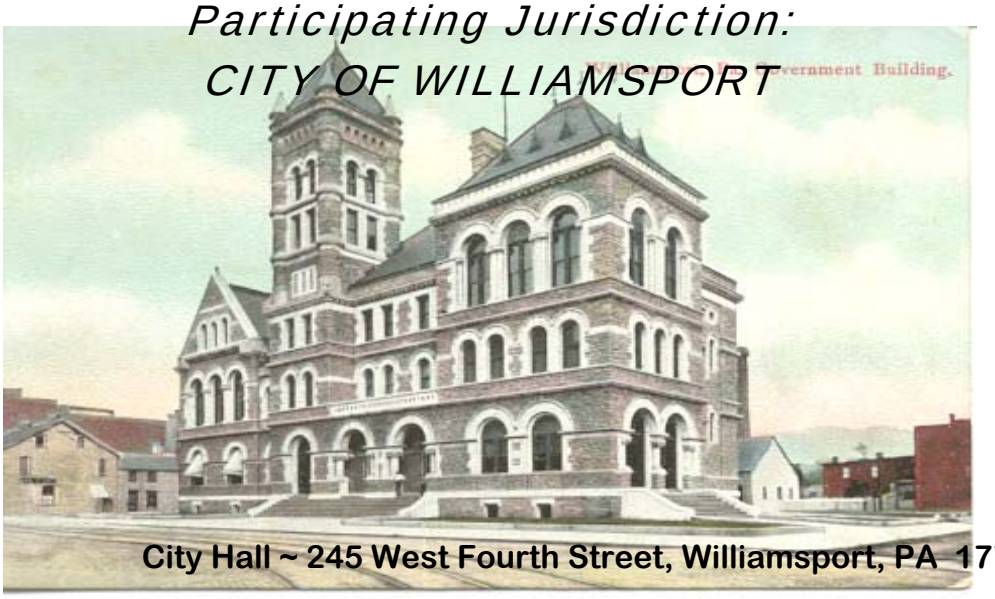
CITY OF WILLIAMSPORT, PENNSYLVANIA

2012 ANNUAL PERFORMANCE REPORT

Consolidated Action Plan Evaluation Report

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

Participating Jurisdiction:
CITY OF WILLIAMSPORT



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**

2012 ANNUAL PERFORMANCE REPORT FOR THE COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY

TABLE OF CONTENTS

Cover Page GPR
Displacement Summary
One for One Replacement
Definitions

I. Introduction
- Management
- Income Levels 80%
- Census Tract Map

II. Comprehensive Housing Affordability Strategy (CHAS) Annual Performance Report for 2012
- A. Assessment of Annual Performance in the City of Williamsport

III. City of Williamsport 2012 Activity Accomplishments
- A. 2012 Housing Activities
  - Housing Opportunities for Homebuyers
  - Rehabilitation Single Family Dwellings
  - Rental Units, Construction & Rehabilitation
  - TBRA
  - Accessible Housing Rehabilitation
  - Other Homebuyer Opportunity Activities
    - Neighborhood Stabilization Program
    - Other City of Williamsport Housing Initiatives
  - Homeless Shelters – Near Homeless Actions
    - Homeless Prevention and Rapid Rehousing
    - Emergency Shelter/Transitional Housing Needs
    - Homeless Prevention
    - Homeless Count
    - Chronic Homelessness
    - Other Needs
- B. 2012 Community Development Activities (Non-Housing)
  - Public Facilities
    - Street Project Description and Location Maps
    - Curb Ramp Description and Location Maps
    - Pool Renovation Activity
    - YWCA Handicapped Accessibility Activity
    - Fire Pumper Equipment Activity
  - Blight Elimination Activities
    - Codes Enforcement Description and Location Maps
    - Codes Related Blight Elimination and Location Maps
    - Brodart Redevelopment
  - Public Services Activities
    - CAPPA

SPCA
Economic Development Activities
Microenterprise Activity
2010 - 2014 Performance Outcomes to Date - CDBG & HOME
Five year Progress Chart

IV. Households and Persons Assisted
Housing Opportunities for Homebuyers
Moderate Rehabilitation Single Family Homes
Rehabilitation of Rental Units
Construction of Rental Units
Tenant Based Rental Assistance
Expansion of Homeless Shelter
Williamsport's Section 215 Performance

V. CHAS Annual Performance Report for 2012 - Resources and Investments
Federal Resources
Non-Federal Resources
Investment of Available Resources
Housing Opportunities For Homebuyers
Moderate Rehabilitation of Single Family Units
Accessibility Rehabilitation
Emergency Rehabilitation
HOME Owner Occupied Single Family Rehabilitation
Housing Rehabilitation of Rental Units
Construction of Owner Occupied Housing (CHDO)
Homeless Assistance
Funding Charts

VI. CHAS Annual Performance Report for 2012 - Other Actions
Public Policy Actions
Institutional Efforts – Housing
Intergovernmental (Institutional) Cooperation–Housing
Public Housing Authority Actions
Public Housing Authority Resident Initiatives
Lead Based Paint Hazard Reduction
Fair Housing Actions
Reducing Poverty
Other Projects

VII. Appendix
Citizen Participation Process – Development of CHAS
Summary of Public Comments Received.
Advertisement
Priority Needs- Continuum of Care Narrative (COC)
2008-2010 Point In Time Count Lycoming County COC
HAP
Continuum of Service Narrative
Leveraging Resources
Self Evaluation Housing
Self Evaluation Non-Housing

X. Reports

PR 23 – CDBG Disbursements
PR 10- CDBG Housing Activities
PR 26 CDBG Financial Summary IDIS
PR26 Disbursements Low-Mod Activities
Reconciliation – Receipts - CDBG (if any)
PR03 CDBG General Performance Report
PR02 List of Activities Report
PR06 Consolidated Plan Projects (all years)
PR79 CDBG Housing Completed

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 forthiscollectionofinformationisestimatedtoaverage0.5hoursperresponse,includingthetimeforreviewinginstructions,searchingexisting 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 collecton 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): 12/31/2012

2. Grant Number: B12MC20017

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. [X] 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. [X] 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. [X] 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, 2013

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:	Signature:	Date
Gaberiel J. Campana, Ed.D., Mayor City of Williamsport	X	

This form may be reproduced on local office copiers.
Previous editions are obsolete.
Retain this record for 3 years.

Displacement Summary

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

City of Williamsport
Grant Number: B 12MC20017
Period Covered: 01/01/2012 – 12/31/2012

No households were displaced in 2012

One-for-One Replacement Summary **4**

Community Development Block Grant Program

Name of Grantee: City of Williamsport									Grant Number: B12MC20017	Period Covered: from: 01/01/2012 to: 12/31/2012						
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 leaf-containing paint from becoming part of house dust or otherwise accessible to children. Paint is not an encapsulate.

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

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

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

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

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

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

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

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[1]

	2000	2001	2002	2003	2004	2005	2006
Williamsport,	43.9%	40.1%	41.6%	43.1%	40.2%	44.9%	51.2%

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)[2]

[1] Dataplace.org
[2] 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.

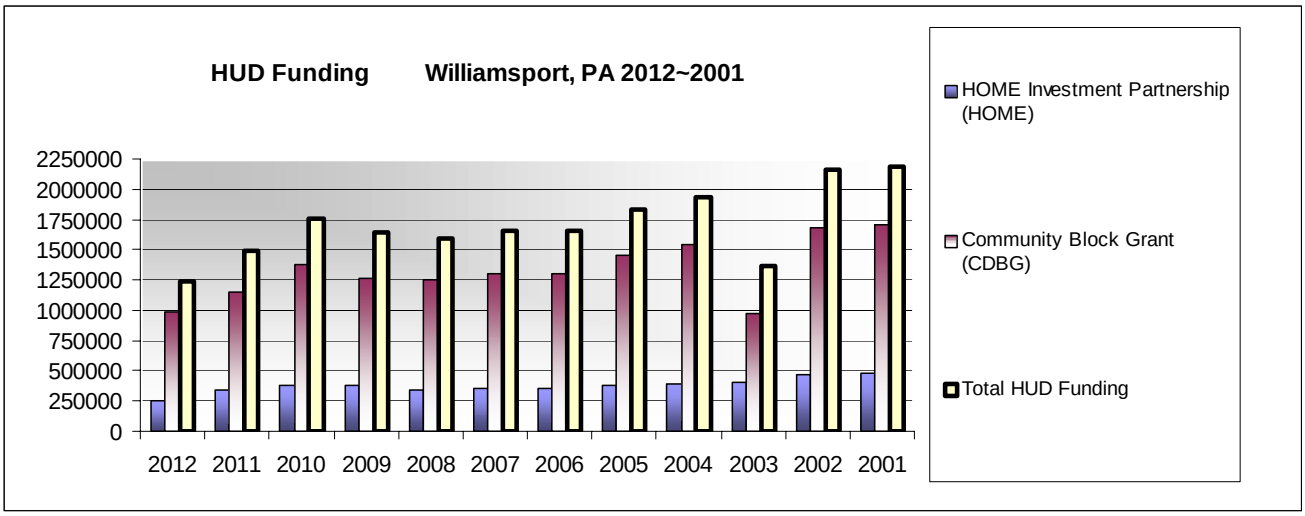
Small Related: A household of 2 to 4 persons that includes at least two related persons.

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 2012, 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 to additional state and federal agencies for funding in order to leverage CDBG and HOME funds, ensuring that 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), Home Partnership funds (HOME), Pennsylvania Department of Community and Economic Development (DCED) funds, Neighborhood Stabilization Program (NSP) 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 currently assisting the City as the designated applicant for an Industrial Sites Reuse Project grant.

- 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 Public Facilities improvements.

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 2012, 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%

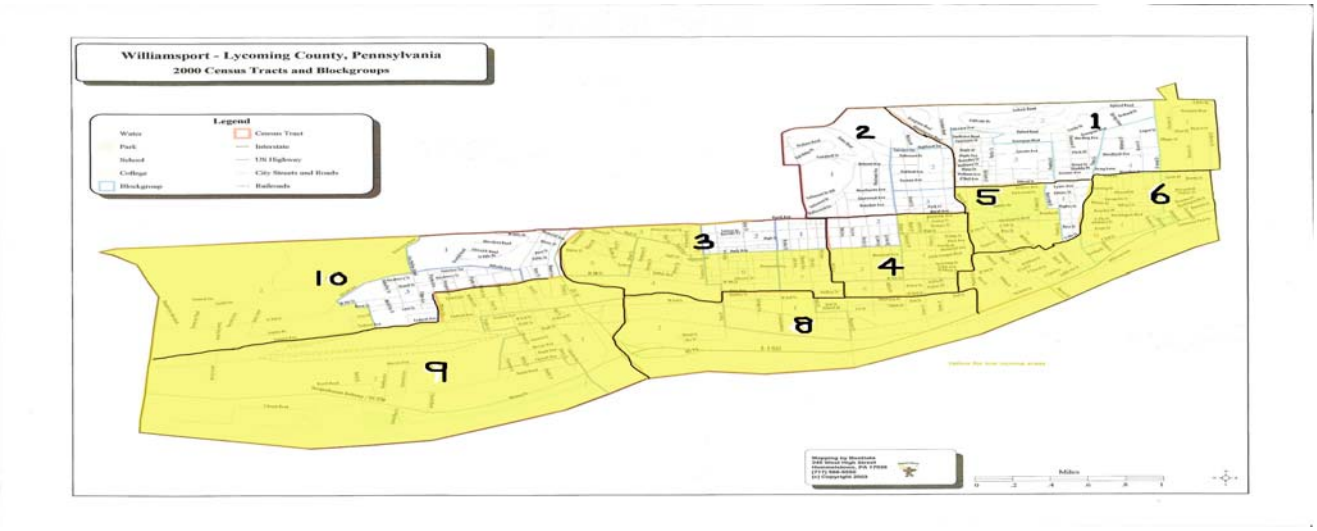
Household size	1 person	2 persons	3 persons	4 persons	5 persons	6 persons
80% Maximum income	$31,150	$35,600	$40,050	$44,500	$48,100	$51,650

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 2012, other than street reconstruction, are citywide activities.

COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY (CHAS) ANNUAL PERFORMANCE REPORT FOR 2012

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.

	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 the following:
~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.

CITY OF WILLIAMSPORT 2012 ACTIVITY ACCOMPLISHMENTS

2012 Housing Activities

The City's specific housing objectives stated in the CP address the following:

- increasing home ownership
- creating decent housing and reducing housing blight and deterioration among owner households
- improving rental housing opportunities; and
- providing safe and accessible housing

In order to increase the number of households inhabiting safe affordable housing, the following activities were funded in 2012. (If activity meets a Housing Priority, whether funded by HOME or CDBG, priority and objective information is provided for continuity.)

- Owner-Occupied Single-Family Rehabilitation to code & safety standard
- Owner Occupied Single-Family Emergency repair

- Homebuyer Assistance – Gap Financing Program
- Accessibility Improvements to Housing Units
- Code Enforcement
- New Construction and Rehabilitation CHDO Activity

At the completion of the third year of the five-year Consolidated Plan period of 2010 - 2014, the City continued to make progress in the effort to achieve its five-year goals and objectives for all of its housing activities. Both the rental housing rehabilitation and owner occupied housing rehabilitation programs are on track to meet the annual goals for the elimination of blighted housing.

Rehabilitation of Owner/Renter-Occupied Duplexes/Doubles and construction of single-family housing was continued in 2012, but was funded from prior years.
In order to meet the objective of creating decent housing, the housing activities in 2012 supported the goal of home ownership for renters and created new housing for home ownership through construction, or rehabilitation.

HOUSING OPPORTUNITIES FOR HOMEBUYERS

1. OBJECTIVE: TO INCREASE HOMEOWNERSHIP

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

Outcome: Affordability

CDBG/HOME Activities to Accomplish Objective:

a. ACTIVITY:
Construction of Houses for Homeownership
HOME Program

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.*

HOME CHDO Program 2012
Funding Amount Budgeted- 2012-$37,889
The City is looking at the possibility of partnering with Greater Lycoming Habitat for Humanity to build one unit as part of the Brodart Housing Development project.

HOME CHDO Program 2011
Funding Amount Budgeted-2011-$50,514.

Greater Lycoming Habitat for Humanity has requested 2011 CHDO funding for a property located at 709 Diamond St. Construction for this unit will begin in 2013.

HOME CHDO Program 2010
Funding Amount Budgeted-2010-$57,247
Lycoming Neighborhood Development Corporation (LNDC) (agreement signed one unit). The activity is for construction of a single unit at 506 Louisa St., which is scheduled to begin in 2013.

HOME CHDO Program 2009
Funding Amount Budgeted-2009-$57,333.90
Greater Lycoming Habitat for Humanity, the 2009 CHDO, has completed rehabilitation of 309 Park Ave. A sales agreement with an eligible participant was executed and the closing is scheduled for February 2013. This rehabilitation project is also supported with DCED Neighborhood Stabilization Program funds.

