

# *CITY OF WILLIAMSPORT, PENNSYLVANIA*

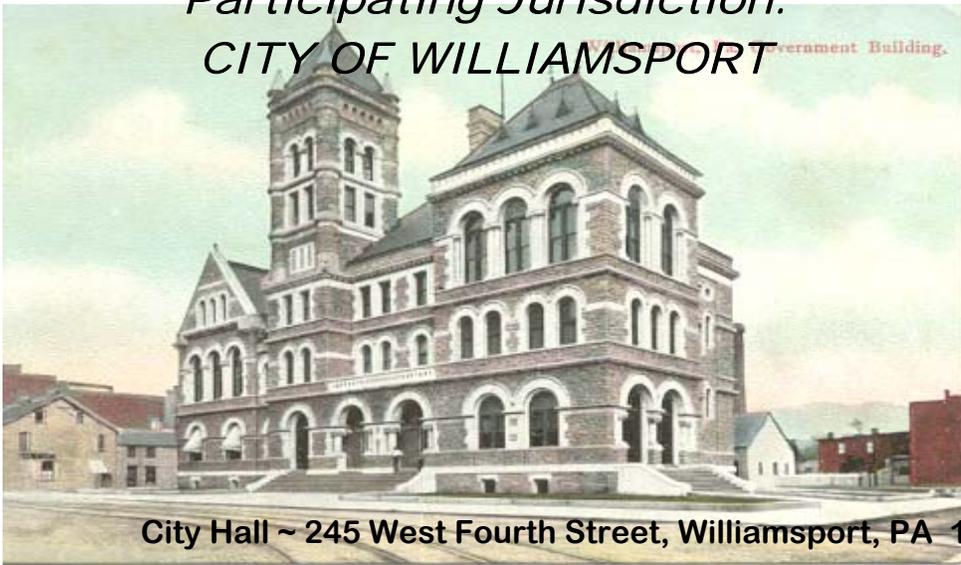


## **2011 ANNUAL PERFORMANCE REPORT** Consolidated Action Plan Evaluation Report

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

*Participating Jurisdiction:*

**CITY OF WILLIAMSPORT** Government Building.



**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

2011 ANNUAL PERFORMANCE REPORT FOR THE COMPREHENSIVE HOUSING  
AFFORDABILITY STRATEGY



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**Cover Page**  
**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)

**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): 12/31/2011	2. Grant Number: B11MC20017
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, 2012
- 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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## **Displacement Summary**

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

City of Williamsport

Grant Number: B 11MC20017

Period Covered: 01/01/2011 – 12/31/2011

No households were displaced in 2011

**One-for-One Replacement Summary**

Community Development Block Grant Program

Name of Grantee: City of Williamsport									Grant Number: B11MC20017			Period Covered:  from: 01/01/2011 to: 12/31/2011					
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 low/mod housing units demolished CDBG																
	No units Converted																

## 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, 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 / cm<sup>2</sup> ); 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.

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).

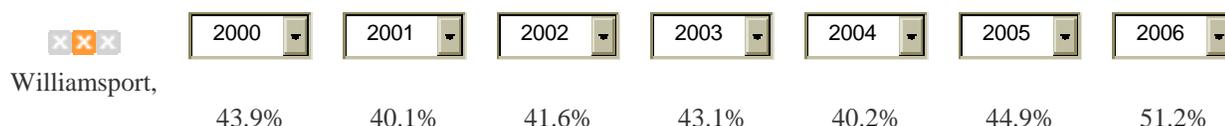
Institutions /Institutional: Group quarters for persons under care or custody.

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).

Percentage of Williamsport Public school students eligible for free or reduced lunch 2000-2006<sup>1</sup>



The percentage of Williamsport residents living in poverty, 2009 data, is 26.4% (23.0% White Non-Hispanic residents, 38.3% Black residents, 37.4% Hispanic or Latino residents, 53.2% for two or more races residents)<sup>2</sup>

<sup>1</sup> Dataplace.org

<sup>2</sup> Citadata.com

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 facilities offering permanent housing are not a shelter, nor are its residents homeless.

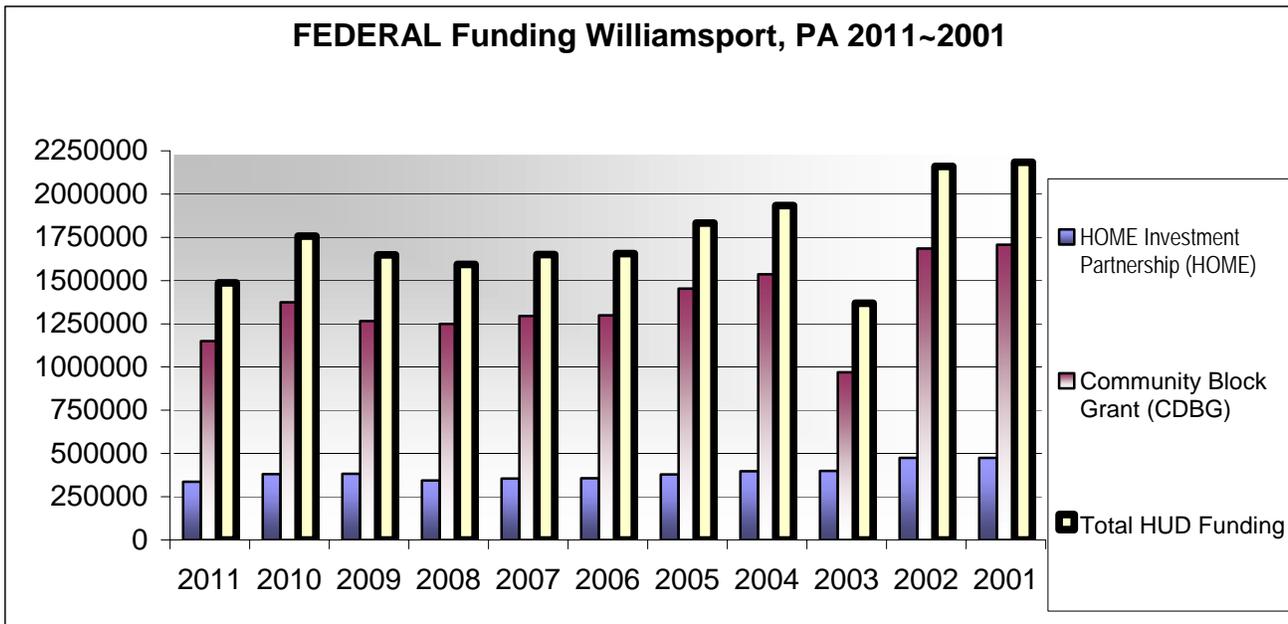
Small Related: A household of 2 to 4 persons that includes at least two related persons.

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 is 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.



**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. In 2011, there were substantial reductions in the CDBG and HOME funds received.*

**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 provide administration of the 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 including Residential LERTA
- Homebuyer programs
- Economic development programs and initiatives including LERTA

In addition, the Community Development staff assists sub-recipients and developers funded from various sources. The 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.

Assisting the Community Development Office in housing, community & 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 strategies, the needs to be addressed, and goals. This Consolidated Action Plan Evaluation Report (CAPER) is a summary of the actions undertaken by the City in 2011, 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.

HOUSEHOLD MAXIMUM INCOME ELIGIBILITY - 2012 LEVELS - 80%

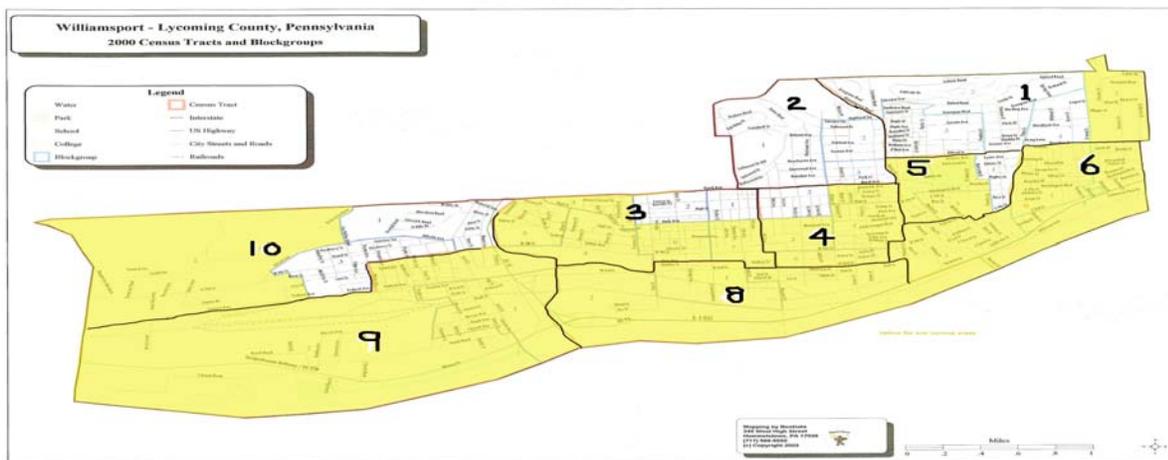
Household size	1 person	2 persons	3 persons	4 persons	5 persons	6 persons
80% Maximum income	\$31,150	\$35,600	\$40,050	\$44,500	\$48,100	\$51,650

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. .

**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 2011, other than street reconstruction, are citywide activities

## Assessment of 2011 Activities and Priorities

### Housing 2011

To increase the number of households inhabiting safe affordable housing, the following were funded in 2011. (If activity meets a Housing Priority, whether funded by HOME or CDBG, priority and objective information is provided for continuity.)

- a. Owner-Occupied Single-Family Rehabilitation to code & safety standard
- b. Owner Occupied Single-Family Emergency repair
- c. Homebuyer Assistance – Gap Financing Program
- d. Accessibility Improvements to Housing Units
- e. Code Enforcement
- f. New Construction and Rehabilitation CHDO Activity

Rehabilitation of Owner/Renter-Occupied Duplexes/Doubles and construction of single-family housing was continued in 2011 but was funded from prior years.

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

	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
<b>Total</b>	<b>12,219</b>	<b>5,485</b>	<b>44.8</b>	<b>6,734</b>	<b>55.2</b>
Hispanic Origin Any Race	60	8	13.3	52	86.7

#### 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 2011-Amount Budgeted-2011-\$50,514. Greater Lycoming Habitat for Humanity has requested 2011 CHDO funding for a property in Newberry.

HOME CHDO Program 2010-Amount Budgeted-2010-\$57,247- Lycoming Neighborhood Development Corporation (LNDC) (agreement signed one unit). The originally proposed site is not available and LNDC is seeking an alternative location. The activity is for construction of a single unit, for sale to an income eligible buyer.

HOME CHDO Program 2009-Amount Budgeted-2009-\$57,333.90 to Greater Lycoming Habitat for Humanity, the 2009 CHDO. In 2011, Habitat made substantial progress in renovation a unit on Park Avenue. The Park Avenue rehabilitation is the first rehabilitation project our area Habitat has attempted. This rehabilitation project is also supported with

DCED, Neighborhood Stabilization Program funds. Habitat has expressed interest in 2011 or 2012 CHDO funds.

HOME CHDO Program-2008 Amount Budgeted-2008-\$51,488.10 Lycoming Neighborhood Development Corp.

One unit on Grace Street was completed and sold last year. LNDC has completed renovation of a single unit on Locust Street. Both structures are Historic District properties and must be rehabilitated to historic standards. The final unit is for sale to an income eligible household.

### **Homebuyer Construction Assistance - HOME Program**

Homebuyer Assistance Program-New Construction- 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 new 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 under the original program. Due to a recent lack of income eligible households applying and their inability to obtain sufficient private financing, a new program was created. Infrastructure and pre-construction work for development of additional units is complete and the lots are for sale. HOME funds assist the buyers. No funds are offered for the construction itself. Two applications were reviewed in 2011 but no sales made.

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 –2011 funds..\$62,000**

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. Three households were assisted in 2011 under this program.

### **Summary of Homebuyer Assisted and Completed 2011**

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

Racial characteristics of households:

3 white

3 female head of household

Income Levels of assisted buyers:

80% of median income - 1.

60% of median income - 1

40% of median income - 1

No CHDO sales occurred in 2011.

## Other Homebuyer Opportunity Activities

### Neighborhood Stabilization Program (NSP) DCED

The City received \$275,000 of NSP funds 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 suitable foreclosed units with in the target area. Sales agreements for 2 NSP units were signed before the program obligation deadline in September 2010. The Habitat unit, on Park Avenue, is being rehabilitated. Title issues at the second unit quashed that sale and LNDC has been unable to find an alternative unit. Approximately one year remains to complete the program. .



NSP funds are 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 approved \$330,000 in mortgage assistance gap financing funds to assist eligible buyers purchase these homes. The deadline for expending these funds has passed and as the units have not been built, the funding will no longer be available and the program closed.

## 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 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 2011- \$76,000-HOME – \$25,000-CDBG

In 2011, 7 HOME cases were completed and 7 additional are under contract.

In 2011, 3 CDBG Emergency Cases were completed and 1 is under contract.

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

**10 owners were assisted with HOME & CDBG in 2011**

Racial Characteristics: (completed units only) 7 HOME 3 CDBG

	Income Levels of Assisted Cases
7- White	0 - 30% of median income - 3
3- Black/African American	31- 40% of median income - 2
0- Hispanic	41 - 50% of median income – 2
7- Female heads of household	51 - 60% of median income - 1
2 Disabled persons	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 2011 - \$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. Four units were completed in 2011 and 1 unit is under contract for renovations in 2012. 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 by providing adaptive advise to the City and information about city programs to their clients.

**Summary of CDBG Accessibility Improvements Program:**

**4 households w/ disabled persons were assisted in 2011**

Racial Characteristics: (completed units only)

3 – white

1 – black

1 female head of house

Income Levels of Assisted Cases:

51 - 60% of median income - 1

61% - 80% of median income - 3

**TOTALS:** Fourteen (14) owner occupied single-family units were assisted with HOME or CDBG rehabilitation funds in 2011. (7 HOME OOSF, 3 CDBG OOSF Emergency, and 4 Accessibility.)

Three (3) homebuyers were assisted.

Of the 17 households assisted with Rehabilitation and Home Buyer Assistance funding, 13 were white, 4 black (African American), 11 were Female Head of House. 3 households were below 30% AMI, 3 were below 40% AMI, 2 were below 50% AMI, 3 were below 60% AMI, 6 were at or below 80% AMI.

**Census Disability Chart (2000)**

(see census tract map on page 12 for tract locations)

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

**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 - CDBG.** Amount Budgeted 2011 - \$0. Prior year CDBG Rental Rehabilitation funds have been reobligated to cover reductions in 2010 and 2011 funding. The program offers 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. Funding will be restored when it is possible to do so.

**Owner Occupied Rental Property Rehabilitation—CDBG** Amount Budgeted 2011 - \$0  
 In 2010, \$175,000 of CDBG funds was obligated toward an effort to stimulate renovations to the many double units in the city. A short-term program offering a grant and low interest loan for rehabilitation of owner occupied doubles and duplexes, was created. 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. One project is under contract for 2012.

**Summary of Rental Unit Rehabilitation and/or Construction**

In 2011, no affordable rental units were completed with CDBG or HOME assistance but a 2-unit project is under contract for 2012.

**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.
- Support shelter and supportive service are 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 a capacity to administer the HPRP program for the City of Williamsport and provide caseworkers to help clients achieve self-sufficiency. In 2011, 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 2011, the administering agencies met the 60% expenditure goal. During 2011, 160 persons, adults and children, were assisted. Almost 58% of these households/persons were determined to be imminently in danger of losing their housing. 21% of the total was determined to be literally homeless. 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 residence. Journey House participants are provided an apartment, support for job seeking, and life skills training. All participants are homeless or near homeless but must have the capacity to achieve self-sufficiency and show progress in reaching this goal or they are removed from participation.

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.

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 2011, the Family Housing Alliance, United Way and American Rescue Workers, celebrated the opening of Saving Grace, a 24-bed shelter designed for individuals and families facing a

homeless crisis. The formerly vacant church on Grace Street is now a short-term shelter.

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 2011, Liberty House served 40 persons. All were homeless. Liberty House received HUD/McKinney funds for Emergency Shelter assistance, receives funding under the Housing Assistance Program (HAP) and an ESG State DCED grant 2011.

AIDS Resource 500 W 4<sup>th</sup> 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 assisted 125 persons in 2011 and report the biggest obstacles are the stigma attached to Aids, lack of funding, and lack of affordable housing for their clients.

With support from the United Way, Linkage Lycoming, at 2138 Lincoln Street is 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), Williamsport Codes Office, 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 Lycoming Housing Authority has guidelines to 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 at <http://www.lycominghousing.org>

The Roads to Freedom-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. In 2011, they report their biggest obstacle to providing needed services are the State and Federal budget cuts.

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. and the Children's Development Center officially merged organizations in 2011. The CDC provides occupational therapy, physical and speech therapy. Both entities provided preschool and early home education programs that are now combined. Hope 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, compare and receive information. Over 60 human service agencies participate. The United Way hosts this group. It has become an advocate in development of a 211 HELP-LINE, a non-emergency equivalent of 911 that provides 24-hour information and referrals for social and financial problems. The project is proceeding and a test run will be made in 2012.

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 **Marcellus Shale** has brought many extended stay visitors to Williamsport and Lycoming County. Most reside in local hotels or rental units during their stay. Although concrete data is not available, local hotels, motels and camping sites have reported to Lycoming County officials that their establishments have been booked 7 days per week consistently throughout 2011. The United Way and other Coordinated Task Force members report 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. The Lycoming Housing Authority reports Section 8 Voucher holders are having a difficult time finding housing rented with in Section 8 allowances.

