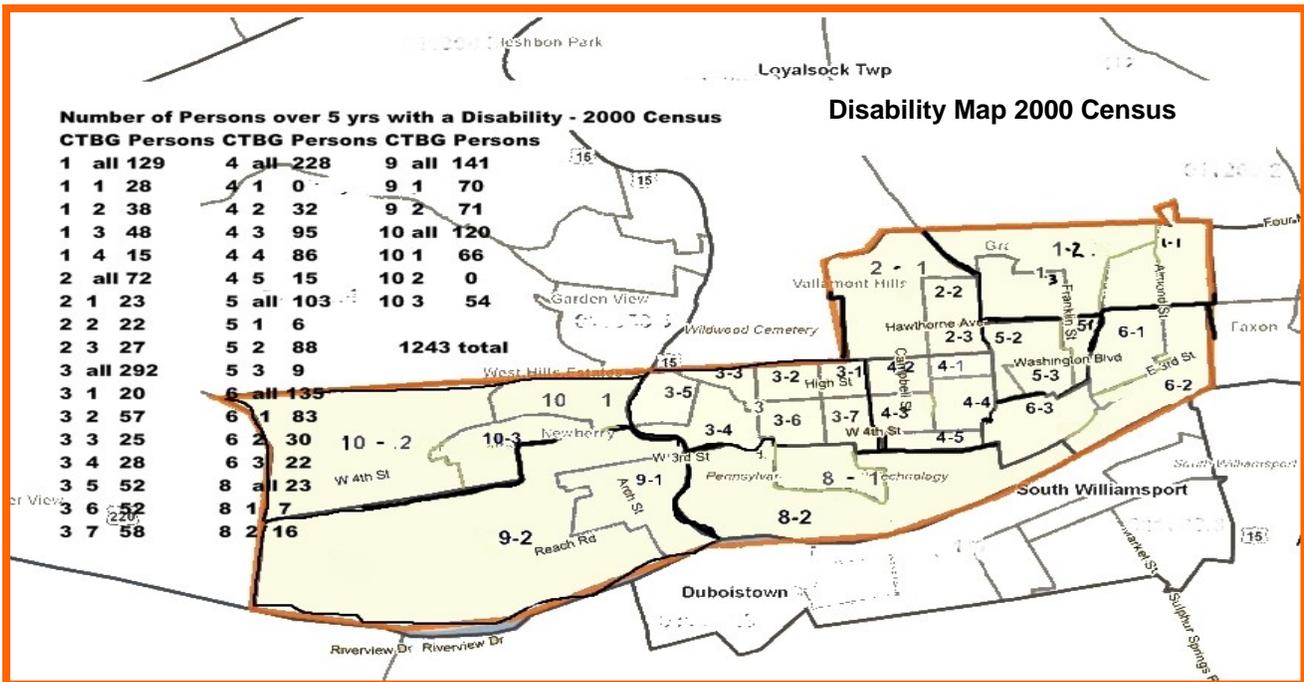
0 - 30% of median income - 2

31- 40% of median income - 2

41 - 50% of median income – 1

51 - 60% of median income - 5

61 - 80% of median income – 2



Priority: Extremely low, very low, and low-income households who are Disabled.

Objective: Increase availability and accessibility of Decent Housing for persons that are disabled.

- Assist persons with adaptive modifications and accessibility improvements.

Accessibility Improvement Program- Amount Budgeted 2010 - \$16,900 CDBG

Up to \$5,000 in CDBG, grant funds are available for eligible households with a person that is disabled. Fixed improvements, such as ramps, bath facilities, railings, that assist disabled persons remain in their homes are eligible. Two units were completed in 2010 and 2 units are under contract for renovations in 2011. The Accessibility program does not raise a property to minimum standards; however, participants are directed to other rehabilitation programs for additional assistance. The Center for Independent Living of North Central Pennsylvania (CIL-NEPA) assists the City by providing information about city programs to their clients.

Summary of CDBG Accessibility Improvements Program 2010:

2 households w/ disabled persons were assisted in 2010

Racial Characteristics: (completed units only)

2 - White

2- Disabled persons

Income Levels of Assisted Cases:

51 - 60% of median income - 1

61% - 80% of median income - 1

In total fourteen (14) owner occupied single-family units were assisted with HOME or CDBG rehabilitation funds in 2010. (9 HOME OOSF, 3 CDBG OOSF Emergency, and 2 Accessibility.)

3. Rehabilitation and Construction of Rental Units

Priority: Extremely low, very low, and low-income renters. **Objective:** Creation of Decent Housing

- Improve living conditions by making housing code compliant.
- Preserve the housing stock through rehabilitation.
- Abate hazard of lead in older housing stock.
- Create new affordable renter housing.

Rental Property Rehabilitation program is funded by CDBG dollars. HOME funds are the primary source of funding for rental unit construction.

Rental Property Rehabilitation (existing units)- CDBG. Amount Budgeted 2010 - \$25,000.

Prior year CDBG funding is still available. A 3% loan of up to \$14,000 for a single rental unit and \$11,000 for each additional unit up to a maximum of seven is offered. In 2010, a two-unit rehabilitation project was completed. No relocation was required for rental activities.

Owner Occupied Rental Property Rehabilitation—CDBG Amount Budgeted 2010 - \$175,000. New Program - In an effort to stimulate renovations to the many double units in the city, a program offering a grant and low interest loan for rehabilitation of owner occupied doubles and duplexes, was created in 2010. Previous Rental Rehabilitation Programs did not

offer a grant. Grant amounts are equal to current Owner Occupied Single Family allowances, but have a 10-year, 10% per year forgiveness. An income eligible owner household must occupy one of the units. After-rehabilitation rents must be affordable to lower to moderate-income households for a minimum of one year after completion. Applications are being taken.

Nichols Court - Amount Budgeted 2008- \$350,000 2009- \$0...2010 - \$0

The developer completed construction of a 24-unit, 1 and 2 bedroom, elderly rental project on Nichols Place. 4 units are HOME assisted. All units are available to lower income persons. Construction was completed in 2009 and full occupancy achieved. Close out was completed 2010.

Summary of Rental Unit Rehabilitation and/or Construction

4 units assisted (floating) HOME- Nichols Court : 4-white, 3 @ 30%, 1 @ 60% income levels
2 units assisted – CDBG Rental Rehabilitation – 2w, 2fhh, 1-50%, 1-30% income levels

In 2010, 6 affordable rental units were completed and occupied by income eligible households.

4. Tenant-Based Rental Assistance

No City CDBG or HOME funds were committed to this activity. See Lycoming County Housing Authority.

5. Homeless Shelter Activities and Near Homeless Needs

Priority: To assist homeless individuals, families and chronically homeless persons obtain housing and avoid homelessness. *Objective:* Creation of Decent Housing

- The City of Williamsport accepts requests from provider agencies of permanent supportive housing, particularly those that address a gap in agreement with the Continuum of Care. The City of Williamsport provides certifications of consistency for proposals that expand housing choice and assist the homeless make the transition to permanent housing. The City submitted an **ESG** application for a short-term shelter, Saving Grace, to DCED in 2010, but it was not funded.
- Support shelter and supportive service provided by social service and non-profit organizations.

Homelessness Prevention and Rapid Re-Housing Program (HPRP) provides temporary financial assistance and services to prevent individuals and families from becoming homeless, and help those who are homeless be quickly re-housed.

In 2009, the City of Williamsport was awarded \$518,859 from the Department of Housing and Urban Development for this purpose. Two agencies, STEP, Inc. and the Salvation Army, were identified as having the capacity to administer the HPRP program for the City of Williamsport and provide caseworkers to help clients achieve self-sufficiency. In 2010, the City and these agencies worked together to serve those in need of temporary assistance **and** most likely to achieve stable housing outside of HPRP. In 2010, 146 persons, adults and children, were assisted. Assistance included rental assistance, security deposits, utility payments, moving assistance, case management, and housing search services. Of those assisted 90 were white,

47 black, 2 American Indian or Alaskan Native, and 7 of multiple race. The majority assisted lived in private rentals, with no rent subsidy. All applicants were at or below 50% AMI.

The City continued representative support for the Family Housing Alliance, a group composed of multiple organizations, dedicated to development of housing for homeless families and individuals. The group, in collaboration with New Covenant Church, created Journey House, a four unit building that is fully occupied. Participants in Journey House are provided a home, support for job seeking, and life skills training. All participant households are homeless or near homeless but must have the capacity to achieve self-sufficiency.

In 2010, the Family Housing Alliance and the City of Williamsport submitted a 2010 State Emergency Shelter Grant application for rehabilitation of a vacant church on Grace Street as a short-term shelter. The City supported the project and Lycoming County provided a \$100,000 match commitment from Act 137 funds. The application was not funded but the project has proceeded through the efforts of the United Way, American Rescue Workers, and Family Housing Alliance. Saving Grace, will open in February 2011.

The City continued its representation in the Lycoming County Housing Coalition (AKA Housing Work Group). The group has representatives from Consumer Counseling Services, STEP, Financial Institutions, Rural Housing Development, local government, banks and others. Its goal is housing education for homeownership. In 2010, the Coalition and the Housing Alliance of Pennsylvania and hosted a Regional Housing Forum, “Reshaping Pennsylvania’s Housing Market”. The forum was attended by many local and regional agencies. Issues discussed included the gas industry impact on affordable housing, state housing legislation, preventing homelessness, preserving housing quality and sustaining homeownership.

Temporary and longer-term shelter for men is provided by the American Rescue Workers. The Rescue Workers serve Lycoming County and have a 37-bed shelter for men and 8 beds for emergency transient lodging. They provide limited Emergency Rental Assistance, Utility, and Food Programs and have waiting lists for these services. The Rescue Workers refer residents to Career Link Job Search Service and each resident is assigned work therapy.

In 2010, the Rescue Workers assumed a leadership role in creation and management of the Saving Grace Short Term Shelter project, when the original managing entity had to withdraw. This shelter will open in 2011.



The YWCA operates Wise Options, which provides crisis assistance and emergency shelter for victims of domestic violence, and Liberty House, a women and children’s homeless shelter. Liberty House now provides 29 units with 39 beds of transitional housing, life skill training, education links, counseling, and employment guidance. In 2010, Liberty House served 96 persons. All were homeless. Liberty House received HUD/McKinney funds for Emergency Shelter assistance, receives funding under the Housing Assistance Program (HAP) and was approved for an ESG State DCED grant in 2010.

AIDS Resource 500 W 4th Street assists HIV positive clients to obtain shelter and provides limited financial assistance for temporary shelter or rent. They serve Lycoming, Snyder, Union and Northumberland Counties. AIDS Resource provides education on treatment and risk reduction, transportation, testing, and budget training and was a past recipient of CDBG funds. They report the biggest obstacle is the stigma attached to Aids, lack of funding, and lack of affordable housing for their clients.

With grant support from the United Way, Linkage Lycoming, at 2138 Lincoln Street, has established itself as a centralized place to refer, compile, track and compare requests for assistance from homeless and other persons in need. The information Linkage Lycoming compiles, provides a statistical basis for funding requests under the Continuum of Care, McKinney, and related Housing Assistance Programs, and identifies potential duplication or receipt of services. Many organizations, such as the Joinder Board, Rescue Workers, Mental Health/Mental Retardation, Salvation Army, YWCA, Wise Options, STEP, Children & Youth, and Williamsport Area School District (PA Homeless Children's Initiative), submit information to Linkage Lycoming. Linkage Lycoming provides a referral service for persons needing help, finding potential sources of assistance and often providing telephone reassurance to those in need. The Linkage Lycoming count showed from July to December 2010, 155 households (189 adults and 123 children) were reported as homeless.

The Lycoming Housing Authority has selection guidelines that provide a housing preference to eligible households that are homeless, or have been evicted through City Code Enforcement activities directed against a landlord, not a tenant. Applications are online at <http://www.lycominghousing.org>

The Center for Independent Living of North Central Pennsylvania serves an eight county area including Lycoming County. They provide services to protect and enhance the rights and life quality of people with disabilities. Services include life skills training, budgeting and job readiness, attendant care programs, peer counseling, referrals, locating accessible housing, transportation, interpreters for hearing impaired people, readers for visually impaired people and service coordination to enable an individual to remain at home and in the community rather than in an institution. CILNCPA is a source for American Disabilities Act (ADA) information, Pennsylvania Assistive Technology Foundation (PATF) grants/loans.

The Salvation Army, Project Break-Through connects families with professionally trained mentors to guide them on a journey to self-sufficiency. Project Break-Through has nearly 50 families working towards self-sufficiency and is a prime component of the Journey House, HPRP and Saving Grace endeavors.

Hope Enterprises Inc. operates more than forty group homes in Lycoming, Clinton, Columbia, Montour, Snyder, and Union counties. The number of people living in the group homes ranges between two and six and may be co-ed, all women, or all men. Ages served range from children as young as ten to adults of any age.

The City of Williamsport is a member of the Coordinated Task Force, This group meets monthly to provide, discuss and receive information. Over 60 human service agencies

participate. The United Way hosts this group. It has become an advocate in development of a Pennsylvania 211 HELP-LINE, a non-emergency equivalent of 911 that provides 24-hour information and referrals for social and financial problems.

These non-profit organizations provide referral services, counseling, utility payments, clothing, furniture, basic medical care, temporary shelter, and food to low-income persons and households.

The natural gas well drilling of the past 24 months has brought many extended stay visitors to Williamsport and Lycoming County. A large portion of the visitors are contracted workers employed to work as drillers, engineers, laborers and foremen drilling gas wells in the **Marcellus Shale**. Many workers reside in local hotels or rental units during their stay. Although concrete data is not available, the owners of local hotels, motels and camping sites have reported to Lycoming County officials that their establishments have been booked 7 days per week consistently throughout the year. The United Way reports daily calls from people who are losing current housing because the rents are increasing. They report increases due to the rising demand for housing resulting from natural gas workers housing needs.

Emergency Shelters 2000 census data

Provider Name	Facility Name	Target Population	Year-Round Units/Beds			Total Beds
			Family Units	Family Beds	Individual Beds	
American Rescue Workers	emergency shelter	single men	0	0	35	35
YWCA	Wise Options	victims of domestic violence	7	28	3	31
YWCA	The Residency	single women	0	0	11	11
American Rescue Workers	Saving Grace 2011 Opening					pending
Total			7	28	49	77

Transitional Housing

Provider Name	Facility Name	Target Population	Year-Round Units/Beds			Total Beds
			Family Units	Family Beds	Individual Beds	
American Rescue Workers	transitional housing	single persons (male)	0	0	8	8
YWCA	Liberty House	Women with children	11	22	0	22
Family Housing <i>2008 addition</i>	Journey House	Families with children	4	8	0	8
Total			11	30	8	Increased 38

Within funding limitations, the City does what is possible to support shelter and supportive services provided by social service and non-profit organizations.

5. Other Needs (Non-Housing)

Non-Housing Community Development as determined by the 2010 Consolidated Plan are:

- a. Parks and Recreation Facility Improvements
- b. Water/Sewer Infrastructure Improvements
- c. Street Improvements

- d. ADA Curb Ramps
- e. Blight Elimination
- f. Public Services including Youth Services, Child Care Services, Health Services, and others
- g. Neighborhood Clean Up
- h. Other Public Services (i.e. Fire Safety)
- i. Micro-Enterprise Assistance
- j. Commercial Façade Repair
- k. Support for Neighborhood Community Centers

CDBG is the only program permitting a wide scope of activities, allowing communities to determine what their needs are. In 2010 the following activities, (some from prior years) were addressed:

- Improvements to Park and Recreational facilities
- City infrastructure including streets
- Installation of ADA compliant curb ramps and accessibility improvements to City Hall
- Flood pump station improvements
- Blight elimination activities
- Interim Assistance (Neighborhood Clean up Newberry)
- Blight Elimination
- Public Service Support

Map of Parks and Recreational Facilities



Public Facilities

Objective: *Suitable Living Environment*- Budgeted- 2010-\$0 for Parks & Recreational Facilities

The City carries out 2006, Master Site Plan *Public Facility* improvements as funds are available. Two CDBG Park Projects, Newberry Park and Lose Park, funded in 2007-2008 were completed in 2010. These projects funded playground rehabilitation activities.

- Installation of lights, surface and playground equipment at Newberry Park was completed in 2010.
- Installation of play equipment, lighting, landscaping and surface upgrade at Lose School Park was completed in 2010.

A CDBG funded Pool Feasibility Study, reviewing the needs, repair costs and projected use of all city pools was begun. A public meeting to review the data was held in 2010. A final decision on the city pool situation is pending.

A prior year funded activity at the West End Christian Community Center in Newberry was completed. Per an Action Plan Amendment, CDBG funds were used to install a fire alarm system. This amendment was done to assist the Center meet required fire codes. The center serves a predominantly low to moderate-income neighborhood populace.

Priority: Infrastructure. *Objective:* Prepare a Suitable Living Environment

- Improve water and sewer infrastructure including separation of storm sewers throughout the City, and improved delivery of water service and fire hydrants.
- Street improvements including reconstruction and updating to safe proportions standards.
- Installation of ADA curb ramps on a citywide basis.

Infrastructure -Maintaining and improving infrastructure is vital for long-term viability.

Streets - Amount Budgeted 2010 - \$599,312 - CDBG

Streets – Amount Budgeted 2009 - \$339,198 – CDBG-R

CDBG-R - The City received funds under the American Recovery and Reinvestment Act of 2009. City CDBG-R funds were invested in infrastructure Street Improvements. All CDBG-R Activity was completed in 2010. No additional funds are available. Streets reconstructed with CDBG-R include Memorial, near Grier, Grier near Memorial, Charles near Wyoming and Lloyd Street near Terrace Place.

2010 Street Activity Summary: 10 sections of street were completed in 2010

Prior year CDBG funded Reconstruction at:

Eighth Ave (Memorial to Chester 652) is complete.

Lloyd St (654) reconstruction is in stages is complete.

Nichols Place (653) is complete.

Grier St, 7th, 6th, 4th, 3rd, 2nd and 1st Avenues (731) are complete

Other street activities (Walnut, LL Blvd, Campbell 698) are located in the *Susquehanna Health Systems, Path Way to Health* area and cannot be completed until other construction is finished.

Howard St (780), Maynard St. (779) and East Fourth St.(781) reconstructions are still underway.

2010 Street Project Maps

2010 Street Activities. All street projects are CDBG funded and must serve a predominantly low to moderate-income population. Census information is used to determine this. All 2010

streets are located in and serve a low to moderate-income residential population. The street reconstruction activities include milling, storm sewer outlets, sidewalks, curb ramps, and trees.

Some street projects, begun in prior years, are still underway or were completed in 2010



“Pathway to Health completion” (IDIS-2008-698) is awaiting completion of non-City construction activities underway through 2011. The State Department of Transportation, in 2011, awarded Lycoming County \$982,000 through the Pennsylvania Community Transportation Initiative, to help implement the multi-phase Pathway to Health Initiative.



The Eighth Avenue (IDIS 652) and Nichols Place (IDIS 653) 2009 Street Reconstruction activities were completed in 2010



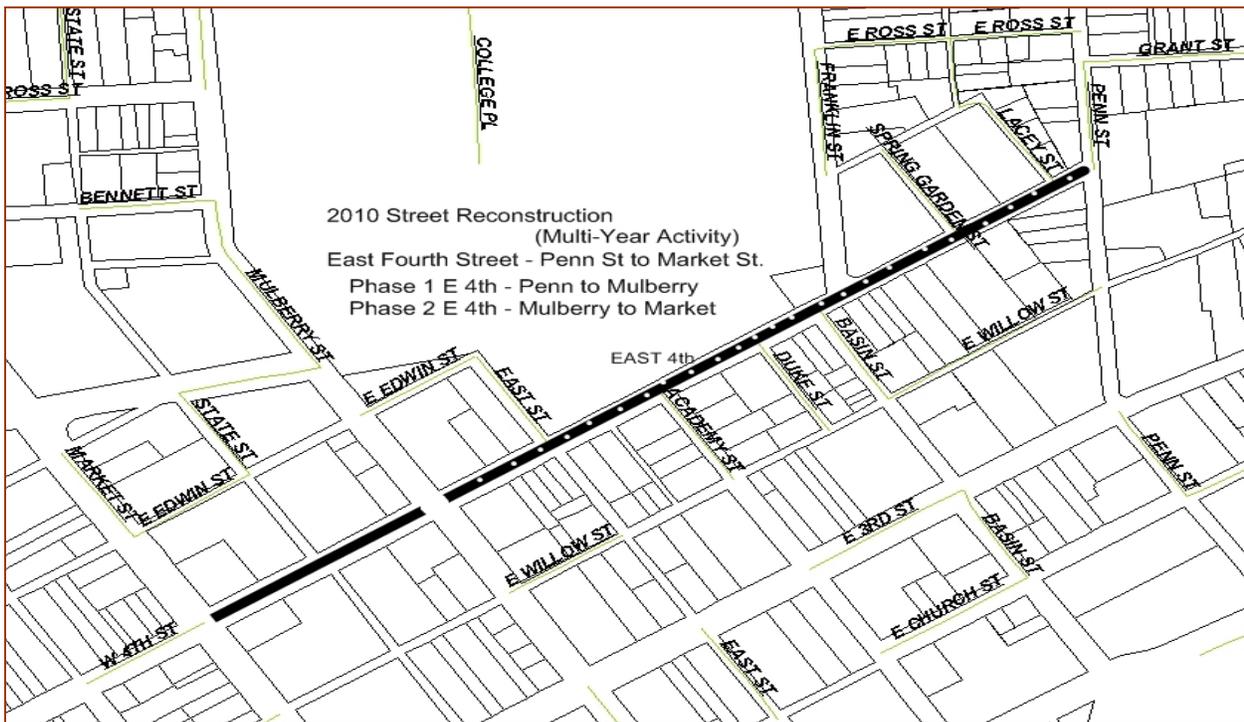
Street Reconstructions, IDIS 731, Grier Street, and Seventh through First Avenues, funded in 2009, were completed and closed out in 2010.



The reconstruction of a portion of Lloyd Street, funded with 2007 CDBG, was completed in 2010.

CDBG – 2010 Street Reconstruction Budget-\$150,000.

Howard Street, IDIS 780, an activity for reconstruction including milling and resurfacing, is substantially completed but will not be closed out until the spring of 2011.

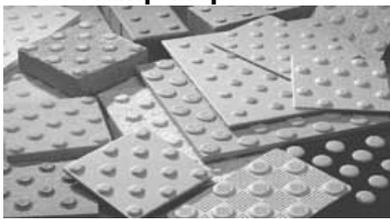


East Fourth Street, IDIS 781, is underway but contracts for reconstruction of this section have not been awarded. Work should commence in 2011. This activity is a multi-phase, multi year, reconstruction.



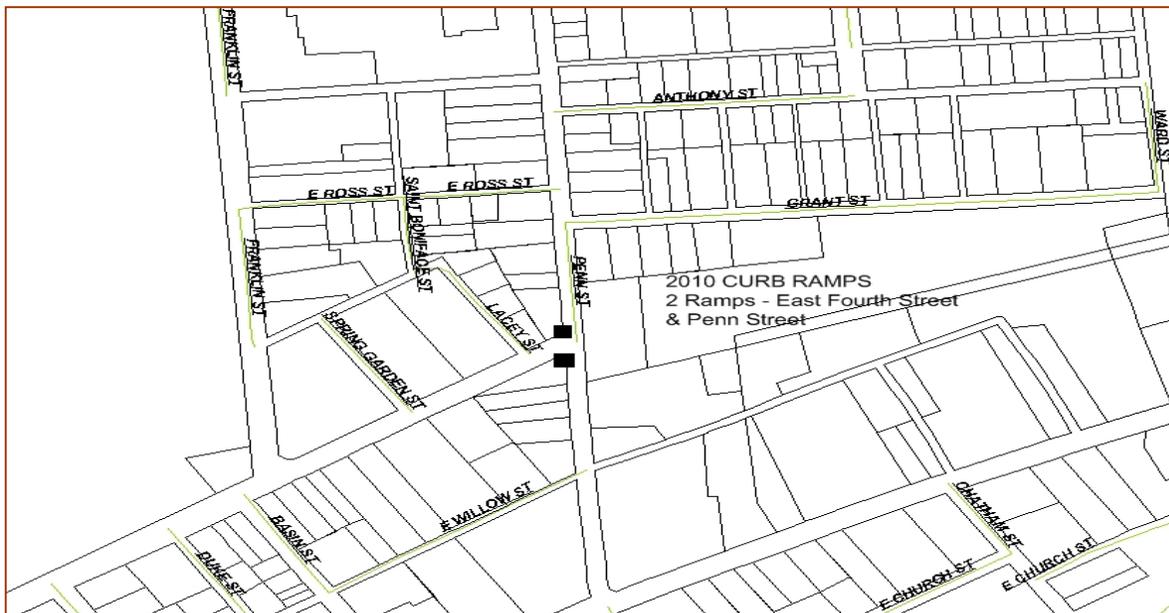
Maynard Street, IDIS 779, is being prepared for bidding and will commence construction in 2011.

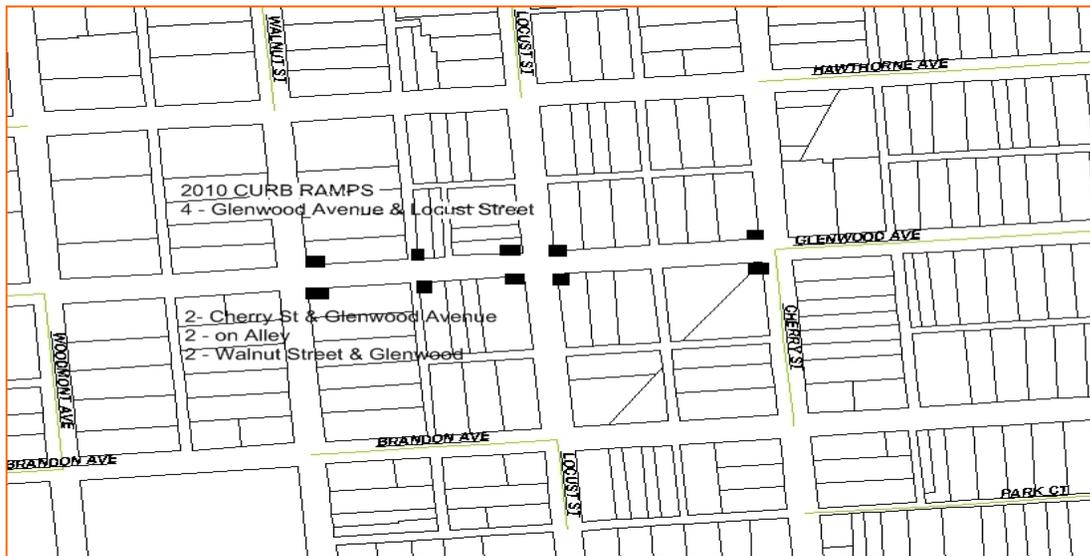
Curb Ramp Maps



(Curb Cuts) Removal of Architectural Barriers - Amount Budgeted 2010 - \$30,000 CDBG
 Ramps or cuts are the sloped areas in walks that allow improved access for persons with disabilities. New ramp standards (see photo) include detectable raised warnings imbedded into the surface. The warnings consist of a surface of truncated domes aligned in a square pattern. Ramp installation is a standard part of street reconstruction projects and these locations are **not** included here. In 2010, 16 new curb ramps were installed at:

- 2-East 4th & Penn St. (CT5)
- 4-Glenwood & Locust (CT2)
- 2 -Glenwood & Cherry
- 2- Glenwood & Walnut
- 2- Howard & West 4th (CT9)
- 2- Howard & Webb St
- 2- Glenwood & Alley

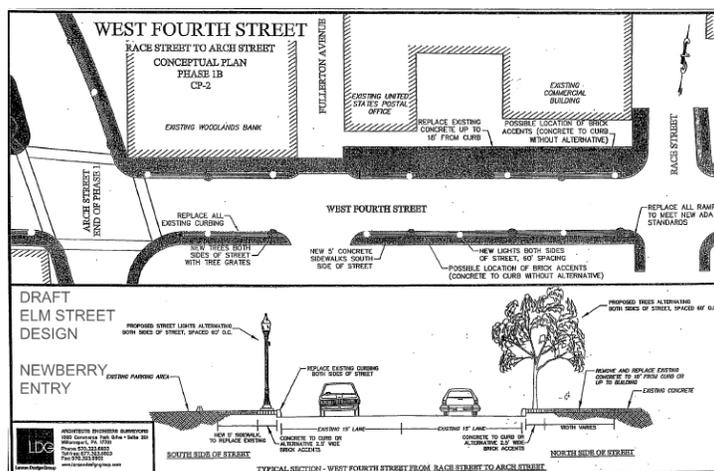




Other (Non Housing) Activities

Newberry Streetscape

In 2009, \$25,000 of CDBG was budgeted as a match for an Elm Street Residential Reinvestment Grant from the State of Pennsylvania. The project includes installation of curbing, walks, trees, and street lighting at one of the gateway streets to Newberry, and was completed in 2010.