HOME CHDO Program-2008
Funding Amount Budgeted-2008-$51,488.10
Lycoming Neighborhood Development Corp.
One unit on Grace Street was completed and sold in 2010. LNDC has completed extensive renovation of a single unit at 319 Locust Street. Both structures are Historic District properties and must be rehabilitated to historic standards. A sales agreement was executed for 319 Locust St. and the closing is scheduled for 2013.

b. ACTIVITY:
City Homebuyer Assistance
HOME Program

Homebuyer Assistance Program
Purchase of Existing Units
Funding Amount Budgeted –2012 HOME funds $82,730

The ***City Existing Housing "GAP" Program*** provides safe and affordable housing specifically dedicated to income eligible households and provides support to new buyers, bettering their chances for successful homeownership. The program offers gap financing not exceeding 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 funding 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.

A*ll 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.

Forty-two applications were reviewed in 2012. Five households were assisted in 2012 under this program and $326,456 in private, matching funds was leveraged from the five cases. One closing is scheduled for 2013. **The City is on track to meet its five year goal of assisting 15 homebuyers. Thirteen homebuyers have been assisted to date in the 2010 - 2014 Consolidated Plan period**. Thirty-one homebuyers have been assisted since 2005.

Existing/Additional Homebuyer Activities

The ***Pennsy Heights/West End Terrace*** homebuyer project offers HOME funds to assist income eligible households purchase new homes in *Pennsy Heights/West End Terrace.* The 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. *This activity will primarily benefit households between 60% and 80% of area median.* Applications were received, but no buyers were assisted in 2012. The West End Terrace new home construction activity has assisted 52 homebuyers in total.

The ***Brodart Property Project*** involves a vacant, 3 acre site that 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 at 50% of the median income. The City is assisting in the elimination of this blighted property with CDBG funds and with possible CHDO funding for Habitat.

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

REHABILITATION OF SINGLE FAMILY DWELLINGS

2. OBJECTIVE: CREATING DECENT, AFFORDABLE HOUSING AND REDUCTION OF HOUSING BLIGHT AMONG OWNER HOUSEHOLDS

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

Outcome: Affordability

CDBG/HOME Activities to Accomplish Objective

a. ACTIVITY
Moderate Housing Rehabilitation of Single-Family Dwellings
CDBG/HOME Programs

Owner Occupied Single Family Rehabilitation Program
Funding Amount Budgeted 2012 - CDBG = $25,000/HOME = $82,730

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. Each house rehabilitated must meet minimum standards. Lead Paint hazard reduction requirements are observed. 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.

In 2012, 7 HOME cases were completed and an additional 7 cases are underway.
In 2012, 3 CDBG Emergency Cases were completed and 1 is under contract.

Since 2005, sixty-nine owner-occupied homes have been rehabilitated to standard with HOME funding.

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

The 2010-2014 CP goal is to assist 20 eligible households with housing rehabilitation services. Thirty-two households have been assisted to date. The City has met its five year goals for this program.

RENTAL UNITS, CONSTRUCTION & REHABILITATION

3. OBJECTIVE: IMPROVING RENTAL HOUSING OPPORTUNITES

- 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.

Outcome: Affordability

CDBG/HOME Activities to Accomplish Objective

a. ACTIVITY
Rental Property Rehabilitation
CDBG Program

1. Rental Rehabilition Program

CDBG Funding Amount Budgeted 2012 - $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. 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.

2. Owner Occupied Rental Property Rehabilitation

CDBG Funding Amount Budgeted 2012 - $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. Two units are under contract for rehabilitation. Work will not be completed until 2013. Additional applications are under review.

TBRA

Tenant-Based Rental Assistance

No City CDBG or HOME funds were committed to this activity.

Summary of Rental Unit Rehabilitation and/or Construction

In 2012, no affordable rental units were completed with CDBG or HOME assistance but a 2-unit project is under contract to be completed in 2013.

Due to reductions in CDBG funding, the City has processed fewer rental property rehabilitation cases than expected according to the 2010-2014 goal for this activity.

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).

ACCESSIBLE HOUSING REHABILITATION

4. OBJECTIVE: TO PROVIDE SAFE AND ACCESSIBLE HOUSING

Outcome: Accessibility

CDBG/HOME Activities to Accomplish Objective

a. ACTIVITY
Increase availability and accessibility of decent housing for persons that are disabled.
CDBG Program

Accessibility Improvement Program

CDBG Funding Amount Budgeted 2012 - $17,165

Assist persons with adaptive modifications and accessibility improvements.

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 and 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.

The City met its goal for this activity in 2012. Two cases were completed in 2012. The City is on track to complete its five year goal of completing a total of 10 units.

Summary of HOME funded Homebuyer Gap Financing Program

5 owners were assisted with HOME funds

Racial Characteristics	Income Levels of Assisted Cases
4 - White	51 - 60% of median income - 1
1 - Asian	61 - 80% of median income - 4
3 - Female heads of household	

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

10 owners were assisted 7 with HOME funds & 3 with CDBG funds in 2012

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

	Income Levels of Assisted Cases
8- White	0 - 30% of median income - 2
2- Black/African American	31- 40% of median income - 0
0- Hispanic	41 - 50% of median income – 1
7- Female heads of household	51 - 60% of median income - 4
0- Disabled persons	61 - 80% of median income – 3

Summary of CDBG Accessibility Improvements Program:

2 households w/ disabled persons were assisted in 2012

Racial Characteristics: (completed units only)
2 – white
0 – black
1- Female head of household
1 - Elderly
Income Levels of Assisted Cases:
0 - 30% of median income - 1
41 - 50% of median income - 1

TOTALS: Twelve (12) owner occupied single-family units were assisted with HOME or CDBG rehabilitation funds in 2012. (7 HOME OOSF, 3 CDBG OOSF Emergency, and 2 Accessibility.)

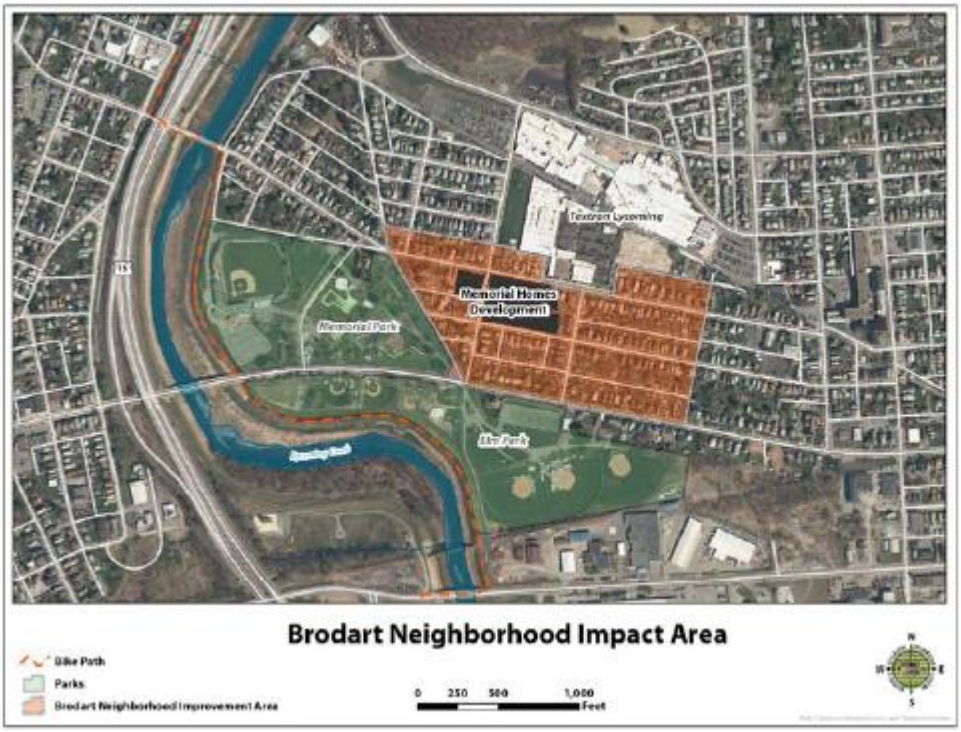
Of the 12 households assisted with Housing Rehabilitation funding, 10 were white, 2 were black (African American), 8 were Female Head of House. 3 households were below 30% AMI, 0 were below 40% AMI, 2 were below 50% AMI, 4 were below 60% AMI, 3 were at or below 80% AMI.

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. Despite extensive searching by the City and its NSP developers, Habitat for Humanity and Lycoming Neighborhood Development Corporation, no suitable foreclosed units that were located within the designated target area were found. 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.

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.



Other City of Williamsport Housing Initiatives

The City has partnered with the County of Lycoming, a private developer and the Greater Lycoming Habitat for Humanity for the Brodart Commons project. Memorial Homes is planned to be a 3-phase housing development on a 3.5 acre set of adjacent properties. The total number of units is expected to be 74 dwellings, including 40 apartment units, 32 townhouses, and 2 single family homes. The apartment complex will be the first phase of development on the site. Both the apartments and the townhouses will be constructed by a private developer whereas the two single family homes will be built by Habitat-for-Humanity. While it is anticipated that the site will largely be dedicated to residential uses, efforts will be made to extend the existing street network where possible and to include common space for residents that will also act as a natural transition to integrate this new residential neighborhood into the larger community fabric.

Considering the location of the Memorial Avenue Brodart site surrounded by residential neighborhoods, redevelopment of the site into a primarily residential use will provide a natural fit to the neighborhood and would result in a more compatible use than the current industrial facility. CDBG funds will be used as a partial match for the project, which includes state funding in the amount of $2,175,000.00 and $16,385,000 from private and local sources. Two other proposed housing projects, Grove Street Commons and The Residence at Via Bella, may also use future HOME funds to leverage additional dollars. Final budgets for those projects are in the process of becoming finalized.

HOMELESS SHELTERS - NEAR HOMELESS ACTIONS

5. **OBJECTIVE:** **SUPPORT EMERGENCY SHELTER HOUSING, TRANSITIONAL HOUSING AND PERMANENT HOUSING AND HOMELESS PREVENTION SERVICES THROUGH LOCAL NONPROFIT ORGANIZATIONS AND SOCIAL SERVICE AGENCIES**

Outcome: Sustainability

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.

Homeless Prevention and Rapid Re-Housing Program (HPRP)

In 2009, the City of Williamsport was awarded $518,859 from the Department of Housing and Urban Development for the purpose of providing temporary financial assistance and services to prevent individuals and families from becoming homeless and to re-house those who are homeless.
The City engaged STEP, Inc. and the Salvation Army to administer the Homeless Prevention and Rapid Re-housing program. The Homelessness Prevention and Rapid Re-Housing Program provided financial assistance and services to prevent individuals and families from becoming homeless and helped those who experienced homelessness to be quickly re-housed and stabilized. The funds under this program targeted individuals and families who would be homeless but for this assistance. Applicants must be at or below the 50% AMI. The program assisted 122 individuals and 63 households in 2012. Approximately 53% of the participants received homeless prevention services and approximately 47% received homeless assistance services. The program ended on August 31, 2012.

The larger population of homeless people in the City of Williamsport does not meet HUD's definition of chronically homeless. The City is combating chronic homelessness by supporting the emergency

shelters, transitional housing facilities, and permanent housing facilities. Wrap-around social services provided by these and other organizations help to break the cycle of chronic homelessness.

The City is a member of the Coordinated Services Task Force that meets once per month. The Task Force is comprised of approximately 80 organizations that meet to share information and resources. The Task Force's responsibilities include obtaining the information needed to apply for Continuum of Care and related Housing Assistance Program funding. The Coordinated Task Force shares information and resources regarding homeless individuals/households and their needs.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City has organizations that provide emergency shelter services. Grace St. shelter accommodates up to 25 people in two areas: one area for men and the other area for women and women with children. The shelter provides the following services: to provide immediate temporary housing for homeless persons, to connect homeless persons with case managers and services through the Housing Alliance that will allow them to become self-sufficient and obtain safe and permanent housing. The American Rescue Workers is a men's emergency shelter that accommodates up to 35 men. Wise Options at the Williamsport YWCA is an emergency shelter for women who are victims of domestic violence that accommodates 31 women. Wise Options reports that it served 3,377 women in 2012. The Williamsport YWCA also provides emergency shelter at The Residency that accommodates 11 women. Family Promise of Lycoming County, Inc. has been helping local families regain their independence and find safe and affordable housing since May 2010. In 2012, Family Promise served 27 families/80 people. Of those, 41 were children under the age of 18. With the help of over 20 host and support congregations and over 1000 volunteers, Family Promise is able to provide food, shelter and intensive case management..

The County Department of Public Assistance administers Emergency Shelter Allowance (ESA) funds from the State. 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 the American Rescue Workers, Shepherd of the Streets Ministry and STEP outreach.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Transitional housing is a facility or program that offers temporary housing with supportive services. Transitional housing allows the homeless to stay while preparing to move towards independent living and secure permanent housing.

The City has two facilities that offer transitional housing. Liberty House is a bridge housing program. The program includes life skills and education workshops, goal setting as well as individual counseling. 354 persons resided at Liberty House in 2012. Journey House offers four family units and is linked with Project Breakthrough, a self-sufficiency program administered by the Salvation Army.

Transitional Living Centers, Inc. operates a contract facility for women offenders coming from the State Correctional System or referred by the Pennsylvania Board of Probation and Parole. Transitional Living Centers, Inc. has the capacity for 34 beds.

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	**New 2011 –** short term (14 days)			24	24
Total			7	28	49	**Increased** 101

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 ***2008 addition***	Journey House	Families with children	4	8	0	8
Total			11	30	8	**Increased 38**

Homeless Prevention

Homeless prevention services are administered by a combination of public and private agencies and include the following programs: Rental Assistance funds are available through the Housing Assistance Program (HAP) program from the Pennsylvania Housing Finance Agency administered by the Lycoming County United Way. HAP funds are used to prevent eviction or to obtain permanent housing. The Lycoming United Way also administers Federal Emergency Management Assistance (FEMA) funds that can be used for rental assistance to prevent eviction. Other agencies offering limited assistance with rent to prevent eviction include the American Rescue Workers, Shepherd of the Streets ministry and STEP Outreach. The Pennsylvania Housing Finance Agency provides funds for foreclosure abatement through its Homeowner's Emergency Mortgage Assistance Program (HEMAP). Consumer Credit Counseling Service of Northeastern Pennsylvania and Lycoming/Clinton Community Action administer HEMAP funds in Lycoming County. The County Department of Public Assistance administers the state funded Low Income Energy Assistance Program (LIHEAP), which provides assistance with energy bills.

The City of Williamsport accepts requests from agencies of permanent supportive housing, particularly those that show results oriented projects that address a gap in agreement with the Continuum of Care. The City will provide letters of support and Certifications of Consistency with the Consolidated Plan for activities that expand housing choice and assist the homeless in making the transition to permanent housing. With funding limitations, the City does what is possible to support shelter and supportive services provided by social service and non-profit organizations.