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	<b>New 2011</b> – short term (14 days)			24	24
<b>Total</b>			<b>7</b>	<b>28</b>	<b>49</b>	<b>Increased 101</b>

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
<b>Total</b>			<b>11</b>	<b>30</b>	<b>8</b>	<b>Increased 38</b>

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 and allowing communities to determine what their needs are.**

In 2011, 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
- Accessibility Improvement to homes
- Emergency funds for repair of dangerous residential housing situations
- Blight elimination activities
- Public Service Support including Fire
- Code Enforcement
- Economic Development

## Map of City Parks and Recreational Facilities



### Public Facilities

Objective: *Suitable Living Environment-*

Budgeted- 2011-\$0 for Parks & Recreational Facilities

The City carries out 2006, Master Site Plan *Public Facility* improvements as funds are available.

Reduction in State and Federal funding achieved corresponding reduction in park activities.

A CDBG funded Pool Feasibility Study, reviewing the needs, repair costs and projected use of all city pools was completed and the data reviewed. Discussion continues. A final decision on the city pool situation is pending.

YWCA Handicapped Accessibility - Budgeted- 2011-\$10,000 CDBG funding will assist in replacement of a handicapped access ramp.

**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** – CDBG Amount Budgeted 2011 - \$346,000- (Amount Budgeted 2010 -\$599,000)

**2011 Street Activity Summary:**

Prior year (2010) CDBG funded Reconstruction at Walnut, LL Blvd, Campbell (698) and Maynard St. (779) are located in the *Susquehanna Health Systems, Path Way to Health* area and still underway. These cannot be completed until other construction is finished.

2010 Streets, Howard St (780), and East Fourth St.(781) reconstructions are complete.

2011 CDBG funded street reconstructions on East Fourth Street (813), Alley West of Charles St (830), Seventh Avenue (816), Hepburn Street (815), Grier Street (814) are underway.

**Street Activities.** All street projects that are CDBG funded must serve a predominantly low to moderate-income population. Census information is used to determine this. All 2010 and 2011 streets are located in and serve a low to moderate-income residential population. Street reconstruction activities include milling, storm sewer outlets, sidewalks, curb ramps, and trees.

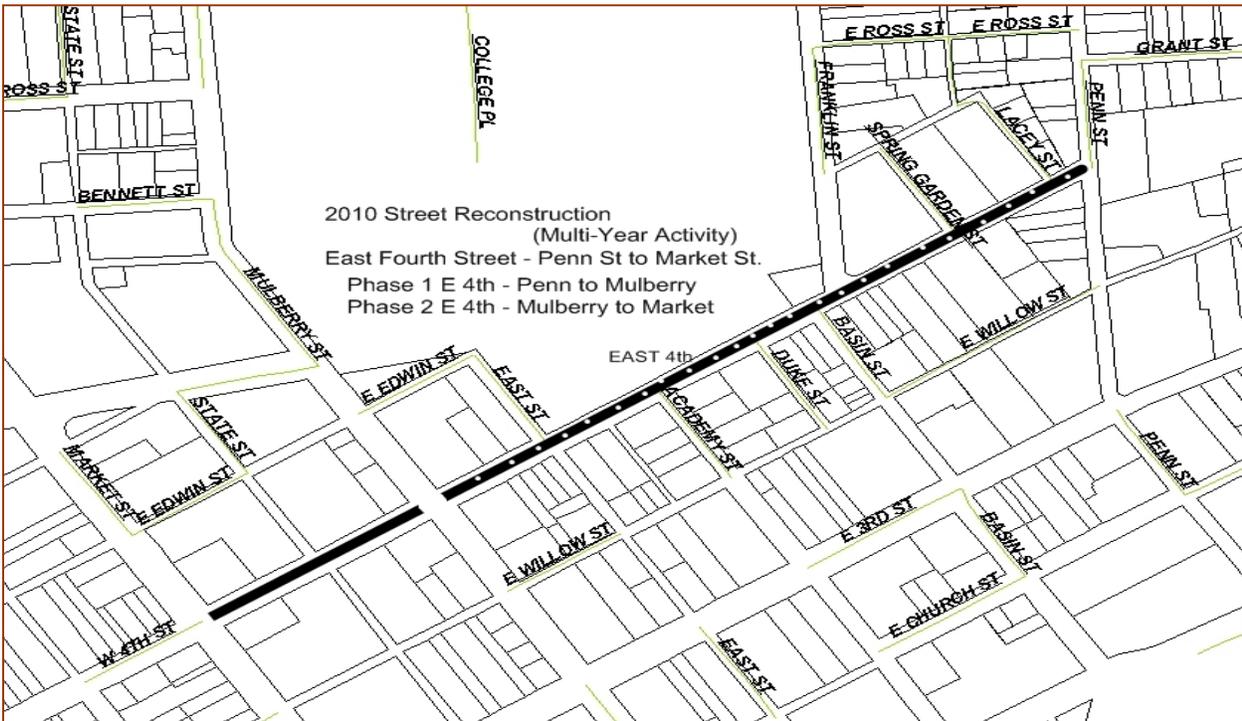
**Path Way to Health - Street Project Map** This project, begun in 2009, is underway 2011-2012 2013



“Pathway to Health” (IDIS-2008-698) is awaiting completion of various construction activities expected to be underway through 2012. The State Department of Transportation, in 2011, awarded Lycoming County \$982,000 through the Pennsylvania Community Transportation Initiative, to help implement this multi-phase Pathway to Health Initiative.

**CDBG – 2010 Street Reconstruction**

Howard Street reconstruction, IDIS 780, an activity including milling and resurfacing, is now complete.



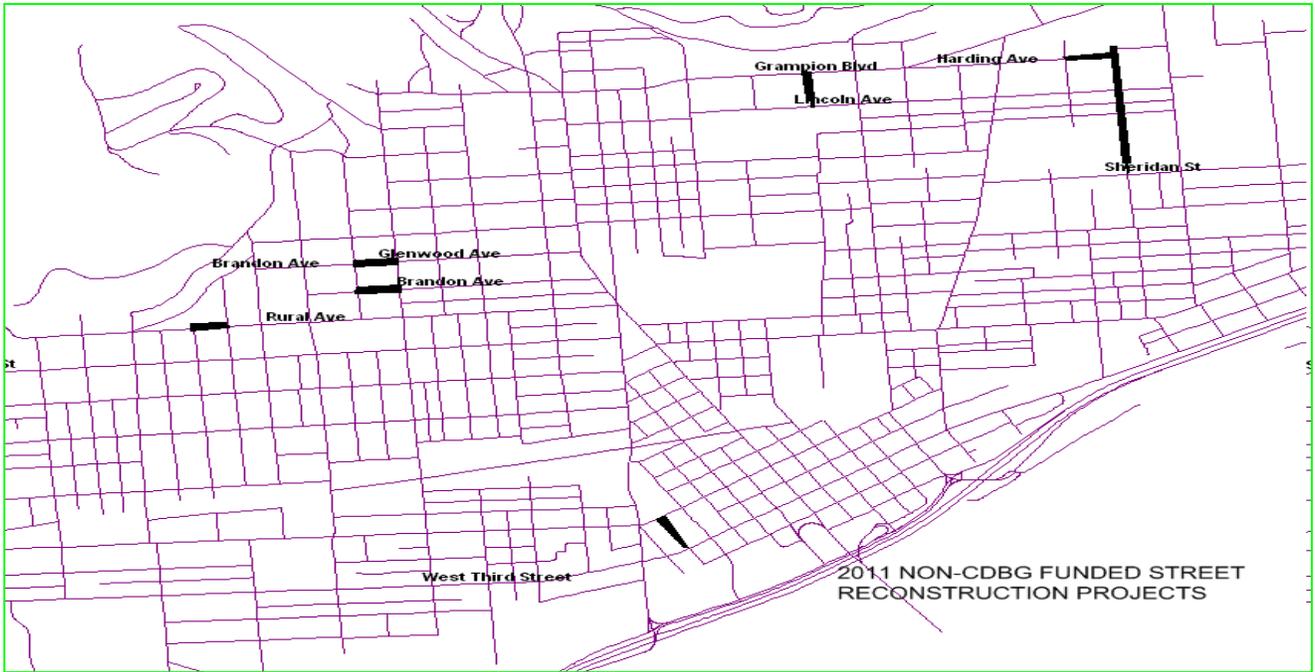
Phase One of the 2010 East Fourth Street, IDIS 781, reconstruction, is complete. This is a multi-phase, multi year funded reconstruction activity that will continue, as funds are available.

2010 Maynard Street, IDIS 779, is being prepared for bid and will commence when contracted.

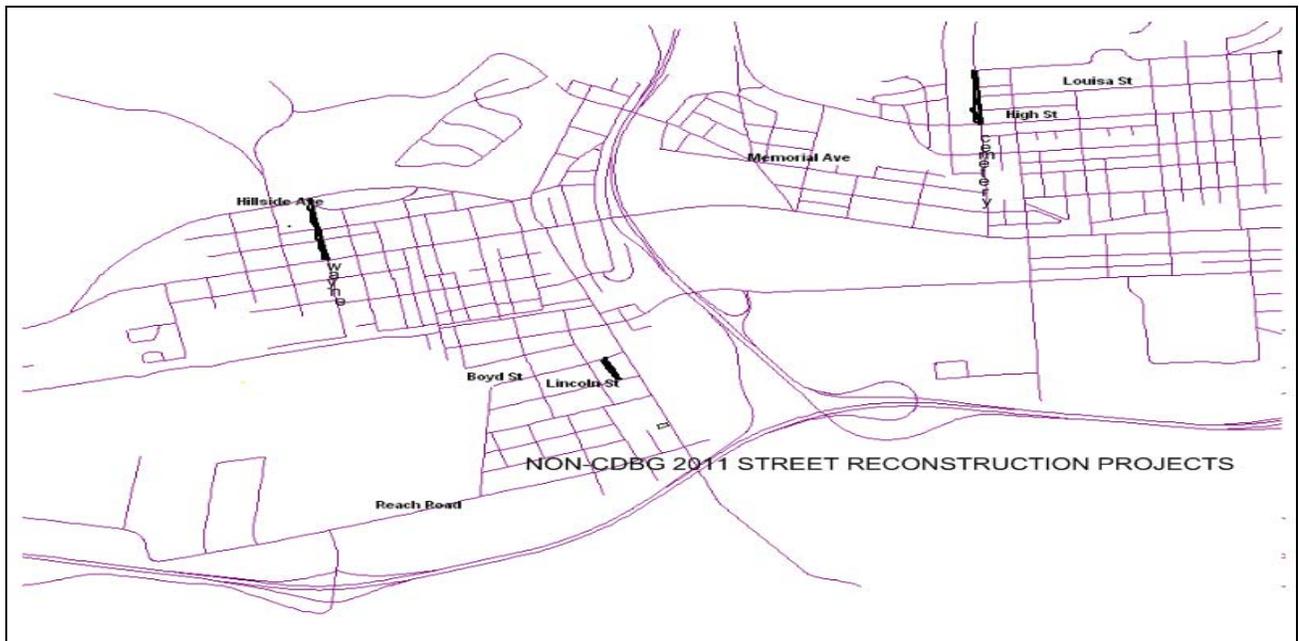


### 2011 CDBG Street Project Map

**2011 Street Locations**-CDBG funded street reconstructions on East Fourth Street Mulberry-Market (IDIS 813), Alley West of Charles St (830), Seventh Avenue W 4<sup>th</sup>-Isabella (816), Hepburn Street LLB-W 3<sup>rd</sup> St (815), Grier Street W 3<sup>rd</sup> -W4th (814) are underway.



Additional, NON-CDBG funded, 2011 City of Williamsport street reconstruction locations



**Curb Ramp Maps**



(Curb Cuts) Removal of Architectural Barriers - Amount Budgeted 2011 - \$50,000 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. Curb Cut/Ramp installation are often a standard part of Street Reconstruction projects. Ramp installations that are integral to Street Reconstruction projects are **not** included here.

**In 2011, 15 new curb ramps were installed at:**

West Fourth Street & Mulberry, Seventh Avenue & Chester Street, Brandon Avenue and Walnut Street, Brandon Avenue & Woodmont Avenue, Glenwood Avenue & Walnut, Glenwood Avenue & Woodmont Avenue.



## Other (Non Housing) Activities

**Fire Hydrants and Laterals** – while a high priority, was not funded in budgeted in 2011.

Correction of interconnected **Storm Sewers and Sanitary Sewer** lines, while a high priority, was not funded in 2011.

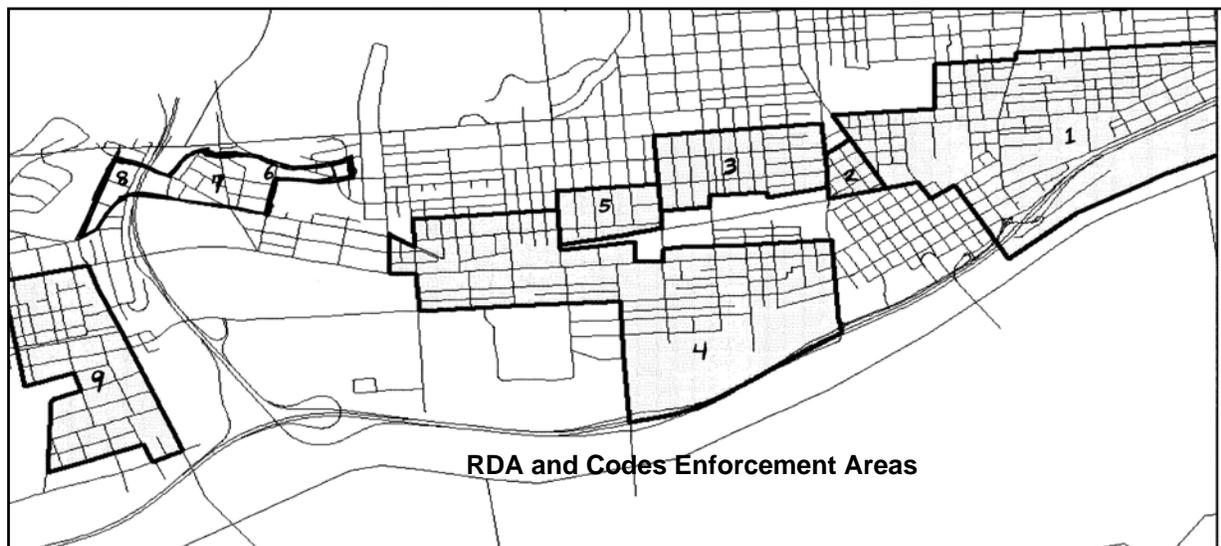
**Pump Station** – An activity to upgrade Pump Station facilities in the Basin Street (579) area was cancelled due to insufficient funding. No additional Pump Station upgrades were funded in 2011..

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

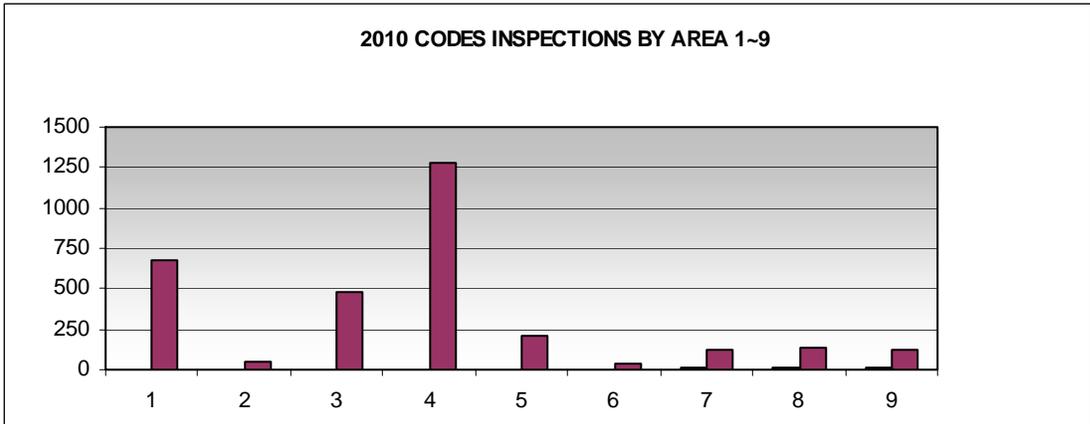
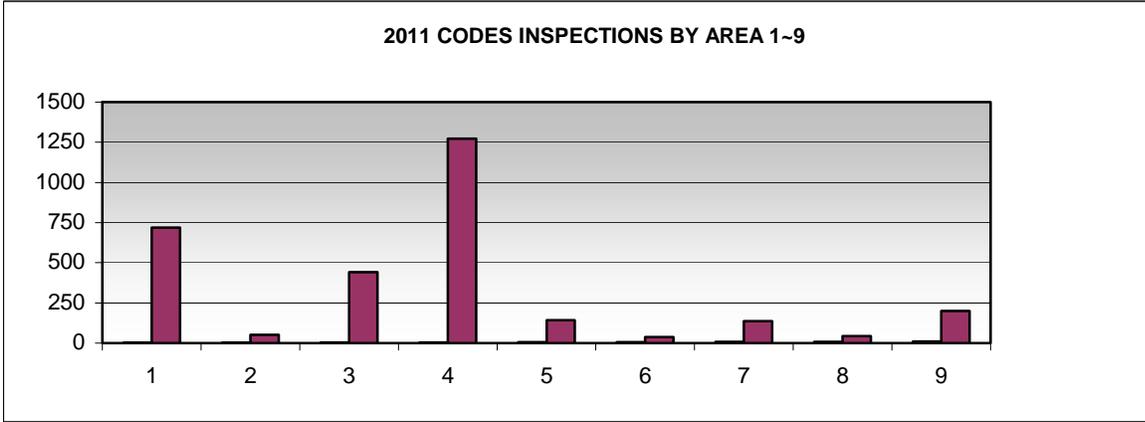
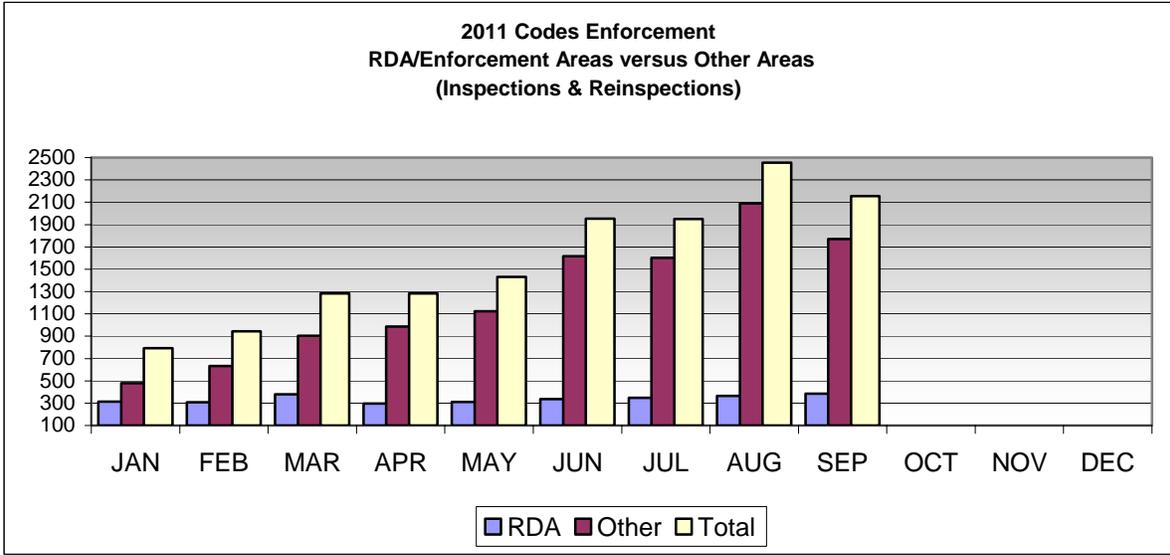
Fire protection equipment is considered for this purpose to be an integral part of a public facility and thus, purchase of such equipment would be eligible under §570.201(c). The City of Williamsport has obligated CDBG funds for a multi-year activity for purchase of a Pierce 100 Foot Aerial that will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

### **Codes Enforcement -Redevelopment/Codes Areas- Budgeted 2011-\$20,000- CDBG**

The amount of CDBG funds budgeted to this activity has been steadily reduced as targets were reached. The targeted areas, 1 through 9, 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, PA ELM Street, Lycoming Housing Authority and others.