Accessibility Improvements City Hall – Amount Budgeted 2009-\$50,000 CDBG 2010-\$0
2009 funds were available for accessibility improvements to City Hall. The work to install handicap door assistive devices, delayed action closers, ADA lever handles, and counter height adjustments was completed in 2010.

Fire Hydrants and Laterals – while a high priority, was not funded in budgeted in 2010.

Correction of interconnected **Storm Sewers and Sanitary Sewer** lines, while a high priority, was not funded in 2010.

Pump Station - Amount Budgeted 2009 -\$75,000 - CDBG 2010- \$0

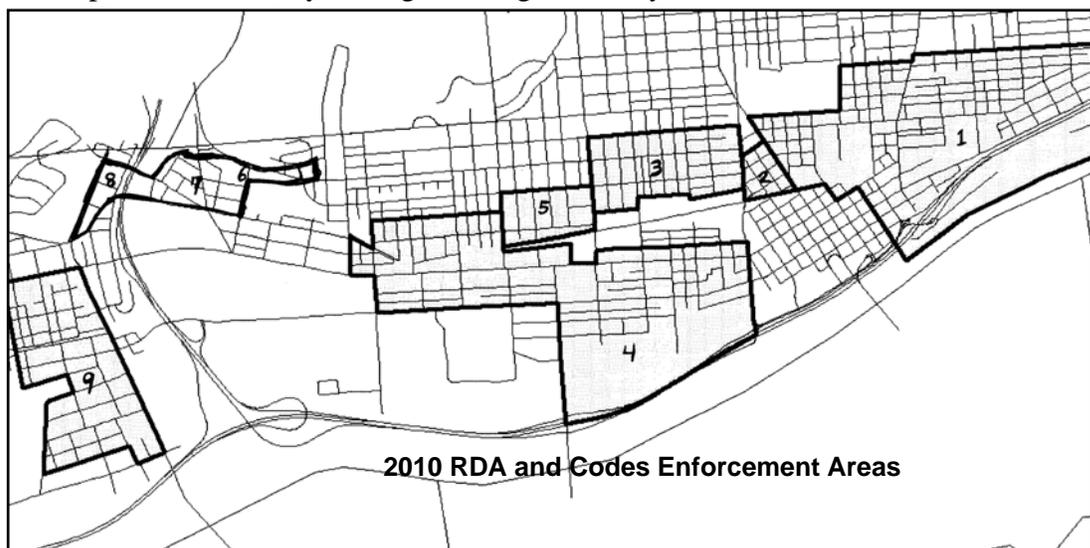
In 2009, \$75,000 of additional CDBG funds was budgeted for update to the Hepburn Street Pump Station. This was funded as a multi year activity. The total pump station electrical upgrade exceeded \$300,000. The activity, to replace antiquated electrical gear at a pump station protecting predominantly low-mod residential areas, was completed in 2010.

Fire Pumper Equipment – Amount Budgeted–2010–CDBG \$250,000. This is a multi year activity, 2010, 2011, 2012, with \$250,000 per year committed.

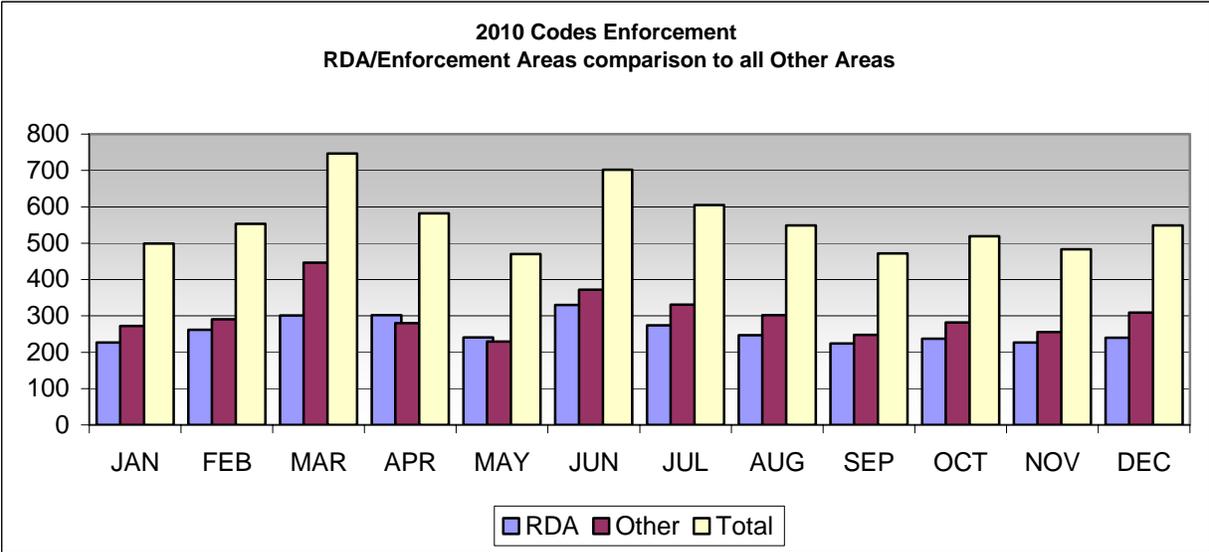
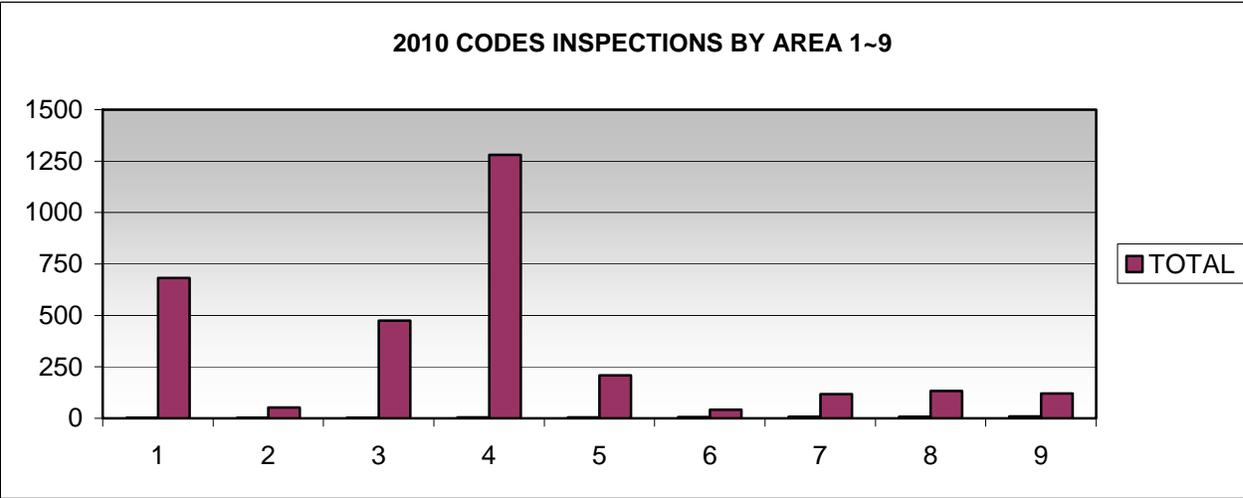
Fire protection equipment is considered for this purpose to be an integral part of a public facility and thus, purchase of such equipment would be eligible under §570.201(c). The City of Williamsport has obligated CDBG funds for a multi-year activity for purchase of a Pierce 100 Foot Aerial that will provide increased fire protection services to the city, which is predominantly low to moderate income. This activity is also funded in 2011.

Codes Enforcement -Redevelopment/Codes Areas- Budgeted 2010-\$40,000- CDBG

These areas are low to moderate-income with a substantial percentage of blighted or substandard property. The effort to arrest decline of residential property in the targeted areas is supported by other actions and entities such as the Rental Property Inspection Ordinance, Housing Rehabilitation programs, STEP programs, Habitat, SEDA-COG, Newberry Community Partnership, ELM Street, Lycoming Housing Authority and others.



Between January 1, 2010 and December 31, 2010, Code Enforcement Officers conducted 6,730 inspections, reinspections, and investigations City wide. 3,116 of those inspections were in the designated Codes Enforcement and Redevelopment Targeted Areas. The Codes Office verifies abatement of discovered problems. Other activities to help arrest negative conditions in targeted areas include CHDO construction activities, STEP weatherization of 174 homes and apartments, the majority in the target area, the Newberry Community Partnership (Elm Street Program) is located in the Codes Enforcement Target Area, and the Neighborhood Clean Up-World Habitat Community Day effort targeted the Park Avenue RDA Enforcement area. In 2010 for example, 10 of the 27 homebuyer, home rehabilitation and CHDO activities completed are located in the enforcement areas.



Priority: Blight Elimination. **Objective:** Prepare a Suitable Living Environment
 Elimination of blight through acquisition or demolition as a community development tool.

Blight Elimination

Amount Budgeted 2010-\$18,000 CDBG

CDBG funds are budgeted for Blight Elimination on a spot basis for removal of conditions detrimental to public health and safety when the property owner will not take responsibility for removing the hazards. Municipal Liens are placed against the property in hopes of eventually recovering funds. No units were demolished in 2010 with CDBG funds.

A Planning Commission Resolution certified the High/Louisa Street Redevelopment Area as blighted on March 13, 2006. The area presented characteristics that warranted being declared a redevelopment area within the meaning of the Urban Redevelopment Law of 1945. Plans for the expansion and upgrade of a public, non-profit hospital, are continuing. The Redevelopment Authority (RDA) of the City of Williamsport has acquired one property on Walnut Street by eminent domain. CDBG funds were not used for acquisition of this property.

Williams Street Redevelopment Project – This is a Multi year activity with a total CDBG commitment of \$750,000 over a 5-year period. Amount Budgeted- 2010-\$264,000

This project is for the acquisition, demolition, compaction, utility relocation and infrastructure improvements in the area of West Third, West and Laurel Streets. The Williamsport Planning Commission certified the area as blighted in conformance with Pennsylvania Urban Development Law on August 16, 2010.

Redevelopment Authority Acquisition Activity - Amount Budgeted 2010 - 0

Prior year funds are still available for acquisition of blighted residential property as a measure of last resort. No property has been acquired to date and remaining funds will be reobligated in 2011 if no action to acquire property is taken. NSP (Neighborhood Stabilization) funds anticipated for this purpose in 2009, are no longer available for this activity.

Priority: Planning and Administration of Williamsport's CDBG and HOME programs.

Administration - Amount Budgeted 2010 - \$265,383-CDBG and \$38,165 HOME

Maximum expenditures for general program administration of CDBG and HOME programs are regulated. The 2010 budgeted amounts for administrative budgets using CDBG and HOME are at or below the maximum 20% CDBG and 10% HOME allowances.

Planning - Amount Budgeted 2009-\$17,500 2010-\$12,500 - CDBG

Planning is a continuous process. In 2010 a Pool Study to determine repairs, use statistics, and to create a plan recommending retention, changes or closing for each city public pool; an Elm Street/Newberry Plan; and a Zoning Study and a Brownfield's¹assessment for the Interstate 180 corridor are underway.

Priority: Economic Development. *Objective:* Create Economic Opportunity.

¹ Brownfield's are generally defined as abandoned or underused industrial or commercial properties where redevelopment is complicated by actual or perceived environmental contamination. Brownfield's vary in size, location, age and past use. They can range from a small, abandoned corner gas station to a large, multi-acre former manufacturing plant that has been closed for years.

Micro Enterprise - Amount Budgeted 2010-\$00 - prior year funds are available from a revolving loan pool

Applications for Micro-enterprise loan assistance benefiting lower income owners and employees were accepted. In 2008 a \$10,000, 3% interest loan to assist in creation of a Deli in a vacant downtown Market Street unit was made. Job creation goals will be met. A Micro Enterprise application for a Wings Restaurant was made in 2010. The business has been established and the job creation goal will be met.

Commercial Façade Renovation - Amount Budgeted 2010 - \$0 – CDBG

Prior year CDBG funds and NON-CDBG revolving loan funds from the Williamsport Lycoming Community Foundation are available for exterior renovations to correct blighted conditions on commercial properties in Commercial Zoning districts. Applications were reviewed in 2010 but none were approved for funding.

Small Businesses Economic Development Loan Fund - The City of Williamsport provided \$300,000 of Shopsteading funds to the Williamsport /Lycoming Chamber of Commerce for establishment of a Small Businesses Economic Development loan fund. From new building construction to equipment purchases, the Revolving Loan Fund can provide the financing to Williamsport businesses with gross sales less than \$1,000,000 annually or fewer than 50 employees. A loan application for the PJ Factory is under review.

Supportive Services-Social Service and Non-Profit Organizations

Priority: Public Services. *Objective:* To Prepare a Suitable Living Environment

Youth services to benefit disadvantaged, lower income households.

Community Alliance for Progressive Positive Action (CAPPA) Amount Budgeted 2009-\$4,000 and 2010 - \$4,000 Young Artists in Action Showcase has received multiple years of CDBG assistance. With support of local sponsors, it provides a performing arts program for at-risk children from low to moderate-income households. The activity includes academic initiative support. In 2009, 98 persons participated in CAPPA programs. All participants were low to moderate income. Supported activity included the Academic Enrichment/Annual Performing Arts/Juvenile Delinquency Prevention program, including the PLATO-Learning Achieve Now Program and GRAV (Get Real About Violence) curriculums. CDBG funds provided equipment and administration. The 2009 activity was monitored and closed in 2010.



The 2010 CAPPA had 93 persons participate. 74% of the participants were low to moderate income. The CAPPA programs target high-risk youth participants through intervention, education, and supplying group alternatives to negative behavior and self-perceptions.



Newberry Community Partnership - 2009 CDBG budget - \$5,000 - Budgeted 2010 - \$0

Neighborhood Plans and Strategies for City Neighborhoods continued in 2010. The Newberry Community Partnership (NCP) continued administration of the Elm Street grant. Streetscape renovations to the

West Fourth Street entry (Codes Area) were completed in 2010. An ELM Street façade improvement program is underway, 3 activities were out for bid in 2010.

Park Avenue Neighborhood Clean-Up Interim assistance. Amount Budgeted 2010- \$0 \$5,000 of prior year CDBG funds was available for this activity. This neighborhood clean effort was made part of Habitat for Humanity 2010 **World Community Day**. Habitat, the City of Williamsport, STEP and the Center at Campbell Street provided a junk collection site for the residents of the Park Avenue Neighborhood (located in RDA Enforcement Area). 8.5 tons of debris were collected and removed. The execution of special garbage, trash, and debris removal, including neighborhood cleanup campaigns, (not regular curbside collection of garbage or trash) in an area is eligible under CDBG.

SPCA - Amount Budgeted 2010-\$4,000 CDBG

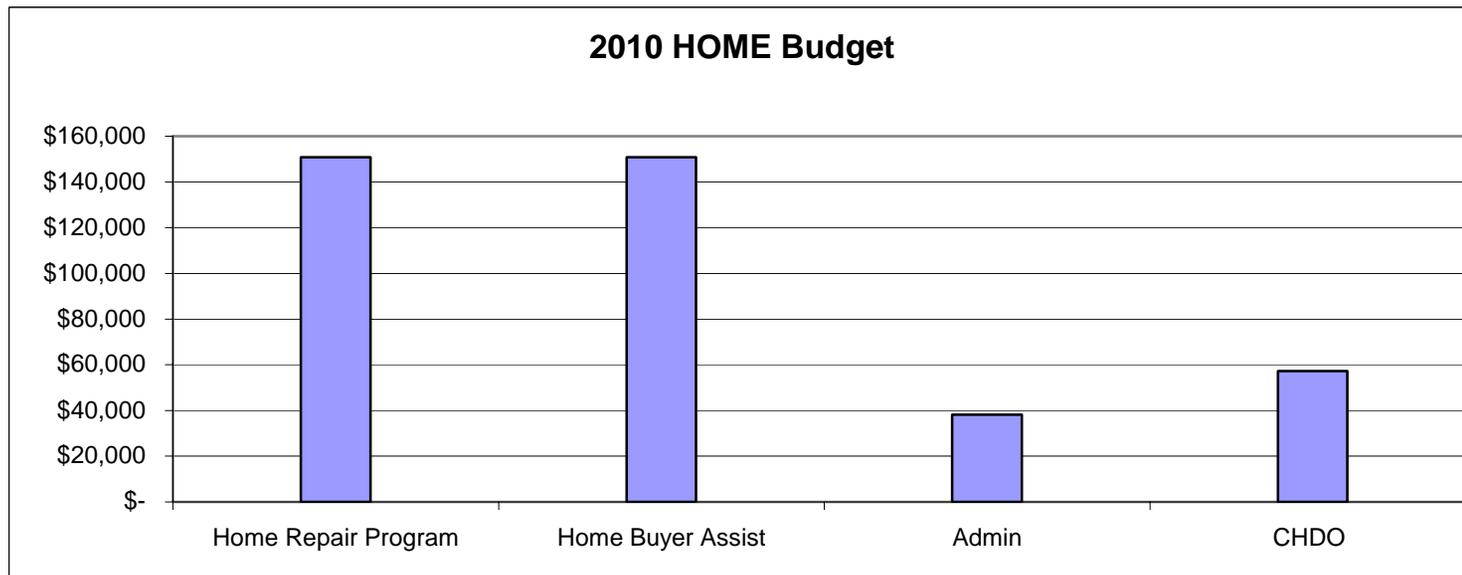
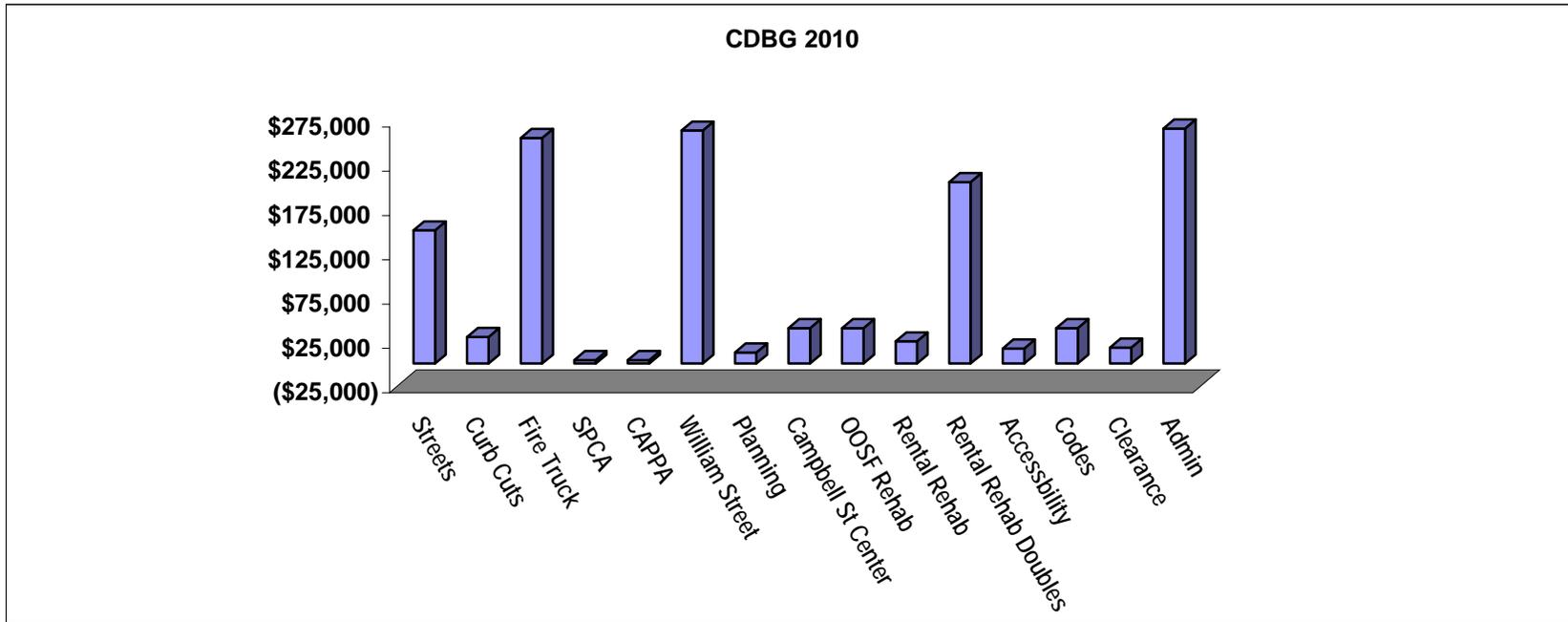
The (IDIS 785) Pet Neuter/Spay Program to help control rising stray dog and cat populations was funded and has assisted 195 lower income City of Williamsport pet owners with vouchers for services. <http://www.lycomingspca.org/content/spay-neuter-assistance>



West End Christian Community Center. Amount Budgeted 2009- \$6,000. CDBG funds paid for the installation of occupancy required fire alarm system. The center serves a predominantly low to moderate-income populace and offers a verity of services. The fire alarm installation is complete and the activity closed in 2010

For contact information regarding any of these programs, please call 570-327-7511, City Hall, Community Development Office

2010 Budget Summary Charts



COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY (CHAS) Annual Performance 2010

Federal Resources

Table 1: HUD Formula Grant Programs: Funds Available and Expended, 2009

Formula Grant Program City of Williamsport		Funds Available in 2010	\$ Expended in 2010
		(include prior year balances)	(Include all expenditures for 2010 and prior year activities in 2010)
2010 CDBG Entitlement	\$1,374,416	\$2,809,064.15	1,157,210.51
2010 Program Income	\$26,240.07	\$145,938.10	107,415.98
Subtotal	\$1,400,656.07	\$2,955,002.25	1,264,626.50
2010 HOME Entitlement	\$381,664	1,248,346.29	255,776.67
2008 Program Income	\$99,552	126,889.33	99,228.95
Subtotal	\$481,216	1,375,235.62	355,005.62
Other- CDBG-R	\$339,198	339198	339198
HPRP	\$518,859	518859	205000
TOTAL	\$2739929		
Other Federal Funding City of Williamsport – Other entities		Funds Made Available - 2010	Comments
2010 Capital Fund	Lycoming County Housing Authority (LCHA)	776,399	(LCHA assumed duties of the former Williamsport Housing Authority)
2010 Section 8	LCHA Timberland – S/8 Housing Choice Voucher Program	868,956 2,654,829	Housing & Rental Assistance Programs
2010 Operating Subsidy	Lycoming County Housing Authority	1,214,638	Housing
2010 Federal	Liberty House	267,218	Shelter
Weatherization ARRA	STEP, Inc.	848,787	STEP serves Clinton & Lycoming Counties
Weatherization Dept of Energy	STEP, Inc.	246,116	
Weatherization - LIHEAP	STEP, Inc.	479,375	

**COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY (CHAS)
Annual Performance Report for 2010**

Non-Federal Resources

Funding Program	Amount of Funding Approved	Administering Agency or Entity	Comments
Weatherization PPL WRAP & Act 129	814,839	STEP, Inc	STEP serves Clinton & Lycoming Counties, including City of Williamsport
Affordable Rental	267,400	STEP	
2010 County ACT 137 Funds	70,675	STEP	
PA Department of Aging	4,582,000	STEP Office of the Aging	Of 4,000 persons served 1,021 were City residents
NSP (DCED)	300,000	City of Williamsport	LNDC/Habitat for Housing
DCED Housing & Redevelop Assistance	490,000	City of Williamsport	Contract amended - Nichols Place Housing Activity
Rail Freight Assistance	250,000	City of Williamsport	PennDot (Moran Rail siding)
DCED - Residential Reinvestment - New Communities	25,000	City of Williamsport	Elm Street funds for streetscape improvements were expended in 2010. Elm St. Façade improvement is still underway
Redevelopment Assistance Capital Program (RACP)	1,5000,000	Susquehanna Health System	Capital improvements & modernization
DCED 2010 HAP & Emergency Shelter State	30,000	Liberty House, YWCA	Funds 50% reduction from 2009 (HAP-Homeless Assistance Program)

-

City Deferred Loan Listing Federal - State Funding Open

DATE Setup	Funding Source	IDIS NUMBER	City Case #	NAME	Unit Number	Address	Original Def Loan	Number of Years / % for Deferred Loan	Status
5/16/05	HOME	594	1609	[REDACTED]		2nd Ave	\$ 19,890.82	20/3%	open
6/9/08	HOME	711	1902	[REDACTED]		Park Ave	\$ 6,149.00	20/3%	open
2/8/07	HOME	675	1884	[REDACTED]		Lousia St	\$ 7,440.00	20/3%	open
7/12/07	HOME	685	1895	[REDACTED]		Sherman	\$ 7,225.00	20/3%	open
7/27/06	HOME	644	1806	[REDACTED]		Tucker St	\$ 9,032.00	20/3%	open
4/29/05	HOME	593	1674	[REDACTED]		W 3rd	\$ 21,462.82	20/3%	open
8/9/06	HOME	645	1802	[REDACTED]		Grand Street	\$ 10,377.00	20/3%	open
9/3/03	HOME	544	1564	[REDACTED]		royal ave	\$ 3,960.00	20/3%	open
10/15/04	HOME	565	1608	[REDACTED]		Park Ave	\$ 18,000.00	20/3%	open
12/12/05	HOME	612	1730	[REDACTED]		Prospect Ave	\$ 12,290.00	20/3%	open
8/26/05	HOME	602	1737	[REDACTED]		Third Ave	\$ 19,923.00	20/3%	open
10/30/07	HOME	690	1823	[REDACTED]		High Street	\$ 4,631.00	20/3%	open
11/22/06	HOME	651	1801	[REDACTED]		Dove Street	\$ 17,355.00	20/3%	open
10/25/06	HOME	649	1791	[REDACTED]		Penn	\$ 13,899.00	20/3%	open
9/1/06	HOME	646	1822	[REDACTED]		Wilson St	\$ 2,711.02	20/3%	open
9/1/06	HOME	647	1796	[REDACTED]		w 4th	\$ 14,078.00	20/3%	open
7/5/05	HOME	598	1685	[REDACTED]		Wyoming	\$ 11,055.00	20/3%	open
10/11/06	HOME	648	1903	[REDACTED]		Tucker	\$ 10,838.14	20/3%	open
2/26/07	HOME	676	1839	[REDACTED]		Woodland A	\$ 14,500.00	20/3%	open
1/10/05	HOME	616	1745	[REDACTED]		Penn Street	\$ 11,094.35	20/3%	open
11/14/05	HOME	605	1768	[REDACTED]		Wyoming	\$ 11,580.00	20/3%	open
7/27/06	HOME	643	1811	[REDACTED]		Rural Ave	\$ 8,291.00	20/3%	open
1/22/07	HOME	672	1860	[REDACTED]		Sheridan	\$ 4,805.50	20/3%	open
11/21/93	CDBG		56	[REDACTED]		First St	\$ 1,391.00	20/4%	open
11/21/93	CDBG		56	[REDACTED]		First St	\$ 2,521.00	20/4%	open
12/1/81	CDBG		8	[REDACTED]		Second St	\$ 7,500.00	20/4%	open
1/12/07	CDBG		1831	[REDACTED]		Mifflin Place	\$ 11,488.00	20/3	open
2/23/84	CDBG		59	[REDACTED]		First St	\$ 9,876.08	20/4%	open
2/23/84	CDBG		59	[REDACTED]		First St	\$ 117.00	20/4%	open