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 collaboration 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, opened February 2011.

The City participates in a cooperative housing group, the Lycoming County Housing Work Group (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. The group has 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 partnered with *Lycoming Neighborhood Development Corporation, 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.

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. 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.
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.

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 offers the Project Break Through program that assist families with transitional housing. 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.

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 with housing, job and life skills training with a goal of self-sufficiency with in a one-year period.

Chronic homelessness:
Strategy, goals and action steps for ending chronic homelessness in the PA Northeast Continuum of Care are formulated on the State level. Each region has formed a Regional Homeless Advisory Board comprised of representatives of local entities involved in housing and homeless services. The City of Williamsport is in the Central-Harrisburg region.

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.

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.

2012 COMMUNITY DEVELOPMENT ACTIVITIES (Non-Housing)

Non-Housing Community Development needs as determined by the 2010-2014 Consolidated Plan are:

- Parks and Recreation Facility Improvements
- Water/Sewer Infrastructure Improvements
- Street Improvements
- ADA Curb Ramps
- . Blight Elimination
- Public Services including Youth Services, Child Care Services, Health Services, and others
- Neighborhood Clean Up
- Other Public Services (i.e. Fire Safety)
- Micro-Enterprise Assistance
- Commercial Façade Repair
- Support for Neighborhood Community Centers

In 2012, the following non-housing Community Development activities, (some from prior years) were addressed and funded with CDBG funds:

- Street Reconstruction

- Installation of ADA compliant curb ramps
- Blight elimination activities
- Public Service Support
- Code Enforcement
- Economic Development

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.

6. OBJECTIVE: PREPARE A SUITABLE LIVING ENVIRONMENT
Outcome: Sustainability

CDBG/HOME Activities to Accomplish Objective

a. ACTIVITIES
Public Facilities
CDBG Program

2012 Street Reconstruction Activity

Funding Amount Budgeted 2012: $220,939

Census information is used to determine that all Street Reconstruction activities 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

Prior year 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 have been completed and the City is waiting to make final payments for the construction work.

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.

2011 CDBG funded street reconstructions included East Fourth Street (813), Alley West of

Charles St (830), Seventh Avenue (816), Hepburn Street (815), Grier Street (814). The 2011

Street Reconstruction activities are awaiting final inspection.

2012 Street Locations-CDBG funded street reconstructions on Hepburn St. (W.4th to W. Edwin St./W. Edwin St. to LL Blvd. - IDIS # 815), East Third St. (Penn St. to a point east of Chatham St. - IDIS # 845), W. Seventh St. (Hepburn St. to Market St. - IDIS #844) are underway.

<u>The City is close to completing its five year goal of 20 Street Reconstruction activities. Seventeen (17) streets have been completed to date.</u>

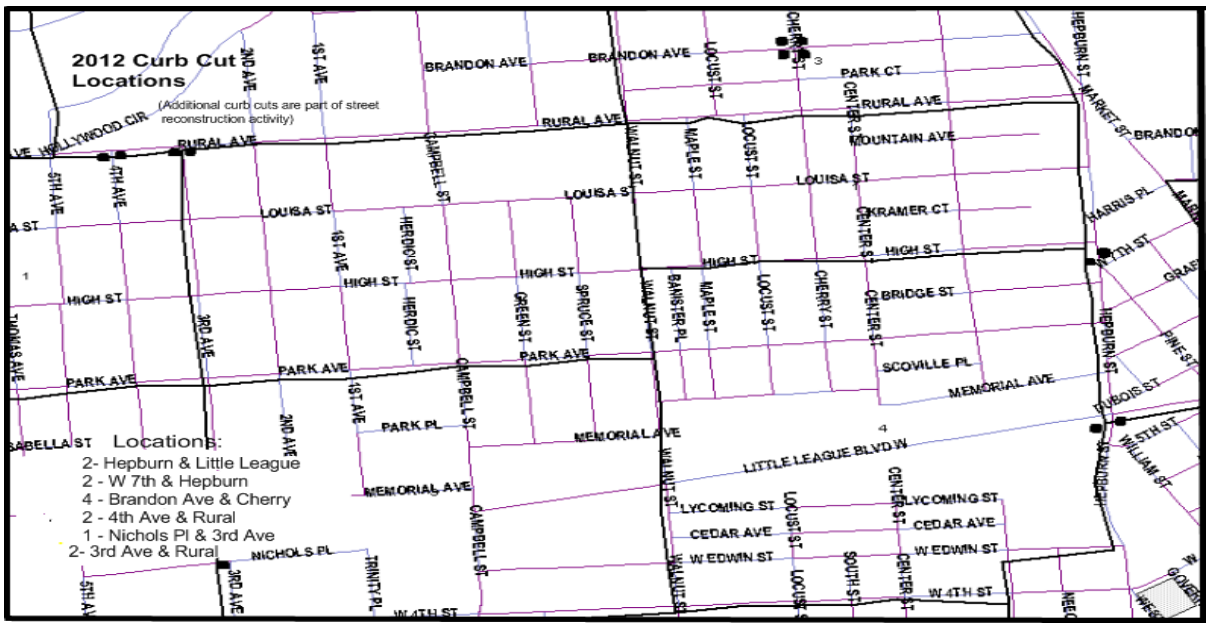
<u>2012 Curb Ramp Activity</u>

(Curb Cuts) Removal of Architectural Barriers

Funding Amount Budgeted 2012 - $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 installations are often a standard part of Street Reconstruction projects. Ramp installations that are integral to Street Reconstruction projects are **not** included here.

In 2012, new curb ramps were installed at the following locations:
(2) ramps at Hepburn St. and Little League Blvd. - SE and SW
(2) ramps at W. 7th St. and Hepburn St. - NE and NW
(4) ramps at Brandon Ave. and Cherry St. - NE, NW, SE and SW
(2) ramps at Third Ave. and Rural Ave. - SE and SW
(2) ramps at Fourth Ave. and Rural Ave. - SE and SW



The City has installed 12 curb ramps in 2012. The five year goal for this project for the 2010 - 2014 Consolidated Plan was to install 10 curb ramps. **<u>The City has installed 31 curb ramps and is exceeding the number established for the five year goa</u>**<u>l.</u>

<u>2012 City Pool Renovation Activity</u>

Parks and Recreational Facilities

Funding Amount Budgeted 2012 - $90,000 CDBG

A CDBG funded Pool Feasibility Study, reviewing the needs, repair costs and projected use of all City pools was completed and the data reviewed. A final decision on the City pool situation is pending. A total of $90,000 from program year 2012 has been budgeted to start the project.

The City carries out a 2006 Master Site Plan for park improvements as funds are available. No CDBG funds were budgeted toward park improvements in 2012 due to the reduction in state and federal funding needed to leverage the CDBG funds.

<u>The City reported in 2010 that it had completed the improvement of 2 Parks and Recreation facilities, which exceeds the five year goal established in the 2010 - 2014 Consolidated Plan.</u>

<u>2012 YWCA Handicapped Accessibility Activity</u>

Public Facilities

Funding Amount Budgeted - $4,000 CDBG

CDBG funding has been allocated to add a unisex handicapped accessible bathroom on the first floor of the YWCA. The project is being reviewed to determine whether an existing bathroom can be renovated or whether new construction is necessary. This project is being funded with CDBG funds from the City and Lycoming County as well as YWCA funds. The project is scheduled to begin in early 2013.

<u>The City reported in 2010 that it had completed the improvement of 1 public facility accessibility improvement, which exceeds the five year goal established in the 2010 - 2014 Consolidated Plan.</u>

2012 Fire Pumper Equipment
Public Facilities
Funding Amount Budgeted - $208,614 CDBG

This is a multi year activity, 2010, 2011, 2012, with approximately $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 is 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.

The City's five year goal established in the 2010 - 2014 Consolidated Plan is to provide one fire truck to service the City, which is 53% low to moderate income. The City has met this goal.

BLIGHT ELIMINATION ACTIVITIES

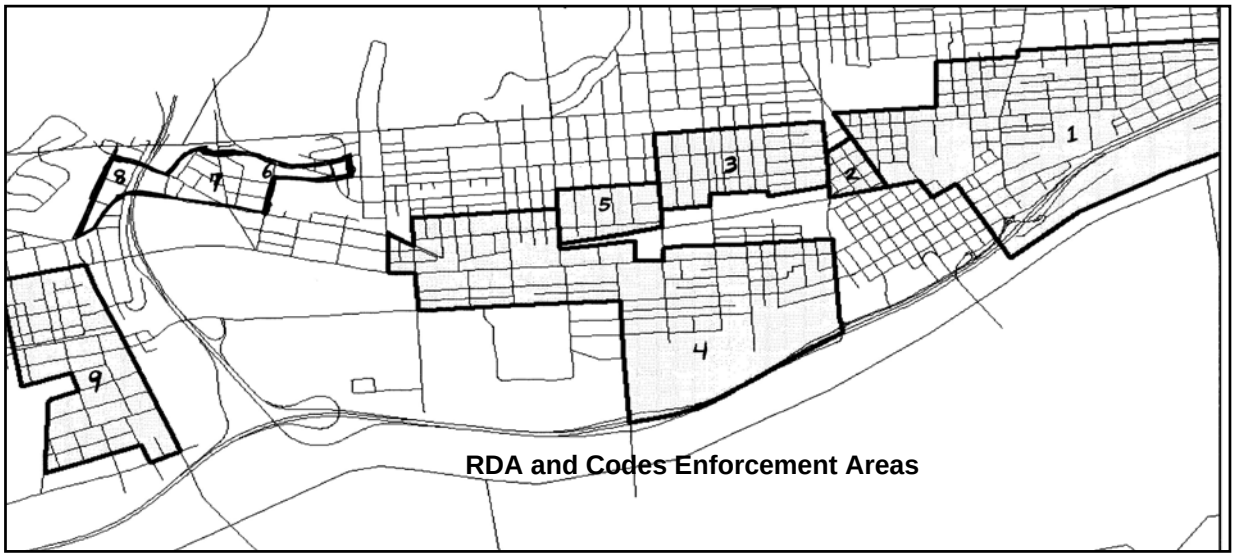
OBJECTIVE: **PREPARE A SUITABLE LIVING ENVIRONMENT**
Outcome: Sustainability

CDBG/HOME Activities to Accomplish Objective

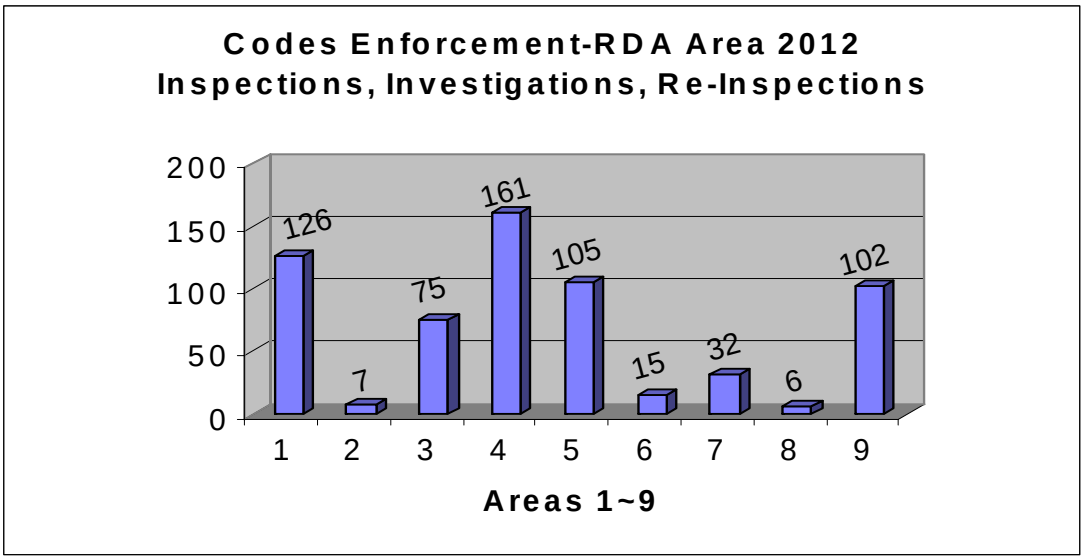
b. **ACTIVITIES**
Blight Elimination **CDBG Program**

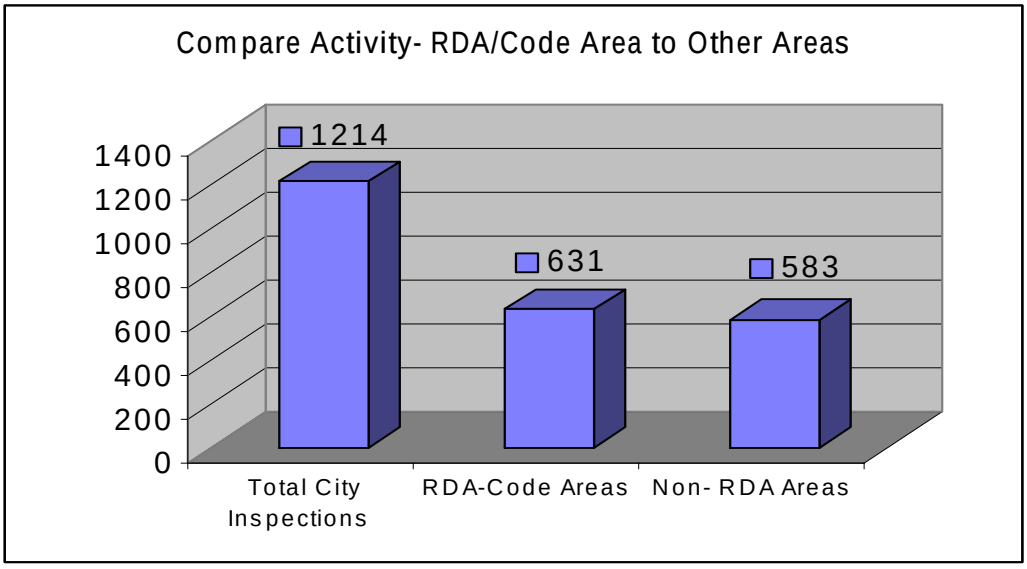
2012 Codes Enforcement
Blight Elimination
Funding Amount Budgeted - $20,000 CDBG
Codes Enforcement -Redevelopment/Codes Areas

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, 2012 and September 30, 2012, Code Enforcement Officers conducted 1,214 City-wide inspections, reinspections, and investigations. 631 of those inspections were in the designated Codes Enforcement and Redevelopment Targeted Areas. The $20,000 of CDBG funds budgeted in 2012 for inspections, checks, rechecks and verification of abatement was expended by the second quarter of 2012.