Between January 1, 2011 and September 30, 2011, Code Enforcement Officers conducted 14,248 inspections, reinspections, and investigations City wide. 3,045 of those inspections were in the designated Codes Enforcement and Redevelopment Targeted Areas. The \$20,000 of CDBG funds budgeted in 2011 for inspections, checks, rechecks and verification of abatement was expended by the second quarter of 2011.



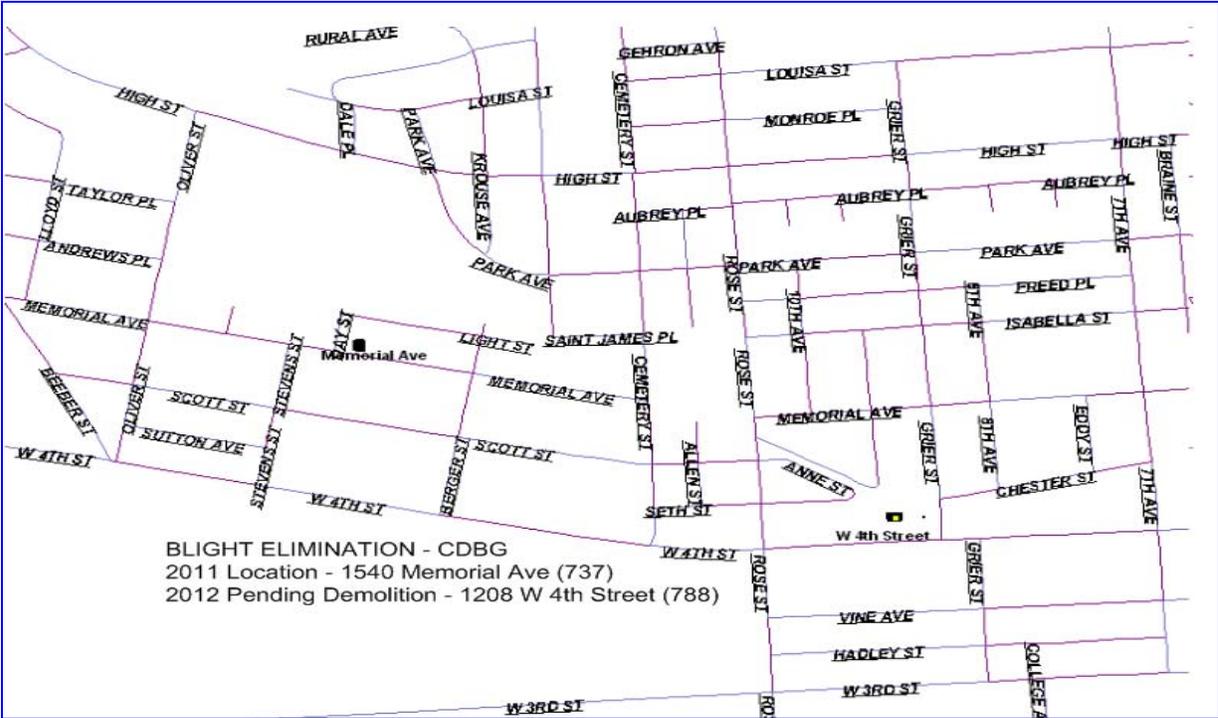
Other activities that help arrest negative conditions in these targeted areas include non-CDBG Codes Enforcement Inspections and Blight Elimination actions such as demolition, but also outreach enforcement by the Blighted Property Review Board. CHDO construction activities on

Park Avenue and in the Historic District are located in the target areas. Other entities also affect change in the areas. STEP offers home weatherization, accessibility improvements and Homeownership training, United Churches had volunteers that assisted City of Williamsport flood victims with clean-up, the Newberry Community Partnership and State Elm Street Façade Repair Program provided 4 residential units and one commercial unit with funds for repairs. Many were located in the RDA/Codes Enforcement Target Area. .

**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 2011- \$15,000 CDBG 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. One unit on Memorial Avenue was demolished in 2011 with CDBG funds and a second unit is under contract for demolition in 2012. Both units have been vacant for more than one year. The property owners received notices of the hazards at their property but they did not respond and, as a last resort, the Board of Health ordered demolition. Liens are placed against the units in hopes that funds may be recovered at some point in time.



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, continue. The Redevelopment Authority (RDA) of the City of Williamsport acquired one property on Walnut Street by eminent domain. CDBG funds were not used for acquisition of this property.

Williams Street Redevelopment Project – 2011 Budget - \$250,000. This is a Multi year activity with a total CDBG commitment of \$750,000 over a 5-year period.

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 2011 - 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 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 2011 - \$223,000-CDBG and \$33,600 HOME

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

**Planning** - 2011-\$10,00 budgeted- CDBG

Planning is a continuous process. Prior year planning activities underway in 2011 include a Pool Study (706) to determine repairs, use statistics, and recommendation of retention or closure for city public pools; an Elm Street/Newberry Plan (707); a Zoning Study (708) and a Brownfield's<sup>3</sup> assessment for the Interstate 180 corridor.

In 2011, additional CDBG funds were set aside to match a portion of the Building Safe, Walkable and Healthy Communities Report. This report provides planning information to Susquehanna River Towns to help them create greenway plans, programs, and strategies for their community.

Recommendations for Williamsport include:

1. Establishing a cost-share program for sidewalk improvements
2. Speed limit enforcement at important pedestrian and bicycle safety areas.
3. Encouraging residents and students to engage in walking/biking programs
4. Enhance River Walk access. Establish a railroad buffer zone. Develop River Walk parking areas.
5. Improve bicycle connections between campus and downtown
6. Develop a plan for a Newberry Bike Path Connector

The Appalachian Regional Commission, Lycoming County Planning and City CDBG funded this study.

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

**Micro Enterprise** - Amount Budgeted 2011-\$0-Revolving loan pool funds are available.

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<sup>3</sup> 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.

Applications for Micro-enterprise loan assistance benefiting lower income owners and employees were accepted. A 3% interest loan to assist in creation of a Deli in a vacant downtown Market Street is underway. Job creation goals are pending. A Micro Enterprise Restaurant business owned by a qualifying lower income household was established in 2010-2011. Additional applications have been reviewed. A Bakery has received tentative approval for 2012.

**Commercial Façade Renovation** - Budgeted 2011-\$0- Revolving loan (non-CDBG) funds are available. NON-CDBG revolving loan funds are available for exterior renovations to correct blighted conditions on commercial properties in Commercial Zoning districts. Applications were reviewed in 2011 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 for The PJ Factory was approved and renovation work completed.

#### **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)** Budgeted 2011-\$0, 2010-\$4,000 Young Artists in Action Showcase program provides a performing arts program for at-risk children from low to moderate-income households. The activity includes 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 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. The activity is complete.



**Newberry Community Partnership** – The Neighborhood Plans and Strategies for City Neighborhoods activity continued through out 2011. The Newberry Community Partnership (NCP) continued administration of year three of the DCED Elm Street grant and, with City support, made plans to apply for years four and five in 2012. The ELM Street façade improvement program is underway, 5 activities were completed in 2011.

**SPCA** - Amount Budgeted 2011-\$4,000 CDBG

The (IDIS 785 & 821) Pet Neuter/Spay Program to control stray dog and cat populations was funded and assisted 195 lower income City of Williamsport pet owners with vouchers for services in 2010. The 2010 785 activity is complete. A 2011 activity (821) is underway and has assisted 130 applicants so far. The program is also supported by the Stradley Trust, Jean

Marie White spay/neuter fund, the Masonic Lodge and the SPCA.

<http://www.lycomingspca.org/content/spay-neuter-assistance>

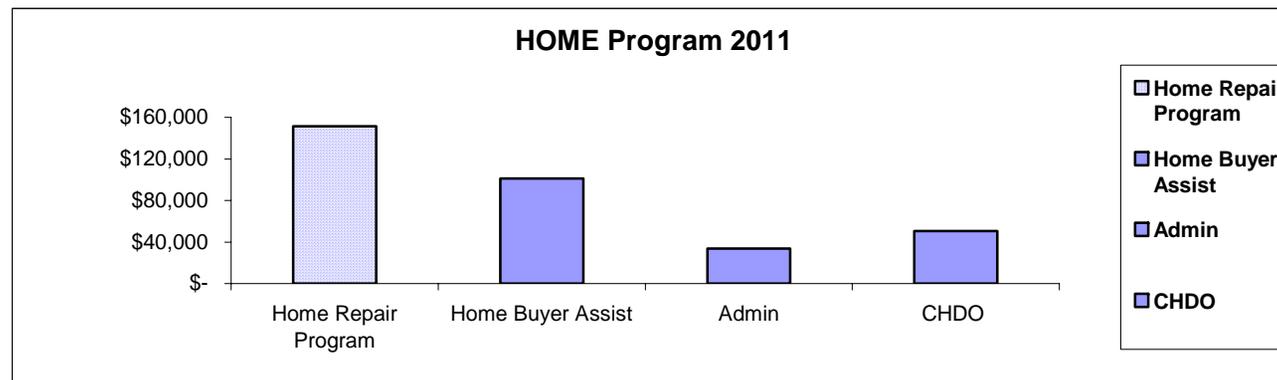
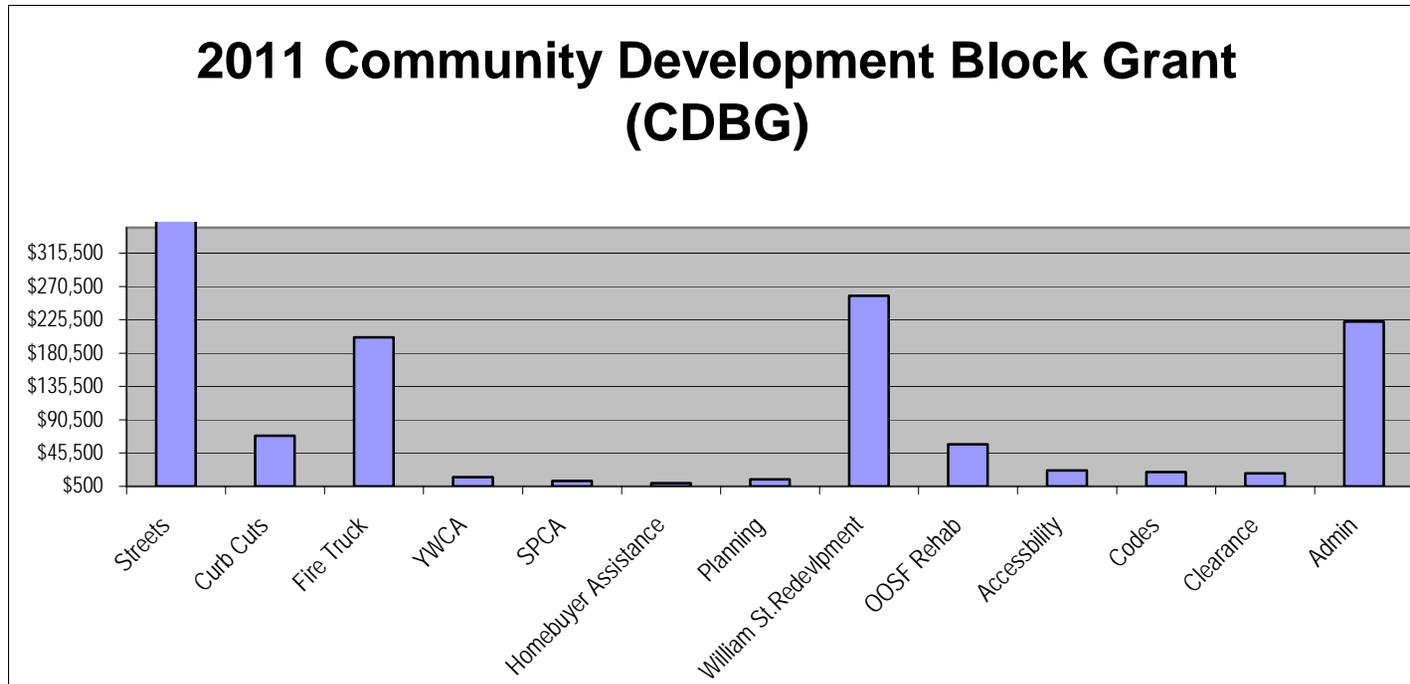
**YWCA-** 2011 CDBG Budget \$10,000. An activity to replace a deteriorating accessibility ramp is being assisted with City CDBG and State DCED funding. The estimated cost exceeds \$60,000. The YWCA is a contributing building located in the Williamsport Historic District. The process to secure the required approvals for the ramp installation is underway. Construction should begin in 2012.

**Community Arts Center-** 2011 CDBG Budget- \$10,000 revised to \$0. CDBG funding for installation of a handicapped accessible lift for the Arts Center is no longer needed. Alternative funding sources were secured and the activity has been cancelled.

2011 CDBG Budget \$0. **The Campbell Street Center**, using 2010 CDBG funding, offered a Youth program (796) and a Senior VIP Program (797) in 2011. These programs will continue in 2012.

For contact information regarding any of these programs, please call 570-327-7511, City Hall, Community Development Office. Information is also available on our web page <http://www.cityofwilliamsport.org/Government/CommunityEconomicDevelopment/tabid/182/Default.aspx> .