12/6/85	CDBG		168			Henrietta St	\$ 9,995.50	20/4%	open
10/5/83	CDBG		49			First Ave	\$ 3,517.00	20/4%	open
4/2/84	CDBG		49			First Ave	\$ 825.00	20/4%	open
12/11/91	CDBG		401			Locust St	\$ 7,229.00	20/4%	open
3/11/86	CDBG		179			Funston Ave	\$ 6,905.00	20/4%	open
12/26/84	CDBG		107			Glynn St	\$ 7,134.00	20/4%	open
10/3/83	CDBG		28			Spruce St	\$ 8,467.00	20/4%	open
11/18/83	CDBG		28			Spruce St	\$ 1,559.50	20/4%	open
7/6/09	CDBG		1977			Park Ave	\$ 5,490.00	20/3	open
10/24/84	CDBG		98			Campbell St	\$ 9,444.00	20/4%	open
1/15/85	CDBG		82			Second St	\$ 10,000.00	20/4%	open
6/18/92	CDBG		654			Second St	\$ 7,262.50	20/4%	open
7/15/86	CDBG		218			Brandon Ave	\$ 5,045.00	20/4%	open
5/8/84	CDBG		73			Second St	\$ 170.00	20/4%	open
3/3/86	CDBG		122			W. Fourth St	\$ 10,000.00	20/4%	open
4/1/09	RR	CDBG	726	858		Rose St.	\$ 18,430.00	20/3%	open
3/6/09	HB	HOME	725	290		Rural Avenue	\$ 15,600.00	30/0%	open
10/26/07	HB	HOME	688	218		Elizabeth St	\$ 23,000.00	30/0%	open
2/12/06	HB	HOME	617	97		Sheridan St.	\$ 15,000.00	30/0%	open
11/15/07	HB	HOME	691	240		Elmira St	\$ 10,960.00	30/0%	open
4/12/07	HB	HOME	679	197		Wilson St	\$ 15,000.00	30/0%	open
1/12/05	HB	HOME	442	39		Woodland	\$ 15,500.00	30/0%	open
6/20/08	HB	HOME	710	255		Depot St	\$ 17,000.00	30/0%	open
3/27/07	HB	HOME	678	196		Tucker Street	\$ 11,400.00	30/0%	open
2/12/06	HB	HOME	618	101		Memorial Ave	\$ 8,980.00	30/0%	open
10/28/09	HB	HOME	759	314		Newberry St	\$ 10,980.00	30/0%	open
1/30/08	HB	HOME	692	247		Ridge Avenue	\$ 21,600.00	30/0%	open
10/17/08	HB	HOME	718	279		Webb St	\$ 13,000.00	30/0%	open
10/31/07	HB	HOME	689	239		Baldwin	\$ 14,900.00	30/0%	open
8/7/08	HB	HOME	714	276		Hillside Ave	\$ 20,570.00	30/0%	open
8/12/05	HB	HOME	601	55		Chester St	\$ 15,000.00	30/0%	open
6/26/09	HB	HOME	729	302		Central Ave	\$ 22,800.00	30/0%	open
4/25/2008	HB	HOME	693	249		Walnut Street	\$ 12,580.00	30/0%	open
5/22/09	OOSF	HOME	728	1663		Cummings St	\$11,265.00		open
1/20/09	OOSF	HOME	721	1937		Dove Street	\$ 9,422.00		open
9/18/09	OOSF	HOME	744	2003		Penn Street	\$10,440.85		open

10/14/09	OOSF	HOME	761	2006	[REDACTED]	Wilson St	\$3,864.00	open
1/20/09	OOSF	HOME	722	1914	[REDACTED]	Campbell	\$ 7,080.00	open
7/20/09	OOSF	HOME	730	1944	[REDACTED]	Packer St	\$8,103.00	open
5/5/09	OOSF	HOME	727	1935	[REDACTED]	Rural Ave	\$12,591.00	open
3/21/10	OOSF	HOME	773	2011	[REDACTED]	franklin st	15,335.00	open
6/22/10	OOSF	HOME	795	2026	[REDACTED]	4th Avenue	13361	open
9/7/10	OOSF	HOME	800	1998	[REDACTED]	4th Avenue	12375	open
12/23/10	OOSF	HOME	804	2066	[REDACTED]	Brandon Ave	15308	open
1/7/11	OOSF	HOME	806	2063	[REDACTED]	Grove St	18349	open

Rental Loan Listing

2/10/95	DCED	4147	█	937 West Fourth Street	West 4th St.	\$ 629,240.00	0%	open	8	8
2/10/95	DCED	4148	█	Park Avenue Transeau	Park Ave.	\$ 1,109,806.00	0%	open	12	12
10/27/94	HOME	4146	█	Linn Street Manor	Linn St	\$ 1,314,075.00	20/0%	open	15	26
5/28/99	HOME	307	█	Almond Street Commons	Almond St	\$ 165,000.00	30/1%	open	15	24
9/26/99	HOME		█	Grier Street Manor	Chester St	\$ 200,000.00	20/1%	open	15	30
12/18/01	HOME	443	█	Grace Street Commons	Grace St	\$ 175,000.00	30/5.05%	open	4	24
11/29/94	CDBG		█	Weightman Block	West 4th St.	\$ 400,000.00	18/3%	open	0	64
7/29/98	CDBG		█	Round Hill	Memorial Ave	\$ 350,000.00	20/2%	open	0	58
2/8/09	HOME		█	Nichols Court	Nichols Court	\$ 340,000.00	25/	open	4	24
6/ /2009	DCED		█	Nichols Court	Nichols Court	\$ 490,000.00		open	-	-

Investment of Available City Resources: Homebuyer

Description of Program/Projects Undertaken 2010 (See also “Households and Persons Assisted”)

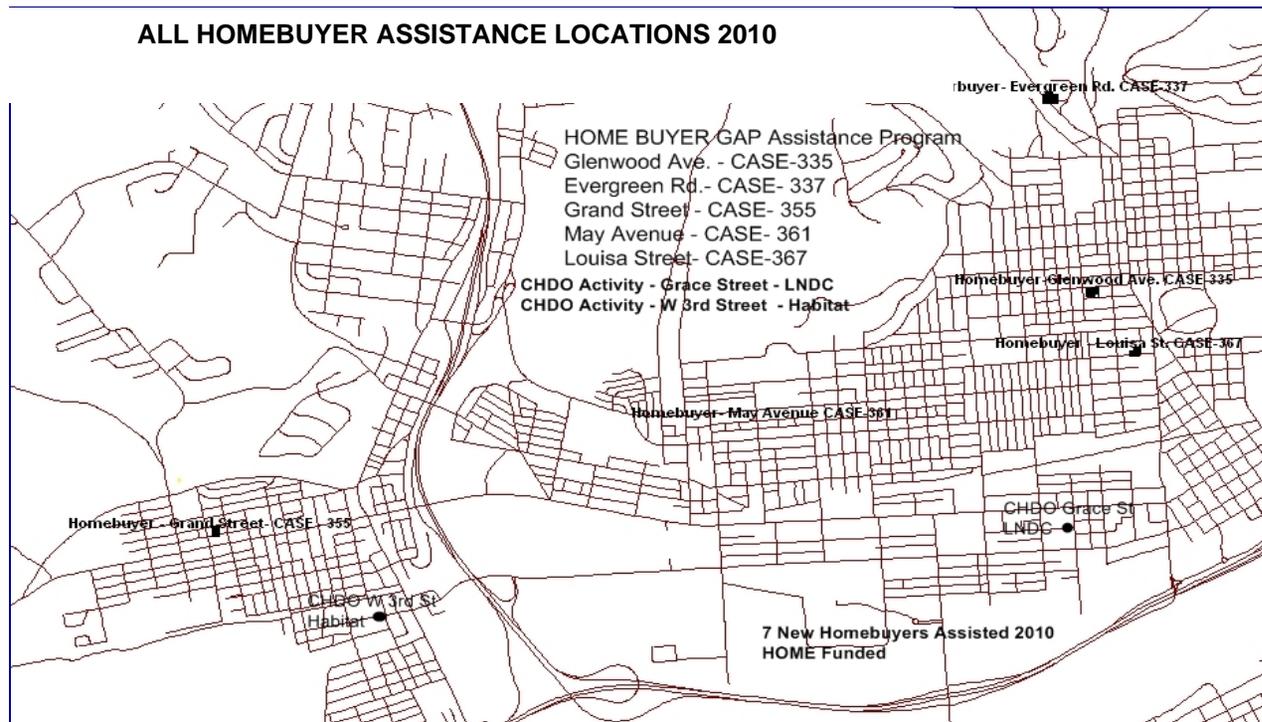
COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY (CHAS) Annual Performance Report for 2010

CHAS Priority: Housing Opportunities for Homebuyers

Activity: Financial Assistance, Closing Costs, Down payments, GAP Financing Program–Existing unit Purchase

Program Source	Total Funds Budgeted	Amount of Funds Committed	Funds Expended In 2010	Number of Households Assisted in 2010	Type and Amount of Other Funds Leveraged in 2010
1. 2008 HOME	94039	70138.60	16944.71	2	Private funds leveraged 2 home buyers \$166,236
2. 2009 HOME	113971	66084.20	66084.20	3	Private funds leveraged 3 home buyers \$150,928
3. 2010 HOME	151,000	0	0	0	Applications being taken

** The City of Williamsport has a 100% reduction of the 25% HOME match requirement. Jurisdictions meeting criteria of 125% family poverty rate and per capita income (PCI) being less than 75% of the National average are determined to be in severe fiscal distress and receive a 100% match reduction.*



Where Home Buyer Assistance was provided
 City HOME funded (CDBG supported) Homebuyer Program was created to assist eligible households with GAP financing, for purchase of existing single-family structures. The maximum amount any applicant can receive is 20% of the purchase price and they must contribute at least 4% of their own funds to the sale. The home must become the households’ primary residence.

Five (5) Buyers were assisted in 2010 – 3 buyers were at the 80% income level and 2 were 60% income level. 3 were female heads of house, 4 were white, 1

was black. This program leveraged \$317,164 in private matching funds through an investment of \$75,520 in HOME, deferred repayment, second mortgage assistance funds to the five 2010, homebuyers.

The City HOME funded Homebuyer Assistance Program for the West End Terrace and Pennsy Height area was rewritten in 2010. Because no sales occurred have been concluded in the last few years, it was determined that program changes were needed. In 2010, the City took steps to increase the prospects of selling newly constructed homes in West End Terrace by changing and refunding the program. The new program raises the amount of second mortgage financing available, but also requires homebuyer training and a minimum equity contribution from all new buyers. Six units have been funded and applications are now available.

The DCED, Nichols Place Homebuyer activity, providing financing to buyers up to 120% of the area median income adjusted for household size, is expected to begin in spring of 2011.

Geographic Distribution Where Investments Were Made: Because the City is 53.7% low-income, the entire City qualifies as a low-income area. All of the activities to be funded in FY 2010, other than street reconstruction, are citywide activities.

Home Buyer Assistance: One 2010 GAP Financing Program assisted unit was located in Newberry on Grant Street. The remaining four units were on May Avenue, Evergreen Road, Louisa Street and Glenwood Avenue. For information regarding CHDO units, see the “Homeownership Construction-Rehabilitation & Sale” section. The City Homebuyer Gap program (existing unit) has a citywide eligibility.

For Comparison of Planned versus Actual Investments: See:

2010 - 2014 Progress To Goals charts and PR83 Outcomes

**Investment of Available City Resources: Moderate Rehabilitation Single Family
COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY (CHAS) Annual Performance Report for 2010**

CHAS Priority: Moderate Housing Rehabilitation of Single-Family Dwellings

Activity: Moderate Rehabilitation of Single-Family Housing

Program Source	Funds Available in 2010	Amount of Funds Committed	Funds Expended in 2010	Num. of Households Assisted in 2010	Amount of Other Funds Leveraged 2010	Notes
1. 2009 Accessibility 776	28501	28501	22712.08	2	195	2 additional accessibility cases are underway
2. 2010 Accessibility 807	17000	0	0	0	0	
3. 2009 CDBG 760	65300	65300	28174.24	3	306	Emergency cases only
4. 2010 CDBG 786	40000	0	0	0	0	
5. 2007 HOME	419062	403343.46	49107.79	5	770	
6. 2008 HOME	150402	75365.48	46402.73	3	6,657	Activities underway
8. 2009 HOME	158000	71123.61	59920.65	1	150	Activities underway
9. 2010 HOME	150836	95641	19262.69			
					\$8,078 total private funds leveraged 2010	

Description of Program/Projects Undertaken 2010:

CDBG Accessibility Rehabilitation – Two (2) households assisted in 2010

This CDBG funded program provides accessibility improvements to income eligible persons that are disabled. Funds offered as a grant, \$5,000 maximum. CDBG is the only available funding as Accessibility improvements are not HOME eligible. Two additional cases are under contract and will be completed in 2011. \$195 in private funds was leveraged in 2010

CDBG – Emergency Owner Occupied Single Family Rehabilitation Program – Three (3) households assisted in 2010

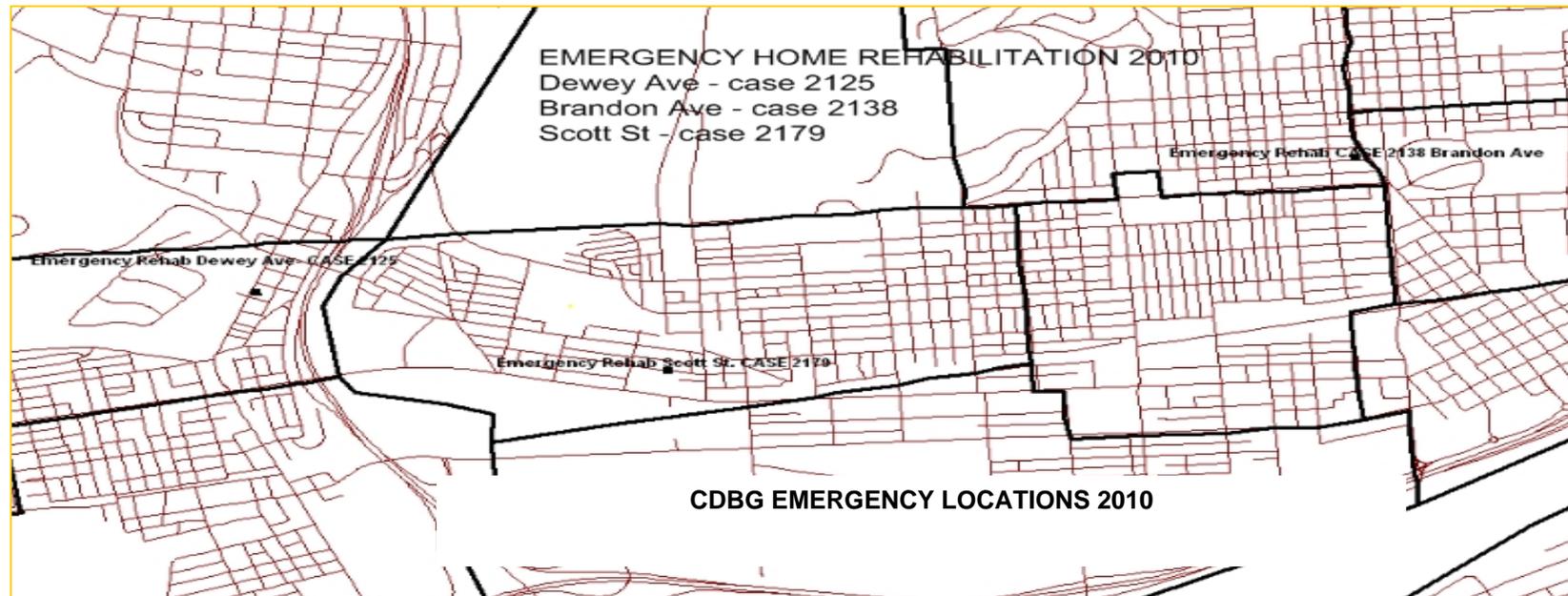
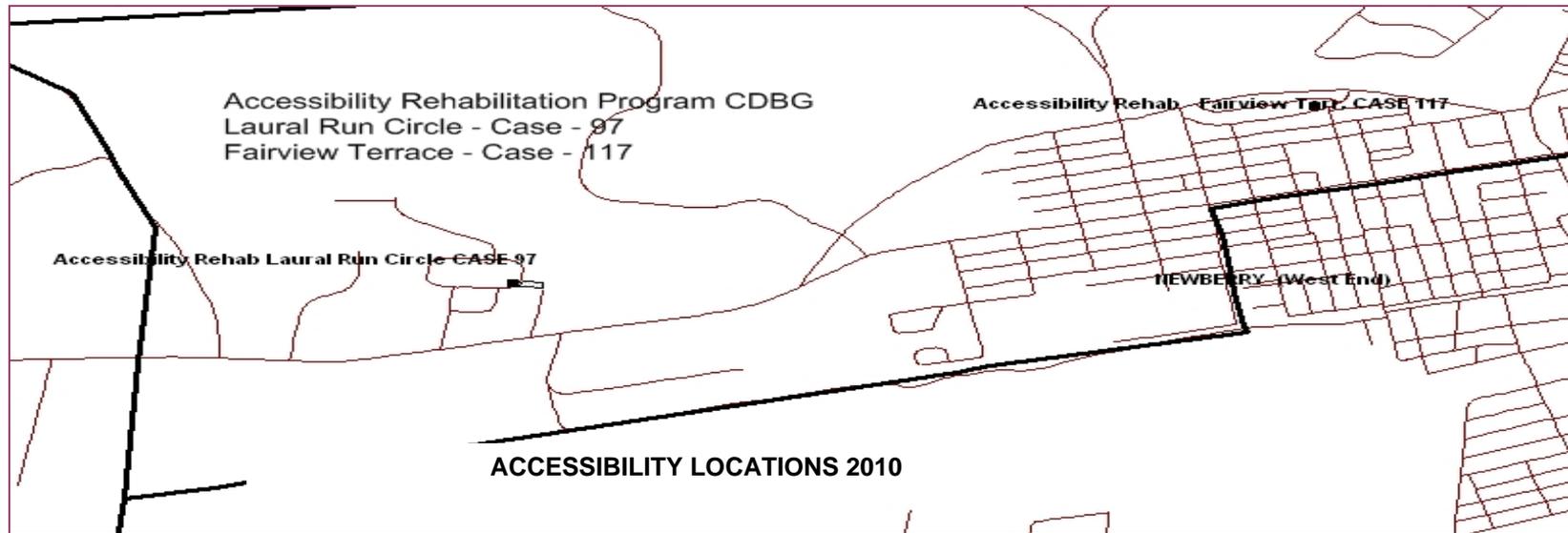
The City continued its (OOSF) rehabilitation program, assisting income eligible property owners to correct emergency, hazardous or life threatening housing situations. Eligibility is tied to household income and the severity of the situation. CDBG funding is the only available funding for emergency rehabilitation. HOME funding is not available for emergencies. \$306 in private funds was leveraged in 2010.

HOME - Owner Occupied Single Family Rehabilitation Program – Nine (9) households assisted in 2010

The City continued its (OOSF) single-family rehabilitation program offering a grant and 3% interest loan to income eligible property owners. All code violations; including lead paint hazard reduction and weatherization are eligible and must be addressed under this program. The Grant amount is tied to household income. \$6,657 in private funds was leveraged 2010.

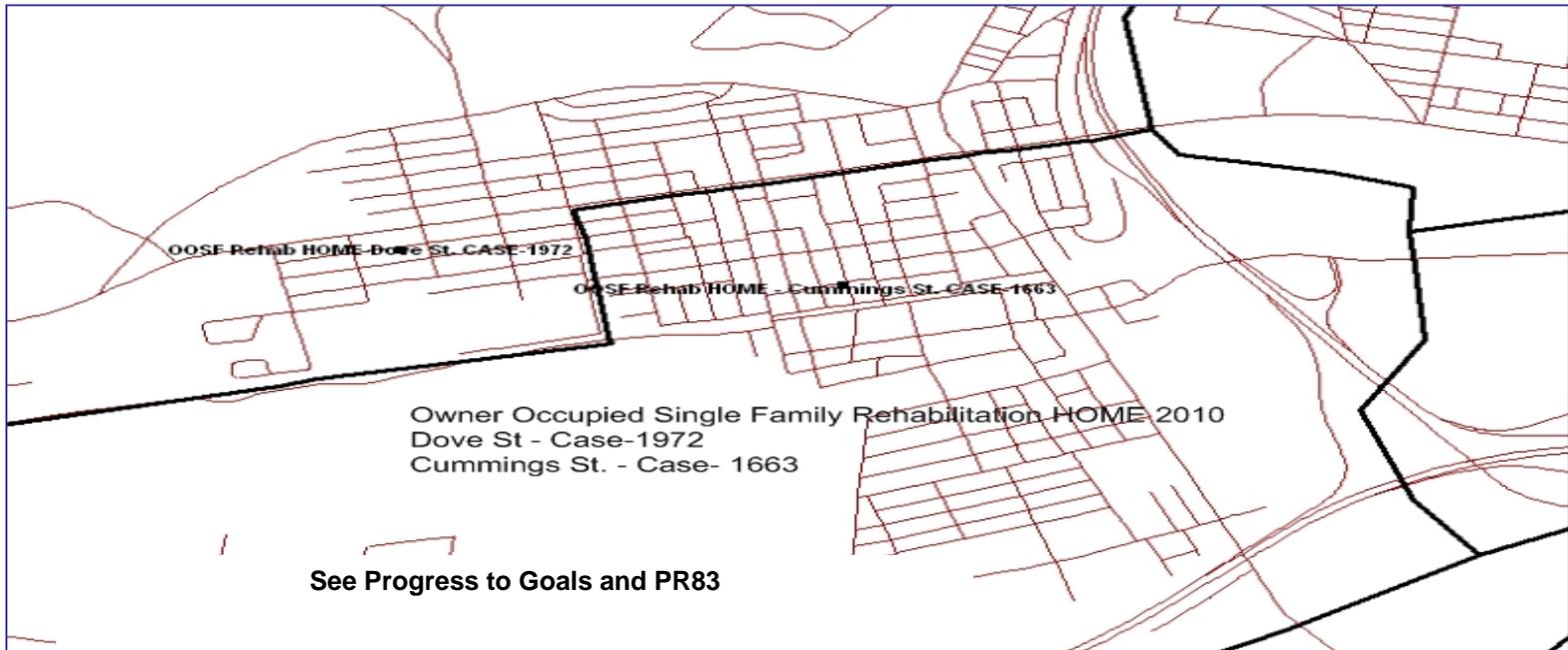
Geographic Distribution of 2010 HOME & CDBG Assisted Housing Rehabilitation Projects. All assisted units must be located in the city limits and meet income eligibility requirements.

Where Home Rehabilitation Investments Were Made:





HOME FUNDED OWNER OCCUPIED SINGLE FAMILY REHABILITATIONS COMPLETED - 2010



Investment of Available City Resources: Rehab/Creation of Rental Units
COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY (CHAS) Annual Performance Report for 2010

CHAS Priority: Housing Rehabilitation of Rental Units Creation of Rental Units

Activity: Moderate Rehabilitation of Rental Housing Construction of Rental Units Under HOME

Program Source	Funds Available	Funds Committed	Funds Expended 2010	Units Assisted 2010	Other Funds Leveraged	Notes
2. 2005 CDBG Rental Rehabilitation	26230	26230	26230	2	91	
3. 2008 CDBG Rental	30000	0	0	0	0	
4. 2009 CDBG Rental	100000	0	0	0	0	
5.2010 CDBG Owner Occupied Rental Unit Rehabilitation	175000	0				
6. Nichols Court HOME Rentals	0	355000	1603	4	1,700,000	Construction of 24 (4) home assisted units is complete and occupied 2010

Description of Program/Projects Undertaken:

CDBG Rental Rehabilitation City Program – 2 units were completed and occupied in 2010.

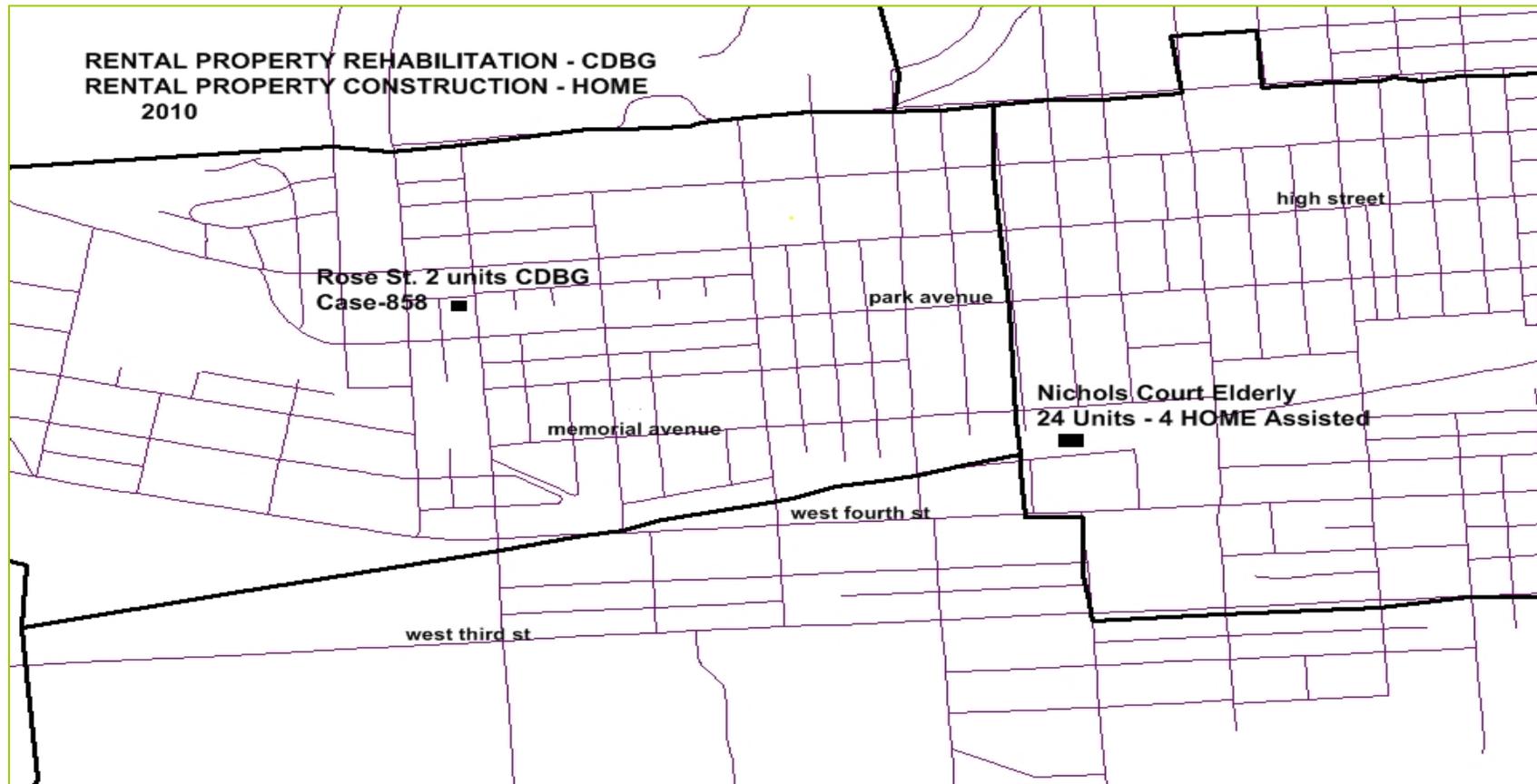
The Rental Property Rehabilitation loan program offers financing at a 3% interest rate with a 15-year amortization. A property must meet minimum code and rehabilitation standards and be occupied by households with incomes up to but not exceeding 80% of median income.

