

## **Executive Summary**

### **ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)**

#### **1. Introduction**

The City of Williamsport, Pennsylvania receives an annual allocation of Community Development Block Grant (CDBG) funds and HOME Investment Partnerships Program (HOME) from the Department of Housing and Urban Development (HUD). The 2015-2019 Consolidated Plan is a five-year plan that will enable the City to use its HUD funding as a comprehensive strategy to address housing, community development and economic development needs. Through a collaborative planning process, involving a broad range of public and private agencies, the City has developed a single consolidated planning and application document for the use of federal entitlement funds available through the CDBG and HOME programs. The City is not an entitlement community under the Emergency Shelter Grant (ESG) Program or the Housing Opportunities for Persons with AIDS (HOPWA) Program. The funds from those programs are accessed by nonprofit agencies that provide services to the homeless and HIV/AIDS populations.

#### **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

The process of developing the plan evaluates the key findings of the needs assessment and serves as the basis for the priorities selected and how the proposed goals and objectives will address those priorities.

There continues to be an affordability gap for low income residents who are having difficulty finding housing due to rising rents. Rental costs increased significantly in recent years as a result of an influx of workers from out of the area who work in the Marcellus Shale Gas industry. Although between 2010 and the present, the industry activity has tapered off somewhat, there is still a healthy presence of gas related industries within the area to justify the need for additional affordable housing developments within the City. The City and Lycoming County have reviewed the need to create housing due to the development of the Marcellus Shale industry and identified impediments. The City's specific housing objectives support the CPD objective of decent, affordable housing and the CPD outcome of Availability/Accessibility:

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

The City's specific objectives for homelessness include the following:

- Support emergency shelter and transitional housing services through local nonprofit organizations and social service agencies.
- Support services to assist homeless persons and families make the transition to permanent housing and independent living

These objectives support the CPD objective of Suitable Living Environment and the outcome of Availability/Accessibility.

The City has contact with private non-profit agencies and provides assistance where possible.

The City is funding public facilities and infrastructure improvements and is meeting the objective of preparing a Suitable Living Environment and the outcome of Sustainability.

### **3. Evaluation of past performance**

The City of Williamsport prepared a Consolidated Annual Performance and Evaluation Report (CAPER) for FY 2014 (January 1, 2014 - December 31, 2014). The CAPER reported the FY 2014 accomplishments detailed in the FY 2014 CAPER. In FY 2014, all CDBG funds expended for activities met one of the three national objectives as defined under CDBG and HOME regulations. In FY 2014, 98.78% of the CDBG funds (excluding the Planning and Administration activities) were expended for qualified activities in FY 2014 benefited low and moderate income persons. The City met public service and planning/administration expenditure caps in FY 2014. Williamsport also met the timeliness requirements of HUD and had less than 1.5 times the annual allocation on hand at the end of the program year.

Additionally, in FY 2014, the City met the HOME requirements for expenditure by committing all funds to projects within two years and expending funds within five years. The requirement to provide at least 15% of HOME funding to Community Housing Development Organizations has been achieved.

### **4. Summary of citizen participation process and consultation process**

The City of Williamsport distributed surveys throughout various locations in the City and on the City website to solicit residents' comments on what they feel are the high priority needs in the City. Residents were also asked to participate in a survey dealing with fair housing issues. Surveys were distributed to the following locations: public housing developments, Salvation Army, Habitat for Humanity, American Rescue Workers, Saving Grace Shelter, The Vet Center, West Branch Drug and Alcohol Center, James V. Brown Library, Linn St. Commons, Almond St. Commons, Chester/Grier St. Commons and Grace St. Commons. The City received 61 responses to the surveys. Major areas of concern included crime prevention, the availability of affordable housing, the affordability of lower

income housing, the affordability of rental properties and the availability of rental properties for families.

The City of Williamsport conducted two public hearings to solicit input into the preparation of the Consolidated Plan and the Action Plan. The meeting was advertised in the *Williamsport Sun-Gazette*. The first public hearing was held at City Hall on . The second public hearing was held at the same location on October 15, 2014. Invitations were mailed to many local, county, and state agencies to participate at the public hearings. Minutes of the meetings, public hearing notices and citizen comments are included in the appendix of this document.