2011 Budget Summary Charts



**COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY (CHAS) Annual Performance 2011**

**Federal Resources**

**Table 1: HUD Formula Grant Programs: Funds Available and Expended, 2011**

<b>Formula Grant Program City of Williamsport</b>		<b>Funds Available in 2011</b>	<b>\$ Expended in 2011</b>
		(include prior year balances)	<i>(Include all expenditures for 2011 and prior year activities in 2011)</i>
2011 CDBG Entitlement	\$1,150,623	\$2,802,477	\$1,715,818
2011 Program Income	\$123007	\$123007	\$10679
Subtotal	\$1,273,630	\$2,925,434	\$172,6497
2011 HOME Entitlement	\$336,762	1,329,331	220,147
2011 Program Income	42,832	70,493	58,485
Subtotal	\$379,594	1,399,824	278,632
Other- CDBG-R	\$0	0	0
HPRP	\$313859	313859	174,545
TOTAL	313859		
<b>Other Federal Funding City of Williamsport – Other entities</b>		<b>Funds Made Available - 2011</b>	<b>Comments</b>
2011 Capital Fund	Lycoming County Housing Authority (LCHA)	675,899	(LCHA assumed duties of the former Williamsport Housing Authority)
2011 Section 8	S/8 Housing Choice Voucher Program	2,857,405	Housing & Rental Assistance Programs
2011 Section Timberland	S/8 management fee Timberland	879,250	Contract Administrator
2011 Operating Subsidy	Lycoming County Housing Authority	1,156,623	Public Housing
2011 HUD	Liberty House	202,442	Shelter
Weatherization Dept of Energy	STEP, Inc	1,833,057	STEP serves Clinton & Lycoming Counties
Weatherization - LIHEAP	STEP, Inc.	309,375	

**COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY (CHAS)  
Annual Performance Report for 2011**

**Non-Federal Resources**

<b>Funding Program</b>	<b>Amount of Funding Approved</b>	<b>Administering Agency or Entity</b>	<b>Comments</b>
Affordable Rental	263,870	STEP	STEP serves Clinton & Lycoming Counties, including City of Williamsport
Park Home Endowment 2011	225,000	STEP	Benefits Seniors
PA Department of Aging	4,830,000	STEP Office of the Aging	Clinton & Lycoming Counties
A Coalition	474,730	AIDS Resource alliance	
Liquid Fuels Transportation	634397	City of Williamsport	
Redevelopment Assistance Capital Program (RACP)	1,5000,000	Susquehanna Health System	Capital improvements & modernization
DCED 2011 HAP & Emergency Shelter State	74,000	Liberty House, YWCA	Funds 50% reduction from 2009 (HAP-Homeless Assistance Program)

-

**City Deferred Loan Listing Federal - State Funding Open Activity**

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	[REDACTED]		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		Wilson St	\$3,864.00		open
1/20/09	OOSF	HOME	722	1914		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	[REDACTED]	937 West Fourth Street	West 4th St.	\$ 629,240.00	0%	open	8	8
2/10/95	DCED	4148	[REDACTED]	Park Avenue Transeau	Park Ave.	\$ 1,109,806.00	0%	open	12	12
10/27/94	HOME	4146	[REDACTED]	Linn Street Manor	Linn St	\$ 1,314,075.00	20/0%	open	15	26
5/28/99	HOME	307	[REDACTED]	Almond Street Commons	Almond St	\$ 165,000.00	30/1%	open	15	24
9/26/99	HOME		[REDACTED]	Grier Street Manor	Chester St	\$ 200,000.00	20/1%	open	15	30
12/18/01	HOME	443	[REDACTED]	Grace Street Commons	Grace St	\$ 175,000.00	30/5.05%	open	4	24
11/29/94	CDBG		[REDACTED]	Weightman Block	West 4th St.	\$ 400,000.00	18/3%	open	0	64
7/29/98	CDBG		[REDACTED]	Round Hill	Memorial Ave	\$ 350,000.00	20/2%	open	0	58
2/8/09	HOME		[REDACTED]	Nichols Court	Nichols Court	\$ 340,000.00	25/	open	4	24
6/ /2009	DCED		[REDACTED]	Nichols Court	Nichols Court	Cancelled 2012			-	-

**Investment of Available City Resources: Homebuyer**

Description of Program/Projects Undertaken 2011 (See also "Households and Persons Assisted")

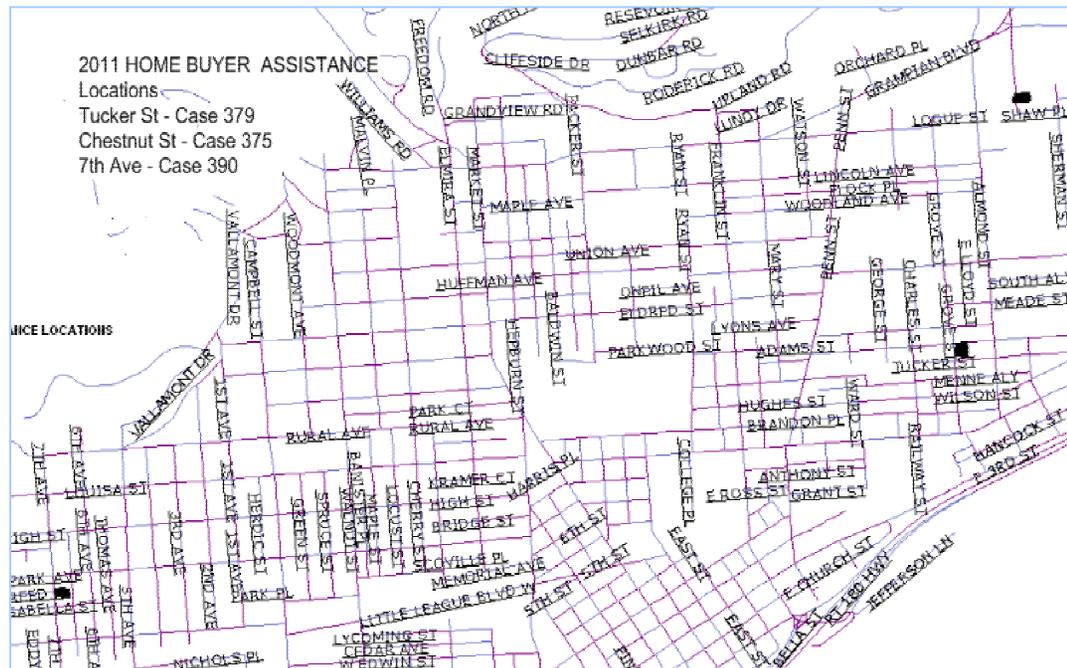
**COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY (CHAS) Annual Performance Report for 2011**

CHAS Priority: Housing Opportunities for Homebuyers

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

Program Source	Total Funds Budgeted	Amount of Funds Committed	Funds Expended In 2011	Number of Households Assisted in 2011	Type and Amount of Other Funds Leveraged in 2011
1. 2011 HOME	133275	38900	10369	1	Total of \$203,661
2. 2009 HOME	113971	79478	8779	1	private funds leveraged
3. 2010 HOME	208887	208887	127034	1	from 3, 2011 buyers
4.					

*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**

The City 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. To secure the funds, a lien is placed against the property. Repayment is deferred for a maximum of 30 years. Payment is due at the end of thirty years or upon any instance of default, such as selling the property or not maintaining the property as their primary residence

Three (3) Buyers were assisted in 2011 – Assisted household descriptions are: 3-white, 3-female head of house, 1@ 80%, 1@ 60%, 1@ 40% income

levels. \$203,661 in private matching funds was leveraged from the three assisted purchases.

The City Homebuyer Assistance Program for Penny Heights/West End Terrace was rewritten in 2010. Because no sales have been concluded in the last few years, it was determined that program changes were needed. The City took steps to increase the prospects of

selling newly constructed homes by creating a new program with a new agreement. The program raises the amount of second mortgage financing available, but also requires homebuyer training and a minimum equity contribution from all new buyers. Applications have been reviewed but none were funded in 2011.

***Geographic Distribution Where Investments Were Made:***

Home Buyer Assistance: The above map shows the 2011 homebuyer locations. 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 2011**

CHAS Priority: Moderate Housing Rehabilitation of Single-Family Dwellings

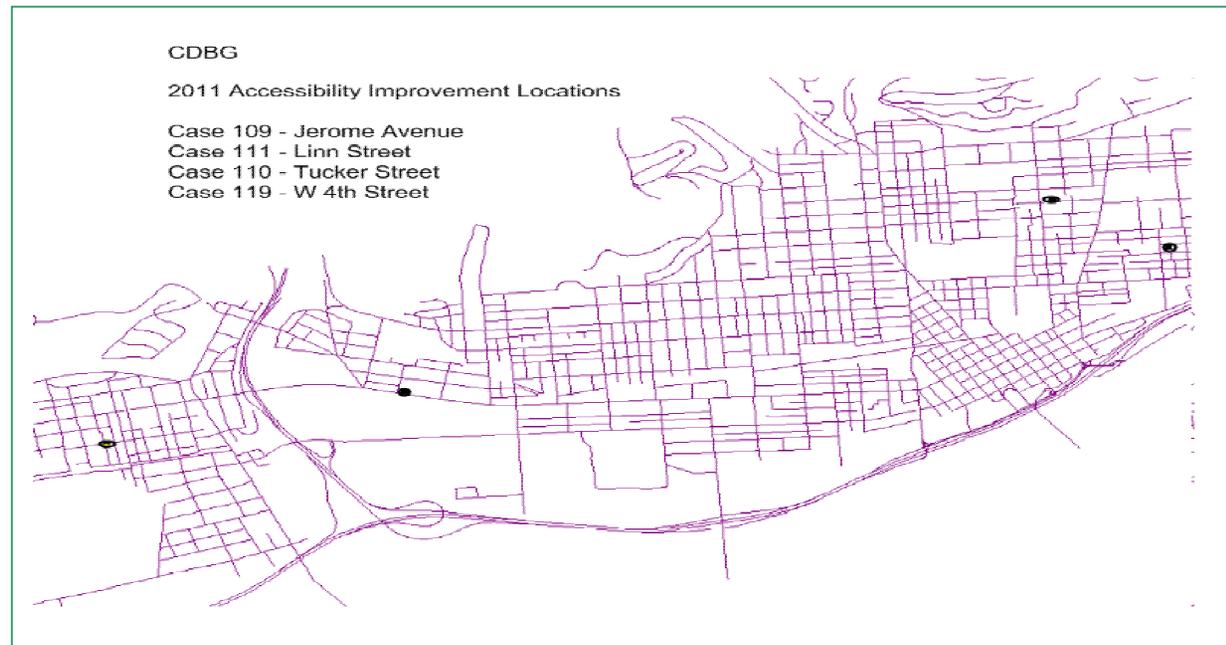
Activity: Moderate Rehabilitation of Single-Family Housing

Program Source	Funds Available in 2011	Amount of Funds Committed	Funds Expended in 2011	Num. of Households Assisted in 2011	Amount of Other Funds Leveraged 2011	Notes
1. 2009 Accessibility 776	47000	47000	23748	3	487	\$487 private funds
2. 2010 Accessibility 807	17000	17000	14361	1		leveraged in 2011
3. 2011 Accessibility 823	21890	21890	0			from 4 accessibility cases
3. 2009 CDBG 760	80000	80000	13000	2	466	Emergency cases only
4. 2010 CDBG 786	30000	30000	6910	1		
5. 2011 CDBG 822	25000	25000	1609			Activities underway
5. 2007 HOME	406554	406554	21364	1	3699	\$3,699 in private funds
6. 2008 HOME	150402	75365	0			was leveraged in 2011
8. 2009 HOME	158000	79478	37050	2		from 7 rehabilitation
9. 2010 HOME	208887	208887	127034	3		cases
10. 2011 HOME	146726	38900	10369	1		

**Description of Program/Projects Undertaken 2011:**

**Accessibility Rehabilitation** – Four (4) households assisted in 2011, 2 cases are undergoing rehabilitation

The Accessibility Program offers a maximum of \$5,000 to eligible households as a declining forgiveness term grant. The applicant household must be income eligible and have proof of disability. A waiting list is maintained because demand for funding exceeds resources. In 2011, 4 cases were completed. The 4 beneficiary households descriptions are: 3white, 1 black/African American, 1



female head of house, and 1 elderly household. 1 household was at the 50% income level and 3 were at the 80% area median income level. \$487 in private funds was leveraged in 2010



**Emergency Owner Occupied Single Family Rehabilitation—**

Three (3) households assisted in 2011, 1 case is undergoing rehabilitation

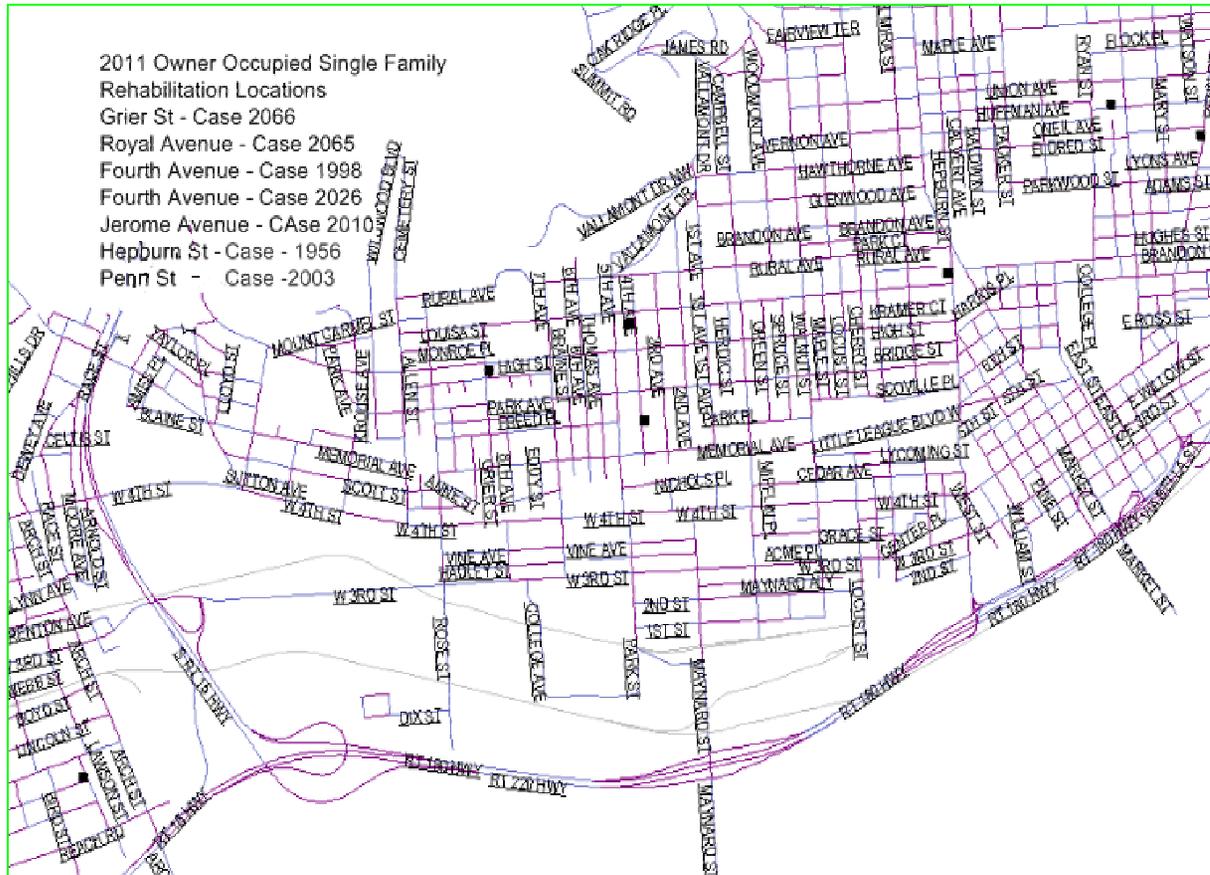
An Emergency Rehabilitation program is available to help eligible owner occupants address situations that are considered hazardous and potentially life threatening, on a limited basis. In 2011, the City completed 3 emergency rehabilitations. One additional emergency repair is underway. Work completed in 2011 included replacement of leaking roofs, replacement of broken waste and water lines, and emergency electrical repairs. The beneficiary households are: 2 white, 1 black/African American, 2 female head of house, 1 household was at the 50% income level, 1 at the 40%, 1 at the 30. \$466 in private funds was leveraged in 2011.

**Owner Occupied Single Family Rehabilitation**– Seven (7) households assisted in 2011 and seven additional cases are undergoing rehabilitation.

The Owner Occupied Rehabilitation Program funds repairs to owner occupied single-family dwelling units. The Program offers grants and low interest loans. All households must meet income and other minimum requirements. Code, safety, and items not meeting rehabilitation standards must be addressed under this program. A mortgage, securing the invested funds for the required payment or forgiveness term, is filed. A waiting list is maintained because the demand for housing rehabilitation

funding exceeds funding resources. In 2011, using HOME funds, the City completed 7 housing rehabilitation cases and 7 additional rehabilitation cases are under contract for completion in 2012. Work completed was sufficient to raise the units to minimum code, safety and rehabilitation standards including lead paint hazard reduction. The 7 beneficiary households descriptions are: 5 white, 2 black/African American, 5 female head of house, 2 households were at the 80% income level, 1 at the 60%, 1 at the 50%, 1 at the 40% and 2 at the 30%. \$3,699 in private funds was leveraged 2011.

**Geographic Distribution** of 2011 Assisted Housing Rehabilitation Projects is depicted in the proceeding maps.



Investment of Available City Resources: Rehab/Creation of Rental Units  
**COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY (CHAS) Annual Performance Report for 2011**  
 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
4. 2009 CDBG Rental	50000	0	0	0	0	
5.2010 CDBG Owner Occupied Rental Unit Rehabilitation	175000	0				

*Description of Program/Projects Undertaken:*

**See 2010 - 2014 Progress To Goals and PR83 Outcomes**

**CDBG Rental Rehabilitation City Program** – The program was not funded in 2011. 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:** A program was created and funded in 2010 for owner occupied, two-unit rental rehabilitation. The 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. One project is under contract for construction in 2012. Additional applications are being accepted.

**Where Rental Property Investments Were Made:**

City Rental Rehabilitation programs - 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.

**Investment of Available City Resources: Construction, Rehabilitation-Sale**  
**COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY (CHAS) Annual Performance Report for 2011**  
 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 2011	Number of Units or Households Assisted 2011	Amount of Other Funds Leveraged 2011	Notes
1. Habitat for Humanity 09	57339	57339	27925	0	Leveraged funds will	1 additional unit Park Ave, rehab underway
2. LNDC CHDO 08	51488	51488	12585	0	be reported	Rehab complete unit Locust, for sale
3 LNDC CHDO 2010	57250	57250	0		at project completion	Agreement signed 2011
4.Habitat CHDO 2011	50514	0	0			Agreement pending

**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. One unit has been sold (W 3<sup>rd</sup> Street) and rehabilitation of another (Park Avenue) is underway and expected to be completed in 2012.
2. 2008 CHDO LNDC- (IDIS 771) HOME funds for rehabilitation of 2 historic properties, Grace and Locust Streets. Grace re-construction was completed and the unit sold in 2010. Locust street re-construction was completed in 2011 and the unit is for sale.
3. 2010 – LNDC was named the 2010 CHDO. The originally proposed site is not available. An alternative site on Walnut Street is being sought.
4. 2011 CHDO – Greater Lycoming Habitat for Humanity has applied for 2011 and possibly 2012 CHDO funds for Diamond Street unit and Brodart project sites. Agreement is pending.