CDBG Owner Occupied Rental Rehabilitation Program: After a review of rental needs, a program was funded in 2010 for owner occupied, two-unit rental rehabilitation. This program offers a combination grant and low interest loan to income eligible property owners that live in one of the two units. They must retain the property as their primary residence for the life of the loan and for the full forgiveness term of the grant. Applications were taken and are being processed.

Nichols Court Elderly - HOME funds. The Nichols Court elderly, rental-unit construction activity is complete and fully occupied. Of the 24 units being constructed, 4 are HOME assisted.

Where Rental Property Investments Were Made:

City Rental Rehabilitation program - The rental properties rehabilitated through the City program must be within the city limits. Eligibility is determined by the income of the occupants. Eligibility is Citywide.



City Rental Rehabilitation Loans- Two units were completed on Rose Street.

The new **Owner Occupied Rental Rehabilitation Program** for owner occupied, two-unit rental rehabilitation was approved in 2010. Applications were taken and are being processed

2009 Nichols Court – New Rental Housing Units is complete-Location–Nichols Place, Williamsport – 24 units, 4 HOME Assisted. The property is for persons 62 or older. It has 1 & 2 bedroom apartments. 4 units are designed for accessibility and wheel chair accommodation. Rents must be affordable to low/moderate-income persons.

See 2010 - 2014 Progress To Goals and PR83 Outcomes

**Investment of Available City Resources: Construction, Rehabilitation-Sale
 COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY (CHAS) Annual Performance Report for 2010**

Priority: Construction, Rehabilitation and Sale of Owner-Occupied Housing

Activity: Construction Rehabilitation and Sale of Owner-Occupied Housing

Program Source	Funds Made Available	Amount Committed	Amount Funds Expended 2010	Number of Units or Households Assisted 2010	Amount of Other Funds Leveraged 2010	Notes
1. Habitat for Humanity 09	57334	57334	27975.55	1	89,600	1 additional unit Park Ave, rehab underway
2. LNDC CHDO 08	51488	51488	18269.97	1	88,000	Rehab 1 additional unit Locust, underway
3 LNDC CHDO 2010	57333	0	0			Agreement will be signed 2011

Description of Program/Projects Undertaken:

1. 2009 CHDO Habitat for Humanity-(IDIS 717) HOME funds are provided for acquisition, construction and rehabilitation of 2 units for sale to income eligible households. Habitat provides first mortgage financing. Construction of one unit was completed in 2010 (W 3rd Street) and rehabilitation of another (Park Avenue) commenced in 2010.
2. 2008 CHDO LNDC- (IDIS 771) HOME funds assist in reconstruction of 2 historic properties, Grace and Locust Streets. Grace re-construction was completed and the unit sold in 2010. Locust street re-construction is underway.
3. The City DCED NSP award was reduced to \$275,000. NSP provided funds for acquisition and redevelopment of a foreclosed property on Park Avenue by Habitat. LNDC and Habitat for Humanity are acting as developers under NSP. These entities will acquire and either demolish and construct new units, or extensively renovate existing units for eventual sale to new homeowners.
4. \$330,000 DCED Housing & Redevelopment Assistance Funds. The City sold vacant land to a developer for construction of 6 single family, owner occupied homes. DCED has approved \$330,000 in mortgage assistance gap financing funds to assist income eligible buyers of these yet-to-be-constructed single-family homes

Geographic Distribution Where Investments Were Made: CHDO Homebuyer assistance locations are plotted on the Homebuyer Map 2010

1. 2009 CHDO Habitat 1 unit on West Third Street in Newberry and one unit on Park Avenue
2. LNDC 2008 CHDO activity Grace and Locust Streets in the Historic District
3. DCED, HRA funds are for the Nichols Place area.

Investment of Available City Resources: Homeless & Near Homeless

COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY (CHAS) Annual Performance Report for 2010

Priority: Support and Facilitate Service and Housing Assistance to the Homeless and Near Homeless

Activity: Expansion of Shelter

Program Source	Funds Made Available	Amount of Funds Committed	Amount of Funds Expended	Number of Households Assisted	Type and Amount of Other Funds Leveraged	Match Value	Match Source
HPRP	518,859	518,859	225,325	88			

Description of Program/Project Undertaken:

In recent years, the City provided a small amount of CDBG funding to create a 4 unit Family Transitional Housing Activity called **Journey House**. Journey House was privately supported has been fully occupied since December 2007.

In 2009, the City agreed to submit a 2010 **Emergency Shelter Grant** (ESG) application to DCED. The Family Housing Group in concert with the American Rescue Workers sought funding to convert the vacant Grace Street Church into a short-term shelter for men, women and families. The ESG application to the state was submitted but was not funded, however this shelter creation activity continued with support from the United Way, Community Foundation, American Rescue Workers, Project Break Through and Lycoming County Act 137 funding. The short stay shelter, named Saving Grace, is scheduled to open in February 2011.

HPRP funds are available In 2009 Williamsport requested \$518,859, in **Homeless Prevention and Rapid Re-Housing** (HPRP) Funds. Through communication with the Homeless Assistance Program provider for Lycoming County, Williamsport decided to utilize STEP, Inc. and the Salvation Army as subrecipients of the funds, as their existing programs are compatible with HPRP activities.

2010-2014 Performance Outcomes To Date - CDBG & HOME

A summary of the expected and actual accomplishments, outputs, and measurement of performance for the 2010-2014 Consolidated Plan period are reported in the Progress to Goals and IDIS Performance Measuring Reports. The following chart provides a list of possible Activity, the Unmet Needs as determined by the CP and the five-year goal to be reached. A cumulative number achieved to date, between 2010 and 2014, is totaled in the Accomplished To Date Column.

For example the Rehabilitation-Multi Unit Outcome Goal is to assist 15-households acquire safe, affordable housing. As of 2010, 2 units have been assisted with Rehabilitation funding.

The performance comparison measurement of goal to outcome for the City of Williamsport **Non-Housing Needs** is similar to Housing except HOME funding is not available for this category.

A comparison can be made between the proposed number to be assisted and the number of units or persons assisted to date.

The next chart provides the same information but adds an Objective and a source of potential funding information.

A short summary of the households assisted in 2010 by CDBG and HOME programs is provided starting on Page 73, Housing Projects-Yearly Summary (Names have been blacked out for privacy considerations.) Owner Occupied Single Family, Home Buyer Assistance, CHDO Activity, Handicapped Assistance, Micro-Enterprise and Rental Assistance reports are attached.

Progress to Goals Summary

The following identifies and summarizes the accomplishments to date for the **Non-Housing** and **Housing** Needs, Goals and sought for Outcomes as determined by the 2010-2014 Community Development Priority Needs of the 2010 Consolidated Plan

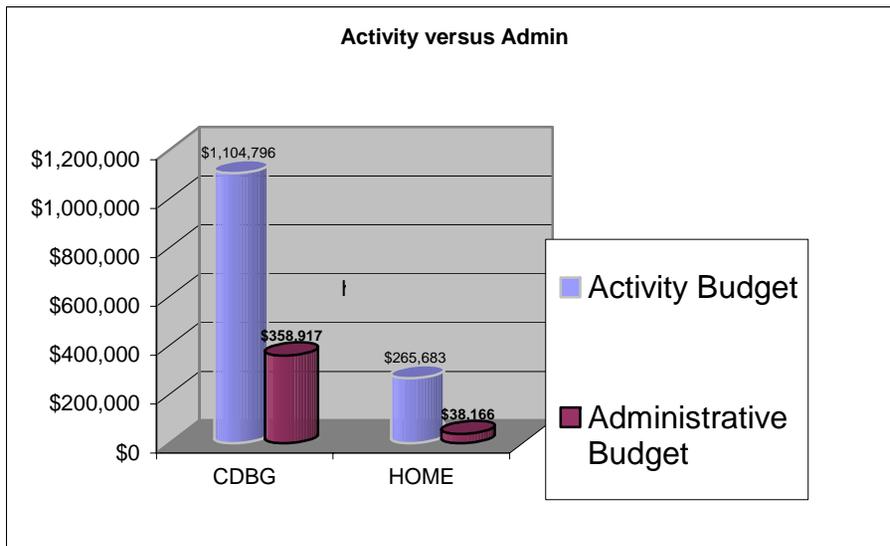
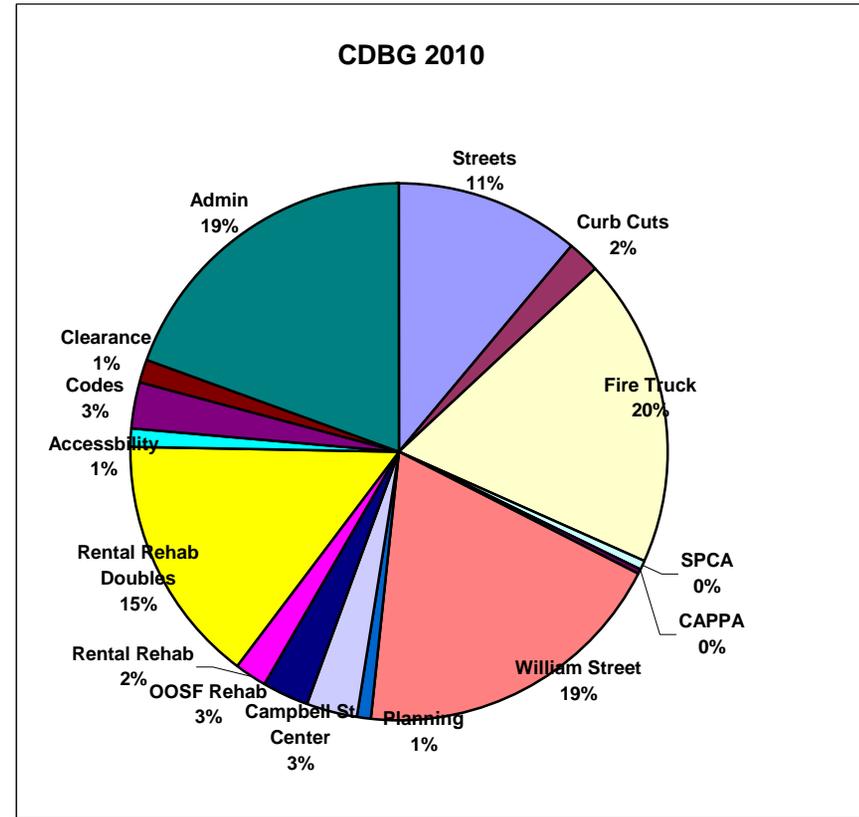
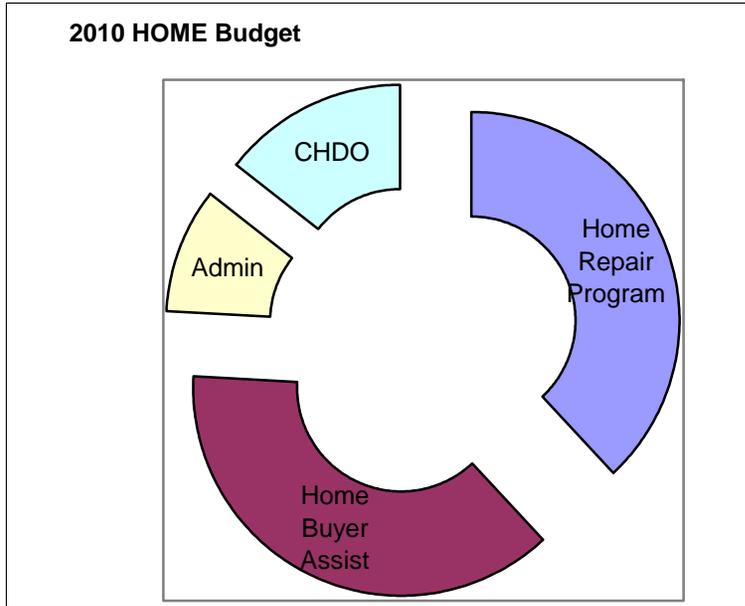
Please note there are instances where recognized high priority needs have been not been assigned goals. This reflects an anticipated availability of alternative funding resources or a lack of funding sources for those needs. Activities are entered and tallied on the chart when they are completed and closed out in HUD reporting systems. This summary supplements the PR 83 HUD IDIS Report

Goals By Activity - 2010~2014			Yearly Goals - Actual Yearly Result										Total	5 Year Goal
Code	Activities	Needs	2010		2011		2012		2013		2014		Accomplished to date	
			Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual		
03e	Neighborhood Facilities			1									1	
03f	Parks, Recreational Facilities	5	1	2	1		1		1		1		2	5
03l	Flood Drain Improvements	7	0		1		1		1		1		0	4
03j	Water, Sewer Improvements	40	0		3		2		1		2		0	8
03k	Street Improvements	20	3	10	4		5		4		4		10	20
03l	Sidewalks	800	0		400		0		400		0		0	800
03o	Fire Equipment	1	1		0		0		0		0		0	1
04	Clearance/Demolition	20	4	0	4		4		4		4		0	20
05	Public Services	1	1		1		1		1		1		0	5
05a	Senior Services	0	0		0		0		0		0		0	0
05d	Youth Services	1	1		1		1		1		1		0	5
06	Interim Assistance			1									1	
10	Removal Architectural Barriers (Curb Cuts & Ramps)	12	4	16	2		2		2		2		16	12
12	Construction of Housing (Rental Units)			4									4	
13	Direct Homeownership Assistance (Purchase existing & new WET/Penny)	15	3	5	3		3		3		3		5	15
14a	Rehab-Single Unit (OOSF HOME & CDBG- ACCESSIBILITY- CDBG)	20	4	14	4		4		4		4		14	20
14b	Rehab-Multi Unit	15	3	2	3		3		3		3		2	15
15	Code Enforcement	50	10		10		10		10		10		0	50
18c	Micro Enterprise	0	0		0		0		0		0		0	0
19b	CHDO	5	1	2	1		1		1		1		2	5
20	General Program Admin	5	1		1		1		1		1		0	5
21a	Planning	5	1		1		1		1		1		0	5

Goals By Annual Objective - 2010

			2010		2011		2012		2013		2014		Total 5 Yr.	Actual
Objective	Program	Source	Goal	Actual	Goal	To Date								
			Units	Units	Units									
Improve access to affordable owner housing (home ownership)	CHDO's Funded	Home	1	0	1		1		1		1		5	
	CHDO Units Completed	Home	1	2	1		1		1		1		5	2
	Accessibility Rehabilitation Program	CDBG	2	2	2		2		2		2		10	2
Improve access to affordable owner housing (home ownership)	Homebuyer Assistance Purchase of New Construction	HOME		0										
	Homebuyer Assistance Purchase Existing Units	Home	3	5	3		3		3		3		15	5
Improve quality and quantity of affordable renters and owner housing	Construction of affordable rental housing	Home	-	4										4
	Owner Occupied Housing Rehabilitation	Home/CDBG	4	12	4		4		4		4		20	12
	Rental Duplexes / Doubles Housing-Owners and Rental Rehabilitation	CDBG	3	2	3		3		3		3		15	2
	Codes Enforcement and Inspections of Housing	CDBG	10	10	10		10		10		10		50	10
Improve quality and increase quantity of public facilities and improvements for lower income people. Suitable living environment	Parks & Recreational Facilities			2									0	2
	Accessibility Public Facilities	CDBG		1									0	1
	Hydrants & Laterals			0									0	0
	Street Section Improved	CDBG	3	10	4		5		4		4		20	10
	Flood Drainage Improvements	CDBG		1										
	Curb Ramps Installed	CDBG	2	16	2		2		2		2		10	16
Improve services for low/moderate income people. Sustainable living environment	Public Services	CDBG	2		2		2		2		2		10	0
	Fire Truck	CDBG	1		0		0		0		0		1	0
	Community Centers	CDBG		1									0	1
	Neighborhood Interim Cleanup			1									0	1
	Code Enforcement-Violations Leading to Property Demolition	CDBG	2	0	2		2		2		2		10	0
Remediate and redevelop Brownfield's and improve income opportunities for low income people (Williams street)	Number of sites proposed for redevelopment through Acquisition, Demolition, Completion, Utility relocation	CDBG	4	0	2		0		0		0		6	0
Create Economic opportunities for lower income households	Micro Enterprise and Shopsteading Programs												0	0
Objectives • Creating suitable living environments • Providing decent affordable housing • Creating economic opportunities Outcomes •Increased Availability/accessibility •Increased Affordability •Increased Sustainability														

Budget Charts 2010



COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY ANNUAL PERFORMANCE REPORT

HOUSEHOLDS AND PERSONS ASSISTED IN THE CITY OF WILLIAMSPORT

1. Describe assisted households benefiting from investments made in this activity by income group, family type, tenure group, and racial/ethnic group. Compare the assistance provided with the goals established in the 2010 Annual Plan. (See proceeding charts & PR83 for comparison)

Activity 1: Housing Opportunities for Homebuyers New Construction & Existing Units

2010 HOME Home-Buyer “Gap” Assistance Summary

5 homebuyers were assisted with deferred repayment loans.

Racial characteristics of completed applicants:

4 white

1 black

3 female head house

Income Levels of assisted buyers:

3 @ 80%

2 @ 60%

\$317,164 in private matching funds leveraged from the 5 cases.

CHDO-HOME Activities Summary

2 homebuyers were assisted

Lycoming Neighborhood Development Corporation (2008 CHDO) completed and sold one renovated unit on Grace St. Renovations to a unit on Locust St are underway. LNDC is the 2010 CHDO designate.

Habitat for Humanity (2009 CHDO) completed construction and sold one unit on West 3rd Street in Newberry. Renovations at a unit on Park Avenue are underway.

Racial characteristics of completed applicants:

1-American Indian/White

1 Black

1 female head of house

1 @ 80%

1-@ 50%

West End Terrace/Pennsy Heights is a new home construction activity providing GAP-financing assistance to income eligible households for purchase of newly constructed homes in the development. Because no homes have sold in recent years (52 homes have been sold to date), the Program was restructured in 2010, a new HOME Agreement signed, and \$330,000 in funds obligated. 6 units are projected.

There are Agreements for \$333,000 of DCED mortgage assistance for the purchase of townhouse units at Nichols Court. Construction at these sites has been delayed due to the recent housing market problems.

Summary Activity 1: With HOME funds the City of Williamsport assisted 7 households purchase single family homes in 2010.

Activity 2: Moderate Rehabilitation Single-Family Homes

HOME/CDBG-Owner Occupied Single Family Rehabilitation:

12 owners were assisted with HOME & CDBG in 2010

Racial Characteristics: (completed units only)

11 - White

- 1- Black/African American
- 1- Hispanic
- 8- Female heads of household
- 2 Disabled persons
- Income Levels of Assisted Cases:
- 0 - 30% of median income - 2
- 31- 40% of median income - 2
- 41 - 50% of median income - 1
- 51 - 60% of median income - 5
- 61 - 80% of median income - 2

CDBG-Accessibility Improvement Program-Income Eligible households with person that is disabled:

2 households w/ disabled persons were assisted in 2010

Racial Characteristics: (completed units only)

2 - White

2- Disabled persons

Income Levels of Assisted Cases:

51 - 60% of median income - 1

61% - 80% of median income - 1

Summary Activity : The City completed rehabilitation of 14 units(9 HOME 5 CDBG) in the moderate rehabilitation of single-family dwelling units category 2010.

Activity 3: Rehabilitation of Rental Units

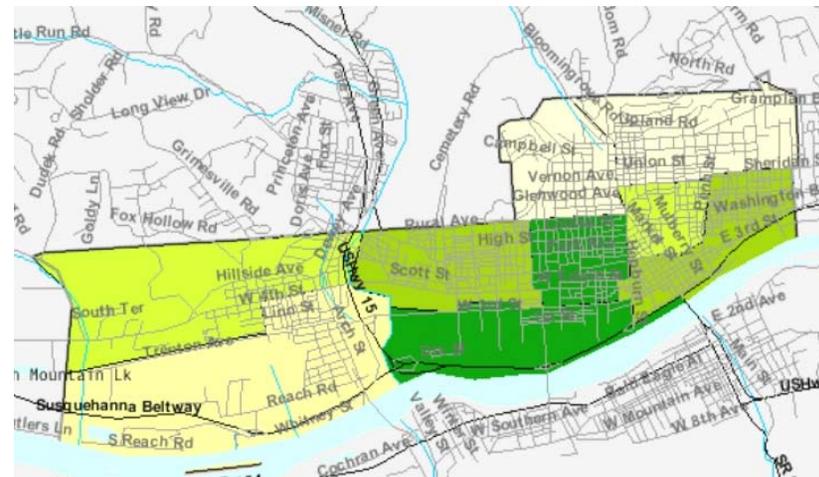
CDBG Rental Rehabilitation Program.

A 2-unit activity rehabilitation was completed.

2 units assisted – CDBG Rental Rehabilitation – 2w, 2fhh

1 @ 50%

1 @ 30% income levels



Rental Concentrations (darker = higher concentration)

Summary Activity 3 -The City completed the rehabilitation of 2 existing rental units.

Activity 4: Construction of Rental Units

Nichols Court - The developer has completed construction of a 24-unit, 1 and 2 bedroom, elderly rental project on Nichols Place. 4 units are HOME assisted. All units will be available to lower income persons. .

Summary Activity 4 - 4 units assisted (floating) occupied - 4-white, 3 @ 30%, 1 @ 60% income levels.

Activity 5: Tenant Based Rental Assistance

Households Assisted - 0 no activity by city

Activity 6: Expansion of Homeless Shelter

In 2010, the City submitted an Emergency Shelter Grant (ESG) application to DCED. The Family Housing Group, in concert

with the American Rescue Workers, sought funding to convert the vacant Grace Street Church into a short-term shelter for men, women and families. The ESG application to the State was not funded, however shelter creation activity continued with support from the United Way, Community Foundation, and Lycoming County Act 137 funding. The short stay shelter, named Saving Grace, is scheduled to open in February 2011.

2. Williamsport's Section 215 performance with federal resources and housing activities implemented.

Activity 1: Housing Opportunities-First-time Homebuyers

All households assisted met the Section 215² criteria for homeownership. They were low-income homebuyers households at or below 80% of area median adjusted for family size, used the home as their principal residence and the purchase price did not exceed pre stimulus 203(b) mortgage limits for that

² What is Section 215 Affordable Housing?

1. Rental Housing

A rental unit is considered affordable if it is occupied by a low income household or individual, and has a rent that is the lesser of (1) the Section 8 Fair Market Rent for comparable units in the area or, (2) 30 percent of the adjusted income of a household whose income equals 65 percent of the area median income.

2. Homeownership

(a) Housing that is for purchase qualifies as affordable housing if it

(1) is purchased by a low-income homebuyer who makes the housing their principal residence; and (2) has a sale price that does not exceed the mortgage limit for the type of single family housing for the area under HUD's single family insuring authority under the National Housing Act.

(b) Housing to be rehabilitated, but already owned by a household when assistance is provided, qualifies as affordable if the housing (1) is occupied by a lower-income household using the house as its principal residence, and (2) has a value, after rehabilitation, that does not exceed the mortgage limit for the type of single family housing for the area.

Note: These definitions apply for the purposes of enumerating the number of households assisted with housing meeting the 215 affordable housing definition regardless of the Federal funding source used in support of that housing.

type of unit. A realtor's appraisal is the primary method to determine value. All newly constructed houses must meet current adopted code and energy-efficiency standards. Existing units must meet basic housing occupancy standards including a visual assessment for lead paint.

Activity 2: Moderate Rehabilitation-Single-Family Housing

All households assisted met the Section 215 criteria for homeowners. They are all below 80% of the area median adjusted for family size, agree to reside in the unit as their principle residence, and the after rehabilitation value did not exceed 203(b) mortgage limits. A combination of comparable sales, tax value information and when needed, a realtor's appraisal, is required to determine the property value of rehabilitated properties.

Activity 3: Rehabilitation of Rental Units

The required number or percentage of households assisted must meet Section 215 criteria for rental housing. Property owners must agree to rent to income eligible households if units are vacant. If occupied, the required percentage of tenants must be income eligible (income at or below 80% of area median). Rents may not exceed Section 8 Fair Market Rents with adjustments for utilities.

Activity 4: Construction of Rental units

The households assisted are required to meet the Section 215 criteria. They must be lower-income, and rents may not exceed the allowed maximums with adjustments for utilities.

3. *How many households were assisted through housing activities that did not result in the housing units being brought*

into compliance with Section 8 Housing Quality Standards (HQS)? List housing activities, funding resources, funding amounts and numbers of households assisted.

The City CDBG funded Emergency Owner Occupied Single Family Rehabilitation, Accessibility and Historic Rehabilitation programs do not always bring properties up to minimum Section 8 HQS and exact numbers (5) are reported within the appropriate

rehabilitation category above. All such applicants are directed to other available rehabilitation programs and, in the case of CDBG funded Emergency Rehabilitations, are required to agree to participate in those programs and bring their unit up to required minimum standard. Funding amounts and assisted households are located in the charting and HUD PR report areas of this document.

COMPREHENSIVE HOUSING AFFORDABILITY
STRATEGY ANNUAL PERFORMANCE REPORT 2010

**OTHER ACTIONS TAKEN
IN THE CITY OF WILLIAMSPORT**

1. Public Policy Actions

Describe actions undertaken to remove or ameliorate the negative effects of public policies inhibiting Williamsport's ability to provide affordable housing or the incentives to develop, maintain, or improve affordable housing.

Assessment of Institutional Structure		
Agency	Strength	Weakness
Public		
Office of Economic & Community Development	<ul style="list-style-type: none"> • Coordination of programs. • Capacity to conduct varied activities. • Technical expertise. 	<ul style="list-style-type: none"> • Limited resources. • Limited staff.
Lycoming Housing Authority	Housing for extremely low income including elderly and disabled.	<ul style="list-style-type: none"> • Limited resources.
City and County Agencies	One-stop resource for many social service, education, and employment resources.	<ul style="list-style-type: none"> • Limited resources. • Limited staff.
State Agencies (PHFA, DCED)	Varied programs to address varied housing and community development needs.	<ul style="list-style-type: none"> • Limited resources.
Non-profit		
Nonprofit Organizations	Support services	<ul style="list-style-type: none"> • Long-term financial stability. • Technical expertise. • Limited resources.
Private		
Lenders	Underwriting, funding, servicing	<ul style="list-style-type: none"> • Adverse to risk. • Timeliness • Rate variation.

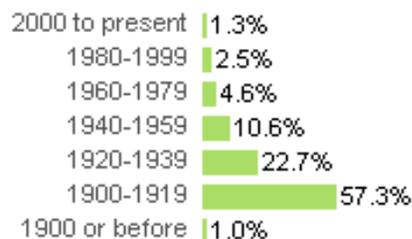
The Department of Community and Economic Development uses its 2010-2014 *Consolidated Plan* as a strategy guide for development. Analysis based on research and interviews for this plan indicates public policy issues that act as barriers to affordable housing have been addressed.

City housing is still affordable. A one-person household with acceptable credit and an annual income of \$26,000 can afford a home in the City. The estimated median Williamsport house value in 2009 was \$92,178. Pennsylvania's median value is \$164,700. But while housing affordable to lower income households is still available in the City, it represents most of the low cost housing in the region and the inventory is not expanding. Because of limited vacant land in the City, new, higher priced housing is sprawling into the suburbs of Lycoming County. A static inventory of lower cost housing may result in price increases, putting home ownership out of reach for households whose wages do not keep pace with this inflation. Within resource constraints, the City of Williamsport is working to alleviate the cost burden and provide housing opportunities for low-income households.