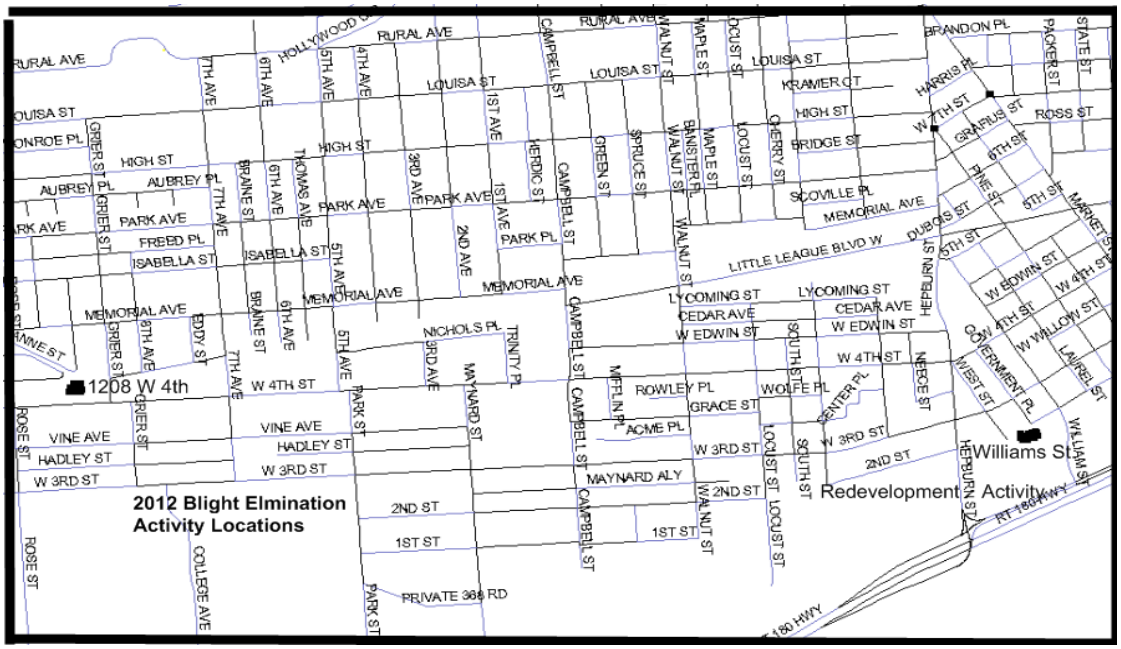




Total inspections, investigations, re-inspections in RDA - Code Enforcement Areas = 631
Total non- RDA-Code Enforcement (Other) Areas = 583
Total City Wide Code activity = 1214

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. The Newberry Community Partnership and State Elm Street Façade Repair Program provided residential units and one commercial unit with funds for repairs. Many were located in the RDA/Codes Enforcement Target Area. **The City is meeting its 2010 - 2014 goals in the Consolidated Plan to inspect 10 housing units per year. The City has inspected thirty (30) units to date.**

2012 Codes Related Blight Elimination
Blight Elimination Spot Basis
Funding Amount Budgeted - $15,000 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. 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. The City has demolished one property to date. **The five year accomplishment goal of the 2010 - 2014 Consolidated Plan is to demolish ten (10) properties. The City will work with the Codes Department to identify potential properties that are a health and safety hazard in order to meet its five year goal.**



2012 Brodart Redevelopment
Blight Elimination Spot Basis
Funding Amount Budgeted - $20,000 CDBG

The City of Williamsport, through the Williamsport Redevelopment Authority, has received ISRP funding to complete environmental remediation work on a vacant 3.4 acre brownfield site, a site that was previously used for manufacturing/warehousing. The site was identified in Lycoming County's 2007 Brownfield Inventory and both a Phase I and Phase II environmental site assessment (ESA) has been conducted using funds provided through US EPA and PA DEP, respectively. These assessments have revealed that environmental contamination exists on the site and will need to be remediated to attain the required Statewide Health Standards for residential use. Of particular concern is exposure to environmentally contaminated soil, soil vapor and groundwater. With funding from PA DCED, additional environmental site characterization has been completed and associated reports have been prepared by the County of Lycoming and approved by the PA DEP. The Remedial Investigation Report, Risk Assessment Report, and Site Cleanup Plan have been approved by DEP. As documented in the Cleanup Plan, samples taken revealed soil impacted by various semi-volatile organic compounds and metals at concentrations exceeding Residential Statewide Health Standards. Remediation of the contaminated soil will require removing the facility and capping the soils using "clean" soil cover.

Structures on the site will be removed to allow for the most comprehensive remediation of contaminated soils. The City is contributing $20,000 of 2012 CDBG funding toward the elimination of this blighted property.

PUBLIC SERVICES ACTIVITIES

OBJECTIVE: PREPARE A SUITABLE LIVING ENVIRONMENT
CDBG/HOME Activities to Accomplish Objective

c. **ACTIVITIES**
Public Service
CDBG Program Public Services

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

Outcome: Sustainability

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.

Some 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.

2012 Community Alliance for Progressive Positive Action (CAPPA)
Funding Amount Budgeted 2012 - $4,000 CDBG
The CAPPA program offered an academic enrichment 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) and the Why Try curriculums. CDBG funds provided for personnel costs. The 2012 CAPPA activity had 75 persons participate. 88% 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. CAPPA is currently exploring a partnership with the Lycoming Clinton Counties Commission for Community Action, Inc. (STEP, Inc.) to allow for the development of additional programs to serve youth.

2012 SPCA
Funding Amount Budgeted 2012 - $3,000 CDBG
The (IDIS 821 & 850) Pet Neuter/Spay Program to control stray dog and cat populations was funded and assisted lower income City of Williamsport pet owners with vouchers for services. The 2011 (IDIS #821) activity is underway. A 2012 activity (IDIS #850) has assisted 104 applicants. The program is supported by the Stradley Trust, Jean Marie White spay/neuter fund, the Masonic Lodge and SPCA.

The City has completed 2 public service activities in 2012 and is on track to complete the 5 year goal established in the 2010 - 2014 Consolidated Plan to assist 10 public service activities.

6. OBJECTIVE: CREATE ECONOMIC OPPORTUNITY

Outcome: Availability

CDBG/HOME Activities to Accomplish Objective

a. **ACTIVITIES**

Economic Development CDBG Program

2012 Microenterprise Revolving Loan Fund

Applications for CDBG Microenterprise loan assistance benefiting lower income owners and employees were accepted. An income eligible owner of a small downtown bakery applied for Microenterprise assistance and was approved for a $10,000 loan in 2012. The loan is offered at a 3% interest rate.

The City has completed two Microenterprise loans during the 2010 - 2014 Consolidated Plan period.

CITY OF WILLIAMSPORT PROJECTS AND FIVE YEAR GOALS

			2010		2011		2012		2013		2014		Total 5 Yr.	Actual
Objective	Program	Source	Goal	Actual Units	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	To Date
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		2		10	8
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	5	3		3		15	13
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		3					Combined	
		Home	4	9	4	7	4	7	4		4		20	32
	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	12	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	1	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	sites proposed for redevelopment through Acquisition, Demolition, Completion, Utility relocation	CDBG	4	0	2		0	4	0		0		6	0
Create Economic opportunities for lower income households	Micro Enterprise and Shopsteading Programs					1		1					0	1

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

HOUSEHOLDS AND PERSONS ASSISTED IN THE CITY OF WILLIAMSPORT

1. *Describe assisted households benefiting from investments made in this activity by income group, family type, tenure group, and racial/ethnic group. Compare the assistance provided with the goals established in the 2012 Annual Plan. (See charts & PR83 for comparison)*

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

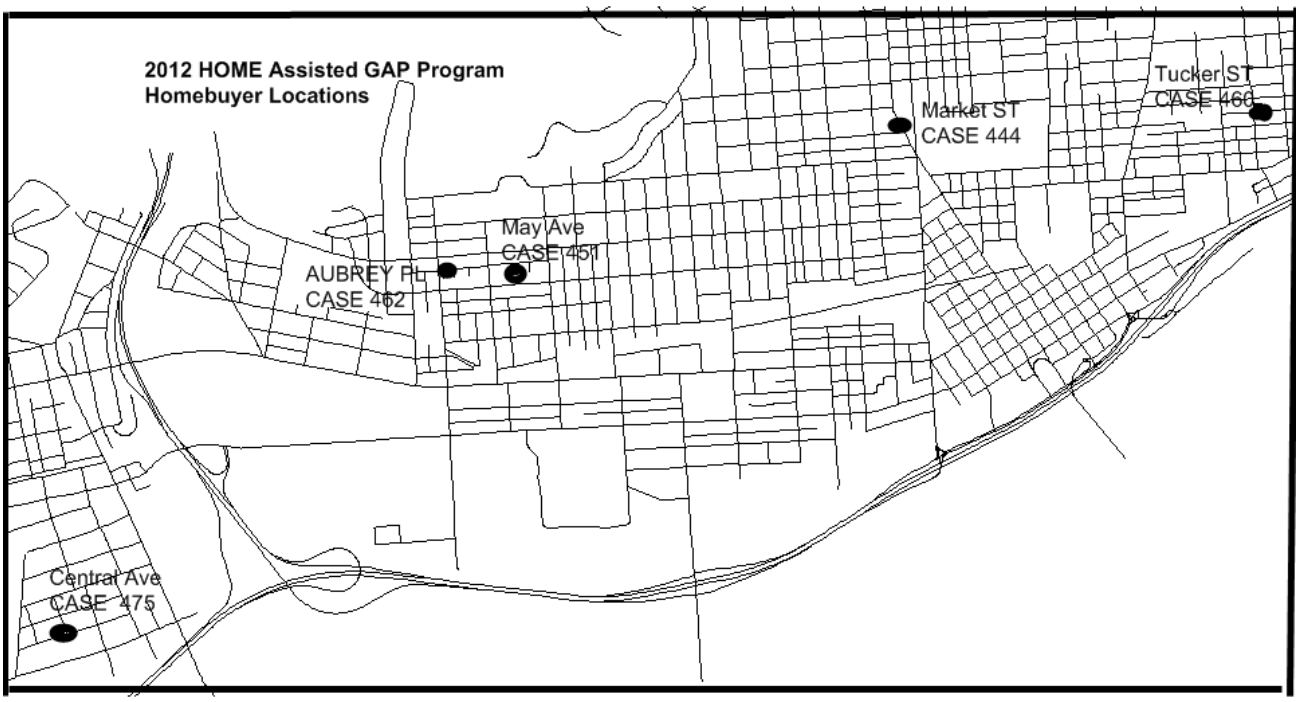
	Total Units Occupied	Owner Occupied		Renter-Occupied	
		Total	Percent	Total	Percent
White	10,654	5,172	48.5	5,482	51.5
Black	1,276	241	18.9	1,035	81.1
Am. Ind., Eskimo	65	28	43.1	37	56.9
Asian, Pacific Isl.	60	6	10.0	54	90.0
Other Race	41	8	19.5	33	80.5
Two or More Races	123	30	24.4	93	75.6
Total	**12,219**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

Activity 1: Housing Opportunities for Homebuyers
New Construction & Existing Units
Activity 1: Housing Opportunities-First-Time Homebuyers
All households assisted met Section 215[3] criteria for homeownership. They were low-income homebuyers households at or below 80% of area median adjusted for family size, used the home as

[3] What is Section 215 Affordable Housing?

their principal residence and the purchase price did not exceed 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.

2012 HOME Home-Buyer "Gap" Assistance Summary
5 homebuyers were assisted with deferred repayment loans.
Racial characteristics of completed applicants:
4 -white
1 - Asian
3-female head of house
4@ 80%
1@ 60%
$326,456 in private matching funds was leveraged for the five homebuyer cases



.

1. Rental Housing
A rental unit is considered affordable if it is occupied by a low income household or individual, and has a rent that is the lesser of (1) the Section 8 Fair Market Rent for comparable units in the area or, (2) 30 percent of the adjusted income of a household whose income equals 65 percent of the area median income.
2. Homeownership
(a) Housing that is for purchase qualifies as affordable housing if it
(1) is purchased by a low-income homebuyer who makes the housing their principal residence; and (2) has a sale price that does not exceed the mortgage limit for the type of single family housing for the area under HUD's single family insuring authority under the National Housing Act.
(b) Housing to be rehabilitated, but already owned by a household when assistance is provided, qualifies as affordable if the housing (1) is occupied by a lower-income household using the house as its principal residence, and (2) has a value, after rehabilitation, that does not exceed the mortgage limit for the type of single family housing for the area.
Note: These definitions apply for the purposes of enumerating the number of households assisted with housing meeting the 215 affordable housing definition regardless of the Federal funding source used in support of that housing.

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.

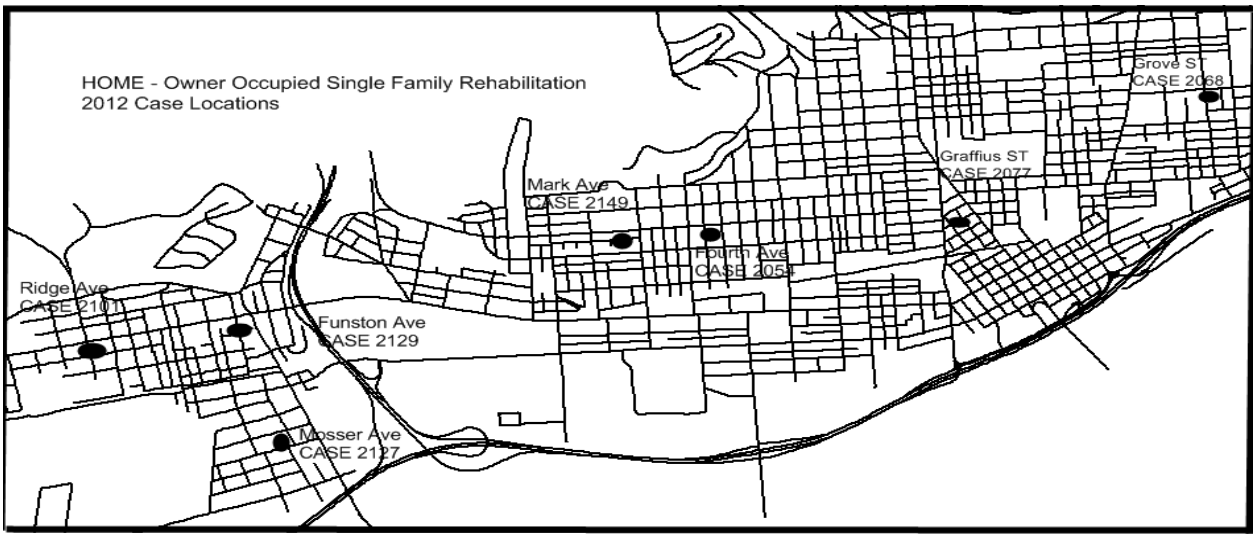
LNDC is the 2010 CHDO designate. Habitat for Humanity is requesting 2011 CHDO status.

Summary Activity 1: With HOME funds the City of Williamsport assisted 5 households in the purchase of single family homes in 2012.

Activity 2: Moderate Rehabilitation Single-Family Homes

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.