**Geographic Distribution Where Investments Were Made:**

1. 2009 CHDO Habitat- 1 unit on West Third Street in Newberry and one unit on Park Avenue
  2. LNDC 2008 CHDO activity Grace Street and Locust Street in the Historic District.
  3. LNDC 2010 CHDO – Walnut Street – sale pending
- These activities are not complete.*

**Investment of Available City Resources: Homeless & Near Homeless**  
**COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY (CHAS) Annual Performance Report for 2011**  
 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	313,859	313,859	174,545	160			

Description of Program/Project Undertaken:

In 2008, the City provided CDBG funding to create a 4 unit Family Transitional Housing Activity called **Journey House**. Journey House is privately supported and has been fully occupied since December 2007.

The Family Housing Group in concert with multiple support organizations has found funding to convert the vacant Grace Street Church into a short-term shelter for men, women and families. The 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 opened in February 2011.

**HPRP funds** 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 selected STEP, Inc. and the Salvation Army as subrecipients of the funds, as their existing programs are compatible with HPRP activities. Funds are still available for this short-term housing assistance program but the program will end soon.

## 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 2011, 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 2011 is provided starting on Page 76, 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.

### HPRP

In 2011, the administering agencies met the 60% expenditure goal. During 2011, 160 persons, adults and children, were assisted. Almost 58% of these households/persons were determined to be imminently in danger of losing their housing. 21% of the total was determined to be literally homeless

### 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 Consolidated Plan

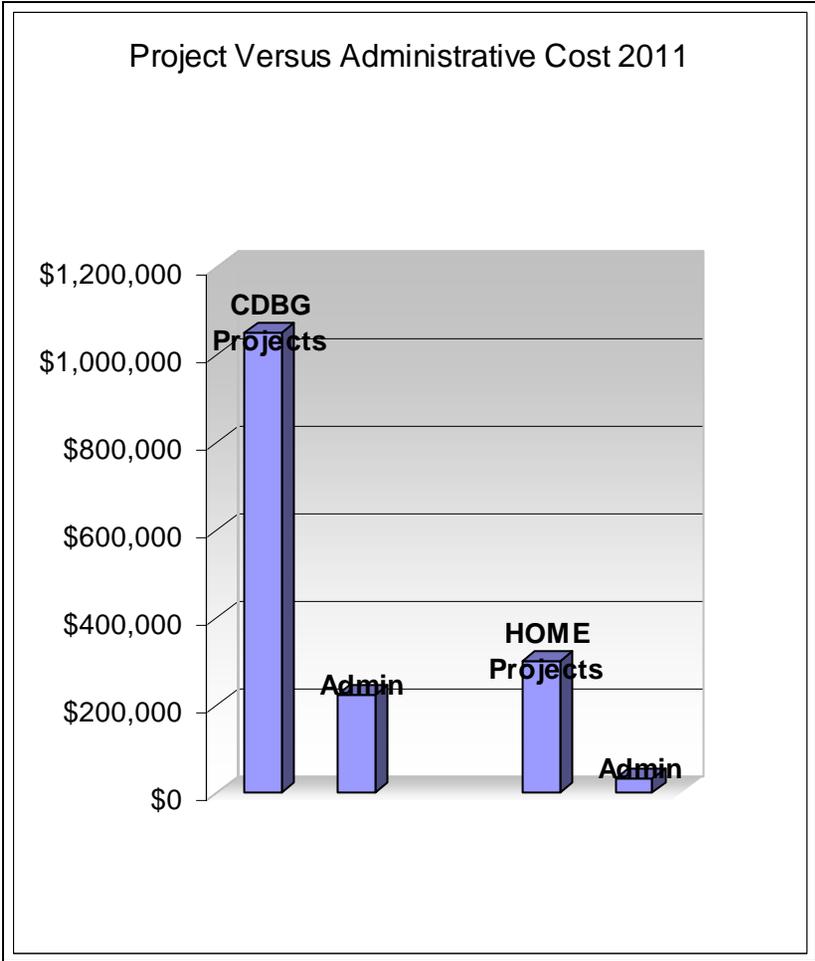
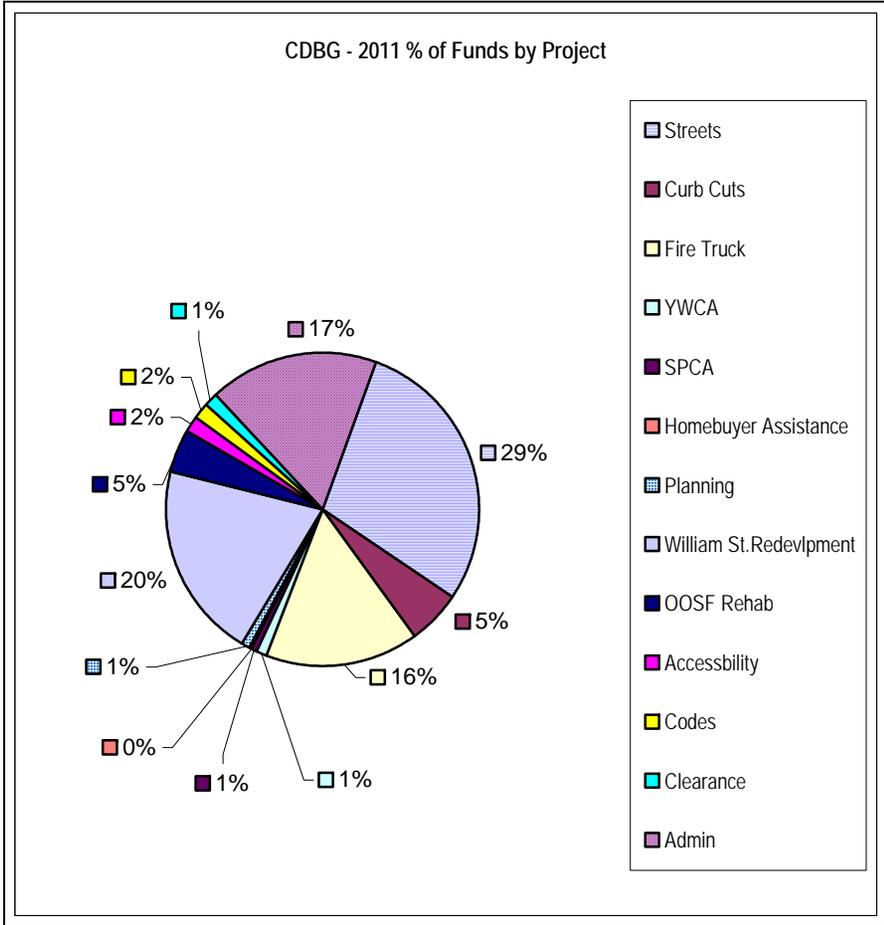
Goals By Activity - 2010-2014			Yearly Goals - Actual Yearly Result										Total	5 Year Goal
Code	Activities	Needs	2010		2011		2012		2013		2014		Accomplished to date	
			Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual		
03e	Neighborhood Facilities			1									1	
03f	Parks, Recreational Facilities	5	1	2	1	0	1		1		1		2	5
03l	Flood Drain Improvements	7	0		1	0	1		1		1		0	4
03j	Water, Sewer Improvements	40	0		3	0	2		1		2		0	8
03k	Street Improvements	20	3	10	4	6	5		4		4		16	20
03l	Sidewalks (sidewalks are often part of street reconstruction)	800	0		400	0	0		400		0		0	800
03o	Fire Equipment	1	1		0		0	1	0		0		1	1
04	Clearance/Demolition	20	4	0	4	1	4		4		4		1	20
05	Public Services	1	1		1	1	1		1		1		0	5
05a	Senior Services	0	0		0	1	0		0		0		1	0
05d	Youth Services	1	1		1	1	1		1		1		1	5
06	Interim Assistance			1									1	
10	Removal Architectural Barriers (Curb Cuts & Ramps)	12	4	16	2	15	2		2		2		31	12
12	Construction of Housing (Rental Units)			4									4	
13	Direct Homeownership Assistance (Purchase)	15	3	5	3	3	3		3		3		8	15
14a	Rehab-Single Unit (OOSF HOME & CDBG- Accessibility)	20	4	14	4	10	4		4		4		24	20
14b	Rehab-Multi Unit	15	3	2	3	0	3		3		3		2	15
15	Code Enforcement	50	10	10	10	10	10		10		10		20	50
18c	Micro Enterprise	0	0		0	1	0		0		0		1	0
19b	CHDO	5	1	2	1	1	1		1		1		3	5
20	General Program Admin	5	1	1	1	1	1		1		1		2	5
21a	Planning	5	1	1	1	1	1		1		1		2	5
Many planned activities may not be carried out due to funding limitations.														

**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 Annual Objective - 2011

			2010		2011		2012		2013		2014		Total 5 Yr.	Actual
Objective	Program	Source	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	To Date
				Units										
Improve access to affordable owner housing (home ownership)	CHDO's Funded	Home	1	0	1	1	1		1		1		5	1
	CHDO Units Completed	Home	1	2	1	0	1		1		1		5	2
	Accessibility Rehabilitation Program	CDBG	2	2	2	4	2		2		2		10	6
Improve access to affordable owner housing (home ownership)	Homebuyer Assistance New Construction	HOME		0	1	0								6
	Homebuyer Assistance Purchase Existing Units	Home	3	5	3	3	3		3		3		15	8
Improve quality and quantity of affordable renters and owner housing	Construction affordable rental housing	Home	4	4										4
	Owner Occupied Housing Rehabilitation	CDBG		3		3							Combined	
		Home	4	9	4	7	4		4		4		20	22
	Rental Duplexes / Doubles -Owners Rental Rehabilitation	CDBG	3	2	3	0	3		3		3		15	2
Codes Enforcement Inspections of Housing	CDBG	10	10	10	10	10		10		10		50	20	
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	0
	Street Improved	CDBG	3	10	4	6	5		4		4		20	16
	Flood Drainage	CDBG		1										
	Curb Ramps Installed	CDBG	2	16	2	15	2		2		2		10	31
Improve services for low/moderate income people. Sustainable living environment	Public Services	CDBG	2		2	3	2		2		2		10	3
	Fire Truck	CDBG	1		0		0		0		0		1	0
	Community Centers	CDBG		1									0	1
	Neighborhood Interim Cleanup			1									0	1
	Code Enforcement-Property Demolition	CDBG	2	0	2	1	2		2		2		10	1
Remediate and redevelop Brownfield's and improve income opportunities for low income people (Williams street)	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				1								0	1
<b>Objectives</b> • Creating suitable living environments • Providing decent affordable housing • Creating economic opportunities			<b>Outcomes</b> •Increased Availability/accessibility •Increased Affordability •Increased Sustainability											

# Budget Charts 2011



## COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY ANNUAL PERFORMANCE REPORT

### HOUSEHOLDS AND PERSONS ASSISTED IN THE CITY OF WILLIAMSPORT

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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 2011 Annual Plan. (See charts & PR83 for comparison)

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

2011 HOME Home-Buyer "Gap" Assistance Summary

3 homebuyers were assisted with deferred repayment loans.

Racial characteristics of completed applicants:

3-white

3-female head of house

1@ 80%

1@ 60%

1@ 40% income levels.

\$203,661 in private matching funds was leveraged from three cases.

CHDO-HOME Activities Summary

2 projects are underway. Habitat is completing renovations at 833 Park Avenue. LNDC has completed renovations to 319 Locust Street and the property is for sale.

LNDC is the 2010 CHDO designate. Habitat for Humanity is requesting 2011 CHDO status.

A revised Agreement for Pennsy Heights/West End Terrace new home construction funds to provide GAP-financing assistance to income eligible households was executed. The Program was restructured and funds obligated. 6 units are projected.

Construction of the Nichols Court Townhouse, single-family housing has been delayed and \$333,000 of DCED Mortgage Assistance funding for this activity will be returned.

*Summary Activity 1: With HOME funds the City of Williamsport assisted 3 households purchase single family homes in 2011.*

#### Activity 2: Moderate Rehabilitation Single-Family Homes

HOME/CDBG-Owner Occupied Single Family Rehabilitation:

7 owners were assisted with HOME in 2011

Racial Characteristics: (completed units only)

5 white

2 black/African American

5 female head of house

2 households were at the 80% income level

1 at the 60%

1 at the 50%

1 at the 40%

2 at the 30%.

3 owners were assisted with Emergency CDBG in 2011

2 white

1 black/African American

2 female head of house

1 household was at the 50% income level

1 at the 40%

1 at the 30%.

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

4 cases were completed.

3 white

1 black/African American

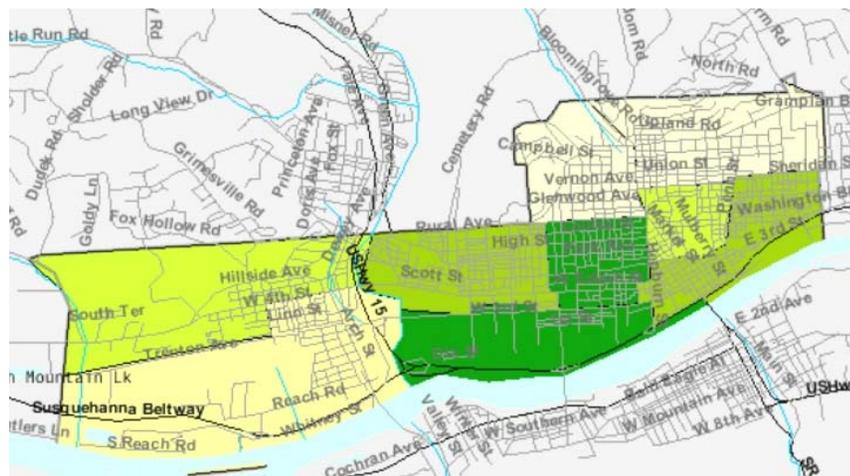
1 female head of house

1 elderly household

1 household at the 50% income level

3 at the 80% area median income level.

*Summary Activity: Rehabilitation of 14 units (7 HOME 7 CDBG) in the moderate rehabilitation of single-family dwelling units category were completed in 2011.*



Rental Concentrations (darker = higher concentration)

### Activity 3: Rehabilitation of Rental Units

CDBG Rental Rehabilitation Program.

A 2-unit Owner Occupied rental rehabilitation was under contract for work in 2012.

No rental units were completed in 2011. CDBG funds were not budgeted for Rental Rehabilitation in 2011.

*Summary Activity 3 -The City completed no rental rehabilitations.*

### Activity 4: Construction of Rental Units

Nichols Court - The construction of a 24-unit, 4 HOME assisted, 1 and 2 bedroom, elderly rental project on Nichols Place was completed in 2010. . No additional rental units were constructed in 2011.

### Activity 5: Tenant Based Rental Assistance

Households Assisted - 0 no activity by city

### Activity 6: Expansion of Homeless Shelter

The Family Housing Group, in concert with many of its supporting members, sought funding to convert a vacant Grace Street Church into a short-term shelter for men, women and families. The shelter creation activity has been successful with support from the United Way, Community Foundation, and Lycoming County Act 137 funding. The short stay shelter, named Saving Grace, opened in February 2011. In one year, Saving Grace reports they housed 176 adults and 50 children.

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

### Activity 1: Housing Opportunities-First-Time Homebuyers

All households assisted met Section 215<sup>4</sup> criteria for homeownership. They were low-income homebuyers households at

<sup>4</sup> What is Section 215 Affordable Housing?

1. Rental Housing

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 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. All existing units purchased must meet basic housing occupancy standards. This includes a visual assessment for lead paint.

### **Activity 2: Moderate Rehabilitation-Single-Family Housing**

All households assisted met Section 215 criteria for homeowners. They are all at or 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.

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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.

### **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. These terms are part of all assisted rental agreements.

### **Activity 4: Construction of Rental units**

Any households assisted are required to meet the Section 215 criteria. They must be documented to be lower-income, and rents charged may not exceed the allowed set 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. The assistance provided and the locations of the units assisted 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 as they available and bring their home up to required minimum standard. Funding amounts and assisted households are located in the charting sections and HUD PR report areas of this document.

COMPREHENSIVE HOUSING AFFORDABILITY  
STRATEGY ANNUAL PERFORMANCE REPORT 2011

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

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

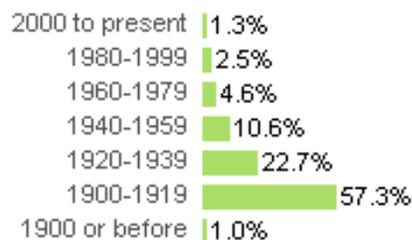
this plan indicates public policy issues that act as barriers to affordable housing have been addressed.

City housing is affordable but the Housing Price Index<sup>5</sup> shows the Williamsport (MSA) had home price increases in each quarter of 2011. A one-person household with acceptable credit and an annual income of \$26,000 can afford a home in the City. But affordable housing in the City represents most of the low cost housing in the region and the inventory is not expanding. Because of limited vacant land in the City, 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. The greatest challenge at this time may be the **Marcellus Shale**. An influx of workers with a “need to rent at any cost” has reduced the availability of decent, affordable apartments. The Housing Authority reports it has given extensions to Housing Voucher holders but vouchers have been returned, unused, because the holders cannot find apartments within the Voucher rent range.

The City cooperates with for profit and non-profit developers to provide affordable housing to low and moderate-income households and is working with *Susquehanna Health Systems* to reduce the impact of the hospital expansion in the High Street residential neighborhood.

<sup>5</sup> The HPI is a measure of the movement of single-family house prices. The HPI measures average price changes in repeat sales or refinancing on the same properties. The HPI is a timely, accurate indicator of house price trends. It provides economists with an improved analytical tool useful for estimating changes in the rates of mortgage defaults, prepayments and housing affordability in specific geographic areas.