The City cooperates with for profit and non-profit developers to provide affordable housing to low and moderate-income households. The City worked with *Nichols Court Associates* to complete construction of 24 new rental units with, 4 HOME assisted units, and with *Susquehanna Health Systems* to reduce the impact of the hospital expansion in the High Street residential neighborhood.

The conversion of single-family homes into multi unit rentals is regulated. To enforce *minimum* code standards in rental

units the City requires a local representative for all rentals and has, following a recommendation of the *Fair Housing Analysis*, implemented a *Rental Inspection Ordinance*. Every four years each rental unit within City limits is inspected for basic health, safety and occupancy standards. The Codes Office, Community Development, Police, and Fire Departments work together to eliminate housing hazards. Code and Rehabilitation Inspectors distribute Where to Find Help, Fair Housing, and Community Development brochures.



Housing Age Williamsport

Most City homes were constructed between 1900 and 1919. The need for major repairs and maintenance to older

homes sometimes forces lower income owners to

delay repairs. CDBG and HOME funded City rehabilitation programs provide a means for many homeowners to make repairs. The City’s Housing Rehabilitation staff has noted that changes in codes, adopted to ensure the safety of occupants, increase costs. Lead paint hazard control, for example has caused an average 36 percent increase in housing program rehabilitation costs. In 2009, the City increased the maximum allowable assistance for its HOME Owner Occupied Single Family program to \$30,000.

The City and adjoining communities have a Multi-Municipal Comprehensive Plan that recognizes the City of Williamsport as pivotal to our region’s health. This Plan proposes actions to support revitalization of Williamsport including rehabilitation

and reuse of older structures, infill development, a Gateway Initiative, Central Business District revitalization, retention of historic resources, maintenance, beautification, promotion of a positive business climate, and streetscape enhancements. CDBG and HOME funds such activities.

Design standards for the Central Business District (CBD) have been added to the *City Zoning Ordinance*. Further review of the Zoning Ordinance is underway. The City, using 2008 (708), CDBG funds as a match, in partnership with Lycoming County, is updating its Zoning Code and reviewing possibilities for inclusion of design standards in areas outside of the CBD. Zoning lot size and occupancy requirements are considered reasonable. The City Zoning Ordinance complies with the Fair Housing Act. The City has a *Fair Housing Analysis of Impediments*, and has addressed the Analysis’ major points. The *Fair Housing Commission* participated in a Veteran’s Information Fair and arranged for a speaker from the *Pennsylvania Human Relations Commission* to attend a meeting of the Coordinated Task Force. The FHC is planning a similar presentation for 2011 for the Williamsport Landlord’s Association. The City continued work with Housing Providers in the “*Lycoming County Housing Work Group*”. This group, composed of representatives from Consumer Counseling Services, STEP, Banks, Rural Housing Development, Futures Community Support Services, Habitat and others, has a goal of housing education for homeownership and information exchange. Through the efforts of the Housing Work Group, a Regional Forum: Reshaping Pennsylvania’s Housing Market was held in Williamsport in 2010. The *Housing Alliance of Pennsylvania* hosted this discussion of housing issues, problems and proposed solutions.

In 2010, the City continued prior year park renovations, targeted code enforcement, street reconstruction, pump station improvement, and blight elimination activities in lower-income neighborhoods.

2. Institutional Efforts - Housing

Describe the actions undertaken to strengthen the housing delivery system and to carry out affordable housing strategies.

The most significant barrier to affordable housing in the City of Williamsport is economics. Despite the availability of affordable housing for sale, households in Williamsport are cost burdened. Changes in the banking industry, the national economy and local housing pressures are affecting potential homeowners. Within resource constraints, the City of Williamsport is working to provide housing opportunities for low-income households. Williamsport is seeking to increase the number of homeowners within the City limits by offering direct housing assistance, rehabilitation of owner occupied single-family housing, rental property rehabilitation, owner/renter-occupied duplex/double and accessibility rehabilitation programs. These programs are funded by HOME and CDBG.

Home ownership is linked to family stability, improved property maintenance, and civic participation. City programs help renters become homeowners and homeowners make home repairs. The City has leveraged its efforts by supporting non-profit CHDO's, for-profit developers, and various local groups

in their endeavors to increase housing opportunities for targeted income groups.

The City mailed information to housing service providers, banks, and realtors making them aware of City programs. City representatives attend *Coordinated Task Force* and *Lycoming County Housing Work Group* meetings, providing and receiving pertinent information from over 60 human service agencies. The City, STEP and Salvation Army used the CTF as a platform to disburse information about HPRP program guidelines.

The Campbell Street Center offers workshops for families seeking to purchase a home and makes referrals to Consumer Credit Counseling Services. The Center, with CDBG funding in 2010, is providing programs that support neighborhood families, children and seniors.

The Lycoming County Housing Authority, which controls City public housing, has a Homeownership Initiative that provides information on how to buy a home. The LCHA has a Section 8 housing assistance plan in effect and has adopted an amendment to their selection guidelines offering a *preference for housing* to homeless households and persons, and those made homeless as a result of Rental Property Inspection failure that is not directly related to tenant action. Applications for Public Housing are available online but since July 2010, the Public Housing Waiting Lists have been closed. The LCHA plans to purchase the "Mary Slaughter Apartments" for use as low-income housing using HUD Replacement Housing Factor Funds. The LCHA is the only Housing Authority in Lycoming County.

The Lycoming County Health Improvement Coalition has a Human Services “Where To Find Help “ list. It is available at [LCHIC Human Services link](#). Established in 1994, the Lycoming County Health Improvement Coalition's (LCHIC) represents over 50 county organizations working together to reduce duplication, fill gaps of need and improve the quality of life for children and families. The Board consists of 40 Directors. The organizations represented are a cross section of human services, government, religion, education and business in Lycoming County.

Linkage Lycoming provides linklyco@stepcorp.org, Lycoming County’s Information and Referral Service, located at STEP 2138 Lincoln Street, Williamsport, PA. Lycoming County's Information and Referral Service 570-323-8555 - 800-326-9577 570-323-8555.

3. Intergovernmental Cooperation - Housing

Describe the actions undertaken to achieve cooperation and coordination among all parties (federal, state, local and private) in implementing the affordable housing strategy.

Citizen Participation guidelines were followed. In the preparation of the 2010 Action Plan, 2010 CAPER, and 2010~2014 Consolidated Plan, the City encouraged and solicited private and public agency participation. The goals of the five year Consolidated Plan requires partnerships to extend and strengthen cooperation among levels of government and the private sector. This includes for-profit and nonprofit organizations that help provide decent housing, maintain a

suitable living environment, and expand economic opportunities.

Between 2007 and 2009, with City donation of suitable land, the Lycoming Housing Authority constructed 6 single-family homes for sale to eligible persons at the *Lose School* site. In 2010, the City, with CDBG funding, completed improvements to nearby Lose Park.

The City, in partnership with Lycoming County and other area municipalities, has joined a *Zoning Update Partnership*, formed in response to recently adopted Multi-Municipal Comprehensive Plans.

The City and SEDA-COG Joint Rail Authority have approved an agreement setting forth obligations in the construction of a rail siding facility at the former Kennedy-King housing site. This project includes funding from multiple sources including PA DCED Community Revitalization and Penn DOT Rail Freight Assistance. The business is hoped to create at least 35 jobs.

4. Public Housing Improvements

Describe the local housing authorities' actions to improve (a) the management and operation of public housing, and (b) the living environment of public housing residents.

(a) Staff members of the Lycoming County Housing (LCHA) participate in training. Public housing waiting lists are combined to better serve applicants and applications can be submitted on line. The LCHA serves 1,186 households,

provides 511 income-restricted housing units, 214 market rate units, and provides 675 Housing Choice Vouchers. The LCHA monitors resident satisfaction and requests input regarding operation of the Authority. LCHA reports cooperative endeavors with other HA's have reduced criminal presence on their properties.

(b) LCHA assessed units formerly of the Williamsport Housing Authority and determined the *Kennedy King* complex was beyond economic rehabilitation. The units were demolished in 2009 and the land returned to the City of Williamsport for development.

LCHA has made physical improvements to its other units by installing water saving toilets, showerheads, energy efficient lighting, accessible units and parking. Maintenance is regular.

5. Public Housing Resident Initiatives

Describe Williamsport's performance, in cooperation and coordination with the local housing authority, to (a) involve residents in the management of their public housing units and (b) expand homeownership opportunities for public housing residents.

(a). Authority jobs are posted and input from residents is solicited on an ongoing basis. The LCHA has residents on staff and a Residents Advisory Board that meets regularly and has input into the LCHA Annual Plan and Five Year Plan. Board meetings are public and a resident serves on the Board of Directors.

(b) LCHA continues to offer a **Family Self Sufficiency** program. FSS is a federally funded program that works with motivated participants who want to become homeowners. The

program had 41 participants in 2010. A case manager works with each household, five-year goals are set, and as household income increases, an escrow savings account is established. Escrow balances are dispersed when suitable employment is obtained and the household no longer receives cash assistance. Lycoming Housing Finance Agency also offers the units at Lose School, Harmony Way homes and Authority condos are available to eligible participants in FSS.

Some individuals are hired by the Authority to work at its sites under the Authority's *Section 3 Employment Opportunity Plan*. The LCHA has a "Job Finder Service" for residents seeking employment. Applications for many employers are kept at the LCHA social service office. Residents are referred to Career Link and Pennsylvania College of Technology's New Choices/New Options Program, and STEP. These programs provide vocational counseling, job preparation and placement. LCHA has a Resident Training Toward Success Program. In a crime prevention move, the Lycoming County Housing Authority now participates in a joint effort with other housing authorities, to identify and restrict persons with Defiant Trespass notices from entering housing sites.

Since homeownership is tied to economic capability these programs increase the likelihood of homeownership.

6. Lead-Based Paint Hazard Reduction

Describe the actions taken to evaluate and reduce lead paint hazards in Williamsport.

Approximately 70% of Williamsport housing units were built before 1940 and contain lead paint. Lead-based paint hazard reduction cost is eligible under the City's CDBG and HOME

housing rehabilitation program. All Rehabilitation Specialists have completed “Visual Assessment Training.” and passed a “Renovator Initial EPA-Certified Lead Renovator Training Program (RRP)”. One staff member is a certified *Pennsylvania Risk Assessor* and performs clearance testing for rehabilitation cases. Testing has been contracted to a certified lead based paint inspection firm from Harrisburg. No certified testers are available in Williamsport. The City sponsored a “**Certified Renovator Initial Training Course**” for contractors in March 2010. **Pennsylvania College of Technology** has become a **Certified Trainer** and offers RRP courses at intervals. Beginning in April 2010, contractors performing renovation, maintenance, repair and painting projects that disturb lead-based paint in homes, childcare or child occupied facilities, and schools built before 1978 are required to be certified and follow specific work practices to prevent lead contamination. To be certified they must register with the EPA as a Certified Renovator Firm. A Certified Renovator Firm must have at least one worker who has taken and passed the Certified Renovator Initial Training Course. The Lead Safe Work Practice Course many contractors took in the past will not qualify as a Certified Renovator training.

Estimated Incidence of Lead-Based Paint in Housing Stock – 2003 Report

Year of Construction	Age of Housing in City of Williamsport	Estimated % of Total Housing Units with Lead-Based Paint	Estimated Number of Housing Units with Lead-Based Paint
1980 +r	1,225	0%	0
1960 to 1979	1,644	52% - 72%	855 – 1,184
1940 to 1959	2,692	70% - 90%	1,884 – 2,423
Before 1940	7,963	80% - 100%	6,370 – 7,963
Total	13,524		9,109 – 11,570

Source: Comprehensive & Workable Plan for Abatement of Lead-Based Paint in privately Owned Structures

There two lead paint rules. All housing receiving federal assistance, must comply with **HUD Lead Safe Housing Rule (LSHR)** and **EPA Renovation, Repair and Painting (RRP)**. Paid, privately funded repair and renovation projects must comply with RRP. The RRP rule does not apply to minor maintenance or repair activities where less than six square feet of lead-based paint is disturbed in a room or where less than 20 square feet of lead-based paint is disturbed on the exterior.

All Housing Authority Developments have been certified as lead free and licensed Lead Paint Risk Assessors inspect private, Section 8 dwellings each year.

STEP uses trained workers under its weatherization programs. LNDC, and Greater Lycoming Habitat for Humanity have acquired the necessary training for HOME funded rehabilitation activities.

7. Affirmatively Furthering Fair Housing

Describe the actions taken to affirmatively further fair housing. The Fair Housing Commission/Community Development Office placed a “Fair Housing Notice” in the Williamsport Sun- Gazette and on its web site. The notice advises all residents that certain actions, if based on race, color, religion, sex, national origin, familial status, handicap, are considered to be discriminatory. Residents are directed to contact the City Fair Housing Officer, the PA Human Relations Commission, or HUD Office of Fair Housing to file complaints.

The City has an updated **Fair Housing Analysis of Impediments** (2003-2013). A copy was provided to the HUD Philadelphia Office. The following actions were suggested:

(1) The Fair Housing Commission, with support of the real estate, lending and development community, should be charged with the responsibility to promote housing education, credit repair and housing counseling, and act pro-actively to encourage homeownership in the community.

(2) The West Branch Valley Board of Realtors should be asked to promote fair housing within its ranks and educate consumers.

(3) Lenders need to provide more pre-purchase educational programs to better prepare loan applicants. The 39% rate of denial (HMDA, 2000) indicates the general community needs to better understand the financial community's requirements with regard to credit. In addition, lenders must maximize their flexibility in terms of documentation of credit use and responsibility.

(4) The City should consider housing transfer inspection and rental property inspection programs to improve and protect the stock of affordable rental housing. Such programs will stem blight and allow for the more efficient scheduled inspection of rental housing.

Identify actions taken to overcome effects of impediments identified.

The City has addressed each of the above issues as described through out this document. The *Fair Housing Commission*, was expanded in size; outreach and education added to its mitigation of complaints duty. Representatives of the Banking, Real Estate and Insurance communities are being sought. The

Fair Housing Commission met 3 times in 2010, updated City web site information and participated in a *Veteran's Information Fair*. In 2010, the City Fair Housing Commission arranged a speaker from the *Pennsylvania Human Relations Commission* to attend a meeting of the Coordinated Task Force. She spoke about Civil Rights and Equal Treatment under the law. The FHC is planning a similar presentation for 2011 for the Williamsport Landlord's Association. The City continued work with Housing Providers in the "*Lycoming County Housing Work Group*". This group, composed of representatives from Consumer Counseling Services, STEP, Banks, Rural Housing Development, Futures Community Support Services, Habitat and others, has a goal of housing education for homeownership and information exchange. Through the efforts of the Housing Work Group, a Regional Forum: Reshaping Pennsylvania's Housing Market was held in Williamsport in 2010. The Housing Alliance of Pennsylvania hosted this discussion of housing issues, problems and proposed solutions.

A Rental Property Inspection Ordinance was adopted and the Codes Department began rental unit inspections in 2006. Every four years each rental unit within City limits is inspected for basic health, safety and occupancy standards.

The City of Williamsport Administration has proposed a Residential Tax Abatement program to encourage rehabilitation of existing sub-standard units and construction of new residential housing.

Fair Housing information is on display in the Codes Department, Community Development Office and public areas

in City Hall. Recipients of HOME/CDBG funds for rental activities are required to abide by the Fair Housing Act of 1973, Americans With Disabilities Act, Civil Rights Acts, and Age Discrimination Act. Assisted unit rents must be affordable to low-mod income households. Developers of multi unit HOME assisted activities are required to prepare and follow a Fair Housing and Marketing Plan. All participants in the City Homebuyer Assistance program must attend an educational pre-purchase homebuyer training session.

In 2010, the City continued participation in the *Lycoming County Housing Work Group*, which has goals to provide housing education for homeownership, and to address rental and mortgage foreclosure issues.

City representatives attend monthly Coordinated Task Force meetings. The Coordinated Task Force is comprised of 60 human service agencies and meets to discuss current needs, problems and share information.

In 2010, a Community Development representative gave a Homebuyer GAP Assistance Program Review to local realtors.

The city continued cooperation with for and non-profit developers such as Habitat for Humanity, LNDC and Susquehanna Valley Developers, to provide affordable owner occupied and rental housing to low and moderate-income households.

Conversion of single-family homes into multi unit rentals is regulated. The Codes Office, Community Development, Police, and Fire Departments work together to eliminate

housing hazards. “Where to Find Help” and Community Development brochure are distributed by City Code and CD Rehabilitation Inspectors. Program information and the procedure for being placed on the list of potential rehabilitation contractors are available in Codes, Community Development, and City web site.

The City and the *Center for Independent Living* cooperate under the City Accessibility Program, to make improvements that allow persons that are disabled to remain in their homes. Funding for this program has been reduced due to Federal CDBG reductions and the cost of increased infrastructure needs in the City. City partners published *Fair Housing* and *Affirmative Marketing Plans* as part of their projects and post required notices in their rental or sales offices.

8. Reducing Poverty

Describe actions taken to reduce the number of persons living below the poverty level.

Census Tract	% Below Poverty Line	2000 Median Household Income
001	8.61	\$40,000
002	4.91	\$48,000
003	21.34	\$26,751
004	36.66	\$15,513
005	12.69	\$23,138
008	47.73	\$18,444
009	14.25	\$27,957
010	21.90	\$27,250

See the map in Introduction for Census Tract Locations

Income Percentages

HUD determined that there were 15,108 low-income persons in the City of Williamsport. Citywide, 53.7% of the population was low income.

Poverty is a function of income, related to education, job training, and employment. Manufacturing employment has declined. Industries most affected by job losses (i.e. apparel and textiles, transportation equipment) are not expected to return. The greatest job growth is in retail and service sectors that do not provide the compensation found in manufacturing sectors. Statistical information regarding any Williamsport job increases resulting from Marcellus Shale developments are not available, though **2010 Housing Price Index** statistics show an 8.38% rise.

	July	Aug	Sep	Oct	Nov	Dec
Williamsport Unemployment Rate 2010	9.5	8.9	8.1	8.4	8.2	8.3

The resources that the City of Williamsport has to reduce the number of persons with poverty level incomes are limited. Since poverty is based upon income, its effect on housing opportunity and choice is apparent. Conversely, with out adequate, stable housing and employment opportunities, alleviating poverty becomes even more difficult. The City pursues and supports activities to provide an environment that will attract businesses to remain, expand or relocate to Williamsport. The City and Lycoming County Housing Authority post contacts for HUD approved counseling agencies and notices regarding Homebuyer Programs and Home Repair loans and grants, in multiple locations. The LCHA awards bonus points to Minority and Women Owned Business Enterprises and, as does the City, solicits Minority and Women owned business contractors to apply for contracts. An

objective of the strategies is to pursue economic development through revitalization. Activities include:

- **Downtown Revitalization Project.** The project includes residential housing (Nichols Place completed in 2010), a parking deck, and expansion of the Trade and Transit Center. The State has awarded \$6 million toward the project. Construction began in 2010. The Redevelopment Assistance Capital Program (RACP), \$5 million dollar William Street Development Project has been underway for some time and entails acquisition and demolition of an underused school building as a site for a department store. School building demolition began in 2010. Demolition costs are primarily supported by *CDBG* funds. William Street Redevelopment activities include:
 - The Office of Economic & Community Development prepared a certified redevelopment plan and City Council approved multi-year *CDBG* funding of this activity beginning in FY 2010.
 - Demolition, debris removal, and compaction to prepare this former Brownfield site at the corner of West Third and William Streets, for economic development.
- The City and SEDA-COG Joint Rail Authority are constructing a **rail track siding facility** at the former Kennedy-King housing site. This project includes funding from multiple sources including PA DCED Community Revitalization and Penn DOT Rail Freight Assistance and is hoped to create at 35 jobs. Railway Unloading Services has operated a bulk transfer facility on Maynard Street. It is being relocated from Maynard Street to the Newberry Yard facility, which is owned by

the SEDA-Council of Governments Joint Rail Authority. The Lycoming Valley Rail Railroad, one of five short lines the authority administers in an eight-county area, provides rail service to the yard and businesses in the county. Impact mitigation for the Williamsport residential community is being reviewed.

- **Reach Road Extension Project.** Improve access to US 220/I-180, serve industrial properties in the West End, promote economic development, and relieve increasing traffic problems in the West End. . It is estimated \$4.8 million in currently unsecured funding is needed to accomplish this project.
- **Keystone Innovation Zone (KIZ).** Administered by Pennsylvania’s Department of Community and Economic Development, (DCED) the KIZ is a geographically designated zone, formed to support renewal by creating new technologies and new entrepreneurs. KIZs use colleges to deliver economic opportunities. The KIZ partnership is responsible for planning and execution of a zone plan for renewal. The KIZ partnership in Williamsport consists of the City, Lycoming County, SEDA-Council of Governments, Pennsylvania College of Technology, and Chamber of Commerce.
- The City Planning Commission supported construction of a new National Guard and Army Reserve Training Center at the Penn Street Armory is underway.

The City supports agencies providing social and employment service, and affordable housing activity for lower income households. These services include:

- Lycoming County Public Housing Authority provides programs promoting economic self-sufficiency, job training, and job finder assistance.
- Neighborhood Plans and Strategies for City neighborhoods lead to creation of the Newberry Community Partnership (NCP). NCP is *Elm Street Community*. A Neighborhood Strategic Plan for the *Park Avenue Neighborhood* is complete. A neighborhood cleanup occurred in 2010, but no other activity ensued.
- Step, Inc. sponsors job-training programs (WIA & Youth Builds) and with Lycoming County Career Link, provides connection between job seekers and employers.
- The American Rescue Workers supports Work Therapy Programs teaching personal and organizational skills needed for employment.
- The Center, a community based organization providing life and job skills training, and was assisted with CDBG funds.
- The YWCA Liberty House Women’s & Children’s Shelter program include job skills and self-sufficiency training.

Salvation Army *Project Break Through* is a large component of *Journey House*, and *Saving Grace Shelter* programs providing housing and mentoring for homeless or near homeless families. In 2010, the City applied for a State Emergency Shelter Grant (ESG) but was not funded. A 2011 application is anticipated but the State notified the City the Program becomes the *2011 Emergency Solutions Grant Program* under the new HEARTH Act. The regulations for the program have not been released. It is anticipated that application timeframes for the FY 2011 program will be

pushed back.

Economic development programs in support of business development and job creation are being undertaken in the City of Williamsport as follows:

- Williamsport has established a Keystone Opportunity Zone (KOZ). Administered by DCED, KOZs revive economically distressed communities with tax abatement. The virtually tax free KOZ in the City of Williamsport serves to attract economic activity where little activity exists. Spin-off economic activities outside the KOZ become taxable creating additional revenue that did not exist before, and fostering private investment. There are six KOZ sites in Williamsport.



- Providing state tax credits to private companies making qualified investments in rehabilitation, expanding, or improving buildings in designated Enterprise Zones.
- SEDA-Council of Governments offers small business administration loans. Lock Haven Small Business

Development Center offers free assistance including guidance in developing a business plan. They have an outreach center in Williamsport.

- Service providers in the City and region provide educational and job training services. Team Pennsylvania Career Link, a cooperative effort established by the State, is located in Williamsport. Career Link provides one-stop delivery of career services to job seekers.
- The City and County participate in the LERTA tax abatement program to encourage expansion of existing businesses. A *Residential Tax Abatement Program* is proposed for 2011

The current LERTA Commercial Exemption Schedule:

First Year	100%
Second Year	90%
Third Year	80%
Fourth Year	70%
Fifth Year	60%
Sixth Year	50%
Seventh Year	40%
Eighth Year	30%
Ninth Year	20%
Tenth Year	10%

The exemption is granted upon the property and shall not terminate upon the sale or exchange of the property
Call the Community Development Office at 570-327-7511 for more information

CDBG funds, administered through the Office of Economic and Community Development, are used to further economic development in Williamsport as follows.

- Micro-enterprise Revolving Loan Program provides a maximum loan of \$10,000 at three percent interest over ten years. The first year principal and interest is deferred. The funds can be used to assist businesses with five or fewer employees with equipment, supplies, furnishings, and other necessities. Minimal CDBG funding is available. One applicant received funding in 2010.
- Loan repayments from funds originally granted to the City by the First Community Foundation, provide a City Commercial Facade Repair Program. Applications were accepted but no loans were issued in 2010.

The City continues to focus on economic development, attracting businesses, retaining and expanding existing ones, and creating jobs. In recent years, the City, in partnership with other organizations in the region, has embarked on a program to implement revitalization in the central business district. The Downtown Main Street program and the Newberry area Elm Street program both encourage creation of livable, viable downtowns. Economic development will continue to be important to the overall revitalization of the community.

The City of Williamsport provided \$300,000 to the Williamsport /Lycoming Chamber of Commerce for establishment of a Small Businesses Economic Development loan fund. From new building construction to equipment purchases, the Revolving Loan Fund can provide the financing to Williamsport businesses with gross sales less than \$1,000,000 annually or fewer than 50 people. Start up

enterprise, expansion of existing business or relocation of business to Williamsport are eligible. \$5,000 to \$50,000 in low fixed-rate loans is available. A loan to the Pajama Factory is being prepared for 2011. Call the Williamsport/Lycoming Chamber of Commerce at (570) 320-4206 for information.

Lycoming County has become a major destination for gas companies to explore for natural gas in Marcellus Shale, a geologic formation that is present in areas of northern Pennsylvania. Leases for this exploration have been secured with many county landowners and State entities. This exploration offers tremendous opportunities and risks for the region. To prepare, Lycoming County created a *Community Gas Exploration Task Force* to identify key issues, research facts and information, and review and propose public policy regarding the impact of gas exploration of the Marcellus Shale in Lycoming County. The housing impact has been verified. *The Housing Price Index shows the Williamsport (MSA) increase is 8.38 percent, second highest in the nation.*

These activities will aid in reducing poverty in the City by improving the basic skills, health and housing environment of persons living below the poverty level. They will also increase opportunities for employment by attracting and retaining businesses and by providing a comfortable living environment. The varied activities help create job opportunities that help alleviate poverty in the community.

COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY (CHAS) ANNUAL PERFORMANCE REPORT FOR 2010

**ASSESSMENT OF ANNUAL PERFORMANCE
IN THE CITY OF WILLIAMSPORT**

1. *Assess Williamsport's effectiveness in achieving the goals established in the Five-Year Consolidated Plan. (See the Introduction and the attached Chart for a summary of goals and progress.)*

All Grantees must identify and select one of three Objectives and one of three Outcomes that best represent the impact of the program, for each activity. This chart displays available objectives and outcome categories

	Outcome 1: Availability/Accessibility	Outcome 2: Affordability	Outcome 3: Sustainability
Objective #1 Suitable Living Environment	Accessibility for the purpose of creating Suitable Living Environments	Affordability for the purpose of creating Suitable Living Environments	Sustainability for the purpose of creating Suitable Living Environments
Objective #2 Decent Housing	Accessibility for the purpose of providing Decent Affordable Housing	Affordability for the purpose of providing Decent Affordable Housing	Sustainability for the purpose of providing Decent Affordable Housing
Objective #3 Economic Opportunity	Accessibility for the purpose of creating Economic Opportunities	Affordability for the purpose of creating Economic Opportunities	Sustainability for the purpose of creating Economic Opportunities

Obstacles to achieving the Five Year Goals include

- ~A need for funding that exceeds resources.
- ~Limited vacant developable sites.
- ~Lack of development of affordable housing in the County, outside of the City.
- ~Hazard abatement costs of developed sites or abandoned buildings that substantially increase development costs.

~Dated infrastructure.

Priorities of the Consolidated Plan define Williamsport's Housing Strategies. Established programs and activities address many priorities. The objective of the planned strategies is to provide affordable housing and support services to persons and households living at 80 percent or below the City's median income.

Priority Housing Need: Homeownership

- Support home ownership by very low and low income small, large, and all other renters.
- Create new housing for home ownership through construction, or substantial rehabilitation.