Owner Occupied Single Family Rehabilitation:



7 owners were assisted with HOME funds in 2012

Racial Characteristics:

6 white

1 black/African American

5 female head of house

2 households at the 80% income level

3 households at the 60% income level

1 household at the 50% income level

0 households at the 40% income level

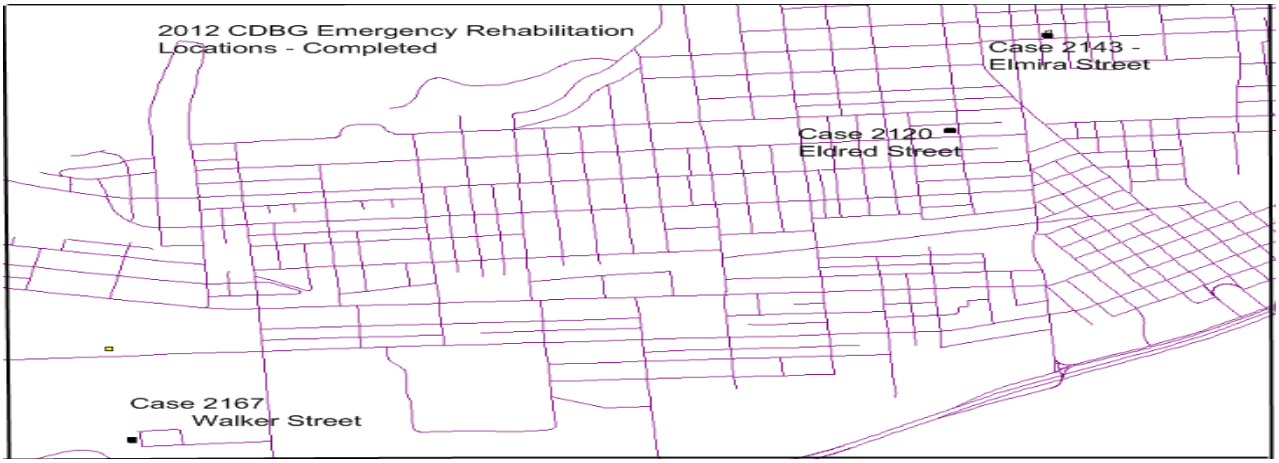
1 household at the 30% income level

3 owners were assisted with <u>Emergency CDBG</u> funds in 2012

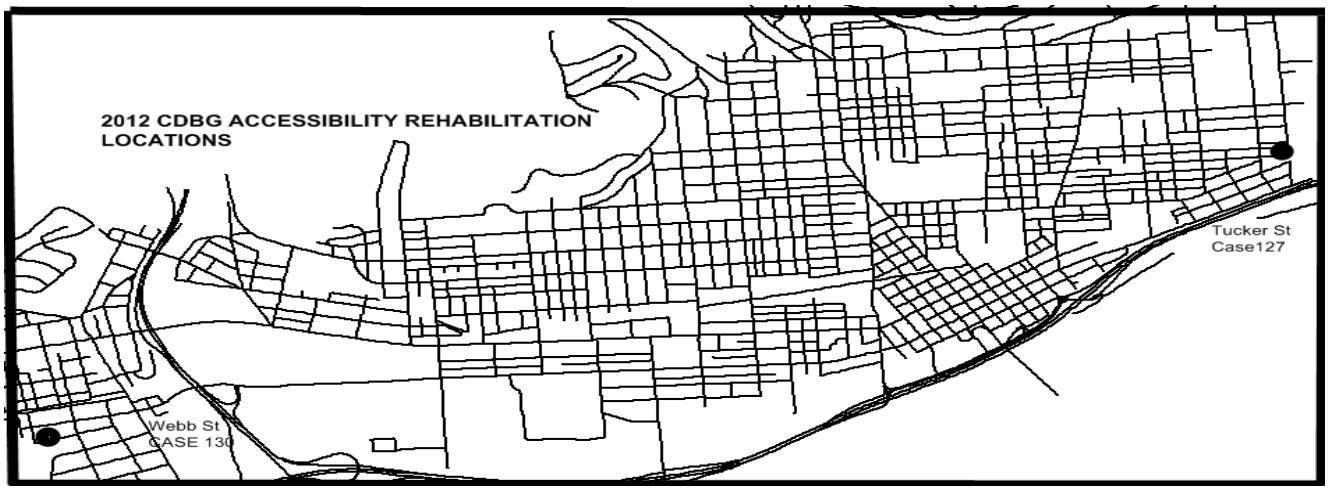
Racial Characteristics

2 white

1 black/African American
2 female head of house
1 household at the 80% income level
1 at the 30% income level
1 at the 60% income level
1 at the 80% income level



CDBG-Accessibility Improvement Program for Income Eligible households with person that is disabled:
2 cases were completed.
2 white
1 female head of house
1 elderly household
1 household at the 30% income level
1 household at the 50% income level



Summary Activity: Rehabilitation of 12 units (7 HOME 5 CDBG) in the moderate rehabilitation of single-family dwelling units category were completed in 2012.

Census Disability Chart (2000) **(see census tract map on page 12 for tract locations)**

TRACT	POP100	HU100	DISABLED	WHITE	BLACK	AIANA	ASIAN	Other Race	Hispanic	Non 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

Activity 3: Rehabilitation of Rental Units
CDBG Rental Rehabilitation Program.
A 2-unit Owner Occupied rental rehabilitation was under contract for work in 2012.
Work will be completed in 2013. No rental units were completed in 2012. Due to reductions in funding, CDBG funds were not budgeted for Rental Rehabilitation in 2012.

Activity 4: Construction of Rental Units
No rental units were constructed in 2012.

Activity 5: Tenant Based Rental Assistance
Households Assisted - 0 no activity by city

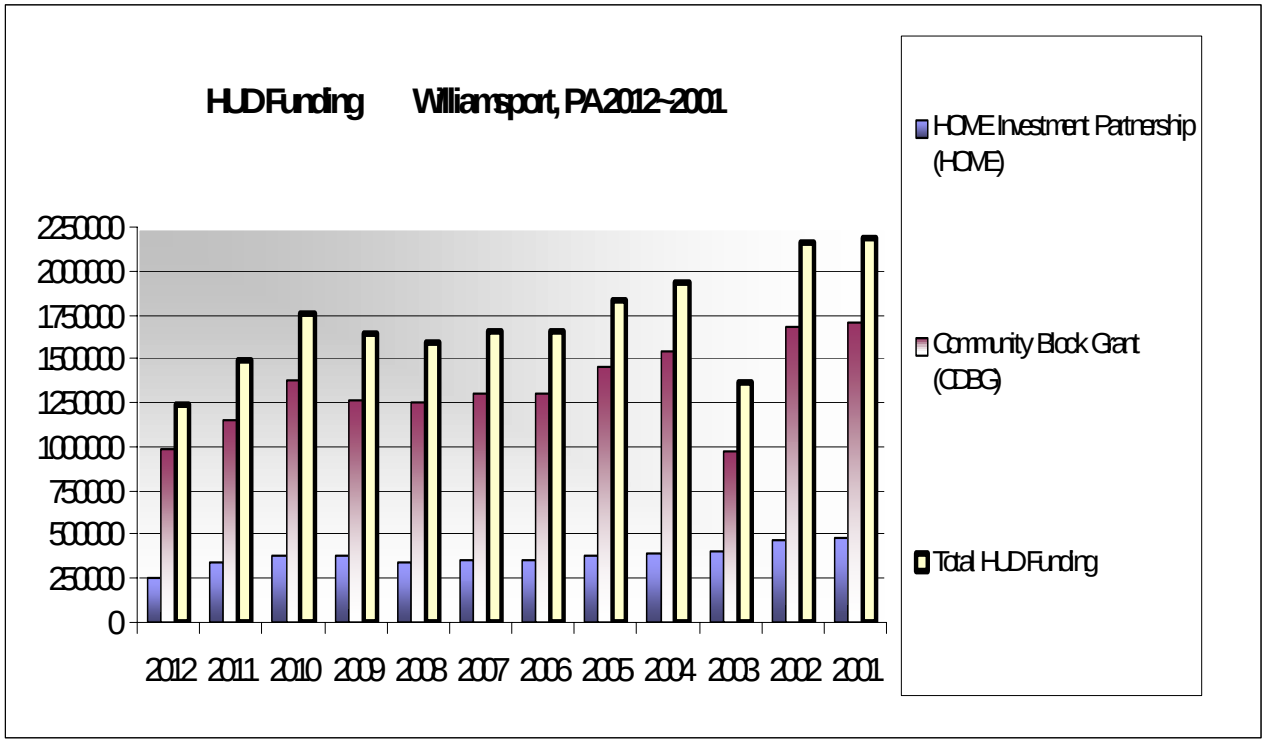
2. Williamsport's Section 215 performance with Federal resources and housing activities implemented.

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.

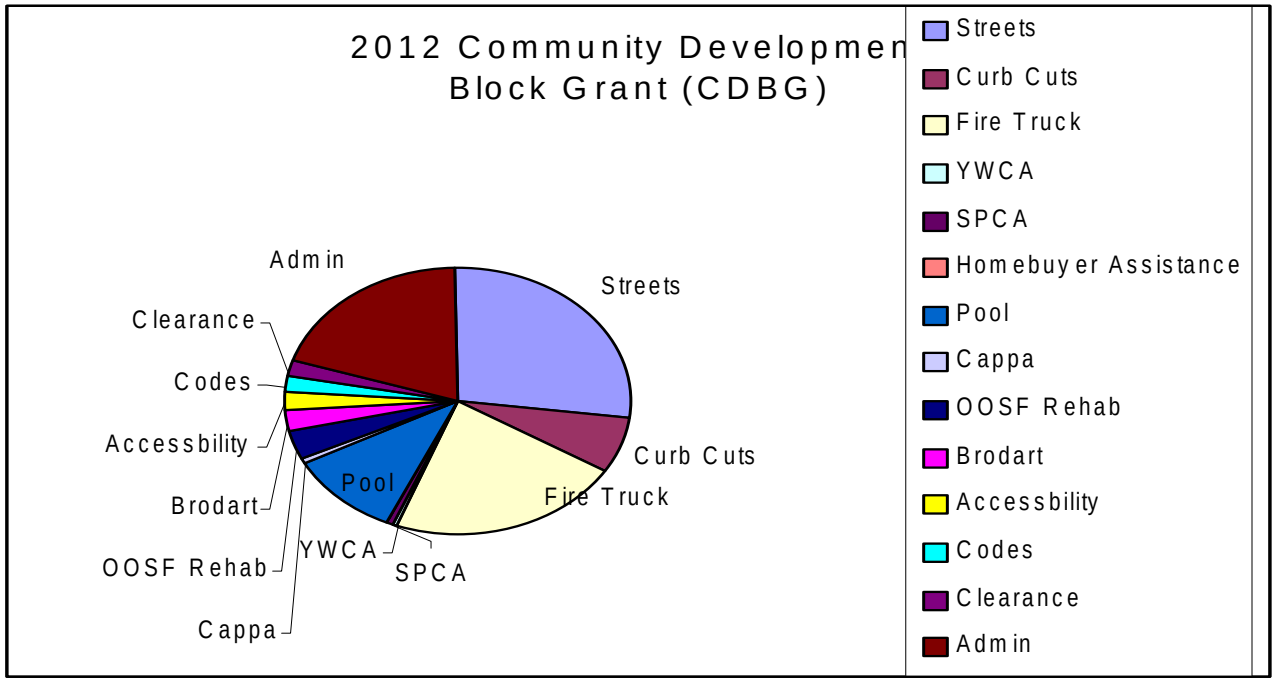
Activity 4: Construction of Rental units
Any households assisted are required to meet the Section 215 criteria. They must be documented to be lower-income, and rents charged may not exceed the allowed set maximums with adjustments for utilities.

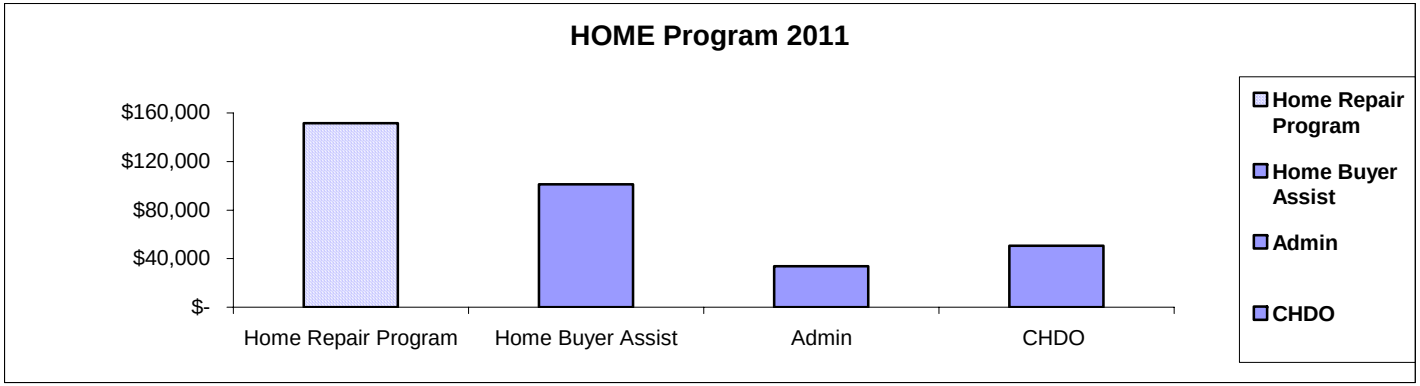
3. How many households were assisted through housing activities that did not result in the housing units being brought into compliance with Section 8 Housing Quality Standards (HQS)? List housing activities, funding resources, funding amounts and numbers of households assisted.

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 are available to 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.