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 Anti-Discrimination information, and Community Development brochures.



Most City homes were constructed between 1900 and 1919. The cost of maintenance and repairs sometimes

**Housing Age Williamsport** forces lower income owners to delay making them. City rehabilitation programs provide a means for many homeowners to make repairs. The 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. Reductions in CDBG and HOME budgets have also reduced the number of homeowners helped.

The City and adjoining communities have a Multi-Municipal Comprehensive Plan. 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.

*City Zoning Ordinance*. Review of the Zoning Ordinance is underway. Zoning lot size and occupancy requirements are considered reasonable but proposed decreases in habitable space minimums may encourage construction of homes on lots once thought to small for development. 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* meets quarterly and arranged for a speaker from the *Pennsylvania Human Relations Commission* to attend a Williamsport Landlord’s Association meeting in 2011.

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, Habitat and others, has a goal of housing education for homeownership and information exchange. Through the efforts of the Housing Work Group, PHFA and Lycoming College, a Marcellus Shale – Impact on Housing seminar will be held in 2012. The City participated in the STEP, Inc. Community Needs Survey-Service providers, 2011. This is designed to collect information about community needs as seen by the area service providers. The results are not yet available.

In 2011, the City continued with targeted code enforcement, street reconstruction, 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.*

Home ownership is linked to family stability, improved property maintenance, and civic participation, but many Williamsport households are cost burdened and unable to afford the jump to homeownership. Changes in the banking industry and local housing pressures are adversely affecting the ability of potential homeowners to buy. Within resources, the City of Williamsport is working to provide housing opportunities for low-income households and increase the number of homeowners within the City limits. The City offers, as funding is available, direct housing assistance, rehabilitation of owner occupied single-family housing, rental property rehabilitation, owner/renter-occupied duplex/double and handicapped accessibility rehabilitation programs. These programs are funded by HOME and CDBG. 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 has some key housing initiatives.

- a. Legislation promoting increased home ownership and development of housing.
- b. Reduction of habitable space requirements from 1000 s.f. to 850 s.f.
- c. Encouraging development of vacant lots.
- d. Encouraging mixed income housing.
- e. Pro-active Codes compliance

Legislation approving a Residential LERTA (Local Tax Abatement) program was passed in 2011. Habitable space reduction legislation is pending for 2012. A list of privately owned vacant lots and blighted properties will be made available to private and non-profit developers interested in building housing. Other initiatives are underway.

Each year housing service providers, lending institutions, and relators are sent City program information. 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.

The Campbell Street Center and STEP, Inc. offer homebuyer workshops. The Center, with CDBG funding, provides programs that support neighborhood families, children and seniors. The City Fair Housing Commission makes referrals to Consumer Credit Counseling Services.

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 the Public Housing Waiting Lists are often closed to new applications. The LCHA has purchased the "Mary Slaughter Apartments" for use as

low-income housing using HUD Replacement Housing Factor Funds. The LCHA is the only County Housing Authority.

*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 organizations represented are a cross section of human services, government, religion, education and business in Lycoming County.

In 2011, the Lycoming County Health Improvement Coalition sent an electronic survey to 200 leaders in Lycoming County to gather perceptions and attitudes toward the gas industry and it's effects on the local area. The results of this survey are available on their Web Site <http://www.lchic.org/safe-communities/marcellus-shale-information>.

The LCHIC also sponsors a *Safe Communities Task Force* with representatives from the Community Traffic Safety Project, STEP Office of Aging, PA Department of Health, Lycoming County State Health Center, AARP, and YWCA/Wise Options,

*Linkage Lycoming* provides [linklyco@stepcorp.org](mailto: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 2011 Action Plan, 2011 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.

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, County and SEDA-Council of Governments are conducting a joint “Smart City” planning activity through the Appalachian Regional Commission. The results will provide urban design guidance especially as it relates to the Shale Industry.

### **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 served 1,213 households in 2011. It provides 538 income-restricted housing units, 24 market rate units, and provides 675 Housing Choice Vouchers. The LCHA monitors resident satisfaction and requests input regarding operation of the Authority.

(b) LCHA makes effort to decrease crime at LHA sites providing a safe living environment. They have made physical improvements to its units by installing water saving toilets, showerheads, energy efficient lighting, accessible units and parking. Site 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.*

Public housing developments in the City include Penn Vale Apartments, Michael Ross, PD Mitchell, Roundhouse Townhomes, Peter Herdic Highrise, and William Hepburn. The annual turnover has been about 30%. There are at least 24 mobility-accessible units and one hearing/vision accessible unit. Units with 0, 1, 2, 3, and 4 or more bedrooms are available. In its Annual Plan, the Lycoming Housing Authority reports the following:

“Our goal of family self-sufficiency is evident by the number of families moving to market rate housing. The majority of our turnover is due to people moving on to non-assisted housing. We have worked with community job training programs, we partner with a daycare service to assist those families who cannot afford daycare, increasing their employability; we

continue to promote access to assisted housing by all families regardless of race, color, religion, national origin, sex, familial status, and disability, we continue to partner with law enforcement agencies to assure safety in public housing sites.”

(a). Authority jobs are posted and input from residents is solicited. The LCHA has residents on staff and a Residents Advisory Board that meets regularly and has input into the LCHA Annual and Five Year Plans. 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 but only 15 active participants in 2011. No buyers were assisted in 2011. Participants are referred to many available programs and providers for mentoring. STEP, Inc and Consumer Credit Counseling provide Homeownership preparation training. As household income allows, 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 condominiums with reduced closing costs and Section 32<sup>6</sup> Homes to low-moderate income households.

Some individuals are hired by the Authority to work at its sites under the Authority's *Section 3 Employment Opportunity Plan*.

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<sup>6</sup> The Quality Housing Work Responsibility Act permits PHAs, through Section 32 U.S. Housing Act, to make public housing units available for purchase by low-income families as their principal residence. A PHA may (1) sell all or a portion of a public housing development to eligible public or non-public housing residents, or (2) provide Capital Fund assistance to public housing families to purchase homes, and (3) provide Capital Fund assistance to acquire homes that will be sold to low-income families.

The LCHA has “Life Skills” and “Resident Training Toward Success” programs for residents. 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.

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. Paint testing for rehabilitation activities has been contracted to a certified lead based paint inspection firm from Harrisburg. No certified testers are available in Williamsport. **Pennsylvania College of Technology** has become a **Certified Trainer** and offers RRP courses at intervals. 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. 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 then 20 square feet of lead-based paint is disturbed on the exterior. We have noted contractor confusion over the applicability of LSHR and RRP.

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. Information regarding City programs is posted at various locations, available on the City web page and provided to members of the Coordinated Task Force.

The City has a **Fair Housing Analysis of Impediments** (2003-2013). A copy was provided to the HUD Philadelphia Office. The analysis suggests the following actions be taken:

(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 the above impediments as described in this and earlier CAPER documents. The *Fair Housing Commission*, was expanded in size and outreach and education added to its mitigation of complaints duty. Representatives of the Banking, Real Estate and Insurance communities have served on the FHC and such representation is sought and appointed as willing to serve. Current commission members include a minority business owner, retired employee of the Center for Independent Living, a representative of the American Rescue Workers and two interested citizens. The *Fair Housing Commission* met 3 times in 2011, updated City web site information and secured a speaker from the *Pennsylvania Human Relations Commission* for a meeting of the Williamsport Landlord’s Association. The speaker reviewed Protected Classes, Civil Rights and Equal Treatment

under the law. Landlords, realtors, and service providers attended this educational presentation.

The West Branch Association of Realtors is a private entity and follows requirements of the Fair Housing, Civil Rights and Equal Opportunity Acts. The FHC keeps the WBVAR informed of programs offered by the City and other entities.

The Center for Independent Living can provide services for the deaf or hard-of-hearing as needed. Lycoming College offers modern language studies and can provide a translator source if needed.

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. Participants in the City Homebuyer Assistance program must attend an educational pre-purchase homebuyer training session that will help them retain their housing.

Due to resource limits and the abundance of alternative, trained sources, the FHC has elected to act as a referral agency in matters relating to financial education. The work with Housing “*Lycoming County Housing Work Group*”, composed of representatives from Consumer Credit 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. The FHC indirectly helps reduce the denial rate when it refers people to trained consumer credit agencies, but the impact the FHC has on lenders credit requirements is limited. The FHC refers potential buyers to City Homebuyers Assistance Programs, which increase the likelihood of a purchase being made, but home buying is firmly linked to credit and income. The FHC tries to make this clear to potential buyers and often recommends they seek additional counseling. The FHC provides information about City Home Rehabilitation Programs along with Fair Housing brochures. Of the 17 households assisted in 2011 with Rehabilitation and Home Buyer Assistance funds, 13 were white, 4 black (African American), 11 were Female Head of House. 3 households were below 30% AMI, 2 were below 40% AMI, 2 were below 50% AMI, 3 were below 60% AMI, 6 were at or below 80% AMI. Approximately 24% of those assisted were black African American, 65% of those assisted were female head of house. All households assisted were at or below the 80% AMI. Williamsport, Pennsylvania is approximately 84% White, 14% African American, 0% American Indian, 0% Asian, 0% Native Hawaiian, and 1% some other race.

Information sheets, “Fair Housing and Related Standards” and “When and How to File a Complaint” is available in City Hall.

PA Human Relation Comm.	<a href="mailto:phrc@pa.gov">phrc@pa.gov</a>
HUD FHEO	<a href="http://portal.hud.gov/hudportal/HUD">http://portal.hud.gov/hudportal/HUD</a>
Fair Housing Guidelines	<a href="http://www.fairHousingFIRST.org">www.fairHousingFIRST.org</a>
Universal Design Housing	<a href="http://www.design.ncsu.edu/cud/">www.design.ncsu.edu/cud/</a>
Section 504 Rehabilitation	<a href="http://www.hudclips.org">www.hudclips.org</a>
ADA Accessibility Guidelines	<a href="http://www.access-board.gov">www.access-board.gov</a>
NorthPenn Legal-Landlord Tenant Guide	<a href="http://northpennlegal.org/news/news/how-to-handle-common-landlord-tenant-issues/">http://northpennlegal.org/news/news/how-to-handle-common-landlord-tenant-issues/</a>

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 enacted a Residential Tax Abatement program to encourage rehabilitation of existing sub-standard units and construction of new residential housing. A housing transfer inspection has been discussed by City and County entities but has not been enacted.

A City representative (the representative is also on the FHC) attends 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.

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 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 publish *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

HUD data 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, and is related to education, job training, and employment. Statistical information regarding Williamsport job increases

resulting from Marcellus Shale developments are not available but recent unemployment rates are as follows:

	July	Aug	Sep	Oct	Nov	Dec
Williamsport Unemployment Rate 2010	9.5	8.9	8.1	8.4	8.2	8.3
	July	Aug	Sep	Oct	Nov	Dec
Williamsport Unemployment Rate 2011	7.8	8.2	8.4	8.2	8.0	7.6

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 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. One strategy is to pursue economic development through revitalization. These activities include:

- **Downtown Revitalization Project.** The project includes a parking deck, and expansion of the Trade and Transit Center. The State awarded \$6 million toward the project. Redevelopment Assistance Capital Program (RACP), \$5 million dollar William Street Development Project has been underway for some time and began with acquisition

and demolition of an underused school building as a site for a department store. The William Street Redevelopment area has been identified as part of a larger revitalization of the downtown. The site is near the River Walk Trail, hotels and restaurants. William Street activities include:

- A certified redevelopment plan.
  - Demolition and compaction to prepare this former Brownfield site for economic development. The site is home to Kohl’s Dept. Store, the only department store in the downtown area, which opened in September 2011.
  - The Trade and Transit Centre II Expansion is in the design phase and final funding is being secured.
  - A Marriott Townplace Suites hotel with 80 units opened in the downtown area in July 2011.
  - A new extended stay hotel with 92 units is scheduled for construction in the Redevelopment area in 2012.
- **Other Projects** - The City and SEDA-COG Joint Rail Authority have constructed a **rail track siding facility** at the former Kennedy-King housing site. The project was funded from multiple sources including PA DCED Community Revitalization and Penn DOT Rail Freight Assistance. Railway Unloading Services bulk transfer facility on Maynard Street is being relocated to the Newberry Yard facility. 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.
  - Rail Impact Mitigation for the Williamsport residential community is being reviewed.

- A Tiger II Department of Transportation grant of \$10,000,000 was awarded to Lycoming County and SEDA-COG Joint Rail Authority for new rail development within a multi county area, some of which is included in the City of Williamsport, specifically in the Newberry Rail yard and vicinity.
- In July 2011, PA DCED designated the City as an Impact Enterprise Zone. This designation assists communities undertaking a comprehensive redevelopment or revitalization plan. Eligible businesses within the Zone will be eligible to apply for tax credits against the applicable state business tax for the value of improvements made to business properties located within the Zone.
- **Reach Road Extension Project.** Improve access to US 220/I-180, serve industrial properties in the West End, promote economic development, and relieve increasing truck traffic problems in the residential 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 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). Newberry is also and *Elm Street Community* and the City will support an application to DCED for years four and five in 2012.
- Step, Inc. sponsors job-training programs (WIA & Youth Builds) and with Lycoming County Career Link, provides connection between job seekers and employers. STEP offered a Homeowner's Energy Efficiency Loan Program (HEELP) in 2011. A new venture, The Link to Aging and Disability Resources program, (The Link) started in 2011. It is an information program, generated through a collaborative effort of community agencies and the Office of Long-Term Living to provide information to people over 60 and people 18 to 59 with disabilities. The network is made up of five core organizations; the STEP Office of Aging, Community Resources for Independence, Allied Services, Roads to Freedom Center for Independent Living and United Disabilities Services.
- 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.
- Salvation Army *Project Break Through* is a large component of *Journey House*, and *Saving Grace Shelter*

programs to provide housing and mentoring for homeless or near homeless families

- The YWCA Liberty House Women’s & Children’s Shelter program include job skills and self-sufficiency training and is being assisted with CDBG funds for handicapped accessibility

*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 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* was approved in 2011. It provides a tax incentive for construction or renovation of residential units in the City.

*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.
- 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 2011.

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

Lycoming County has become a destination for 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 opportunities and risks for the region. To prepare, Lycoming County created a *Community Gas Exploration Task Force* to identify 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 City has engaged a consultant, Delta Development, to prepare an economic development strategy for the City to address the anticipated changes in the City's economic climate. The economic development strategy will serve as the key foundation upon which the elected officials of the City of Williamsport can begin to realize their goals for capitalizing on the Marcellus Shale activity, improving housing and employment opportunities, and diversifying the business mix in the City of Williamsport.

This economic development strategy will focus on the City in its entirety and, as such, will take a broader look at economic development issues in the community. The plan will also examine the impact of the current tax structure and vacant/blighted properties as barriers to economic development and identify critical components of a successful economic development strategy.

These activities aid in reducing poverty in the City by improving basic skills, health and housing environment of persons living below the poverty level. They 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 2011

**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 affordable housing development 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. Three former renter households were assisted in 2011 and 26 households have been assisted since 2005. *All participants are below 80% area income level. This activity primarily benefits households above the 50% 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, to increase the likelihood of purchasing a home.

HOME funds are available to assist income eligible households purchase new homes in *Pennsy Heights/West End Terrace*. In 2010, the Program was restructured and a new HOME Buyer Assistance Agreement was signed in 2011. The new activity offers up to \$55,000 in deferred repayment funds with possibility of up to 50% forgiveness. It requires a homebuyer equity contribution and homebuyer education before purchase. 6 units are projected. Applications were taken but no buyers were assisted in 2011. *This activity will primarily benefit 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. Both CHDO's have renovated units for sale in 2012. *These activities primarily benefit households between 50% and 80% of area median income.*

DCED Housing & Redevelopment Assistance Funds of \$330,000 are no longer available to assist buyers purchase single-family homes in the Nichols Place area. The developer, Susquehanna Valley, has not constructed the homes.

Brodart Property Project- A vacant, 3 acre site is available for development. The site is identified in Lycoming County's 2007 Brownfield Inventory. Greater Lycoming Habitat for Humanity is working with a private developer for creation of mixed income housing. Habitat is hoping to construct two owner occupied units for low to moderate-income buyers. The City is assisting in the elimination of this blighted property

with CDBG funds and CHDO funding for Habitat.

An Owner Occupied Single Family Housing Conversion Program has been proposed to encourage conversion of rental property to owner occupied homes. A \$10,000 grant may become available to approved buyers of homes that have been registered under the mandatory Rental Housing Inspection ordinance. The buyer must reside in the home and restore it to single family status. Funding for this program has not yet been secured.

The 2010-2014 CP goal is to assist 15 Homebuyers purchase affordable units. Ten (including CHDOs) 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, sixty-two owner-occupied homes have been rehabilitated to standard with HOME funding. (7 were assisted in 2011)

Since 2005, twenty-three owner-occupied homes have been rehabilitated using CDBG funds under the Emergency Repair

Program. (3 were assisted in 2011)

Since 2005, seventeen Handicapped Accessibility rehabilitations have been completed, providing home modification such as ramps and accessible bathrooms for eligible handicapped individuals. (4 were assisted in 2011)

The 2010-2014 CP goal is to assist 30 eligible households with housing rehabilitation services. Twenty-eight 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. The program was not funded in 2011 and no units were assisted.

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 and approved in 2011. The 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. One 2-unit rehabilitation project is under contract for 2012. Additional applications are under review.

2011 Williamsport Fair Market Rents are: 1 Bedroom-\$524, 2 Bedroom-\$633, 3 Bedroom-\$833, 4 Bedroom-\$854

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 works with Family Housing Alliance,

Transitional Housing for Families, Journey House. The Family Housing Group in concert with the American Rescue Workers, Salvation Army, Community Foundation, Lycoming County Act 137 and United Way has successfully converted the vacant Grace Street Church into a short-term shelter. The short stay shelter, Saving Grace, is opened February 2011.