Objective: Decent, affordable housing

Outcome: Affordability

The City Existing Housing "GAP" Program offers financing not exceeding 20% of a property purchase price. Applicants must meet income guidelines, obtain the maximum available financing from private sources, and contribute 4% of the purchase price from their own funds. FIVE former renter households were assisted in 2010 and 23 households have been assisted since 2005. *All participants are below 80% area income level. This activity primarily benefits households above the 51% area median income.* In many cases a low-income households lack of earnings precludes their ability to purchase and maintain a single-family house. The city recommends such households make use of homeownership education,

budgeting classes, and other services, provided free by many organizations, and increase the likelihood of purchasing a home. Existing Williamsport homes are still affordable and interest in this program has been steady but has been affected by a slow down in private lending and increasing housing prices.

HOME funds are available to assist income eligible households purchase new homes in *West End Terrace/Pennsy Heights*. 53 buyers have been assisted since 1998. Buyers apply for deferred repayment HOME mortgages. This activity provides gap-financing assistance to income eligible households for purchase of newly constructed homes in the development. Because no homes have sold in recent years, in 2010, the Program was restructured. A new HOME Agreement signed and \$330,000 in funds obligated. The new activity offers up to \$55,000 in deferred repayment funds with a possibility of up to 50% forgiveness. It also requires a homebuyer equity contribution and homebuyer education before purchase. 6 units are projected. No buyers were assisted in 2010. The West End Terrace Homebuyer activities, in total from 1997 to present, has expended \$1,548,998 in HOME funds and leveraged \$3,881,154 from PHFA, FHLB, and other sources. *This activity primarily benefits households between 60% and 80% of area median.*

Home ownership opportunities are available through non-profit organizations such as *Lycoming Neighborhood Development Corporation (LNDC) and Habitat for Humanity, City CHDO's*. Since 2000, City assistance to Habitat has resulted in 17 new owner-occupied units. Partnership with LNDC has resulted in 9 single-family units and creation of HOME assisted rental

units at Grier Street Commons, Grace Street Commons and Nichols Place. *These activities primarily benefit households between 50% and 60% of area median income.*

DCED Housing & Redevelopment Assistance Funds of \$330,000 have been obtained to assist in the purchase of new single-family homes to be constructed on land the City sold to a developer for this purpose. This mortgage assistance gap financing will assist income eligible buyers (up to 120% AMI). Construction must begin in 2011 or funds will be lost.

The Lycoming Housing Authority constructed Harmony Way, Six single-family homes on Walnut, Cherry Street and Park Avenue. The homes are for sale to income eligible buyers. No City funds were used in this activity. Through Cooperative Agreement and City donation of land, the LHA constructed 6 single-family homes at **Lose School** site. The City provided CDBG funded improvements to a nearby park.

The 2010-2014 CP goal is to assist 15 Homebuyers purchase affordable units. Seven (including CHDO) have been assisted to date.

Priority Housing Need: Home Rehabilitation

- Improve living conditions by making owner occupied housing code compliant.
- Preserve housing stock through rehabilitation.
- Reduce lead based paint hazards in older housing stock.

Objective: Decent, affordable housing

Outcome: Affordability

Owner-occupied single-family housing rehabilitation programs (OOSF) address the above needs. Each house rehabilitated must meet minimum standards. Lead Paint hazard reduction requirements are observed.

Since 2005, FIFTY-FIVE owner-occupied homes have been rehabilitated to standard with HOME funding. (9 assisted in 2010)

Since 2005, TWENTY owner-occupied homes have been rehabilitated using CDBG funds under the Emergency Repair Program. (3 assisted in 2011)

Since 2005, THIRTEEN Handicapped accessibility rehabilitations have been completed, providing home modification such as ramps and accessible bathrooms for eligible handicapped individuals. (2 assisted in 2011)

The 2010-2014 CP goal is to assist 30 eligible households with housing rehabilitation services. Fourteen have been assisted to date.

Priority Housing Need:

- Improve living conditions by making rental-housing code compliant.
- Preserve the housing stock through rehabilitation.
- Abate hazard of lead in older housing stock.
- Create new affordable renter housing.

The City *Rental Rehabilitation Program* offers a 3% interest, 15-year loan. Since 1993, 65 units have been rehabilitated and made available to targeted households.

2 units were completed in 2010. Since 2005, THIRTEEN existing units have been rehabilitated to standards with CDBG funds.

In an effort to stimulate renovations to the many double units in the city, a program offering a grant and low interest loan for rehabilitation of *Owner Occupied Doubles and Duplexes*, was created in 2010. City Rental Rehabilitation Programs have not offered a grant in many years and rehabilitation applications slowed. The new program offers a Grant in amounts equal to current Owner Occupied Single Family allowances, with a 10-year, 10% per year forgiveness. An income eligible owner household must occupy one of the units. After-rehabilitation rents must be affordable to lower to moderate-income households for a minimum of one year after completion. Applications will be taken in 2011.

HOME funds are used to construct income targeted rental units. In 2010, the 24 unit Nichols Court rental (4 HOME assisted) was completed and occupied.

The 2010-2014 CP goal is to assist 15 eligible households with safe and affordable rental housing. SIX have been assisted to date. (2 rehabilitation, 4 new construction)

Priority Housing Need:

- Assisting Homeless Individuals and Families and Chronically Homeless persons obtain housing and helping Low Income Persons Avoid Homelessness

The United States Code, official federal definition of homeless (Title 42, Chapter 119, Subchapter I), is:

- an individual who lacks a fixed, regular, and adequate nighttime residence; and

- an individual who has a primary nighttime residence that is a supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and
- transitional housing for the mentally ill);
- an institution that provides a temporary residence for individuals intended to be institutionalized; or
- a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

The City of Williamsport accepts funding requests from agencies providing permanent supportive housing, particularly those that address a gap in agreement with the *Continuum of Care*. The City worked with Family Housing Alliance, Transitional Housing for Families, Journey House. The City supported Journey House applications for PA DCED, County Act 137 funds. The City submitted a 2010 Emergency Shelter Grant (ESG) application to DCED. The Family Housing Group in concert with the American Rescue Workers sought funding to convert the vacant Grace Street Church into a short-term shelter. The ESG application to the state was not funded, however shelter creation activity continued with support from the United Way, Community Foundation, and Lycoming County Act 137 funding. The short stay shelter, Saving Grace, is scheduled to open in February 2011.

Community Development participates in the Lycoming County Housing Work Group, a collaborative effort from many local housing providers, credit counseling agencies, and banks to provide homebuyer and homeowner education.

The City assisted social service and non-profit organizations with funding. This information is discussed under “**Supportive services to social service and non-profit organizations**”.

The Lycoming County Housing Authority applies and administers Section 8 and public housing. The City does not directly address this need.

The City collaborated with *LNDC, Habitat for Humanity and Susquehanna Developers* to provide single-family owner occupied newly constructed housing for targeted incomes. The City has two non-profit organizations qualifying as CHDOs and would accept inquiries from other interested non-profits.

Homeless Objectives- Priority- Support Homeless Prevention Programs.

The City has contact with non-profit agencies and provides financial assistance where possible. Homelessness is often a result of economic pressures and unemployment.

	Beds	Current Inventory	Unmet Need/Gap
Individuals			
Emergency Shelter		233	21
Transitional Housing		148	150
Permanent Supportive Housing		85	220
Total		466	391
Families With Children			
Emergency Shelter		409	38
Transitional Housing		348	105
Permanent Supportive Housing		0	198

Homeless Prevention and Rapid Re-Housing (HPRP)

In 2009, Williamsport requested \$518,859, in Homeless Prevention and Rapid Re-Housing (HPRP) Funds. Through communication with the Homeless Assistance Program provider for Lycoming County, Williamsport decided to utilize STEP, Inc. and the Salvation Army as subrecipients of the funds, as their existing programs are compatible with HPRP activities. .

HPRP Budget - 2009			
	Homeless Prevention	Rapid Re-housing	Total Amount Budgeted
Financial Assistance	\$175,000	\$150,000	\$325,000
Housing Relocation and Stabilization Services	\$85,000	\$60,000	\$145,000
Subtotal	\$260,000	\$210,000	\$470,000
Data Collection and Evaluation			\$22,917
Administration			\$25,942
Total HPRP Amount Budgeted			\$518,859

The City supports job growth and retention through its Micro Enterprise, UDAG Shopsteading and Commercial Facade Programs, though funding for these activities is limited. Local housing providers comment that reasons for homelessness include inability to retain employment, manage a budget, sudden life changes such as divorce or job loss, abuse, addictions, credit, the lack of medical insurance, and lack of facilities for persons unable to live on their own.

The Lycoming County United Way (LUW) administers Housing Assistance Program (HAP) used to prevent eviction or obtain permanent housing and FEMA funds, for rental assistance to prevent eviction.

The City is a member of the Coordinated Task Force Group

that meets once per month. The Task Force is composed of over 60 organizations that meet to share information, and resources. Part of Task Force activity is to obtain the information needed to apply for Continuum of Care, McKinney, and related Housing Assistance Program funding, a Central Clearinghouse of information from County agencies dealing with homelessness was formed. Linkage Lycoming was funded by the United Way to perform this service. Information has been obtained from many different agencies including: The Joinder Board, Mental Health/Mental Retardation, Salvation Army, YWCA, Wise Options, North Penn Legal Services, Children & Youth, STEP, Williamsport Area School District, American Rescue Workers and others. Linkage Lycoming verifies the count is not duplicated from month to month.

Homeless Count

In 2008, the homeless count for Lycoming County was over 130 households. In 2009, the reported count was 57. The most recent survey came out in April 2010. This homeless count identified families consisting of 73 adults and 38 children, as well as 111 single people - 44 men and 67 women or 184 adults and 38 children without homes.³

This information is compiled from information submitted to the *Coordinated Services Clearinghouse, Linkage Lycoming*, by participants in the Coordinated Task Force. The United Way supports the Clearinghouse financially.

The County Department of Public Assistance administers State Emergency Shelter Allowance (ESA) funds. ESA funds are

³ Williamsport Sun-Gazette – June 27, 2010

used to prevent eviction and assist homeless households obtain permanent or temporary shelter. Other agencies offering limited assistance to prevent eviction include American Rescue Workers, Shepherd of the Streets Ministry, and STEP Outreach.

Priority Homeless Objectives - *Support emergency shelter and transitional housing services through local nonprofit organizations and social service agencies.*

The YWCA opened Liberty House Women's and Children's Shelter with City CDBG assistance. The American Rescue Worker's operates a men's homeless shelter. The Salvation Army provides Project Break Through (past CDBG assisted). Journey House residents participate in Project Break Through. The City supported applications for HPRP, Emergency Shelter Grants, PA DCED funds, County Act 137 funds, and any other sources for shelter services. Many non-profits such as United Churches, Salvation Army, and Aids Resource, provide rent and utility payments on a limited basis and basic life skills support help. Saint Anthony's Center provides food, a free medical clinic, clothing & furniture for those in need.

Priority Homeless Objectives - *Support services to assist homeless persons and families make the transition to permanent housing and independent living.*

Homelessness Prevention and Rapid Re-Housing Program (HPRP) provides temporary financial assistance and services to prevent individuals and families from becoming homeless, and help those who are homeless to be quickly re-housed and stabilized. In 2009, the City received \$518,859 from the Department of Housing and Urban Development for this purpose. The City met with the Homeless Assistance Program

(HAP) provider for Lycoming County (the representative organization is the United Way) to determine what agencies could best manage HPRP. Two agencies, STEP, Inc. and the Salvation Army, were identified as having the capacity to administer HPRP for the City. By agreement, these agencies work together to insure a centralized intake process and prioritize applicants, serving those most in need of temporary assistance and most likely to achieve stable housing outside of HPRP after the program concludes. Applicants must be at or below the 50% AMI. In 2010, the Salvation Army provided a "Financial Boot Camp" program to assist financial educators, program managers, and caseworkers design and deliver effective financial guidance.

The City constantly seeks input from social service agencies. Most need additional funds for staff to properly supervise clients and expand programs encouraging self-sufficiency. In 2009, the State Budget Crisis adversely affected many agencies. The Center for Independent Living (CIL) provides advocacy for persons that are disabled. The LCHA and CIL offer Family Self-Sufficiency programs and homebuyer activities. A printed and on-line directory of service providers is available through *Linkage Lycoming*. The City Accessibility Program helps persons that are disabled remain in their homes. The City, worked with the United Way, Covenant Central Church, Salvation Army, STEP, Habitat for Humanity, and others, to support Family Transitional Housing at Journey House. JH provides applicants housing, job and life skills training with a goal of self-sufficiency with in a one-year period. The City has agreed to submit an application in 2010 for State ESG funds to develop an empty church into a short-term shelter.

Chronic homelessness:

Planning and implementation of housing and services for the homeless and prevention of homelessness in the City and region is coordinated through the state and locally by a Continuum of Care. Strategy, goals, and action steps for ending chronic homelessness in the Central-Harrisburg Region Continuum of Care are formulated on a state level. The City will consider current or future requests from provider agencies of permanent supportive housing, particularly those that show result oriented projects that address a gap in agreement with the continuum of Care. Journey House, Saving Grace, and Project Breakthrough activities undertaken by the American Rescue Workers, United Way and Salvation Army provide a means for homeless persons to make the transition to permanent housing and independent living.

*Discuss further actions or **changes** that are proposed for the Consolidated Plan because of this assessment.*

None are planned at this time. An amendment to the plan was completed for NSP funding. A new Consolidated Plan was implemented in 2010.

Other Needs:

The City of Williamsport will consider requests to assist with housing for other special needs sub-populations. The City of Williamsport will also consider providing Certifications of Consistency for HUD and other funders as required, to expand housing choice and assist the with housing for other special needs sub-populations.

Incremental progress has been made toward non-housing needs.

Public Facilities

Priority – improvement to facilities including

- Recreational and park facilities
- City infrastructure
- Fire equipment
- Installation of ADA compliant curb ramps
- Water and sewer improvements
- Fire hydrant upgrades
- Flood pump station improvements
- Blight elimination and Code Enforcement

These activities are funded each year as fully as possible. The Objective of each of the above activities is to create a Suitable Living Environment and increase Community Sustainability.

Public Services

Priority - Support Public Services

- Supportive services to social service and non-profit organizations, including, but not limited to, youth, childcare, and health service providers.

There are varied services available in the community to address human service needs. There continues to be unmet service needs that shape the ability of persons to sustain themselves and live independently. The City of Williamsport supports and accepts applications for innovative services that address outstanding needs that provide a benefit to wide sectors of the community.

Many public services are multiple year activities, dependent upon annual CDBG awards, and competing for the same funding. Many activities originally listed, as priority needs will not be addressed due to funding limitations.

In 2010, all CDBG and HOME funds expended for activities met one of the three national objectives as defined under CDBG and HOME regulations. In FY 2009, 95% of CDBG funds (excluding planning and administration) expended benefited low and moderate-income persons. In FY 2010 85.81% of CDBG funds (excluding planning and administration) expended benefited low and moderate-income persons.

Future Needs

According to the 2000 Census, the median household income for African Americans in Williamsport was \$20,912. Hispanic households had a median income of \$22,708, versus \$25,946 for all households. City-wide, in 2000, 21.5% of the population was below poverty. Among both the Black population and the Hispanic population, about 33% were below poverty. The lower income and higher rate of poverty among the minority households seems to be attributable to lower skill levels due to lower levels of education. About 23% of persons in Williamsport age 25 and over lack a high school diploma. About 33% of Black adults and 41% of Hispanic adults lack a high school diploma. The low education level implies a lack of skills required to find steady, well-paying employment that offers opportunities for advancement.

2010 Census information is not yet available, 2010 Census information from the Federal Financial Institutions Examination Council estimates the black population is 3,873

and the Hispanic population 340. Because it is estimated that approximately 33% of these populations are below poverty, it is estimated that approximately 1,390 minority persons and 5,500 other persons will be in need of some type of housing assistance in 2011

Specific projects to address housing and other needs are supported by the City in various ways, and are discussed in the Introduction to this document and in the Priority Needs Progress Summary.

C H D O HOME BUYER ASSISTANCE CONSTRUCTION, REHABILITATION AND ACQUISITION ASSISTANCE

Unit Location	Address	IDIS num	NAME	# u	Occupant Info	GPR Status 2010	Total Assisted 2010-2014	Caper Goal Assisted 2010-2014
Habitat 2009 CHDO								
W 3rd	2107	771			AMI/W, fhh, 5p, 50%	comp	1	
Park Ave	833	771				und		
LNDC 2008 CHDO								
Grace	708	0013-717			b, 1p, 80%	comp	1	
Locust	319	717				und		
LNDC 2010 CHDO								
pending								
							2	1

2010 CHDO Summary - CHDO Activities - Lycoming Neighborhood Development Corporation (LNDC) (08 CHDO) completed and sold one renovated unit on Grace St. Renovation on a unit on Locust St is underway. **Habitat for Humanity (09 CHDO)** completed construction and sold one unit on West 3rd Street. Renovation work to a unit on Park Avenue is underway. Buyers assisted in 2010 were 1-American Indian/White, 1 Black, 1 female head of house, 1 @ 50%, 1 @ 80%. LNDC is the named 2010 CHDO. Agreements are pending approvals.

HOME FUNDED CITY HOME BUYER PROGRAM - GAP FINANCING FOR PURCHASE OF EXISTING HOUSING UNITS

2010-2014 yearly goal is 3 Home buyers per year

Year	IDIS	City	Buyer Name	St	Address	Case Budget (no PD)	Occupant Info	Other Funds Leveraged	Set up date	GPR Status 2009	05-09 Goal all HB programs	Total Assisted 05-09	GPR Status 2010	2010-14 Goal all HB Programs	Total Assisted 2010-2014
0020/2007	725	290			Rural Avenue	15600	w, 1p, 50%, fhh	66488	3/09	comp		1			
0016/08(07)	729	302			Central Ave	22800	w,2p, 80%	96161	6/09	comp		1			
0016/08	759	314			Newberry St	10980	w, 2p, fhh. 60%	49119	10/09	comp		1			
0016/08	764	330			W Third St	14800	w, 1p, fhh. 60%	65160	11/09	comp		1			
0016/08	793	335			Glenwood Ave	15600	w, fhh, 2P, 80%	65520	5/10				comp		1
0020/09	794	337			Evergreen	23980	w, fhh, 2P, 60%	100716	6/10				comp		1
0020/09	798	355			Grand St	12180	w, fhh, 2P, 80%	51136	8/10				comp		1
0020/09	801	361			May Ave	8600	w, 2P, 80%	36120	11/10				comp		1
0020/09	802	367			Louisa St	15160	b, 2p, 60%	63672	11/10				comp		1
			0												
			0												
			0												
			0												
			0												
					Total HOME:	354690	Total Leveraged:	\$ 1,511,082			30	18		15	5

Gap financing up to 20% of purchase price is available to eligible buyers of existing single family homes in city limits. 1st mortgage financing and property inspection required. Deferred repayment of 0% interest city funds.

\$ 317,164.00 2010 Leveraged

2010 Summary -5 purchases assisted. 4 white, 1 black 3Fhh, 3@ 80%, 2 @ 60% income levels. (Additional homebuyer opportunities are provided with HOME CHDO funds. 2 CHDO units were also completed and sold in 2010.)

ACCESSIBILITY REHABILITATION YEARLY ACCOMPLISHMENT SUMMARY CDBG

IDIS num	City Case #	NAME	Rehab Street	Rehab Num	Case Budget	(all households include disabled person) Occupant Info	Program Life # Of units	Total Other Funds Leveraged	GPR Status 2007	GPR Status 2008	GPR Status 2009	Total Units 05-09	Caper goal 05-09	GPR Status 2010	Total comp Units 10-14	Caper Goals 2010-2014
408	22		First		3271	w Low	1	61								
440	55		Poplar St		2285	w,e,2p,l	1	88.5				1				
600	43		Catherine St		5093	w,1p,vl. Fhh	1	0				1				
600	56		2nd Ave		4966	w,3p, 50%	1	0				1				
600	52		Sherman		4422	w,2p, 80%	1	0				1				
600	62		1st Ave		4090.5	w,2P, 60%, fhh	1	895				1				
600	60		High St		2806.1	w,2P, 60%, fhh	1	92				1				
631	70		Mem Ave		4892	w,1p,fhh,60%	1	92	comp			1				
631	68		Almond St		5143	w,1p,fhh,60%	1	92	comp			1				
682	73		Mem Ave		4900	w,1p,fhh,50%	1	92	comp			1				
682	91		6th Avenue		3566	w,2p, 60%	1	0		pending	comp	1				
682	92		Grier St		5098	w, 2p, fhh,80%	1	33		pending	comp	1				
776	97		LRC		2902	w, e, 3p, 60%	1	122						comp	1	
776	117		Frview Terr		1740	w, 2p, 80%	1	126						comp	1	
776	109		Jerome Ave		5000	w, e,2p, 80%	1	112						und		
776	111		Linn St.		4955	w, e, 2p, 50%	1	150						und		
							46	\$ 2,929.00				11	15	2	2	10
												05/09	05/09		2010-2014	10 (all programs)
<p>This program offers a maximum \$5,000 grant for improvements and repairs to units occupied by persons that are disabled. Funded by CDBG, this program has proven its benefit, helping many persons with disabilities to continue to occupy their homes. The Center for Independent Living</p>																
<p>2010 Summary: Two income eligible households with persons that are disabled were assisted. 2-W, 1-60%, 1-80% , two ramps were installed. Contracts are issued & work underway on 2 additional accessibility projects that will be completed in 2011</p>																

CDBG RENTAL UNIT REHABILITATION

IDIS num	City Case #	NAME	Case Budget	Rehab Street	Rehab Hs Num	Occupant Info	Total # Units	units occ l/m	Other Funds Leveraged	GPR Status 2006	GPR Status 2007	GPR Status 2008	GPR Status 2009	2005-09 CAPER GOAL	Total Assisted 2005-09	GPR Status 2010	Total Assisted 2010-14	2010-14 CAPER GOALS	
548	788		15860	Pine St		1w,4p,60%-1b,1p,fhh,80	2	2	15928	-					2				
563	789		16963	Dubois St		2w,1fhh 50% - 60% -	2	2	16963	und	comp				2				
568	795		17000	7th Ave		1b,4p,50% 1W 1p80%	2	2	17000	comp	-				2				
595	795a		17000	1st Ave		1w,80% 3p-1w1p 80+	2	1	17000	comp	-				2				
609	803		1400	Scott St		1w,e,1p, 60%	1	1	2900	comp	-				1				
615	814		17000	Scott St		2w,1fhh,2-40% 4-p, 1-p	2	2	17000	comp	-				2				
			17500	10 TH Avenue		withdrew from program	0	0	0	und	und	cancel			-				
726	858		18430	Rose St		2 w, 2 fhh, 1 50%, 130%	2	2	91				und		-	comp	2		
							Units 2005-2009	11	10	203298									
							Units 2010-2014	2	2	91					15	11		2	15

Program offers 3% interest loans to owners of residential rentals. \$14,000 for the first unit and \$11,000 for each additional unit up to seven maximum. 51% of the occupants must be LMI. (50% in a double unit). In 2010 a revised owner occupied rental rehabilitation program was funded. Program slated to start in 2011.

see Nichols Court HOME for more rental activities (closed 2010)
see also Iris Commons-6 additional units HOME Activity

2010 Summary - Rehabilitation of a duplex with 2 units (1 owner occupied) was closed out in 2010. 2-w, 2- fhh, 1- 50% & 1 30% income level

HOME FUNDED RENTAL UNIT

IDIS num	City Case #	NAME	Case Budget	GPR Status 2008	GPR Status 2009	Total HOME Assisted 2005-2009	GPR Status 2010	Total HOME Assisted 2010-2014	2010-2014 CAPER GOALS
650		Iris Commons	350000	comp	-	6			
724		Nichols Court	340000	-	und		comp	4	
									Unspecified

Activity Summary

2010 OOSF CDBG Summary-CDBG provides emergency repair funds only. In 2010 - 3 cases were completed. Completed case report: 3 white, 1 fhh, 2 disabled, 1 @40%, 1 @ 60%, 1@80% income level. CDBG

2010 Accessibility Summary: Two income eligible households with persons that are disabled were assisted. 2-W, 1-60%, 1-80%, two ramps were installed. Contracts are issued & work underway on 2 additional accessibility projects that will be completed in 2011 CDBG

No **Codes ordered demolitions** occurred in 2010. Demolition for blight elimination w/economic opportunity development in the William Street designated downtown blighted area were contracted and work begun. This is a multi year activity. CDBG

2010 Micro-Enterprise Summary - In 2010- 1 new business (Wings) that employs 51% L/M was assisted with a \$10,000 loan. Close out will not occur until 2011. A second loan from 2009 (Deli) employment goal has not yet been met and is not closed out. CDBG

Public Services. In 2010, an Interim Assistance activity to remove trash and junk from a targeted area was completed. Funds for an SPCA Spay/Neuter Program, CAPP Youth, and The Center Youth & Seniors Program were provided. CDBG

In 2010, multi-year Infrastructure activities including Street Reconstruction with in the Pathway to Health neighborhood, on Howard Street, East Fourth Street and Maynard Street are still underway. CDBG

In 2010, an Elm Street funded Street reconstruction activity in Newberry was substantially completed. A façade repair program was underway.

In 2010, a Pool Feasibility Study was concluded. The results and recommendations are being considered. CDBG

In 2010, 10 street sections were reconstructed. Other projects are underway CDBG

In 2010, the Hepburn Street Pump Station electrical renovation activity was completed. CDBG

In 2010, the first payment for purchase of fire equipment was made. This is a multi year obligation. CDBG

In 2010, 2 Park projects were completed. Play areas, equipment and lighting at Newberry and Lose School Parks were renovated. CDBG

In 2010, an Interim Assistance, neighborhood junk removal project was completed. Park Avenue Neighborhood CDBG

In 2010, Accessibility improvements to City Hall were completed. CDBG

In 2010, Fire Code renovations to WECCC, a Newberry community Center, were completed. CDBG

In 2010, Rehabilitation of a duplex with 2 units was completed. Income eligible households occupied 2 units. A new Owner Occupied double/duplex rehabilitation program was funded and guidelines approved. Applications will be taken in 2011.

In 2010, no Codes ordered demolitions occurred. Demolition for blight elimination w/economic opportunity development in the William Street designated downtown blighted area were contracted and work begun. This is a multi year activity.

In 2010, 16 Curb Cuts or Curb Ramps were installed as stand alone projects. Curb ramps are installed as a standard part of all street reconstruction activities.

2010 HOME Home Buyer Gap Assistance Summary -5 purchases were assisted. 4 white, 1 black, 3Fhh, 3@ 80%, 2 @ 60% income levels.
HOME

2010 HOME OOSF Summary - 9-Completed cases- 8-W, 1-B, 8-Female Head of House, 2-@ 30%, 1-@ 40%, 1-@ 50%, 4-@ 60%, 1-@ 80%. 9 additional cases are under contract for 2011. Completed cases leveraged \$7577 in private funds in 2010

2010 CHDO Summary - CHDO Activities - Lycoming Neighborhood Development Corporation (LNDC) (08 CHDO) completed and sold one renovated unit on Grace St. Renovation on a unit on Locust St is underway. Habitat for Humanity (09 CHDO) completed construction and sold one unit on West 3rd Street. Renovation work to a unit on Park Avenue is underway.

2010 **HOME Residential Rental Construction Activity** - Nichols Court, a 24 unit, 4 HOME assisted unit, elderly rental construction activity was completed and closed out in 2010. As a Low Income Tax Credit Assisted Project, all units are affordable to lower income senior households. Four floating HOME units: 4- white, 3 @ 30%, 1 @ 60% income levels. .

IDIS REPORTS

Performance Measurements

The current Williamsport Consolidated Plan (CP) period is 2010 through 2014. The CP contains goals for the five-year period. Reporting on progress of projects and activities of the CP is required on a yearly basis. This document, the CAPER fulfills that requirement.