2012 Budget Summary Charts





COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY (CHAS) Annual Performance 2012

Federal Resources

Table 1: HUD Formula Grant Programs: Funds Available and Expended 2012

Formula Grant Program City of Williamsport		***Funds Available in 2012*** (include prior year balances)	***$ Expended in 2012*** *(Include all expenditures for 2012 and prior year activities in 2012)*
2012 CDBG Entitlement	$989,506	$	$
2012 Program Income	$	$	$
Subtotal	$	$	$
2012 HOME Entitlement	$252,592	$	$
2012 Program Income			
Subtotal	$	$	$
	$		
HPRP	$518,859	$144,418	$144,418
TOTAL	$		
Other Federal Funding City of Williamsport – Other entities		***Funds Made Available - 2012***	***Comments***
2012 Replacement Housing Factor funds - HUD		507,503	
2012 Capital Fund HUD	Lycoming County Housing Authority (LCHA)	512,202	(LCHA assumed duties of the former Williamsport Housing Authority)
2012 Section 8 HUD	LCHA S/8 Housing Choice Voucher Program and administrative fees	2,751,316	Housing & Rental Assistance Programs
2012 Section Timberland HUD	LCHA S/8 Housing Assistance/Management fee Timberland	963,177	Contract Administrator
2012 Operating Subsidy - HUD	Lycoming County Housing Authority	879,289	Public Housing
2012 HUD	Liberty House YWCA	337,500	Shelter
PA DCED	STEP, Inc. Housing rehab and accessibility	100,000	STEP serves Clinton & Lycoming Counties
Weatherization Dept of Energy	STEP, Inc	1,606,291	
Weatherization - LIHEAP	STEP, Inc.	847,000	

COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY (CHAS)
Annual Performance Report for 2012

Non-Federal Resources

Funding Program	Amount of Funding Approved	Administering Agency or Entity	Comments
DCED ISRP funds	$975,000	City of Williamsport	Remediation funding for Brodart Housing Initiative
2012 PHFA PHARE funds	$1,100,000	County of Lycoming	Funds for housing initiatives
2012 Act 13 funds	$50,000	City of Williamsport	Funds for housing initiatives
2012 Act 13 funds	$330,000	County of Lycoming	Funds for housing initiatives
DCED Keystone Communities	$500,000	City of Williamsport	Funds for housing initiatives
Affordable Rental	263,870	STEP	STEP serves Clinton & Lycoming Counties, including City of Williamsport
PA Department of Aging	4,000,000	STEP Office of the Aging	Clinton & Lycoming Counties
Liquid Fuels Transportation	634397	City of Williamsport	
Redevelopment Assistance Capital Program (RACP)	1,5000,000	Susquehanna Health System	Capital improvements & modernization
Lycoming County United Way	108,413	Liberty House, Wise Options, CASA programs of the YWCA	
DCED 2012 HAP & Emergency Shelter State and HSDF funds	109,690	Liberty House, YWCA	
State funding PCADV, PCAR and PCCD	517,449	Wise Options Domestic Violence Shelter YWCA	

HOME
CDBG

Deferred Loan Assets 2012

Type	Program	IDIS	CASE	Applicant	Street	Address	Def Amount	Term	Status
HB	HOME	725	290	[redacted]		Rural Avenue	$ 15,600	30/0%	open
HB	HOME	688	218	[redacted]		Elizabeth St	$ 23,000	30/0%	open
HB	HOME	617	97	[redacted]		Sheridan St.	$ 15,000	30/0%	open
HB	HOME	691	240	[redacted]		Elmira St	$ 10,960	30/0%	open
HB	HOME	679	197	[redacted]		Wilson St	$ 15,000	30/0%	open
HB	HOME	442	39	[redacted]		Woodland	$ 15,500	30/0%	open
HB	HOME	710	255	[redacted]		Depot St	$ 17,000	30/0%	open
HB	HOME	678	196	[redacted]		Tucker Street	$ 11,400	30/0%	open
HB	HOME	618	101	[redacted]		Memorial Ave	$ 8,980	30/0%	open
HB	HOME	759	314	[redacted]		Newberry St	$ 10,980	30/0%	open
HB	HOME	692	247	[redacted]		Ridge Avenue	$ 21,600	30/0%	open
HB	HOME	718	279	[redacted]		Webb St	$ 13,000	30/0%	open
HB	HOME	689	239	[redacted]		Baldwin	$ 14,900	30/0%	open
HB	HOME	714	276	[redacted]		Hillside Ave	$ 20,570	30/0%	open
HB	HOME	601	55	[redacted]		Chester St	$ 15,000	30/0%	open
HB	HOME	729	302	[redacted]		Central Ave	$ 22,800	30/0%	open
HB	HOME	693	249	[redacted]		Walnut Street	$ 12,580	30/0%	open
HB	HOME	808	379	[redacted]		Tucker Street	$ 9,400	30/0%	open
HB	HOME	809	375	[redacted]		Chestnut St	$ 22,400	30/0%	open
HB	HOME	811	390	[redacted]		Seventh Ave	$ 16,180	30/0%	open
HB	HOME	856	444	[redacted]		Market St	$ 14,000	30/0%	open
HB	HOME	857	451	[redacted]		May Avenue	$ 14,200	30/0%	open
HB	HOME	858	460	[redacted]		Tucker Street	$ 13,980	30/0%	open
HB	HOME	862	462	[redacted]		Aubrey Pl	$ 12,400	30/0%	open
HB	HOME	863	475	[redacted]		Central Ave	$ 24,500	30/0%	open
HB	HOME	864	474	[redacted]		Locust St	$ 16,000	30/0%	open

Type	Program	IDIS	CASE	Applicant	Street	Address	Def Amount	Term	Status
OOSF	HOME	728	1663	[redacted]		Cummings St	11,265	20/3%	open
OOSF	HOME	721	1937	[redacted]		Dove Street	9,422	15/3%	open
OOSF	HOME	744	2003	[redacted]		Penn Street	10,441	20/3%	open
OOSF	HOME	761	2006	[redacted]		Wilson St	3,864	20/3%	open
OOSF	HOME	722	1914	[redacted]		Campbell	7,080	15/3%	open

OOSF	HOME	730	1944	[redacted]	Packer St	8,103	20/3%	open
OOSF	HOME	727	1935	[redacted]	Rural Ave	12,591	20/3%	open
OOSF	HOME	773	2011	[redacted]	franklin st	15,335	20/3%	open
OOSF	HOME	795	2026	[redacted]	4th Avenue	13,361	20/3%	open
OOSF	HOME	800	1998	[redacted]	4th Avenue	12,375	20/3%	open
OOSF	HOME	804	2066	[redacted]	Brandon Ave	13,000	20/3%	open
OOSF	HOME	806	2063	[redacted]	Grove St	18,349	20/3%	open
OOSF	HOME	769	1970	[redacted]	Green St	19,500	20/3%	open
OOSF	HOME	866	2171	[redacted]	Evergreeg Rd	15,837	20/3%	open
OOSF	HOME	860	2141	[redacted]	Newberry St	15,395	20/3%	open
OOSF	HOME	842	2178	[redacted]	Fullerton Avenue	17,273	20/3%	open
OOSF	HOME	835	2054	[redacted]	4th Avenue	11,100	20/3%	open
OOSF	HOME	812	2077	[redacted]	Graffius St	19,823	20/3%	open
OOSF	HOME	832	2101	[redacted]	Ridge Ave	20,923	20/3%	open
OOSF	HOME	728	1663	[redacted]	Cummings St	11,265	20/3%	open
OOSF	HOME	721	1937	[redacted]	Dove Street	9,422	15/3%	open
OOSF	HOME	744	2003	[redacted]	Penn Street	10,441	20/3%	open
OOSF	HOME	761	2006	[redacted]	Wilson St	3,864	20/3%	open
OOSF	HOME	722	1914	[redacted]	Campbell	7,080	15/3%	open
OOSF	HOME	730	1944	[redacted]	Packer St	8,103	20/3%	open
OOSF	HOME	727	1935	[redacted]	Rural Ave	12,591	20/3%	open
OOSF	HOME	773	2011	[redacted]	franklin st	15,335	20/3%	open
OOSF	HOME	795	2026	[redacted]	4th Avenue	13,361	20/3%	open
OOSF	HOME	800	1998	[redacted]	4th Avenue	12,375	20/3%	open
OOSF	HOME	804	2066	[redacted]	Brandon Ave	13,000	20/3%	open
OOSF	HOME	806	2063	[redacted]	Grove St	18,349	20/3%	open
OOSF	HOME	769	1970	[redacted]	Green St	19,500	20/3%	open
OOSF	HOME	866	2171	[redacted]	Evergreeg Rd	15,837	20/3%	open
OOSF	HOME	860	2141	[redacted]	Newberry St	15,395	20/3%	open
OOSF	HOME	842	2178	[redacted]	Fullerton Avenue	17,273	20/3%	open
OOSF	HOME	835	2054	[redacted]	4th Avenue	11,100	20/3%	open
OOSF	HOME	812	2077	[redacted]	Graffius St	19,823	20/3%	open
OOSF	HOME	832	2101	[redacted]	Ridge Ave	20,923	20/3%	open

Type	Program	IDIS	CASE	Applicant	Street	Address	Def Amount	Term	Status
Rental	DCED	4147		937 West Fourth Street	[redacted]	West 4th St.	629,240	0%	Comp
Rental	DCED	4148		Park Avenue Transeau	[redacted]	Park Ave.	1,109,806	0%	Comp
Rental	HOME	4146		Linn Street Manor	[redacted]	Linn St	1,314,075	20/0%	open
Rental	HOME	307		Almond Street Commons	[redacted]	Almond St	165,000	30/1%	open

Rental	HOME			Grier Street Manor		Chester St	200,000	20/1%	open
Rental	HOME	443		Grace Street Commons		Grace St	175,000	30/5.05%	open
Rental	CDBG			Weightman Block		West 4th St.	400,000	18/3%	open
Rental	CDBG			Round Hill		Memorial Ave	350,000	20/2%	open
Rental	HOME			Nichols Court		Nichols Court	340,000	25/	open

HOME = Home Investments Partnership Funds

CDBG = Community Development Block Grant

OOSF = Owner Occupied Single Family

HB = Home Buyer

Investment of Available City Resources: Homebuyer

Description of Program/Projects Undertaken 2012 (See also "Households and Persons Assisted")

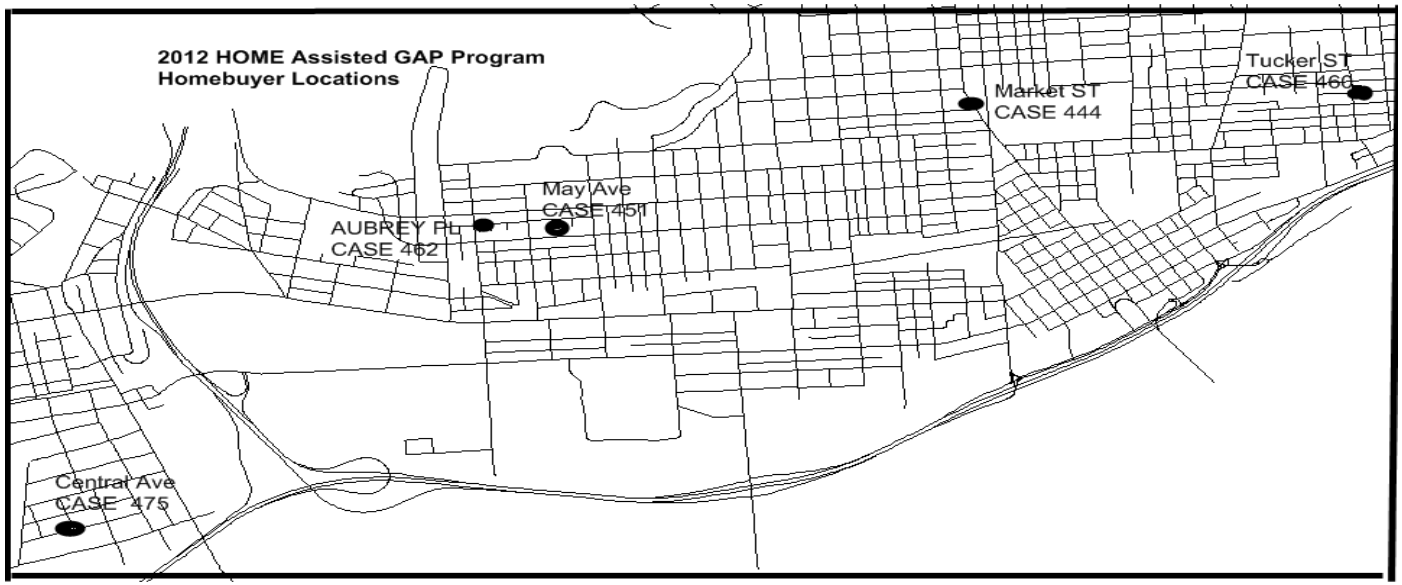
COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY (CHAS) Annual Performance Report for 2012

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 2012	Number of Households Assisted in 2012	Type and Amount of Other Funds Leveraged in 2012
1. 2012 HOME	82,730			5	Total of $326,456
2. 2011 HOME	133,275			1	private funds leveraged
3. 2010 HOME	208,887			1	from 5 2012 buyers
4. 2009 HOME	113,971				

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

Five (5) Buyers were assisted in 2012 – Assisted household descriptions are: 4-White, 1-Asian 3-female head of house, 4@ 80%, 1@ 60%, $326,456 in private matching funds was leveraged from the three assisted purchases.

The HOME Buyer Assistance Agreement to help buyers purchase new homes in the Pennsy Heights and West End Terrace areas is available. The activity offers up to $55,000 as a deferred repayment loan with a possibility of up to 50% forgiveness. It also requires a homebuyer equity contribution and homebuyer pre-purchase education. Building sites are available. In 2012, applications were received but none funded. The West End Terrace new home construction activity has assisted 52 homebuyers in total.

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

Home Buyer Assistance: The above map shows the 2012 homebuyer locations. The City Homebuyer Gap program (existing unit) has a citywide eligibility.