The City participates in a cooperative housing group, the Lycoming County Housing Work Group (AKA Housing Coalition). The membership is dedicated to educating; informing and assisting homeowners retain their homes, encouraging home ownership and helping renters keep safe affordable housing. In 2011, the group drafted an eviction prevention procedure with the goals to prevent evictions that are avoidable through reasonable effort, help tenants understand their responsibilities and attempt to avoid eviction due to miscommunication between the landlord and tenant.

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, medical issues and unemployment.

**Homeless Prevention and Rapid Re-Housing (HPRP)**

In 2009, Williamsport requested \$518,859, in Homeless Prevention and Rapid Re-Housing (HPRP) Funds. With assistance from the Homeless Assistance Program provider for Lycoming County, Williamsport decided to utilize STEP, Inc. and the Salvation Army as subrecipients of the funds. Their existing programs are compatible with HPRP activities. As of September 30, 2011, \$374,441 of HPRP funds had been expended and a total 290 persons and 111 households had been assisted.

	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 is 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 helps verify the count is not duplicated.

The Lycoming-Clinton MH/MR Program has a Housing Services unit that emphasizes effective budgeting and working with individuals on their finances, and participated in the 2011 Prepared Renters Program (PREP) I and II. The Housing Services Unit assists with the annual Point in Time Homeless Count.

### **Homeless Count**

Lycoming County Homeless Tracking Report 2011-2012

declares 458 persons are homeless in Lycoming County.<sup>7</sup>

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 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 assistance). The City will support applications for HPRP, Emergency Shelter Grants, PA DCED funds, County Act 137 funds, and any other sources for shelter services. Act 137 funds were instrumental in creation of Saving Grace Short Term Shelter. Non-profits such as United Churches, Salvation Army, and Aids Resource, provide limited rent and utility payments and basic life skills support. Saint Anthony's Center provides food, a medical clinic, clothing & furniture for those in need.

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<sup>7</sup> Williamsport Sun-Gazette – November 24, 2011

**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 and the Homeless Assistance Program (HAP) provider for Lycoming County (representative organization the United Way) determined what agencies could best manage HPRP. 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.

The City constantly seeks input from social service agencies. Most need funds for staff to supervise clients and continue programs encouraging self-sufficiency. All commented that budget reductions adversely affect the ability of agencies to provide service.

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.

**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 starting point for homeless persons wanting 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. An amendment may be needed for 2012 ESG. The newest 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 2011, all CDBG and HOME funds expended for activities met one of the three national objectives as defined under CDBG and HOME regulations. In FY 2011, approximately 55% of CDBG funds (excluding planning and administration) expended benefited low and moderate-income persons. The City has elected a 3-year low/moderate income certification period for 2011-2012-2013

### **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. Citywide, 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 may 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 affects ability to find steady, well-paying employment that offers opportunities for advancement.

Detailed 2010 Census information is not yet available but Census information from the Federal Financial Institutions Examination Council (FFIEC) estimates the Williamsport

MSA black population is 3,873 and the Hispanic population 340. Because an estimated 33% of these populations are below poverty, it is estimated that 1,390 minority persons and 5,500 other persons will be in need of some type of housing assistance in 2012.

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.



ACCESSIBILITY REHABILITATION YEARLY ACCOMPLISHMENT SUMMARY CDBG																	
IDIS num	City Case #	NAME	Rehab Street	Rehab Num	Case Budget	households with 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	GPR Status 2011	Total comp Units 10-14	Goals 2010-2014
600	60		High St		2806.1	w,2P, 60%, fh	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, fh,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	comp	1	
776	111		Linn St.		4955	w, e, 2p, 50%	1	150						und	comp	1	
776	110		Tucker		4146	w,e,2p,80%	1	112							comp	1	
776	119		w 4th St		4995	b, fh,5p, 80%	1	113							comp	1	
							48	\$ 2,929.00				11	15	2	4	6	10
												2005-2009				2010-2014	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 cooperates with the City in this program. Waiting list is maintained due to limited fund availability.</p> <p><b>2011 Summary:</b> 4 households with persons that are disabled were assisted with Accessibility Rehabilitation funds in 2011. Household descriptions- 3@ 80%, 1@ 50%, 3-white, 1-black, 1 female head house, 3-elderly. 2 applications are underway and hoped to be funded in 2012.</p>																	

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

2010-2014 yearly goal is 3 Home buyers per year

IDIS Num	City Case #	Buyer Name	St Num	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	GPR Status 2011	2010-14 Goal HB Programs	Total Assisted 2010-2014	
725	290			Rural Avenue	15600	w, 1p, 50%, fhh	66488	3/09	comp		1					
729	302			Central Ave	22800	w,2p, 80%	96161	6/09	comp		1					
759	314			Newberry St	10980	w, 2p, fhh. 60%	49119	10/09	comp		1					
764	330			W Third St	14800	w, 1p, fhh. 60%	65160	11/09	comp		1					
793	335			Glenwood Ave	15600	w, fhh, 2P, 80%	65520	5/10	-			comp			1	
794	337			Evergreen	23980	w, fhh, 2P, 60%	100716	6/10	-			comp			1	
798	355			Grand St	12180	w, fhh, 2P, 80%	51136	8/10	-			comp			1	
801	361			May Ave	8600	w, 2P, 80%	36120	11/10	-			comp			1	
802	367			Louisa St	15160	b, 2p, 60%	63672	11/10	-			comp			1	
808	379			Tucker Street	9400	w, fhh, 1p, 80%	39480	3/25/11	-				comp		1	
809	375			Chestnut St	22400	w, fhh, 4p, 60%	96225	3/28/11	-				comp		1	
811	390			Seventh Ave	16180	w, fhh, 5p, 40%	67956	7/27/11	-				comp		1	
		0														
Total HOME:					\$ 402,670	Total Leveraged: \$ 1,714,743					30	18	5	3	15	8

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.

\$ 203,661.00 Private Funds Leveraged 2011

**2011 Summary** - 3 Purchases assisted. 3-w, 3- fhh, 1@ 80%, 1@ 60%, 1@ 40% income levels. Applications were processed for West End Terrace new home buyer program but none were funded. 1 CHDO unit is complete and is for sale. Another CHDO unit is substantially complete and a sales contract executed for 2012 sale.

CDBG FUNDED REHAB Owner Occupied Single Family									2005- 09 Goal (all rehab programs)	Total CDBG Assisted 2005-2009	GPR Status 2010	GPR Status 2011	2010-14 CAPER Goals	Total CDBG Assisted 2010- 2014
IDIS	City Case	NAME	Street	Num ber	Case Budget	Occupant	Other Funds	GPR Status 2009						
559	1807e		2nd St		2646.88	w,e,fhh,1p,30%	88.00			1				
559	1825		Hancock		5000.00	w,e, fhh,1p,80%	494.00			1				
587	1884		Lousia		2600.00	b,fhh,2p,80%	91.00			1				
587	1852		Park ave		3284.00	w,e,fhh,1p,40%	98.00			1				
587	1831		Mifflin Pl		18988.00	w,fhh,1p,60%	170.00			1				
587	2004		High St		3737.00	w,e,fhh,1p,40%	258.00			1				
587	2043e		Newberry St		5485.00	w, 2p, 50%	92.50			1				
587	2050		7th Ave		3100.00	b,3p, 80%	92.50			1				
587	2013		6th Ave		7285.00	b, fhh,3p, 80%	75.00			1				
630	1977		Park ave		12990.00	b, fhh,2p, 50%	153.50	comp		1				
760	2131		Memorial Ave		2350.00	w,disabled,1p,40%	75.00	comp		1				
760	2125		Dewey Ave		4000.00	w,Hisp,fhh,3p,60%	97.50	und		-	comp			1
760	2138		Brandon Ave		3850.00	w,disabled,6p,80%	97.50	und		-	comp			1
760	2179		Scott St		5300.00	w,disabled,2P, 40%	111.00	-		-	comp			1
680	2124		Daugherty Run		4990.00	w, 1P, 30%	96.00				und	comp		1
760	2120		Eldred Street		4891.18	b,disabled, 2p, 50%	6297.00					und		1
760	2199		2nd St		5400.00	b, e, fhh, 1p, 40%	200.00					comp		1
760	3150		Scott St		3150.00	w,e, fhh, 1p, 50%	170.00					comp		1
									45	17	3	3	0	7
Due to funding reductions CDBG is available only for <b>emergency</b> rehabilitation. Income eligibility requirements are enforced. All participants must agree to complete the rehabilitation of their property under the HOME program as funding and their continued eligibility allows.										Final 2005-09				
<b>2011 OOSF CDBG Emergency</b> provides emergency repair funds only. 3 units were completed in 2011 and 1 unit is under contract for 2012. 2 white, 1-Af Amer/black, 1 @ 30% income level, 1 @ 40% income level, 1 @ 50% income level. 2 households are female head of house.														

Blight / Clearance Activity CDBG																		
Owner	Address	Street	Units	Occu pancy	Activity	CDBG Amount	Lien	Date	GPR 05	GPR 06	GPR 07	GPR 08	GPR 09	Assisted 2005- 2009	GPR 10	GPR 11	Assisted 2010- 2014	
	428	Market St.	n/a	C	Demo/Blight	111,020	n/a	10/1/03	1					1				
	618-20	Center St.	2	R V	Demo/Blight	5,551	x	10/5/05	1					1				
	646	2nd St.	1	R V	Demo/Blight	7,230	x	12/9/05	1					1				
	230-38	Campbell St	4	E	Fire Demo	26,760	x	3/21/06		1				1				
	620	Hight St.	1	R V	Demo/Blight	7,393	x	6/6/06		1				1				
	500	W 4th St	5	R V	Demo/Blight	275,000	n/a	10/1/06				1		1				
	812-814	Penn Street	2	R V	Demo/Blight	14,425	x	9/18/07			1			1				
	610	Park Avenue	1	R V	Demo/Blight	13,045	x	2/1/08			1			1				
	334	Lyons Ave	1	R V	Demo/Blight	5,245	x	2/1/09					1	1				
	1765-67	Memorial Ave	2	R V	Demo/Blight	15,340	x	9/1/09					1	1				
	corner of	William & W 3rd	n/a	C	Demo/Blight	750,000	n/a	8/2/10							und	und		
	1540	Memorial Avenue	1	R V	Demo/Blight	4,190	x	12/12/11							-	comp		
	1208	W 4th Street	1	R V	Demo/Blight	5,890	x	pending							-	und		
						1,231,009												
														assisted	10	0	1	1
														goal	12			

Codes: R= Residential C=Commercial V= Verified Vacant 1 year O=Occupied & 1 for 1 applies E=Emergency

Demolitions 2011 - Redevelopment Area blight elimination/w economic opportunity project in Williams Street was substantially completed. 1 unhabitated, residential unit was demolished in 2011 (final release in spring) and 1 single vacant unit is under contract for demolition in 2012.

**CHDO HOME BUYER ASSISTANCE CONSTRUCTION, REHABILITATION AND ACQUISITION**

Unit Location	Address	IDIS num	City Case #	NAME	# units	Occupant Info	GPR Status 2010	GPR Status 2011	Total Assisted 2010-2014	Caper Goal Assisted 2010-2014
<b>Habitat 2009 CHDO</b>										
W 3rd		771				AMI/W, fhh, 5p, 50%	comp		1	
Park Ave		771	NSP				und	und		
<b>LNDC 2008 CHDO</b>										
Grace		0013-717				b, 1p, 80%	comp		1	
Locust		717					und	und		
<b>LNDC 2010 CHDO</b>										
Walnut Street		0017-831								
									2	1

2011 CHDO Summary - CHDO Activities - Lycoming Neighborhood Development Corporation (LNDC) (08 CHDO) completed one unit on Locust St. It is now for sale. Habitat for Humanity (09 CHDO) renovation work to a unit on Park Avenue is underway. LNDC is the 2010 CHDO and Habitat has requested 2011 and 2012 CHDO funds.

## **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 yearly activities and programs that are part of each category can be found in the 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 2011, other than street reconstruction and redevelopment activity, are citywide activities. The City of Williamsport elected a Multi-Year Low/Mod Benefit certification for years 2011-2012-2013. The cumulative net expenditures for the years covered in the certification period will be reported.

Activities indirectly 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, and 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 2011. 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 a limited period 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 2011. The Commercial Façade Program is substantially funded from non-CDBG funds. 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.

In FY 2011, approximately 55% of CDBG funds expended (excluding planning and administration) benefited low and moderate-income persons. The City has elected a 3-year low/moderate income certification period for 2011-2012-2013.

## **Grantee Performance Project Report Narrative 2011 City Programs**

### **Non-Housing Activities**

The City consistently funds Street Reconstruction, Park Renovation, Handicapped Ramps (Curb Cuts), Water, Sewer, Pump Stations, Codes Enforcement, Recreational Facilities, Economic Development, and Blight Elimination activities, 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, and awards funds for qualifying programs or activities 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 2011, the SPCA Spay and Neuter Program and YWCA handicapped ramp installation activities were funded. The Community Arts Center was originally awarded CDBG assistance to install a handicapped lift but the Arts Center found alternative funding. There were insufficient funds available in 2011 to support any other requests.

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**

When funded it 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.

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 and was funded in 2010. 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 were taken in 2011 and one project is underway.

### **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. Additional funding for a new construction Home buyer Assistance purchase program was available in 2011. It offers up to \$55,000 for gap assistance for units in the Pennsy Heights area. 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.

### **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. Residential rehabilitation was not funded in 2011. Many units assisted are rental units occupied by LMI households. Funding was available 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 2011 from February through March 2012. The Office of Economic and Community Development used its 2010 - 2014 Consolidated Plan, information from its 2011 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 2011.

On August 17 and August 19, 2010, block 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 2011 Action Plan was held September 14, 2010. A second public hearing was held in October 26, 2010 and again on November 9, 2010 in City Hall. The public hearings were advertised in *The Williamsport Sun-Gazette*. The Action Plan was on display from October 8, 2010 to November 8, 2010. The City Council Finance and Public Works Committees reviewed the Action Plan in Public Meetings held before October 26, 2010. City Council reviewed the Action Plan on October 26, 2010 and November 9, 2010.

The completed 2011 CHAS, CDBG and HOME, was on public display for fifteen days from March 15, 2011 to March 30, 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 15, 2012. A copy of the advertisement is included in Appendix, as soon as Proof of Publication is available, will be added to Appendix.

**Announcements**

**LEGAL NOTICES**

**NOTICE**

In accordance with statutory requirements of Title II of the National Affordable Housing Act of 1991, PL101-625 the City of Williamsport submits its 2011 HOME Investments Annual Performance Report and Community Development Block Grant Report for public comment. The reports describe the level of housing and other assistance provided to low-income persons and household through the Federal HOME and Community Development Block Grant Programs from January 1, 2011 through December 31, 2011. The reports are available at the Community Development Office, City Hall, 245 West 4th Street, Williamsport, PA, and the James V. Brown Library, 19 East 4th Street, Williamsport, PA. Written comments should be sent: Attention John Grado, Director, Community Development, 245 West 4th Street, Williamsport, PA 17701, before March 31, 2012.

**NOTICE OF  
CO-EXECUTORS**

**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 2011 was submitted to HUD on March 31, 2012

## 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 plan 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 activities funded in the next five years support at least one objective and one outcome.

Objectives	Outcomes
• Creating suitable living environments	•Increased Availability/accessibility
• Providing decent affordable housing	•Increased Affordability
• Creating economic opportunities	•Increased Sustainability

The City's framework for realizing the objectives and outcomes include these goals:

- Improve affordability of decent housing.
- Improve availability/accessibility of decent housing.
- Improve the long-term 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 the sustainability of economic opportunity

### For Housing Needs the City Priority is to:

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

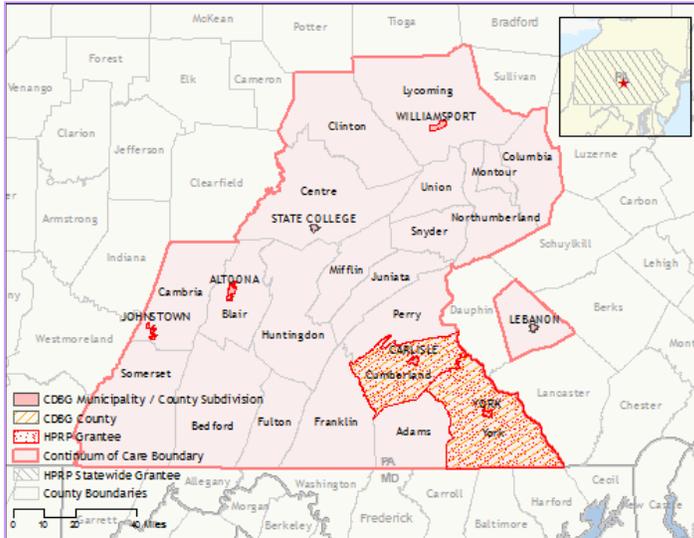
2008-2010 Summary of Point-in-time Count Central/Harrisburg Region (Lycoming County)

Lycoming County	Source: PITS, 1/30/08		Source: PITS, 1/28/09		Source: PITS, 1/27/10	
	429081	Family	Individuals	Family	Individuals	Family
<b>Housing Inventory</b>						
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
<b>Point-in-time Count of People</b>						
# 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](mailto:blaudermilch@cchra.com)  
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Each COC 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.