CAPER reporting requirements were incorporated as part of HUD's Outcome Performance Measurement System known as IDIS. A HUD IDIS report, *CDBG Performance Measures Report (CO4PR83)*, is included in this Section. The PR83 report shows the **Objective of the Activity**, either "To Create a Suitable Living Environment, Provide Decent Housing, or Create Economic Opportunities", and the actual **Outcome** anticipated by the City of Williamsport when the activity is completed. Anticipated Outcome choices include increasing or improving the "Availability, or Accessibility, or Affordability, or Sustainability" of the community.

The COPR83 report is limited to CDBG funding and is a combination of a broad section of activities. Headings include:

Public Facilities and Infrastructure, a broad category that includes activities such as Removal of Architectural Barriers, Street Reconstruction, Installation of Hydrants and Laterals, Flood Pump Station Upgrade, Public Park and Playground Improvements.

Public Services is a category that can include activities such as a Campbell Street Center Youth & Senior Programs, CAPP, SPCA Spay & Neuter Assistance, or a YWCA After School program. These services must benefit primarily lower income households.

Rehabilitation of Rental Units, Construction of Rental Units, Rehabilitation of Owner Occupied Housing Units, Home Buyer Assistance categories, which are self-descriptive.

As part of its standard format, the COPR83 lists potentially eligible CDBG activities, even though the City does **not** provide funding for these activities as of the date of this report.

The COPR83 provides a breakdown of the benefit provided. These vary by activity but often include the number of persons that, because of the activity, will now have "New access" to a facility or service, the number with "Improved access", and the number that will be able to access a service or facility that is "No longer substandard". Other sections of the report provide information on job creation, the number of housing units created or repaired, and the level of repair performed. Many categories are 0. Either no funds were obligated to meet that category or the activity is still underway. The COPR83 reports only the year listed and is derived from information entered into the HUD IDIS networked computer system.

Descriptions of 2010 activities and programs that are part of each category can be found in the 2010 COPR03 Report, the narrative **Introduction**, and **Project Report** sections of this CAPER document.

Additional explanation is also provided within the report the City of Williamsport has developed. These are included in the "Outcomes" section.

PR83 Outcomes IDIS Report

Low Moderate Income Narrative

The City is 53.7% low-income. Therefore, the entire City qualifies as a low-income area. All activities funded in FY 2010, other than street reconstruction, are citywide activities

Activities indirectly but not specifically serving lower income populations include clearance and removal of conditions hazardous to the general public, such as demolitions necessitated by the Board of Health, Commercial Façade Rehabilitations, Historic Property Rehabilitation, planning and administration. The implementation of these activities is limited by percentages imposed by rules of the program providing the funding.

At least 70% of City Community Development Block Grant activities must provide benefit to lower and moderate-income populations. No more than 20% of each yearly award plus program income can be used for planning and administrative purposes. The total amount of CDBG funds obligated for public services activities must not exceed 15% of the annual grant allocation plus 15 % of program income received during the prior year.

All housing rehabilitation, construction, homebuyer assistance, and CDBG construction activities, i.e. street construction, curb ramp, storm sewer separations, fire hydrant and water line upgrades, code enforcement activity, and other public facility improvements *must* provide a demonstrated benefit to lower income populations of the City of Williamsport. This benefit is generally proven through census information or direct surveys. Year 2000 census information is currently in use, no surveys were used in 2010. Fire protection equipment including fire trucks, are eligible for CDBG funding under Public Facilities and Improvements as this equipment is integral to the fire protection facility serving lower income neighborhoods.

The City Micro Enterprise program provides benefits to either lower income owners or employees of small businesses. This must be supported by documentation. Applicants have one year to meet job creation goals.

The Shopsteading Program is funded from revolving, non-CDBG loan repayments. Loans are made on an as available basis. The program requires a 2 for 1-dollar match and has minimum job creation and retention requirements. No Shopsteading Loans were made in 2010.

The Commercial Façade Program is substantially funded from non-CDBG grants. Its basis is blight elimination.

Non-profit organizations and for-profit developers assisted with CDBG or HOME funds must obtain and provide support and documentation for the required low to moderate-income benefit. This requirement is part of every sub recipient agreement.

The City has met its 70% minimum benefit for 2010. 85.81% of the expended funds benefited persons below 80% AMI

Grantee Performance Project Report Narrative 2010 City Programs

Non-Housing Activities

The City funds Street Reconstruction, Park Renovation, Handicapped Ramps (Curb Cuts), Water, Sewer, Pump Station, Codes Enforcement, Recreational Facilities, and blight elimination activities, substantially with CDBG dollars. Such activities must be documented to show a primary benefit to lower income households, persons or areas.

The City accepts applications from local non-profits, such as Habitat for Humanity, AIDS Resource, Big Brothers/Big Sisters, CAPP, and The Center, as funds are available. Non-profits must submit applications during the budget process in August. A documented benefit to lower income populations and a plan to verify their eligibility is required.

In 2010 the West End Christian Community Center, Interim Assistance Neighborhood Clean-Up Park Avenue, CAPP, accessibility improvements to City Hall, The Center at Campbell Street and Newberry Community Partnership Elm Street activities were assisted.

OECD staff maintains contact with sub recipients, CHDO's, rehabilitation contractors, developers, and program applicants to ensure compliance, accurate reporting, and proper completion of funded activities.

Housing

Owner Occupied Single Family Rehabilitation - CDBG and HOME Funds

A maximum of \$30,000 for rehabilitation of single family, owner occupied units located in the City of Williamsport is offered. The grant amount varies between \$5,000 and \$10,500 depending upon household income. The loan rate is 3% with a 15-year repayment term. A deferred repayment loan is available if an applicant meets minimum requirements. All participants must be lower to moderate-income single-family property owners with incomes below 80% of the area median. Properties are brought up to minimum code standards, including weatherization and lead hazard reduction.

This program is funded by HOME and meets the housing priorities in the 2010 Consolidated Plan. A waiting list is maintained.

CDBG currently funds an emergency rehabilitation program. It can be used only to correct situations posing an impending threat to health and safety. All standard eligibility requirements must be met.

Rental Property Rehabilitation - CDBG Funds

This program offers a 3% interest loan to rehabilitate residential rental properties. Funds up to \$14,000 for the first unit and \$11,000 for each additional unit to a maximum of seven units are available. At least 51% of the occupants must be LMI. (50% in a double unit) The Consolidated Plan notes the age and high number of rental units in the city. Rental rehabilitation is one of the high priority objectives for Williamsport. A waiting list is maintained. The City believes there is a need for rental property rehabilitation and has made efforts to encourage more participation in the program. In an effort to stimulate

renovations to the many double units in the city, a program offering a grant and low interest loan for rehabilitation of owner occupied doubles and duplexes, was created. Previous Rental Rehabilitation Programs did not offer a grant. The new OORR Program offers a Grant equal to current Owner Occupied Single Family allowances, but has a 10-year, 10% per year forgiveness. An income eligible owner household must occupy one of the units. After-rehabilitation rents must be affordable to lower to moderate-income households for a minimum of one year after completion. Applications will be taken in 2011.

Home Buyer Purchase Program - CDBG and HOME Funds

City Home Buyer Assistance Program offers “gap” financing. Limited to 20% of the purchase price of a city, single family unit, participants must obtain at least 80% financing from private sources, contribute at least 4% of the purchase price in cash, and pass all standard credit investigations. There are many affordable homes in good condition available in the City of Williamsport. Participants of the Gap Assistance Program are eligible to apply for the city rehabilitation programs. Owner Occupied housing is a high priority goal of the Consolidated Plan. This program is funded primarily by HOME with administrative support for non-funded activities from CDBG.

Historic Building Rehabilitation

This program offers 3% interest loan funds for code-required repairs on the exterior of Historic Buildings. This program is funded by CDBG funds. Many units assisted are rental units occupied by LMI households. In 2001 funding was set aside for the removal of slum like, blighted and potentially dangerous conditions at commercial units in the district. All work must meet the Secretary of the Interiors Standards for Rehabilitation of Historic Buildings.

Handicapped Accessibility Rehabilitation

This program offers a maximum \$5,000 declining term grant for accessibility improvements to units occupied by income eligible households with persons that are disabled. Funded by CDBG, this program has helped many persons with disabilities continue to occupy their homes.

Micro Enterprise

The city offers a one year deferred repayment loan to owners or potential owners of small (five or fewer employees including owners) businesses in the city. Income eligibility requirements and standard credit rules apply. The maximum loan is \$10,000 for a ten-year term.

All of these programs and activities must specifically target low and moderate-income persons and meet one or more of the priority objectives outlined in Williamsport’s Consolidated Plan.

Development of the CHAS Annual Performance Report

The Williamsport Office of Economic and Community Development prepared the CHAS APR for 2010 from February through March 2011. The Office of Economic and Community Development used its 2010 - 2014 Consolidated Plan, information from its 2010 Action Plan, and input from various governmental and social service agencies as a baseline to prepare the APR. The OECD compared the planned activities and the progress made toward achievement. The City also contacted service agencies and housing providers through monitoring visits, mail communications, and telephone consultation to obtain additional information on programs available, services needed, households assisted with housing, housing related activities, and other services during 2010.

In July 2009, notices were published in the *Williamsport Sun-Gazette* providing notice that the City of Williamsport was accepting applications for Community Development Block Grant funds.

A public hearing concerning development of the 2010 Action Plan was held in July 21, 2009. A second public hearing was held in October 15 2009 in City Hall. The public hearings were advertised in *The Williamsport Sun-Gazette*. The Action Plan was on display from September 15, 2009 to November 10, 2009. The City Council Finance and Public Works Committees reviewed the Action Plan in a Public Meeting in October 15, 2009

The completed 2010 CHAS, CDBG and HOME, was on public display for fifteen days from March 15, 2011 to March 31, 2011 at the following locations.

Office of Economic and Community Development
City of Williamsport
245 West Fourth Street
Williamsport, PA 17701

and

James V. Brown Library
19 East Fourth Street
Williamsport, PA 17701

A public notice advertising the location and dates of the comment and display period was published in the Williamsport Sun - Gazette on March 14, 2011. A copy of the advertisement is included in Appendix A and, as soon as Proof of Publication is available, will be added to Appendix A.

Announcements

LEGAL NOTICES

NOTICE

In accordance with the statutory requirements of Title II of the National Affordable Housing Act of

1990, PL101-625 the City of Williamsport submits its 2010 HOME Investments Annual Performance Report and Community Development Block Grant Report for public comment. The reports describe housing and other assistance provided to low-income persons and households through the Federal HOME and Community Development Block Grant Programs from January 1, 2010 through December 31, 2010. Copies of the reports are available at the Office of Community Development, City Hall, 245 West 4th Street, Williamsport, PA 17701 and James V. Brown Library, 19 East 4th Street, Williamsport, PA 17701. Written comments should be sent to the attention of John Grado, Director, Community Development Office, 245 West 4th St., Williamsport, PA 17701, before March 31, 2011.

PUBLISHED MARCH 15, 2011

Official Proof Of Publication will be inserted as it becomes available

Comments Received

No comments have been received to date. Any comments that are received will be forwarded to HUD.

The CHAS APR for 2010 was submitted to HUD on March 31, 2011

Proof of Publication and Notice

PUBLIC COMMENTS:

None received to date

Priority Needs and the Continuum of Care (COC)

Below is a summary of the 2010-2014 Consolidated Plan, *Priority Needs for the City of Williamsport*. The objective of the planned strategies is to provide affordable housing and support services to persons and households living at or below 80 percent of the City's median income. All future activities funded in the next five years will support at least one objective and one outcome. The City's framework for realizing the objectives and outcomes include the following goals:

- Improve affordability of decent housing.
- Improve availability/accessibility of decent housing.
- Improve sustainability of decent housing.
- Improve affordability of suitable living environments.
- Improve availability/accessibility of suitable living environments.
- Improve sustainability of suitable living environments.
- Improve affordability of economic opportunity.
- Improve sustainability of economic opportunity

For Housing Needs the City Priority is to:

- Rehabilitate Renter-Occupied Units
- Construct and rehabilitate Renter-Occupied Units to create Mixed Income Housing
- Rehabilitate Owner-Occupied Single-Family homes
- Provide Homebuyer Assistance – Gap Financing Programs
- Provide Accessibility Improvements to Housing Units
- Provide Code Enforcement and improve living conditions by making housing code compliant.
- Rehabilitate Owner/Renter-Occupied Duplexes/Doubles
- Assist Homeless Individuals and Families and chronically Homeless persons obtain housing and avoid homelessness

For Non-Housing Needs the City Priority is to:

- Carry out Parks and Recreation Facility Improvements
- Provide assistance to Homeless Facility Providers
- Carry out Water/Sewer Infrastructure Improvements
- Carry out Street Improvements
- Install ADA Curb Ramps
- Carry out Blight Elimination activities
- Support Public Services including Youth Services, Child Care Services, Health Services, and others
- Promote Neighborhood Clean-Up
- Support other Public Services (i.e. Fire Safety)
- Provide Micro-Enterprise Assistance
- Provide Commercial Façade Repair programs

- Support Neighborhood Community Centers

Pennsylvania has 17 homeless Continuum of Care (CoC) networks – 4 regional and 13 county/city based continuums. HUD requires all CoCs to conduct an annual point-in-time count of the homeless. This count takes place on a night during the last week of January. Below are the 2008–2010 results from PA’s Lycoming County CoC count.

2008-2010 Summary of Point-in-time Count Central/Harrisburg Region (Lycoming County)

Lycoming County	Source: PITS, 1/30/08		Source: PITS, 1/28/09		Source: PITS, 1/27/10	
	429081	Family	Individuals	Family	Individuals	Family
Housing Inventory						
Total # of beds in ES	15	31	17	20	12	14
→ # of overflow/voucher beds in ES	2		19		9	
Total # of beds in TH	32	43	27	53	29	54
→ # of these TH beds funded under CoC	20	5	17	16	17	17
Total # beds PSH	0	0	0	0	2	0
→ # of these PSH beds funded under CoC	0	0	0	0	0	0
→ # designated chronic beds in PSH	N/A	0	N/A	0	N/A	0
Point-in-time Count of People						
# HL in ES	0	14	15	17	17	7
# HL in ES w/ disability	0	9	1	11	1	2
# chronic HL in ES	N/A	10	N/A	5	N/A	1
# HL in ES w/ SMI	0		1		0	
# HL in ES w/ SA	8		7		0	
# HL Veterans in ES	2		2		5	
# HL DV victims in ES	4		6		7	
# HL Convicted of Crime in ES	10		10		1	
# in TH	28	40	21	46	24	48
# in TH w/ disability	3	32	1	28	2	30
# in TH w/ SMI	4		0		4	
# in TH w/ SA	24		15		13	
# Veterans in TH	8		11		14	
# DV victims in TH	17		10		17	
# Convicted of Crime in TH	30		28		30	
# in PSH w/ SMI	N/A		N/A		N/A	
# in PSH w/ SA	N/A		N/A		N/A	
# Veterans in PSH	N/A		N/A		N/A	
# Convicted of Crime in PSH	N/A		N/A		N/A	
# unsheltered HL	no unsheltered count conducted in 2008		3	6	no unsheltered count conducted in 2010	
# chronic unsheltered			N/A	2		

Codes: ES = Emergency Shelter; TH = Transitional Housing; PSH = Permanent Supportive Housing HL = Homeless; CH = Chronic Homeless; SMI = Serious Mental Illness; SA = Substance Abuse; DV = Domestic Violence
 Visit <http://www.pahousingchoices.org/county-housing-planning/data> for Central/Harrisburg Region COC.

Co-Chairs for the Central Harrisburg Regional Homeless Advisory Board (RHAB)
 Ben Laudermilch 717-249-0789 x118 blaudermilch@cchra.com
 Vanessa Hunter 570-322-4637 x123 vhunter@ywcawilliamsport.org

The City of Williamsport is in the Central CoC Region. Each Region has a Homeless Advisory Board (RHAB) with representatives of local entities involved in housing and homeless services. The CoC process is supported by the Homeless Assistance Program (HAP) County contacts. In Williamsport, the United Way provides service as the HAP contact. The individuals responsible for coordination of State funded homeless programs have knowledge of local homeless services and needs.

Homeless Assistance Program (HAP)

Background

In 1994, the Commonwealth consolidated many individual grants into the Homeless Assistance Program (HAP). HAP funds are block granted to all 67 counties in the Commonwealth. Consolidation of the HAP funds permits funding of any or all HAP service components:

Purpose

The intent of the HAP is to make a *Continuum of Services* for persons at risk of becoming homeless or who are homeless. Participants must demonstrate that with intervention services provided by the HAP, they can meet their basic needs in the near future.

Continuum of Service

Per *Homeless Assistance Program Instructions and Requirements*, to be eligible for services in any HAP component, consumers must be low-income and homeless or near homeless, and meet the eligibility requirements for the service component(s) from which they are seeking service(s). Income eligibility may vary by program and by county. Eligibility criteria do not apply to those persons needing HAP services due to a disaster, to domestic violence or persons needing Emergency Shelter services. In those cases, eligibility is based on need.

Individuals or families are **homeless** if they:

- Are residing in a group shelter, domestic violence shelter, hotel or motel paid for with public or charitable funds; mental health, drug or alcohol facility, jail or hospital with no place to reside; living in a home, but due to domestic violence need a safe place to reside.
- Have received verification that they are facing foster care placement of their children solely because of lack of adequate housing or need housing to allow reunification with children who are in foster care placement.
- Live in a “doubled-up” arrangement for 6 months or less on a temporary basis.
- Are living in a condemned building.
- Are living in housing which physical condition presents life and/or health threatening conditions
- Are living on the streets, in cars, doorways, etc.

Individuals and families are **near homeless** if they:

- Are facing eviction, having received either written or verbal notification from the landlord that they will lose their housing unless some type of payment is received. Verbal notification must be followed up with written notification.

As part of the CAPER process the City requests input from organizations providing services related to priority needs. This information is used to develop a vision that encompasses adequate infrastructure, affordable housing, fair housing, civic enhancement, economic development, human development and a **Continuum of Care** for helping the homeless and near homeless.

Planning for CoC homeless assistance in the City of Williamsport and Lycoming County is coordinated through the State and locally by the PA Steering Committee on Homelessness. The Steering Committee has representation from State agencies providing homeless services and assistance and acts to:

- serve as a link to the Pennsylvania Interagency Council on Homelessness.
- formulate policy and share information.
- review and develop procedures for the CoC application process.
- facilitate the collection of data on homelessness.
- direct and provide technical assistance to the regional CoCs.

The City in 2010, with the following activities and participations supported the CoC, addressing under funded or under served gaps in Priority Needs:

- Updated infrastructure (streets, curbs) in low to moderate-income service areas was provided with CDBG funds. See the Census Tract map for locations. Non-CDBG eligible areas are assisted through alternative funding sources such as Liquid Fuels or State Transportation funds.
- Home rehabilitation activities provide safe residences for lower income persons.
- Funding of public service organizations to provide programs for youth and seniors.
- The City takes part in the Family Housing Alliance association of housing and service providers, with a mission to develop and support the development of housing for families. The City of Williamsport apply for ESG funds in 2010 for a “Safe Haven” (temporary shelter) planned activity.
- To coordinate services the Lycoming County United Way established a **Coordinated Services Task Force** composed of many community agencies. These agencies identify resources, and services for persons in need. Representatives from the OECD attend monthly meetings and participate in the referral process between agencies.
- **Linkage Lycoming**, with support from the United Way, established a Central location to list and track requests for assistance by homeless persons. The Task Force established a *Homeless Tracking Clearing House*. Until this was created, duplication of service and double counting of homeless persons often occurred. The Clearing House allows agencies to better estimate the number of homeless persons, check the status of applicants, verify what help has already been provided, and what help may be available.

- Task Force service providers report that minimal services are available to meet standard needs, the monetary resources to maintain services, facilities, and to meet extraordinary needs, are severely stretched.
- Through the United Way, (RHAB representative) a January 2011 Point In Time Count sheltered homeless count is planned.
- The City supported affordable rental housing through **Iris Commons**, and **Nichols Court** affordable rental activities. Iris was completed in 2008 and Nichols Court was completed in 2010. Portions of these developments were assisted with HOME Program funds. In 2010, Nichols Court collaborated with Albright LIFE, to provide activities that increase the resident's independence, so they will not have to relinquish their private apartments.
- The City Landlord's Association is meeting regularly and providing educational opportunities for their members They have asked the Williamsport Municipal Water Authority to help by policing for tenants who have an established history of failing to pay water bills. .
- The City Fair Housing Commission supported and participated in 3 events to provide information and open communications between those needing housing and those organizations supporting housing.

The following is a review of facilities and services available in our region.

The **Aids Resource Alliance (ARA)** - provides rental assistance, housing, food, medical, pharmaceutical and educational services specifically for HIV/AIDS diagnosed persons. In prior years, with CDBG assistance, they began on site outreach. ARA has collaborated with consumer credit counseling to provide budgeting classes. This organization received funding from the Ryan White Program- Department of Health and Human Services, from HOPWA-HUD, and the State.

Accessibility improvements allowing handicapped persons to reside in their homes and increase the availability of accessible housing are components of homeownership and the rehabilitation goals of the Consolidated Plan. The City, often with cooperation from **Northeastern Center for Independent Living (CIL)**, continued a CDBG funded Home Rehabilitation Accessibility Improvement program to help meet the physical housing needs of persons with disabilities. The CIL provides services to special needs populations including information on assistive technology, awareness training, peer counseling, transportation, independent living skills, training and referrals.

The City Community Development Block Grant and HOME funded **Existing Home Buyer Program** assists income eligible persons buy a single-family home with financing for up to 20% of the purchase price of the home. The applicant must contribute at least 4% of the purchase price and obtain as much private financing as possible. The City recreated its **New Construction Home Buyer Program** providing HOME mortgage assistance for 6 new buyers in 2011 - 2013.

The City improves rental housing for lower-income renters through a **Rental Rehabilitation Program** that offers a 3% interest, 15-year term loan with no required

match. The program is for rental properties with up to seven units to correct code violations and safety hazards. The units must be occupied by predominately low to moderate-income tenants. A new program for rehabilitation of owner occupied doubles and duplexes has been approved.

The Lycoming County Housing Authority is the sole county authority. The LCHA provides affordable housing to lower income households. LCHA provides budget programs, GED classes through a partnership with the *Literacy Project*, and job searching assistance through partnership with Pennsylvania College's New Choice/New Options Program and STEP. LCHA has a Family Self Sufficiency program for individuals who wish to increase their economic independence. Participants can escrow a portion of their rental payments for future use as a house down payment or college costs. LCHA and the City cooperate on various projects including **Lose** School housing and **Harmony Way** housing.

United Churches provides limited emergency housing, emergency food, heat assistance, and counseling. United Churches support a food pantry offering a three-day emergency supply of food that can be accessed monthly. United Churches is funded from private sources. They reported serious reductions in funds in 2009 and a "grave financial crisis" in 2010. **Shepherd of the Streets** is associated with United Churches and offers free counseling and referrals. Shepherd of the Streets is funded from churches, individuals, and private grants. United Churches is a partner in Journey House. Service hours were reduced in 2010.

Family Promise of Lycoming County, Inc, began service in 2010, through the efforts of volunteers from a dozen area churches. Each church hosts up to four homeless families for a one-week period. Each congregation provides space for sleeping and eating. Guests go to school or work, or search for housing or work, making use of local social service agencies.

Saint Anthony's Center provides weekday meals, clothing, furniture and appliances. A medical clinic offers basic care free of charge. Saint Anthony's Center privately supports eight apartments for low-income elderly persons at a nominal rent. St. Anthony Center is privately funded.

Susquehanna Health opened a Community Dental Clinic in the Hepburn Plaza.

The **American Rescue Workers** provides limited emergency rent or mortgage payments, prescriptions, utilities, heating assistance, and food. On a limited basis, motel vouchers to homeless families with children are available. The American Rescue Workers Shelter provides temporary shelter and extended stay visits for men. The American Rescue Workers support a work therapy program teaching various personal and organizational skills needed to secure employment. The Rescue workers have taken the role of lead agency in the new Saving Grace Shelter, (short term-14 day) which will open in 2011.

Hope Enterprises offers services to developmentally disabled persons. It supports twenty-four group homes sheltering between three and eight persons each. Day programs are comprised of vocational training, adult day care, and competitive employment for people with mental disabilities. *Lycoming Clinton Mental Health & Mental Retardation Joinder Program* provides housing enhancement assistance to help individuals locate and maintain residences. They offer consumer education and help their clients to learn to live independently.

Wise Options offers shelter for victims of domestic violence. This facility was funded with an Emergency Shelter grant in prior years and assists victims of domestic violence with 30 days of temporary shelter. The YWCA, where Wise Options is located, also offers rental rooms for single women with no children and provides life skills training through its “Wise Living” program. With CDBG assistance the YWCA opened **Liberty House**, bridge housing for women and children, in 2003. They report denying services because of insufficient accommodations, residency restrictions, or drug and alcohol issues.

The **Salvation Army** provides emergency assistance including food, rent, utility payments and household items. They offer counseling and created **Project Break Through** for special needs populations. All Journey House participants must participate in Project Breakthrough. The Salvation Army is an indispensable partner in **Journey House**, and has become a HPRP subrecipient.

Lycoming–Clinton Counties Commission for Community Action, Inc. (STEP, Inc) is a Community Action Agency with the purpose of alleviating the causes and conditions of poverty and promoting self-sufficiency for low/moderate income and disadvantaged individuals and families. Their umbrella of social services includes programs for budget and health insurance counseling, acquisition of GED, workforce development programs, weatherization, homeownership training, housing services, school and community transportation, and programs for the elderly. STEP, Inc. sponsors a weatherization program to reduce home energy costs and an accessibility improvement program. The City no longer assists City residents with a weatherization program due to funding restrictions. STEP and the City have cooperated in certain home rehabilitation projects, combining program dollars to provide the maximum impact. Low to moderate-income families can secure affordable housing at STEP’s affordable rental housing at 937 West Fourth St. and 835 Park Avenue in Williamsport. STEP, Inc. also has joined with the Lycoming County Career Link Partnership in centralizing workforce development activities designed to assist job seekers and employers. STEP is an HPRP subrecipient

Habitat for Humanity provides affordable owner occupied housing to low and moderate-income households. In 1998 Habitat was named the City's third CHDO and is the designated 2009 City CHDO HOME fund recipient. In addition to building homes, Habitat provides a partner for each new homeowner. This partner teaches skills, such as budgets, being good neighbors, and general home maintenance to the new homeowner. Funding sources include businesses, individuals, churches, banks, fundraising events, government agencies and mortgage repayments. Habitat is a partner in Journey House

and has collaborated with HOPE Enterprises to construct six new homes in the Newberry area.

Lycoming Neighborhood Development Corporation (LNDC) is a non-profit housing provider and the City's second CHDO. LNDC is a partner in Journey House, is the city 2008 and 2010 CHDO and is a partner in the **NSP** foreclosed property acquisition program.

Big Brothers/Big Sisters of Lycoming County merged with the Central Susquehanna Valley branch in 2010. The move lowers administrative costs and provides added adult volunteers as mentors to children at risk. Children served are primarily from low-income single parent families and range in age from 6 to 14. The agency operates a traditional community based program and a school based mentoring program. They have branches in housing authority sites.

Lycoming County Health Improvement Coalition is a community collaborative board whose mission is to improve the health of the area residents. The Coalition task forces address the community's priority health needs and provide web access list of providers at: <http://www.lchic.org/?Page=humanServices&tab=1>

The Center on Campbell Street received 2010 CDBG assistance for Youth and Senior programs including GED classes, After-School Programs, finance classes, youth exercise programs and creation of neighborhood based community service youth groups.

The **Nurse Family Partnership Program**, funded with CDBG a few years ago, continues to provide health guidance, home visits, mentoring, baby supplies, developmental toys, and infant childcare for lower income mothers.

The Community Development Office accepts referrals from the Codes Department, the Housing Authority, and other agencies

These groups provide a range of services for low to moderate-income people and to people with special needs. Organizations are familiar with the services provided by other organizations and make efforts to avoid duplication of those services. They also routinely refer clients to other sources of assistance.