Investment of Available City Resources: Moderate Rehabilitation Single Family

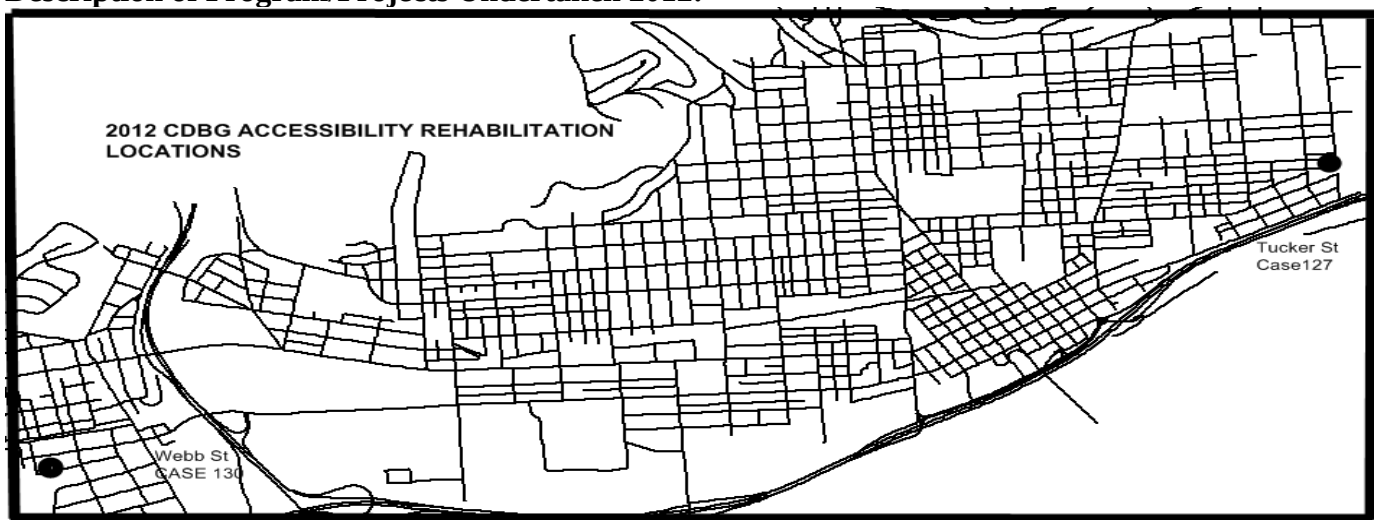
COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY (CHAS) Annual Performance Report for 2012

CHAS Priority: Moderate Housing Rehabilitation of Single-Family Dwellings

Activity: Moderate Rehabilitation of Single-Family Housing

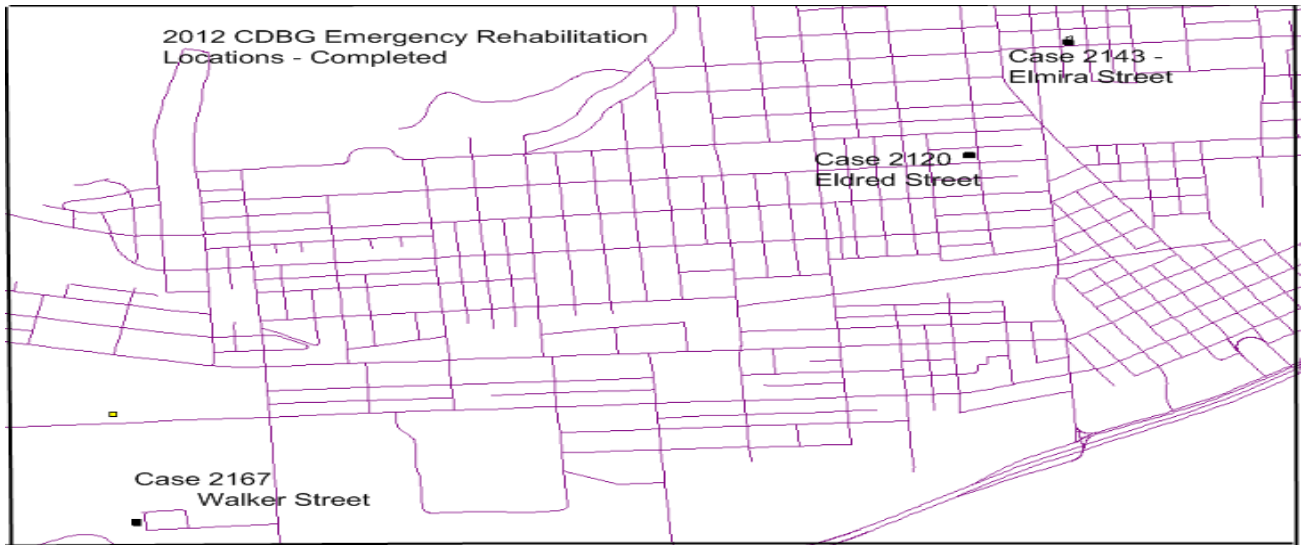
Program Source	Funds Available in 2012	Amount of Funds Committed	Funds Expended in 2012	Num. of Households Assisted in 2012	Amount of Other Funds Leveraged 2012	Notes
1. 2009 Accessibility 776	47,000	47,000	23,748	3	487	$487 private funds
2. 2010 Accessibility 807	17,000	17,000	14,361	1		leveraged in 2012
3. 2011 Accessibility 823	21,890	21,890	0			from 2 accessibility cases
3. 2009 CDBG 760	80,000	80,000	13,000	2	466	Emergency cases only
4. 2010 CDBG 786	30,000	30,000	6,910	1		
5. 2011 CDBG 822	25,000	25,000	1,609			Activities underway
5. 2007 HOME	406,554	406,554	21,364	1	3,699	$3,699 in private funds
6. 2008 HOME	150,402	75,365	0			was leveraged in 2012
8. 2009 HOME	158,000	79,478	37,050	2		from 7 rehabilitation
9. 2010 HOME	208,887	208,887	127,034	3		cases
10. 2011 HOME	146,726	38,900	10,369	1		
11. 2012 HOME				5		

Description of Program/Projects Undertaken 2012:



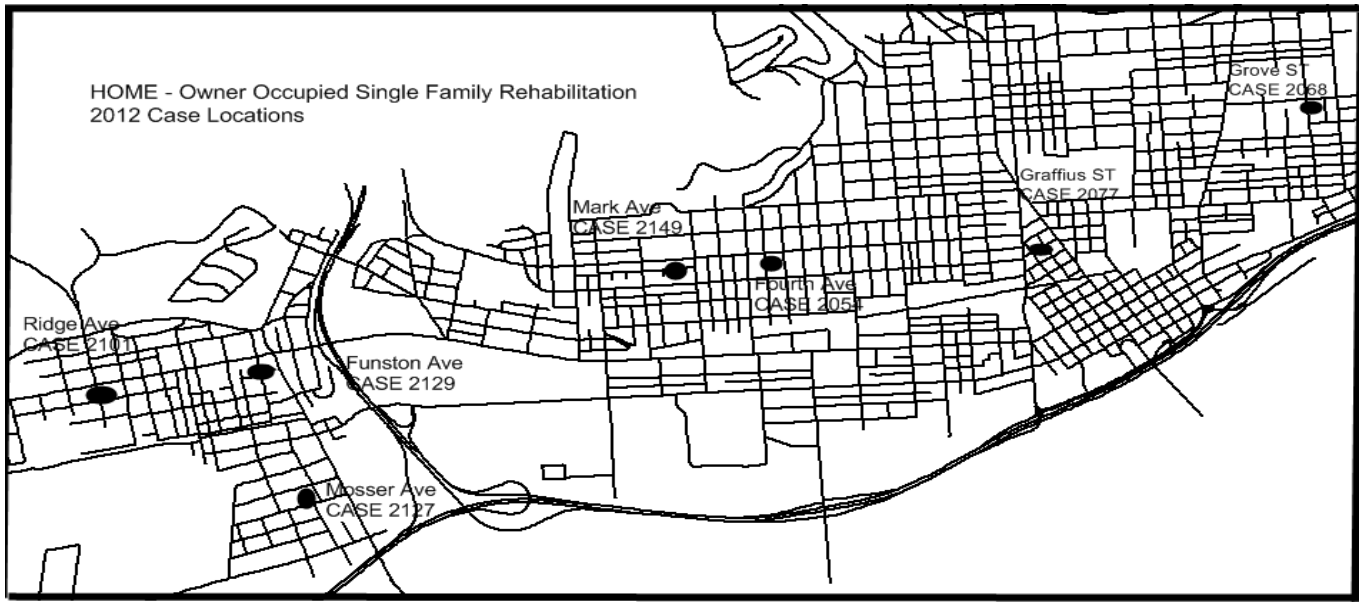
Accessibility Rehabilitation – The Accessibility Program offers a maximum of $5,000 to eligible households as a declining forgiveness term grant. The applicant household must be income eligible and have proof of disability. A waiting list is maintained because demand for funding exceeds resources. In 2012, 2 cases were completed. The 2 beneficiary households descriptions are: 2

white, 1 female head of house, 1 elderly. 1 household was at the 50% income level and 1 household was at the 30% area median income level.



Emergency Owner Occupied Single Family Rehabilitation– Three (3) households were assisted in 2012, 1 additional unit is under contract. 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. One additional emergency repair is underway. All work completed in 2012 was for the replacement of leaking roofs. The beneficiary households are: 2 white, 1 black, 1 household was at the 30% income level, 1 household at the 60% income level and 1 household at the 80% income level.

Owner Occupied Single Family Rehabilitation– Seven (7) households assisted in 2012 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 2012, using HOME funds, the City completed 7 housing rehabilitation cases and 7 additional rehabilitation cases are under contract for completion in 2013. 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: 6 white, 1 black/African American, 5 female head of house, 2 households were at the 80% income level, 3 at the 60%, 1 at the 50%, 0 at the 40% and 1 at the 30%.

Investment of Available City Resources: Rehab/Creation of Rental Units

COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY (CHAS) Annual Performance Report for 2012

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 2012	Funds Expended 2012	Units Assisted 2012	Other Funds Leveraged	Notes
4. 2009 CDBG Rental	50,000	0	0	0	0	
5.2010 CDBG Owner Occupied Rental Unit Rehabilitation	175,000	0				

Description of Program/Projects Undertaken:

CDBG Rental Rehabilitation City Program – The program was not funded in 2012. 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 and work will not be completed until 2013. 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 2012

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 2012	Number of Units or Households Assisted 2012	Amount of Other Funds Leveraged 2012	Notes
1. Habitat for Humanity 09	57339	57339		0		Unit on Park Ave. will be sold in 2013
2. LNDC CHDO 08	51488	51488	12585	0		Unit sold and closing will take place in 2013
3 LNDC CHDO 2010	57250	57250	0			Louisa St. project is underway
4.Habitat CHDO 2011	50514	0	0			Diamond St. construction will start in the summer of 2013.
5. Habitat CHDO 2012	37,889					Agreement for the Brodart Housing Development project is pending

Description of Program/Projects Undertaken:

1. 2008 CHDO LNDC- (IDIS 771) LNDS completed rehabilitation at 319 Locust St. in 2011. This unit, located within the Williamsport Historic District, has a sales contract and a closing is scheduled for February 2013.
2. 2009 CHDO Greater Lycoming 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. Both units have been sold (W 3rd Street) and and the closing for 309 Park Avenue is scheduled for February 2013.
3. 2010 – LNDC was named the 2010 CHDO. The construction of a unit on Louisa St. is proceeding.
4. 2011 CHDO – Greater Lycoming Habitat for Humanity is the CHDO for 2011 and construction for one unit located at 709 Diamond St. will begin in 2013.
5. 2012 CHDO funds may be obligated to Greater Lycoming Habitat for Humanity for the Brodart Housing Development project.

Geographic Distribution Where Investments Were Made:

1. *Greater Lycoming Habitat for Humanity 2009 CHDO- 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 – Louisa St. – sale pending*
4. *Greater Lycoming Habitat for Humanity 2011 CHDO - one unit located on Diamond St.*
5. *Greater Lycoming Habitat for Humanity 2012 CHDO - possible unit at 1609 Memorial Ave., former Brodart site*

Investment of Available City Resources: Homeless & Near Homeless

COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY (CHAS) Annual Performance Report for 2012

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	144,416 in 2012	144,416	144,416	63 Households			
				122 individuals			

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. The City of Williamsport selected STEP, Inc. and the Salvation Army as subrecipients of the funds. The program ended on August 31, 2012.

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 2012, 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.

Housing Projects-Yearly Summary (Names have been blacked out for privacy considerations.) Owner Occupied Single Family, Home Buyer Assistance, CHDO Activity, Handicapped Assistance, Micro-Enterprise and Rental Assistance reports are attached.

Progress to Goals Summary

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

	Goals By Activity - 2010~2014		Yearly Goals - Actual Yearly Result										Total	
Code	Activities	Needs	2010		2011		2012		2013		2014		Accomplished to date	5 Year Goal
			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	0	1		1		2	5
03I	Flood Drain Improvements	7	0		1	0	1	0	1		1		0	4
03j	Water, Sewer Improvements	40	0		3	0	2	0	1		2		0	8
03k	Street Improvements	20	3	10	4	6	5	1	4		4		16	20
03l	Sidewalks (sidewalks are often part of street reconstruction)	800	0		400	0	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	0	4		4		1	20
05	Public Services	1	1		1	1	1	1	1		1		0	5
05a	Senior Services	0	0		0	1	0	0	0		0		1	0
05d	Youth Services	1	1		1	1	1	1	1		1		1	5
06	Interim Assistance			1				0					1	
10	Removal Architectural Barriers (Curb Cuts & Ramps)	12	4	16	2	15	2	12	2		2		31	12
12	Construction of Housing (Rental Units)			4				0					4	
13	Direct Homeownership Assistance (Purchase)	15	3	5	3	3	3	5	3		3		8	15
14a	Rehab-Single Unit (OOSF HOME & CDBG-Accessibility)	20	4	14	4	10	4	12	4		4		24	20

14b	Rehab-Multi Unit	15		3	2	3	0	3	0	3		3		2	15
15	Code Enforcement	50		10	10	10	10	10	10	10		10		20	50
18c	Micro Enterprise	0		0		0	1	0	1	0		0		1	0
19b	CHDO	5		1	2	1	1	1	0	1		1		3	5
20	General Program Admin	5		1	1	1	1	1	1	1		1		2	5
21a	Planning	5		1	1	1	1	1	0	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

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.

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[4] 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.

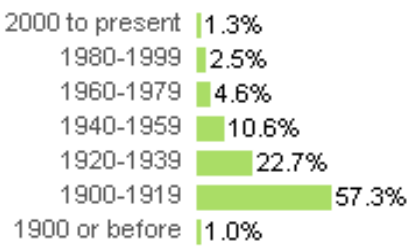
Assessment of Institutional Structure

Agency	Strength	Weakness
Public		
Office of Economic & Community Development	• Coordination of programs. • Capacity to conduct varied activities. • Technical expertise.	• Limited resources. • Limited staff.
Lycoming Housing Authority	Housing for extremely low income including elderly and disabled.	• Limited resources.
City and County Agencies	One-stop resource for many social service, education, and employment resources.	• Limited resources. • Limited staff.
State Agencies (PHFA, DCED)	Varied programs to address varied housing and community development needs.	• Limited resources.
Non-profit		
Nonprofit Organizations	Support services	• Long-term financial stability. • Technical expertise. • Limited resources.
Private		
Lenders	Underwriting, funding, servicing	• Adverse to risk. • Timeliness • Rate variation.

[4] 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 City cooperates with for profit and non-profit developers to provide affordable housing to low and moderate-income households.

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.



Housing Age Williamsport

Most City homes were constructed between 1900 and 1919. The cost of maintenance and repairs sometimes 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. The City has amended zoning ordinances from Light Manufacturing to Residential Urban in an effort to enhance the adaptive reuse of Brownsfield sites to a higher density of residential properties. The City's Comprehensive Plan's Land use policy promotes housing in the Central Business District of the City. The City has a residential LERTA program that removes the tax liability for new residential housing. The City, working with Lycoming County, is pursuing the development of additional housing using its local Act 13 funds.

The City's Zoning Ordinance provides for a variety of housing types at various densities and on varying lot sizes. The variety reduces the potential for barriers to affordable housing in the City. In addition to permanent housing, the City's Zoning Ordinance allows for the siting of emergency shelters, transitional housing, permanent supportive housing and group homes for the disabled. The City does not impose impact fees for development. New construction requires a permit from the Codes office. Permit fees are based on administrative costs to the City and are not excessive. The City uses the property maintenance code from BOCA and has complied with the State's adoption of the International Building Code. The Zoning Ordinance is in compliance with the Fair Housing Act,

avoiding barriers to housing choice by members of the protected classes.

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. .