In January 2012, HUD issued the final regulation to changes in the definition of homelessness contained in the Homeless Emergency Assistance and Rapid Transition to Housing Act. The definition affects eligibility for various HUD-funded homeless assistance programs. The new definition includes four broad categories of homelessness:

- People who are living in a place not meant for human habitation, in emergency shelter, in transitional housing, or are exiting an institution where they temporarily resided. The significant change from prior practice is that people will be considered homeless if they are exiting an institution where they resided for up to 90 days (it was previously 30 days), and were in shelter or a place not meant for human habitation immediately before entering that institution.
- People who are losing their primary nighttime residence, which may include a motel or hotel or a doubled up situation, within 14 days and lack resources or support networks to remain in housing. HUD had previously allowed people who were being displaced within 7 days to be considered homeless. The regulation describes specific documentation requirements for this category.
- Families with children or unaccompanied youth who are unstably housed and likely to continue in that state. This is a new category of homelessness, and it applies to families with children or unaccompanied youth who have not had a lease or ownership interest in a housing unit in the last 60 or more days, have had two or more moves in the last 60 days, and who are likely to continue to be unstably housed because of disability or multiple barriers to employment.
- People who are fleeing or attempting to flee domestic violence, have no other residence, and lack the resources or support networks to obtain other permanent housing. This category is similar to the current practice regarding people who are fleeing domestic violence.

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 2011, 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 maps 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.
- 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. The July 2011 to October 2011 Report lists 458 adults as homeless.
- Task Force member 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.
- 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 meets regularly and provides educational opportunities for members.
- The City Fair Housing Commission sponsored a speaker from the PA Human Relations Commission. A presentation about Covered Classes, Civil Rights and Landlord/Tenant issues was made a GW Landlord Association meeting. The meeting was open to the public.

**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 **Roads to Freedom 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 2011 - 2013.

A program for rehabilitation of income eligible owner occupants of doubles and duplexes has been approved and is funded with CDBG for 2011-2012. . –The traditional **Rental Rehabilitation Program** that offers a 3% interest, 15-year term loan with no required match was not funded in 2011 or 2012.

**The Lycoming County Housing Authority** is the sole county authority. The LCHA provides affordable housing, 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 most recently **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 have survived 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.

**Family Promise of Lycoming County, Inc**, was formed in 2010 and has provided shelter through out 2011. Through the efforts of volunteers from a dozen area churches each church hosts up to four homeless families for a one-week period. The congregation provides space for sleeping and eating. Guests must go to school or work, or search for housing or work, and make use of local social service support 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** sponsors 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. Limited 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 work therapy programs teaching various personal and organizational skills needed to secure employment. The Rescue workers have taken the role of lead agency in the *Saving Grace Shelter*, (short term-14 day) which opened in 2011.

**Hope Enterprises** merged with the *Children's Development Center* and 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 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 a partner in **Journey House**, and is an 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 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 its residents with a weatherization program due to funding restrictions. STEP and the City have cooperated in home rehabilitation projects,

combining programs 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. has joined 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. Habitat has qualified as a CHDO since 1998. In addition to building homes, Habitat provides a mentor for each 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 is a partner in the **NSP** foreclosed property acquisition program.

**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 Central Susquehanna Valley/Lycoming County** provides 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, 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. A revision, to allow homes to be built on smaller city lots, is being considered for 2012. This is part of the CDBG matched, multi-municipal review of Zoning Codes. The City has instituted a Rental Property Inspection Ordinance to help assure safe and livable rental housing units. .

### *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. In 2012, the City applied for Department of Conservation and Natural Resources funds for pool repairs or improvements. Recent projects include:

- Lose School Park
- Newberry Park
- Memorial and Elm Parks
- Pool study
- Walkable Communities Study – SEDA COG

**Streets** – Streets in residential, income eligible areas are reconstructed with CDBG as funding allows. When funding is available, reconstruction work includes water mains, hydrants, curbs, walks and landscape planting. See mapping in the Introduction for 2011 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 and are not individually counted or mapped in this document.

Correction of interconnected **Storm Sewers and Sanitary Sewer** lines, while a high priority, was not funded in 2011.

**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 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 100+ households (some are multiple units within the same structure) with insulation services. Many of those assisted are located in Redevelopment or Codes Enforcement Areas.

Based upon recommendation from various sources including the Fair Housing Analysis 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 investigates complaints, verifies abatement of problems and instigates demolition activities if the situation warrants.

### **Leveraging Resources**

\$203,661 of private mortgage funding was leveraged under the City-wide Homebuyer Assistance Program. The City provided HOME deferred repayment GAP funds to buyers of 3 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.

In 2011, a \$50,000 loan from a revolving loan fund newly created through a partnership between the Williamsport-Lycoming Chamber of Commerce, its Industrial Properties Corp. and the City of Williamsport was made to the Pajama Factory. This large factory building is being converted into an arts and commerce center.

\$634,397 of Liquid Fuel funds was obtained for various street and service activities. This funding generally supports street reconstruction and street services 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 and an application for years four and five is being prepared for submission in 2012. 5 facades were repaired with these funds and a streetscape project was completed.

LNDC completed rehabilitation of one single-family home on Locust Street. Over \$105,000 in non-HOME funds was raised by LNDC. The property is now for sale.

Participants in the CDBG and HOME Rehabilitation Programs provided \$2,377 of private funds under the OOSF, Rental Rehabilitation, Accessibility and HOME OOSF rehabilitation programs in 2011.

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 2012.

The CDBG 2010 funded CAPP program leveraged \$125,000 in private funds.

The CDBG 2010-2011 SPCA Spay Neuter Programs leveraged \$24,300 in private funds.

The 2010 Center Youth / Senior Programs leveraged \$28,000 from other funding sources.

The 2011 YWCA Ramp project will generate \$34,764 in other Federal funding and \$11,400 in State DCED funding.

## Self Evaluation

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

### 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 2011, all CDBG funds expended met one of the three national objectives as defined under CDBG and HOME regulations. In FY 2011, approximately 52% of CDBG funds (excluding planning and administration) expended benefited low and moderate-income persons. The City has elected a 3-year low/moderate income certification period for 2011-2012-2013. The City met public service and planning/administration expenditure caps in FY 2011. 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. In FY 2011, 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 will be achieved when the 2011 CHDO Agreement is enacted.

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 2011 support housing activities are as follows.

The City continued **financing** for purchasers of existing housing citywide, awarded **CHDO** funding for housing construction, and signed a new agreement for mortgage assistance for new constructed housing in the West End of the City. Unfortunately, the Nichols Court single-family 115% AMI did not progress and has been canceled. The City existing homebuyer and CHDO assistance programs are on track to meet projected goals. With State Neighborhood Stabilization Funds (NSP) 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 2011 is being met but may be impacted 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 2011 is being met but may be impacted in 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. The City funded a CDBG, Owner Occupied Rental Rehabilitation Program for doubles and duplexes. City Rental Rehabilitation activities are funded by CDBG because HOME requirements have been found to be too onerous for property owners with 2 or 3 rental units. The non-owner occupied Rental Rehabilitation program is not currently funded.

Lack of emergency and women and children's housing is a concern. Saving Grace, with assistance from private and County sources, was rehabilitated and opened in 2011. This short-term housing for homeless persons celebrated its first anniversary in February 2012.

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.

**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. The LCHA purchased the “Mary Slaughter Apartments” for use as low-income housing using HUD Replacement Housing Factor Funds. Lycoming Housing Finance Agency also offers condominiums with reduced closing costs and Section 32 homes to low-moderate income households

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
<b>Total</b>			<b>7</b>	<b>28</b>	<b>49</b>	<b>77</b>

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 <i>2008 addition</i>	Journey House	Families with children	4	8	0	8
<b>Total</b>			<b>11</b>	<b>30</b>	<b>8</b>	<b>Increased 38</b>

**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.

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 2011 improve non-housing needs of Williamsport's residents and employers.

The 2010 pool study is completed and funding is being sought for a possible repair of one pool.

51 new **hydrants** and main(s) were installed between 2005-2009. No new hydrants were installed in 2011. 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. A state Elm Street funded Street reconstruction activity in Newberry was completed and a façade repair program assisted 5 sites.

**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.

15 Curb Ramps were installed in 2011. 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 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. In 2011, one RDA Acquisition Activity (2007) was closed and the funds reobligated. 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.

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.

YWCA was assisted with ramp construction funds.

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 (ended 2012) 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. Downtown revitalization projects are in excess of \$6,000,000 and are dependant upon CDBG funding for blight elimination. The William Street development activities including demolition, to prepare a former Brownfield site at the corner of West Third and William Streets for economic development opportunities is completed. Multiple years of CDBG have been obligated to this activity.

Micro Enterprise - Commercial Façade. The city closed one Micro Enterprise Loan in 2011 and has one underway for 2012. Benefit will be provided through job creation. Renovation and rehabilitation of Commercial Facades and residential Historic Properties is not funded under CDBG at this time.

To accommodate expansion of the **Susquehanna Health System (SHS)**, the City modified zoning area and land use restrictions. The City designed 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 has assisted in the acquisition of one, two unit property through the Eminent Domain process.

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 of the Consolidated Plan is funding. The City has made progress in supporting suitable living environments, and in provision of decent affordable housing. While economic opportunities for the City's low and moderate income persons progressed, efforts to achieve expansion are continually being emphasized through Enterprise Zone KOZ, LERTA and use of CDBG funds for development purposes.

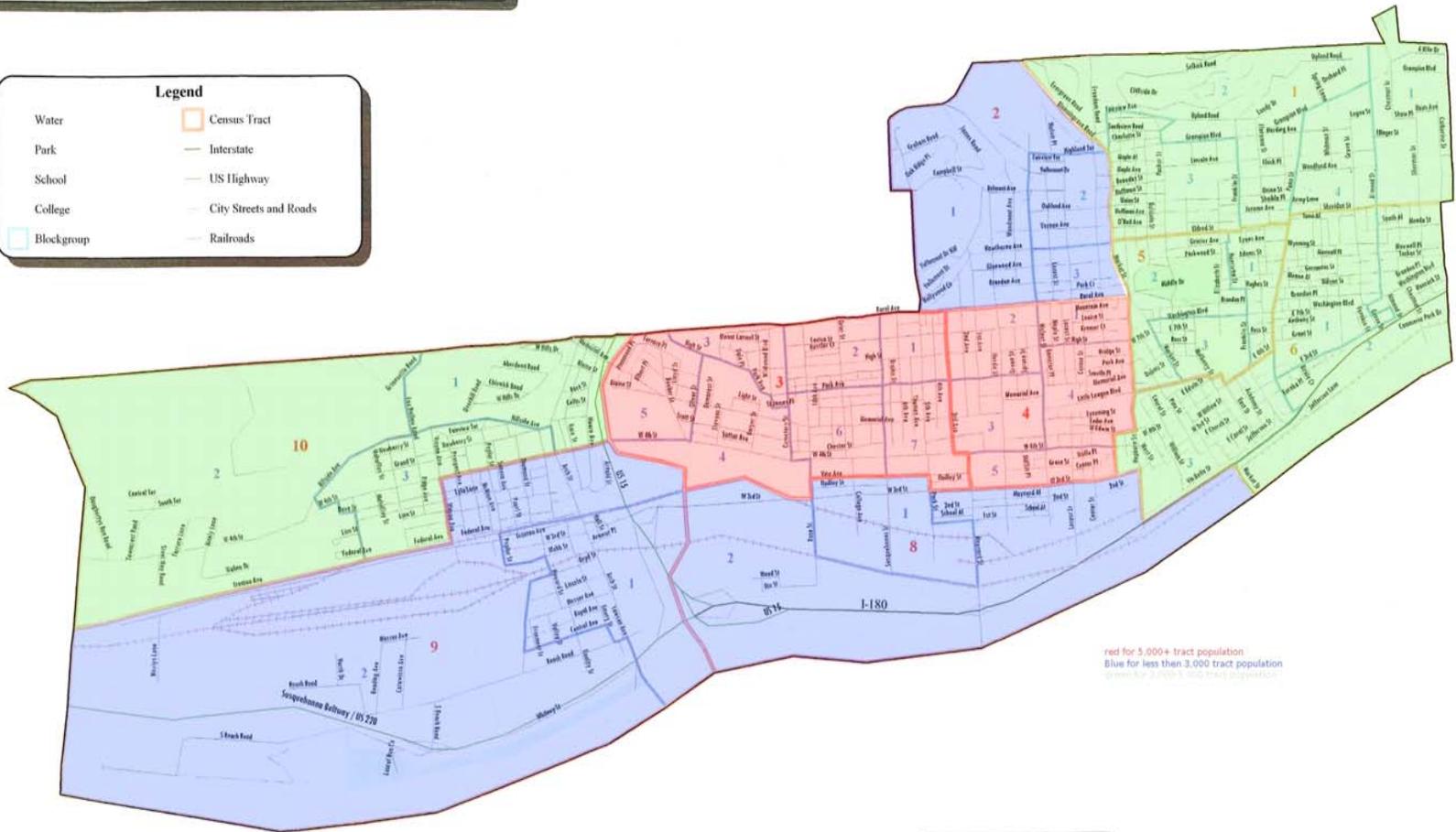
The City has implemented the performance measuring system based upon the 2010 Consolidated Planning Document. The system includes, as suggested, a means for measuring program impact and productivity and has been adapted to current City programs. A summary of the Progress made to reach Housing and Non-Housing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

Attachment Maps

**Williamsport - Lycoming County, Pennsylvania**  
**2000 Census Tracts and Blockgroups**

**Legend**

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



Mapping by BonData  
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 Hummelstown, PA 17036  
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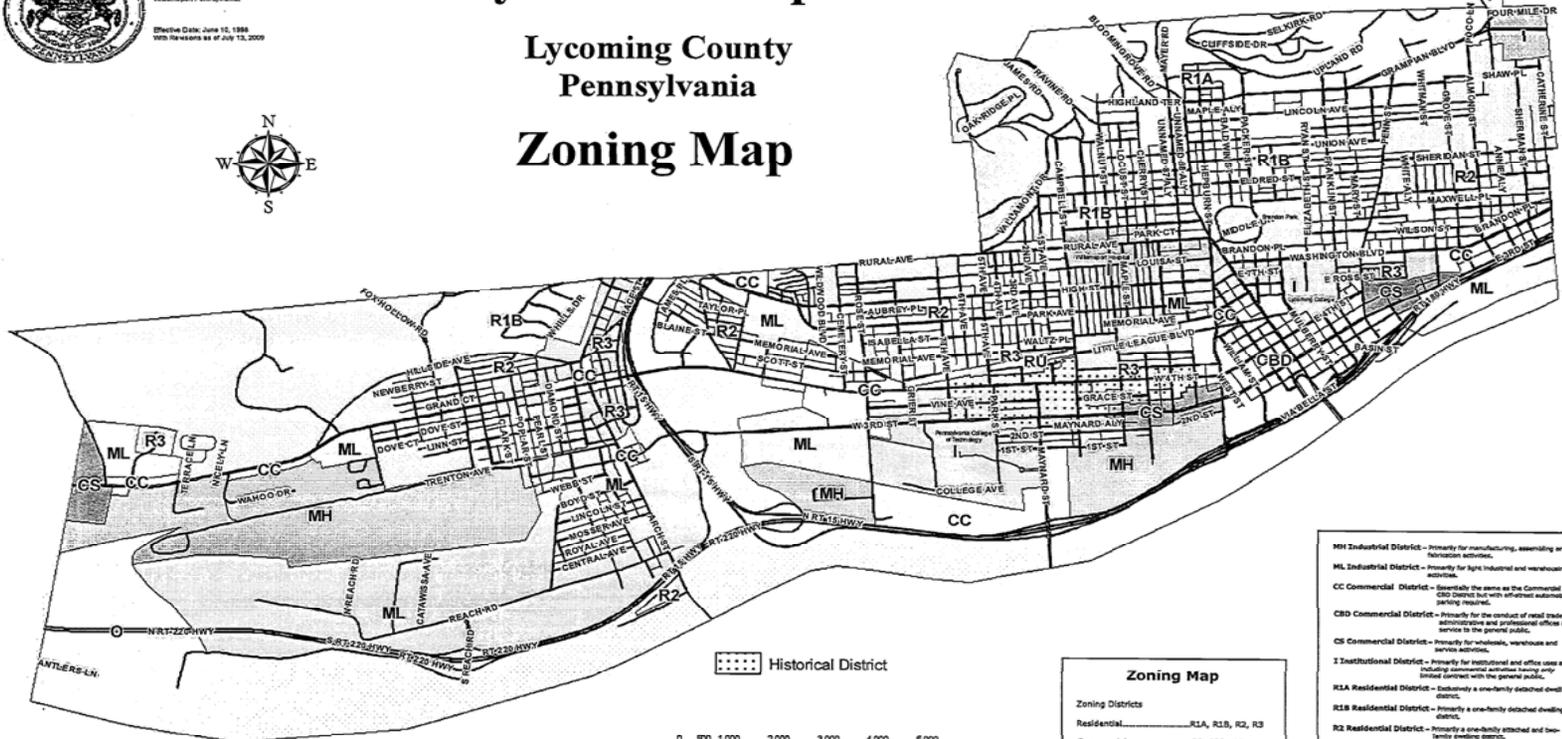


This is to certify that the Zoning Map is the Official Zoning Map of the City of Williamsport Pennsylvania.  
 Effective Date: June 10, 1988  
 With the amendments of July 13, 2009

# 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 manufacturing activities.
- CC Commercial District** - Essentially the same as the Commercial CBD District but with enhanced automobile parking required.
- CBD Commercial District** - Primarily for the conduct of retail, administrative and professional offices and service to the general public.
- CS Commercial District** - Primarily for wholesale, warehouse and service activities.
- I Institutional District** - Primarily for institutional and office uses and including commercial activities having a limited contact with the general public.
- 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 permitted as a unified project.
- O Open Space District** - Primarily for the preservation of open space for recreation and scenic purposes.

Original Date: 06/23/1988  
 Revised Date: 07/13/2009  
 Prepared by Lycoming County Department of Planning & Community Development