The City Zoning Ordinances meet the requirements of the Fair Housing Act and are not unnecessarily restrictive. Using CDBG as a match, the City is participating in a multi-municipal review of Zoning Codes. The City completed a Fair Housing Analysis, expanded the Fair Housing Commission membership, and has instituted a Rental Property Inspection Ordinance in an effort to help assure safe and livable rental housing units. In 2009 the City upgraded its Trash Ordinances and completed mutual aid agreements with ten area municipalities designed to make sure police officers have adequate backup when it is needed.

Addressing Non-Housing Needs

Parks and Recreational Facilities

The City is carrying out improvements, determined by the Master Park Plan and neighborhood input, as funds are available. The City applied for additional funds from the Department of Conservation and Natural Resources. Recent projects include:

- Lose School Park
- Newberry Park
- Memorial and Elm Parks
- Fire safety improvements to the West End Community Center
- Pool study

Streets – Streets in residential, income eligible areas are reconstructed with CDBG as need and funding allows. When needed and when funding is available, reconstruction work includes water mains, hydrants, curbs, walks and landscape planting. See mapping in the Introduction for 2010 locations.

Curb Ramps or cuts are the sloped areas in walks that allow improved access for persons with disabilities. Ramp design has been improved in recent years and older ramps do not meet current ADA specifications. Many ramps are installed as part of street reconstruction projects.

Correction of interconnected **Storm Sewers and Sanitary Sewer** lines, while a high priority, was not funded in 2010.

Pump Stations are vital to protect certain City areas from floodwaters. CDBG funds were obligated for updates to the Hepburn and Basin Street pumps that protect predominantly low-income areas. The Hepburn Street project is complete. Basin Street improvements are needed but in 2009 the activity was closed until funding is available,

The City has **Codes Enforcement and Redevelopment Blighted Areas** established. These are low to moderate-income areas with a substantial percentage of blighted or substandard conditions. The City budgets funds and collaborates with other organizations to conduct activities that will arrest decline of the areas, creating a concerted effort to eliminate those conditions. For example, STEP Weatherization Program assisted 174 households (some are multiple units within the same structure) with insulation services. The majority of those assisted are located in Redevelopment or Codes Enforcement Areas.

Based upon recommendation from various sources including the Fair Housing Update, the City instituted a Rental Property Inspection Ordinance in 2006. The City is divided into four districts and rental properties are required to be inspected once every four years. The Codes Office verifies abatement of problems and instigates demolition activities if the situation warrants.

Leveraging Resources

\$317,164 of private mortgage funding was leveraged under the City-wide Homebuyer Assistance Program. The City provided \$75,520 in HOME deferred repayment GAP funds to buyers of 5 single-family units in the City. The buyers obtained private financing and contributed an amount equal to 4% of the purchase price from their own personal funds.

Loan repayments from a First Community Foundation grant, provided funding for the City Commercial Facade Repair Program. A revolving loan pool for commercial façade improvements in commercial districts was created. CDBG assistance has been phased out.

\$596,000 in DCED funding was obtained for the Pajama Factory. This vacant factory building is being converted into an arts and commerce center. The project is still underway in 2009 – 2010 and a loan from the Chamber of Commerce is requested.

\$555,147 of Liquid Fuel funds was obtained for street reconstruction activities. This funding generally supports reconstruction in non-cdbg eligible areas.

Elm Street, a component of the New Communities Program, has a goal to revitalize residential corridors that approach the downtown commercial districts. A total of \$150,000, awarded in increments of \$50,000 was approved three years ago.

LNDC completed rehabilitation and sold of one single-family home on Grace Street. Over \$105,000 in non-HOME funds were raised by LNDC and put into the project versus \$23,000 in HOME CHDO assistance. Habitat provided \$100,000 in non-home assistance to construct a CHDO home on West Fourth Street.

Participants in the CDBG and HOME Rehabilitation Programs provided \$8,222 of private funds under the OOSF, Rental Rehabilitation, Accessibility and HOME OOSF rehabilitation programs in 2010.

The City received \$330,000 in DCED-HRA funds for mortgage assistance to buyers of new homes to be constructed in the Nichols Place area. The project construction start-is a concern and has been pushed back to early 2011.

\$490,000 in Core Communities funds was awarded for the Nichols Court elderly project. This project was closed out in 2010 and is fully rented.

The City of Williamsport was awarded \$518,859 from the Department of Housing and Urban Development for a Homelessness Prevention and Rapid Re-Housing Program (HPRP). The program began in 2010 and is still underway in 2011.

Self Evaluation

Assessment of Institutional Structure		
Agency	Strength	Weakness
Public		
Office of Economic & Community Development	<ul style="list-style-type: none"> • Coordination of programs. • Capacity to conduct varied activities. • Technical expertise. 	<ul style="list-style-type: none"> • Limited resources. • Limited staff.
Lycoming Housing Authority	Housing for extremely low income including elderly and disabled.	<ul style="list-style-type: none"> • Limited resources.
City and County Agencies	One-stop resource for many social service, education, and employment resources.	<ul style="list-style-type: none"> • Limited resources. • Limited staff.
State Agencies (PHFA, DCED)	Varied programs to address varied housing and community development needs.	<ul style="list-style-type: none"> • Limited resources.
Non-profit		
Nonprofit Organizations	Support services	<ul style="list-style-type: none"> • Long-term financial stability. • Technical expertise. • Limited resources.
Private		
Lenders	Underwriting, funding, servicing	<ul style="list-style-type: none"> • Adverse to risk. • Timeliness • Rate variation.

2010 CAPER DATA

- ✓ Describe the effect programs have in solving neighborhood and community problems and the progress in meeting priority needs and objectives.
- ✓ Describe how you provided decent housing and a suitable living environment and expanded economic opportunity principally for low and moderate-income persons.
- ✓ Indicate any activities falling behind schedule.
- ✓ Describe how activities and strategies made an impact on identified needs.
- ✓ Identify barriers that had a negative impact on fulfilling the strategies.
- ✓ Identify whether major goals are on target and reasons for those that are not on target.
- ✓ Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively

Each year the City Comprehensive Annual Performance and Evaluation Report (CAPER), details the performance of the program over the past year. In FY 2010, all CDBG funds expended met one of the three national objectives as defined under CDBG and HOME regulations. Also, in FY 2010, 85.81% of the CDBG funds (excluding planning and administration) expended benefited low and moderate-income persons. The City met public service and planning/administration expenditure caps in FY 2010. Williamsport also meets the timeliness requirements of HUD and has less than 1.5 times the annual allocation on hand at the end of each program year. Additionally, in FY 2010, the City met HOME requirements for expenditure by committing all funds to projects within two years and expending funds within five years. The requirement to provide at least 15% of HOME funding to Community Housing Development Organizations has been achieved.

The City funded activities that address the needs in its five-year Consolidated Plan:

Housing Needs

- Rehabilitate Renter-Occupied Units
- Construct and rehabilitate Renter-Occupied Units to create Mixed Income Housing
- Rehabilitate Owner-Occupied Single-Family homes
- Provide Homebuyer Assistance – Gap Financing Programs
- Provide Accessibility Improvements to Housing Units
- Provide Code Enforcement and improve living conditions by making housing code compliant.
- Rehabilitate Owner/Renter-Occupied Duplexes/Doubles
- Assist homeless individuals, families and chronically homeless persons obtain housing and avoid homelessness

Actions taken by the City in 2010 support housing activities are as follows.

The City continued **financing** for purchasers of existing housing citywide, awarded **CHDO** funding for housing construction, signed a new agreement for **mortgage assistance** for new constructed housing in the West End of the City and obtained funds for Nichols Place single family home construction. The City existing homebuyer and CHDO assistance programs are on track to meet projected goals. The West End Terrace HOME activity has not shown sufficient progress in recent years. In response, the City created a new assistance program, signing a new agreement with the builder, providing additional incentive to buyers and requires increased buyer monetary participation. The City obtained a Mortgage Assistance Grant from DCED for Nichols Place, which is also not showing sufficient progress. State Neighborhood Stabilization Funds (NSP) was awarded and one foreclosed home has been obtained. A second is being sought.

The City continued its **Accessibility** Rehabilitation program to eliminate physical barriers in rental and owner occupied housing, increase the availability of housing units for people that are disabled and allow disabled individuals to remain in their homes. The City goal or proposed outcome for 2010 is being met but may be impacted in the future by funding reductions. The city installed ramps, accessible bathrooms and other modifications.

The City continued its **Owner Occupied** Single Family Rehabilitation programs. The City outcome goal 2010 is being met but may be impacted in the future by funding reductions.

The City continued its CDBG funded **Rental** Property Rehabilitation programs to provide safe and affordable housing through rehabilitation or construction of new units. In 2010, 2 units were rehabilitated and 4 units (HOME Assisted Nichols Court Elderly) were completed in 2010. The City has recently noted landlord unwillingness to renovate units. In light of this, the City funded a CDBG, Owner Occupied Rental Rehabilitation Program for doubles and duplexes. This program already has applicants. City Rental Rehabilitation activities are funded by CDBG because HOME requirements have been

found to be to onerous for property owners with 2 or 3 rental units. CDBG and HOME rehabilitations may be impacted by reductions in funding.

Lack of emergency and women and children’s housing is a concern. In 2010, the City submitted funding applications for “Saving Grace”. Funding was not approved but other partners, LNDC, County Work Release, United Way and American Rescue Workers were able to continue the project. This short-term housing for homeless persons will open in 2011.

The City continued association with Housing Providers including “Lycoming County Housing Work Group”. This group is composed of representatives from Consumer Counseling Services, STEP, financial institutions, Rural Housing Development and others. Its goal is housing education for homeownership. This group sponsored a Housing Round Table event in 2010.

Activities by Other Entities:

The LCHA continued programs for public housing unit occupants. The Family Self Sufficiency program, after school programs, Crime Awareness, GED certification, employment skills training are available to residents. LCHA encourages homeownership through new home construction in Harmony Way and the Lose School area. The Lycoming Housing Authority amended their selection guidelines to provide a housing preference to eligible households that have been evicted through City Code Enforcement activities directed against a landlord.

Provider Name	Facility Name	Target Population	Year-Round Units/Beds			Total Beds
			Family Units	Family Beds	Individual Beds	
American Rescue Workers	emergency shelter	single men	0	0	35	35
YWCA	Wise Options	victims of domestic violence	7	28	3	31
YWCA	The Residency	single women	0	0	11	11
Total			7	28	49	77

Emergency Shelters 2000 census data

Provider Name	Facility Name	Target Population	Year-Round Units/Beds			Total Beds
			Family Units	Family Beds	Individual Beds	
American Rescue Workers	transitional housing	single persons (male)	0	0	8	8
YWCA	Liberty House	Women with children	11	22	0	22
Family Housing Cooperative Group 2008 addition	Journey House	Families with children	4	8	0	8
Total			11	30	8	Increased 38

Transitional Housing

The City of Williamsport accepts requests from permanent supportive housing agencies, particularly those that address a gap in agreement with the Continuum of Care. The City provides letters of support and

Certifications of Consistency with the Consolidated Plan for activities that expand housing choice and assist homeless make a transition to permanent housing.

Temporary and longer-term shelter for men is provided by the American Rescue Workers. The Rescue Workers provide a 37-bed shelter for men and 8 beds for emergency transients. They offer limited Emergency Rental Assistance, Utility, and Food Programs. They have waiting lists for all services. The Rescue Workers refer residents to Career Link Job Search Service and each resident is assigned work therapy hours.

The YWCA operates Wise Options, a homeless shelter for victims of domestic violence and Liberty House, a women and children's shelter that opened in 2004 with CDBG assistance. Liberty House provides transitional housing, life skill training, education links, counseling, and employment guidance. The City supported a Liberty House application for HUD/McKinney funds for Emergency Shelter assistance and special services.

AIDS Resource assists HIV positive clients to obtain shelter and will pay for temporary shelter or rent. AIDS Resource provides education on treatment and risk reduction, transportation, testing, and business training and was a past recipient of CDBG funds.

Under the auspices of the United Way, local providers established Linkage Lycoming as a central location to list and track requests for assistance by homeless persons. This provides a statistical basis for funding under the Continuum of Care, McKinney, and related Housing Assistance Programs, and identifies potential duplication or receipt of services

With CDBG and HOME funds the City of Williamsport has made progress to meeting its housing goals and needs, furthering community growth and sustainability as much as possible with in budgetary restraints.

Non-Housing Needs Evaluation

The City of Williamsport identified priority needs in its five-year Consolidated Plan.

- Carry out Parks and Recreation Facility Improvements
- Provide assistance to Homeless Facility Providers
- Carry out Water/Sewer Infrastructure Improvements
- Carry out Street Improvements
- Install ADA Curb Ramps
- Carry out Blight Elimination activities
- Support Public Services including Youth Services, Child Care Services, Health Services, and others
- Promote Neighborhood Clean-Up
- Support other Public Services (i.e. Fire Safety)
- Provide Micro-Enterprise Assistance
- Provide Commercial Façade Repair programs

- Support Neighborhood Community Centers

Actions taken by the City in 2010 improve non-housing needs of Williamsport's residents and employers.

In 2010, 2 Park projects were completed. Play areas, equipment and lighting at Newberry and Lose School Parks were renovated. These are neighborhood parks, providing substantial benefit to residents in their vicinity. A pool study is underway.

51 new **hydrants** and main(s) were installed between 2005-2009. No new hydrants were installed in 2010. Hydrant installation is a high priority but funding has not been located.

Multiple **Street Reconstruction** projects are underway. These are highly visible activities to improve the sustainability of neighborhoods served by the streets. Large street projects, such as a Reach Road by-pass are needed but currently unfunded. Elm Street funded Street reconstruction activity in Newberry was substantially completed and a façade repair program is progressing.

Pump station improvement to Hepburn Street Station are completed. The Basin Street pump station project, though needed, has not been funded. Pump station upgrades improve flood protection in lower income census tracts and are funded as much as possible.

16 Curb Ramps were installed in 2010. Additional ramps are installed as part of CDBG street projects and are not counted individually. Installation of ADA compliant ramps provides a better living environment and increased accessibility for persons that are disabled. Additional ramps are needed but installation is limited to available funding. Accessibility improvements to City Hall were completed.

Additional action are planned to demolish blighted structures but every effort is made to make property owners assume the burden of these demolitions. All structures demolished using CDBG funds are dangerous, vacant, declared unfit for human habitation by the Board of Health. The CDBG funded RDA Acquisition activity has not acquired property. Review of potential acquisitions continues. Acquisition by the RDA is a last resort to remove a problem. Codes Enforcement activities often result in the correction of problems, removing the need for the RDA to acquire a property.

Residential **Codes Enforcement** in designated lower income census areas is designed to eliminate situations of blight and safety hazards. This activity increases the number of code compliant residential units and causes removal of blighted conditions in targeted neighborhoods. CDBG commitment amounts to Codes Enforcement have been steadily reduced as target neighborhoods are improved.

Assistance provided to various non-profits is for programs addressing unmet needs. These activities are funded under CDBG. The City's **public service** goal is to support vital services. The City's allocation of Federal resources is directed to meeting the needs of its lowest-income residents.

WECCC, a neighborhood facility, received CDBG funds that allowed safe occupancy. SPCA spay program for animal control was funded and shows substantial progress. CAPPA Youth program and The Center Senior and Youth Program were funded and are underway.

Interim Assistance, Neighborhood Cleanup, Park Avenue Neighborhood, was completed

The City reviews the status of projects to determine if a project needs assistance in meeting its objectives. Staff is available to assist any agency or project that is not meeting its objectives. Objectives are developed by the applying agency and reviewed by City staff. Problems are reviewed to see if City action can assist in eliminating the barrier to providing a service. Because of these reviews, City staff is assured that programs are meeting their stated goals within a reasonable period

Economic development efforts to attract new businesses and retain existing ones are made. The City is a Main Street Community and Newberry, in the west end of the City is an Elm Street Community. In recent years, the City in partnership with other organizations in the region has embarked on a program to implement revitalization in the central business district. Many local and state initiatives supporting revitalization efforts are underway. The downtown revitalization projects are in excess of \$6,000,000 and are dependant upon CDBG funding for blight elimination. The William Street development preconstruction activities including demolition, and debris removal to prepare a former Brownfield site at the corner of West Third and William Streets for economic development opportunities is underway. Multiple years of CDBG have been obligated to this activity.

Micro Enterprise - Commercial Façade. The city awarded one Micro Enterprise Loan in 2009 and has one underway from 2008. Neither will be completed until 2010. Benefit will be provided through job creation. Additional funding is available but suitable applicants have not been found. Many potential applicants have a bad credit score or a high amount of debt, and are unable to obtain additional financing, or are denied for Micro Enterprise funds by the City. Renovation and rehabilitation of Commercial Facades and Historic Properties is minimally funded under CDBG at this time. The City, because of assistance from the W/L Community Foundation, did not use CDBG funds for the Commercial Facade rehabilitation program in 2010.

In 2005, a challenge was faced when the **Susquehanna Health System (SHS)**, began reviewing options for expansion. Options included relocating in a rural community beyond the City limits. The relocation of SHS, the City's largest employer, would result in a significant loss of City and School Tax revenues and be devastating to the local economy. Faced with a decision of such magnitude, City officials, SHS administrators and other stakeholders formed a partnership to evaluate potential expansion sites. The City contended that SHS should remain in the City because sufficient acreage at reasonable acquisition costs, existing infrastructure, public transportation, convenient roadway access, public safety, and street maintenance were available. SHS decided to remain in the City and expand its existing operations. In order to accommodate the expansion, the City modified zoning area and land use restrictions. The City helped to

design a new site plan and is focusing on the Central neighborhood surrounding the expansion area. In 2006, the City Planning Commission designated an area around the hospital as the **High (Louisa) Street Redevelopment** area and the RDA is assisting in acquisition of property as needed.

Within funding limitations, the City does what is possible to support shelter and supportive services provided by social service and non-profit organizations. Generally, the largest barrier to fulfilling the strategies and overall vision of the city Consolidated Plan is funding. The City has made progress in supporting creation of suitable living environments, and in provision of decent affordable housing. While economic opportunities for the City's low and moderate income persons has progressed, efforts to achieve expansion are continually being emphasized through Enterprise Zone KOZ, LERTA and use of CDBG funds for development purposes.

The City has implemented the performance measuring system based upon the 2010 Consolidated Planning Document. The system includes, as suggested, a means for measuring program impact and productivity and has been adapted to current City programs. A summary of the Progress made to reach Housing and Non-Housing Goals can be found in the Assessment of Performance section.

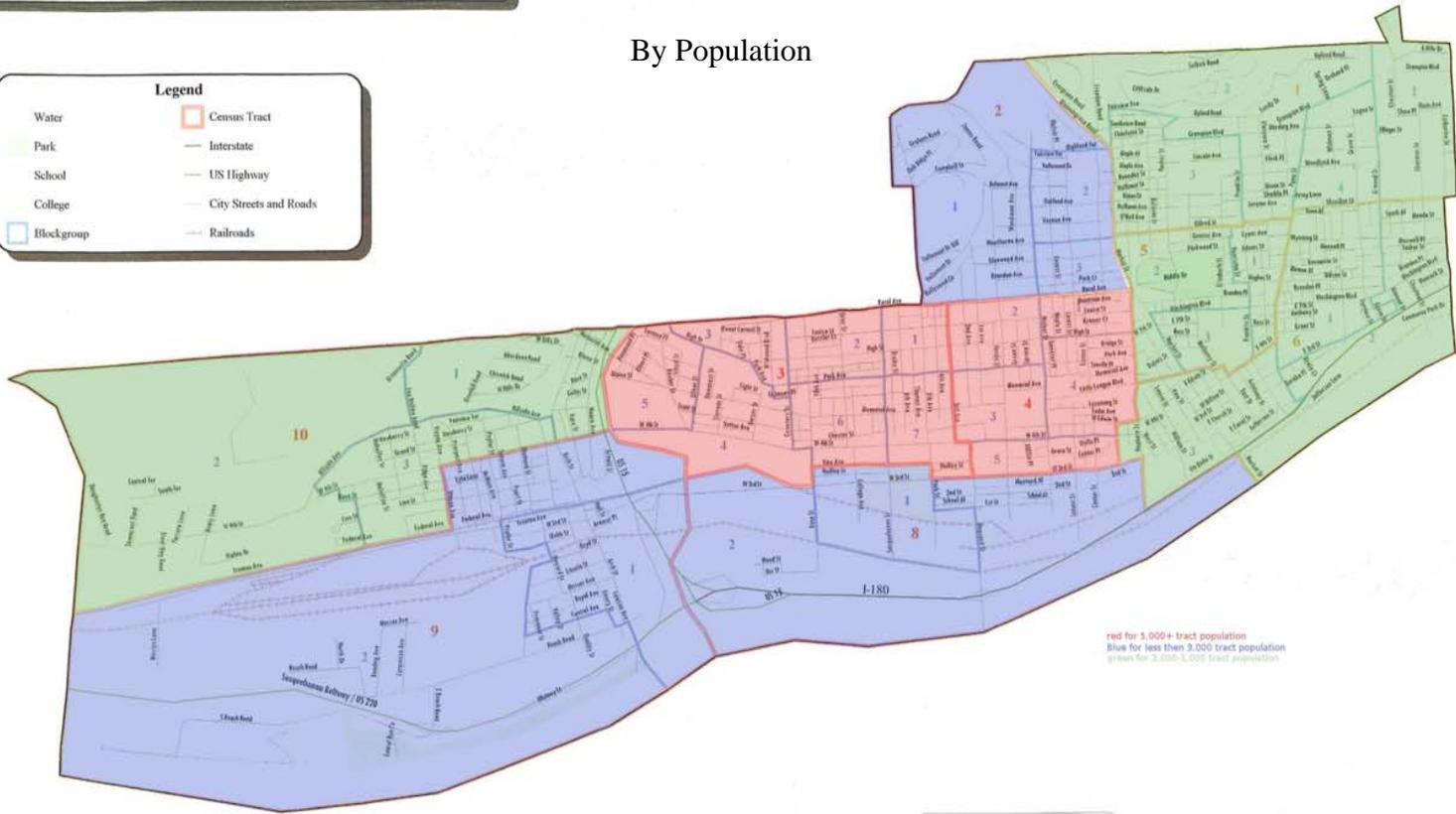
Attachment Maps

Williamsport - Lycoming County, Pennsylvania
2000 Census Tracts and Blockgroups

By Population

Legend

Water	 Census Tract
Park	 Interstate
School	 US Highway
College	 City Streets and Roads
Blockgroup	 Railroads



red for 5,000+ tract population
 blue for less than 3,000 tract population
 green for 3,000-5,000 tract population

Mapping by GeoData
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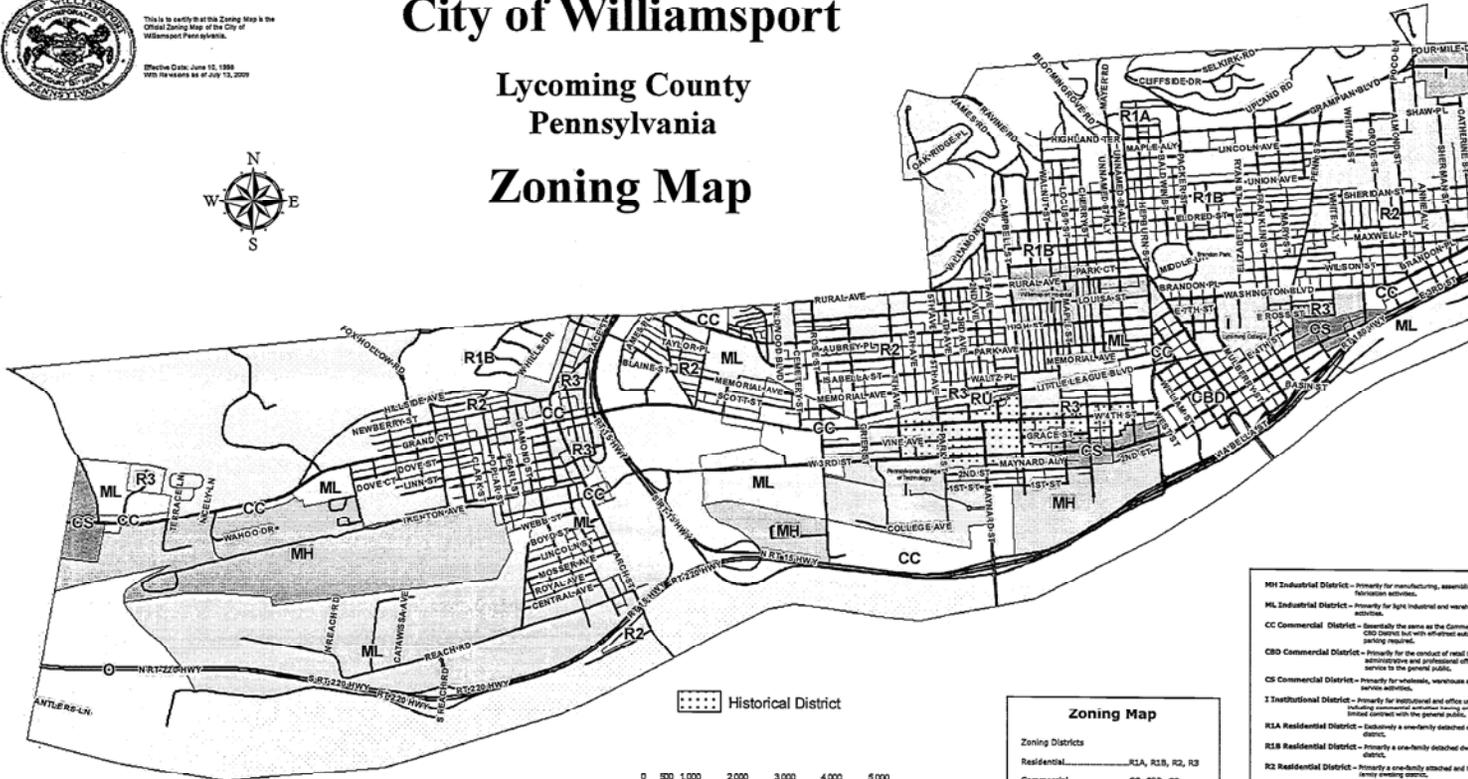


This is to certify that the Zoning Map is the Official Zoning Map of the City of Williamsport Pennsylvania.
 Effective Date: June 15, 1998
 With 16 amendments as of July 13, 2009

City of Williamsport

Lycoming County
 Pennsylvania

Zoning Map



..... Historical District



Zoning Map

Zoning Districts

Residential.....R1A, R1B, R2, R3
 Commercial.....CC, CBD, CS
 Industrial.....ML, MH
 Institutional.....I
 Open Space.....O
 Residential Urban.....RU

- MH Industrial District** - Primarily for manufacturing, assembling and fabrication activities.
- ML Industrial District** - Primarily for light industrial and warehousing activities.
- CC Commercial District** - Essentially the same as the Commercial CBD District but with unrestricted automobile parking required.
- CBD Commercial District** - Primarily for the conduct of retail trade, administrative and professional offices and services to the general public.
- CS Commercial District** - Primarily for restaurants, taverns and services activities.
- I Institutional District** - Primarily for institutional and office use and limited commercial activities, only.
- R1A Residential District** - Essentially a one-family detached dwelling district.
- R1B Residential District** - Primarily a one-family detached dwelling district.
- R2 Residential District** - Primarily a one-family attached and two-family dwelling district.
- R3 Residential District** - Primarily a multi-family dwelling district.
- RU Residential Urban District** - Provides a means for encouraging the development and redevelopment of portions of the City into viable urban areas where a mix of single and multi-family dwellings as well as residentially related institutional, recreational and commercial activities are provided as a unified structure.
- O Open Space District** - Primarily for the preservation of open space for recreation and scenic purposes.

Original Date: 06/23/1998
 Revised Date: 07/13/2009
 Prepared by Lycoming County Department of Planning & Community Development