In 2012, 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

It is not possible for the City and Lycoming County to meet all the housing needs and mitigate every housing impact created by the Marcellus Shale gas development; therefore, Lycoming County, partnering with the City, is targeting its investment decisions and resources to meet the most pressing needs while investing in projects that will have the biggest positive impact on its communities. The *Williamsport Housing Strategy 2012* consists of three component parts to begin addressing its needs. *Memorial Homes* will be a new development of mixed-income housing on a current Brownfield site situated in the western end of the City. It will host 74 units in a combination of apartment style, townhouse and single family homes for residents of low and moderate income as well as market rate affordability.
Approximately 150 existing homes in that same neighborhood will be included in a targeted neighborhood improvement program administered by STEP, Inc. that will assist with interior and exterior health and safety home improvements, façade restorations, streetscape enhancements, and other assistance for homeownership opportunities. *Grove Street*

Commons will respond to the growing need of the City's senior population and accommodate 32 apartment -style new construction units for seniors 62 and older.

Each year housing service providers, lending institutions, and realtors 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.

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, 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.

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.

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 2012 Action Plan, 2012 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.

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 1,216 households in 2012. It provides 469 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 wish to become economically independent. Participants are referred to many available programs and providers for mentoring. Social service staff offer life skill training on a one on one basis. Residents receive support, case management, referral services and information on parenting, budgeting, job search and job retention and literacy programs. 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.
The LCHA's Section 8 (y) program offers qualifying participants the option of using Section 8 tenant based assistance for a home purchased and owned by the participant. Families must establish a minimum homeowner downpayment of at least three percent of the purchase price for participation in the program. One percent of the purchase price must come from the family's personal resources. The LCHA also requires that financing for the purchase be provided, insured, or guaranteed by the state or Federal government, comply with secondary mortgage market underwriting requirements and comply with generally accepted private sector underwriting requirements. No families participated in the Section 8 (y) program in 2012 LCHA is waiting for approval from HUD on the Section 32 Homeownership program, which will provide six public housing families the opportunity to purchase a home in the Williamsport area.
Some individuals are hired by the Authority to work at its sites under the Authority's *Section 3 Employment* Opportunity Plan. 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, Inc. 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* 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 2012.

Actions: The FHC extended an invitation to the AIDS Resource Alliance, and a meeting will be held in 2013. The invitation was made to investigate a quote from the AIDS Alliance that there were discriminatory real estate practices in the city.

The Commission is preparing for an updated Analysis of Impediments to Fair Housing as part of the 2014 Consolidated Plan. FHC members will be asked to assist, review drafts and provide comments and suggestions. The FHC complied information regarding the status of some local housing sites, which included the following:

- In early 2012, that Family Promise had one opening.
- Income-restricted apartments, owned by STEP, Inc., are for sale. The rent restrictions have expired and these units will no longer be offered as affordable housing in 2012.
- Saving Grace Shelter housed 226 people, 50 of those children and donations are at an all-time low.
- The American Rescue Workers Men's Shelter has noted that working residents are finding it difficult to locate affordable housing.

Fair Housing information is on display in the Codes Department, Community Development Office and public areas in City Hall. Recipients of HOME/CDBG funds for rental activities are required to abide by the Fair Housing Act of

1973, Americans With Disabilities Act, Civil Rights Acts, and Age Discrimination Act. Assisted unit rents must be affordable to low-mod income households. Developers of multi unit HOME assisted activities are required to prepare and follow a Fair Housing and Marketing Plan. 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 elected to act as a referral agency in matters relating to financial education. The "*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 provides information about City Home Rehabilitation Programs along with Fair Housing brochures

Other Entities: 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.

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 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.

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

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

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 compromised 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:

Williamsport Unemployment Rate 2012	8.5	8.1	7.5	7.5	7.3	8.2

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 completed 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 was constructed in the Redevelopment area in 2012.
  - Project 2014

- **Other Projects**

- 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.

2012 Commercial Façade Renovation

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 2012, 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. Three loans to City businesses have been processed.

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 Newberry area Elm Street program encourage creation of livable, viable downtowns. Economic development will continue to be important to the overall revitalization of the community.

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.

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, CAPPA, 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, **w**hich 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 CO**PR03** 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 2012. 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 2012. 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 2012, approximately 90% of CDBG funds expended (excluding planning and administration) benefited low and moderate-income persons. The City has elected a <u>3-year</u> low/moderate income certification period for <u>2011-2012-2013.</u>

Grantee Performance Project Report Narrative 2012 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, CAPPA, 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 2012, the SPCA Spay and Neuter Program and YWCA handicapped accessible bathroom installation activities were funded.

OECD staff maintains contact with subrecipients, 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 <u>only</u> 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 are being taken in 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 2012 from February through March 2013. The Office of Economic and Community Development used its 2010 - 2014 Consolidated Plan, information from its 2012 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 2012.

On August 25 and September 1, 2012, 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 2012 Action Plan was held September 27, 2011. A second public hearing was held in October 27, 2011. The public hearings were advertised in *The Williamsport Sun-Gazette*. The Action Plan was on display from October 12, 2012 to November 10, 2012. The City Council Finance Committee reviewed the Action Plan in a public meeting on October 27, 2012. The City Council Housing Needs Committee reviewed the Action Plan on November 7, 2012.

The completed 2012 CHAS, CDBG and HOME, was on public display for fifteen days from March 15, 2013 to March 31, 2013 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.

PUBLISHED MARCH 15, 2013
Official Proof Of Publication will be inserted as it becomes availableComments Received

No comments have been received to date. Any comments that are received will be forwarded to HUD. The CHAS APR for 2012 will be 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.

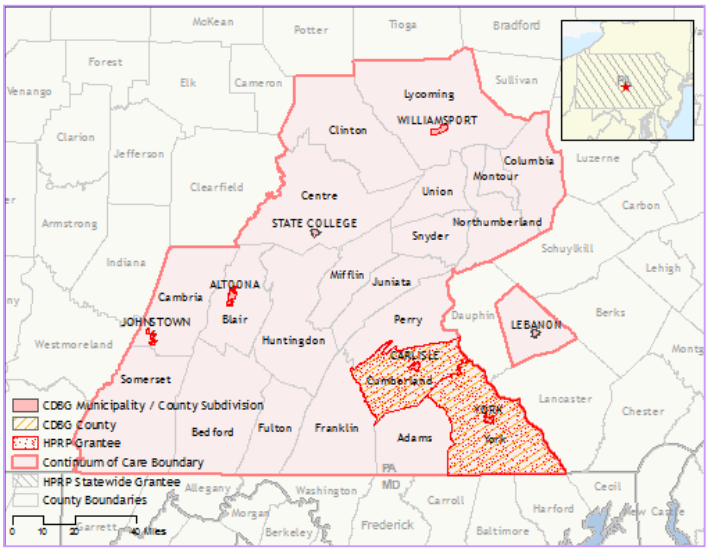
.

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

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

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



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.

In 2012, the City, through the following activities, 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 *Fair Housing Commission* met 3 times in 2012. The FHC extended an invitation to the AIDS Resource Alliance, and a meeting will be held in 2013. The invitation was made to investigate a quote from the Aids Alliance that there were discriminatory real estate practices in the city. The Commission is preparing for an updated Analysis of Impediments to Fair Housing as part of the 2014 Consolidated Plan.

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.

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, a**nd is an HPRP subreciepient.

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 subreciepient

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 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.

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 2012.

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

$326,456 of private mortgage funding was leveraged under the City-wide Homebuyer Assistance Program. The City provided HOME deferred repayment GAP funds to buyers of 5 single-family units in the City. The buyers obtained private financing and contributed an amount equal to 4% of the purchase price from their own personal funds.

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

In 2012, 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 Eagle Rock Winery. Gluten Free Innovations, a bakery that also received City Microenterprise assistance, received a $25,000 loan from this program.

$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 has been approved in the amount of $100,000. The Newberry Community Partnership will provide a 10% match. An Elm St. application for facade improvements in the Elm St. area is pending.

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

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 2012.

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 was completed on August 31, 2012.

The CDBG 2012 funded CAPPA program leveraged $125,000 in private funds.

The CDBG 2011-2012 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 receive $34,764 in additional federal funding and $11,400 in PA DCED funding.

The 2012 YWCA handicapped accessible bathroom project will receive additional federal funding and local funds will be in the amount of approximately $5,000.

Self Evaluation

Assessment of Institutional Structure

Agency	Strength	Weakness
Public		
Office of Economic & Community Development	• Coordination of programs. • Capacity to conduct varied activities. • Technical expertise.	• Limited resources. • Limited staff.
Lycoming Housing Authority	Housing for extremely low income including elderly and disabled.	• Limited resources.
City and County Agencies	One-stop resource for many social service, education, and employment resources.	• Limited resources. • Limited staff.
State Agencies (PHFA, DCED)	Varied programs to address varied housing and community development needs.	• Limited resources.
Non-profit		
Nonprofit Organizations	Support services	• Long-term financial stability. • Technical expertise. • Limited resources.
Private		
Lenders	Underwriting, funding, servicing	• Adverse to risk. • Timeliness • Rate variation.

- ✓ 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 2012, all CDBG funds expended met one of the three national objectives as defined under CDBG and HOME regulations. In FY 2012,approximately 90% 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 2012. 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 2012, 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 2012 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 2012 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.

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 2012 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 2012 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 to 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

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
Total			7	28	49	77

Transitional Housing

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

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 2012 improve non-housing needs of Williamsport's residents and employers.

The 2010 Pool Feasibility Study was completed and funding has been secured by DCNR for the repair one pool.

51 new **hydrants** and main(s) were installed between 2005-2011. No new hydrants were installed in 2012. Hydrant installation is a high priority, but additional funding is not available.

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 and are being funded in part by PENNDOT.

Pump station improvements are needed, but have not been funded. Pump station upgrades improve flood protection in lower income census tracts and are funded as much as possible.

12 Curb Ramps were installed in 2012. 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. 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. 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 have been dependent 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 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.

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.

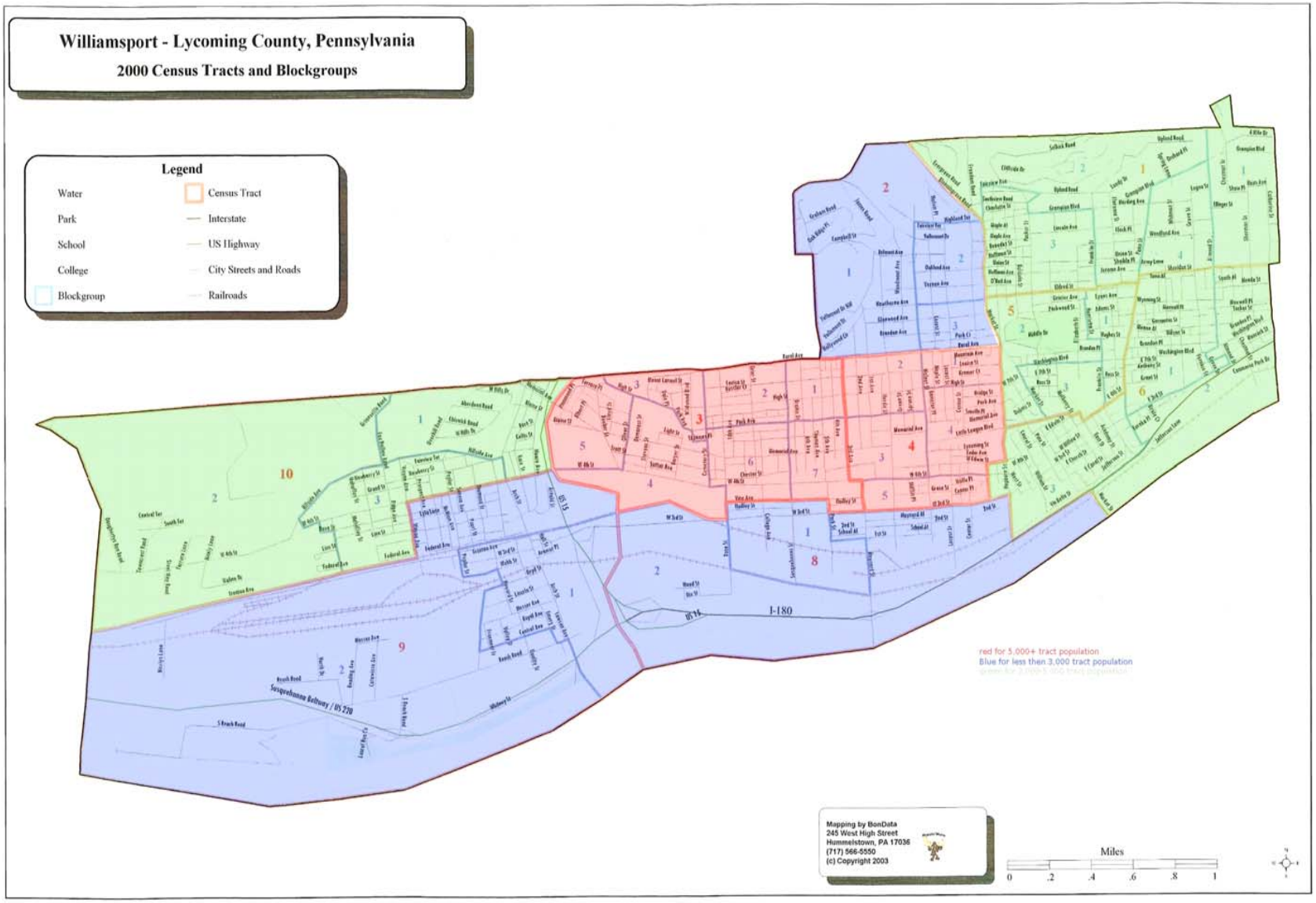
The City has implemented the performance measuring system based upon the 2010 Consolidated Planning Document. The system includes, as suggested, a means for measuring program impact and productivity and has been adapted to current City programs. A summary of the Progress made to reach Housing and Non-Housing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

PR 26

PR26 - CDBG Financial Summary Report

Program Year 2012

WILLIAMSPORT , PA

PART I: SUMMARY OF CDBG RESOURCES	
01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	1,198,986.09
02 ENTITLEMENT GRANT	989,506.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	38,529.36
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 RETURNS	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	(38,236.00)
08 TOTAL AVAILABLE (SUM, LINES 01-07)	2,188,785.45
PART II: SUMMARY OF CDBG EXPENDITURES	
09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	637,344.53
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	637,344.53
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	196,218.31
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	833,562.84
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	1,355,222.61
PART III: LOWMOD BENEFIT THIS REPORTING PERIOD	
17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	594,488.84
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	594,488.84
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	93.28%
LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS	
23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: 2011 PY: 2012 PY: 2013
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%
PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS	
27 DISBURSED IN IDIS FOR PUBLIC SERVICES	16,680.65
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	16,680.65
32 ENTITLEMENT GRANT	989,506.00
33 PRIOR YEAR PROGRAM INCOME	66,987.89
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	1,056,493.89
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	1.58%
PART V: PLANNING AND ADMINISTRATION (PA) CAP	
37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	196,218.31
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	196,218.31
42 ENTITLEMENT GRANT	989,506.00
43 CURRENT YEAR PROGRAM INCOME	38,529.36
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	(38,236.00)
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	989,799.36
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	19.82%

Attachment Maps