## **5. Summary of public comments**

The City has not received public comments regarding the Consolidated Plan.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

There were no comments or views that were not accepted.

## **7. Summary**

A copy of the CP and Annual Action Plan was available on the City's website, and copies were placed at the following locations in Williamsport for public review: Office of Economic and Community Development and the James V. Brown Library.

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

**1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator		Community Development
HOME Administrator		Community Development

Table 1 – Responsible Agencies

### Narrative

#### Consolidated Plan Public Contact Information

John J. Grado, Community Development Director, City of Williamsport, 245 West Fourth St.,  
Williamsport, PA 17701

Phone No. 570-327-7516

E-mail Address: [cddirector@cityofwilliamsport.org](mailto:cddirector@cityofwilliamsport.org)

## **PR-10 Consultation - 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

In addition to community meetings, Williamsport invited other governmental agencies to provide insight and input into the goals and actions that should be considered in the consolidated planning process. Agencies and nonprofit organizations that serve Williamsport have been contacted to identify specific needs and subsequent actions to address needs.

#### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

The City consulted with the Lycoming County Housing Authority has occurred to obtain data on the public housing inventory, including the Section 8 Housing Choice Voucher Program, and to discuss the Housing Authority's plans for public housing development activities.

The City has also solicited input by way of survey questionnaires from social service and homeless agencies that provide housing assistance and related services to low and moderate income persons. The City of Williamsport participated in a housing symposium on September 17, 2014 that included interaction and discussion with a variety of housing, social service, governmental and other agencies to address affordable housing needs in the region. These efforts have assisted in the process of preparing its FY 2015-2019 Consolidated Plan and 2015 Action Plan.

The City is a member of the Coordinated Task Force. The Coordinated Task Force is represented by over 80 local organizations, including housing providers, governmental agencies and social service agencies.

#### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

Planning for assistance for the homeless in the City of Williamsport and Lycoming County is coordinated through the State. The PA Steering Committee on Homelessness (SC) is the lead entity for the COC.

The roles of the Steering Committee are to identify and address policy issues, set state priorities, ensure coordination among public and private agencies and maximize use of mainstream and state resources. There are four regional groups in Pennsylvania, called RHABs, each consisting of the governance structure for a CoC and comprised of representatives of local entities involved in housing and homeless services. Each of the RHABs/CoCs identify regional and local homeless issues. The RHABs/CoCs provides input and feedback to the PA Homeless Steering Committee on policies, priorities, and issues of statewide significance. During monthly meetings the Regional Housing Advisory Board

(RHAB), the group addresses issues and topics of common interest that impact state and local homeless systems.

The City of Williamsport and Lycoming County are in the Central Regional RHAB/COC.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

The ESG program is administered through Pennsylvania Department of Community and Economic Development. The City is not a recipient of ESG funds.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	STEP, Inc.
	<b>Agency/Group/Organization Type</b>	Services-Children Services-homeless Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City works with STEP, Inc. for STEP's Homes-In-Need program. The City meets with STEP, Inc. monthly to discuss housing issues.
2	<b>Agency/Group/Organization</b>	Lycoming County United Way
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Services-Education Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Members of the Lycoming County United Way attended the public needs hearing and provided input on homeless needs in Lycoming County.
3	<b>Agency/Group/Organization</b>	County of Lycoming
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City representatives meet with County of Lycoming representatives on a regular basis to work on the Williamsport Housing strategy.

4	<b>Agency/Group/Organization</b>	American Rescue Workers
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City representatives met with representatives of the American Rescue Workers to discuss the needs of the ARW's organization.
5	<b>Agency/Group/Organization</b>	GREATER LYCOMING HABITAT FOR HUMANITY
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City has consultations with Greater Lycoming Habitat for Humanity as one of the City's certified CHDO's. Habitat for Humanity is also a partner in the Brodart neighborhood revitalization project.
6	<b>Agency/Group/Organization</b>	Lycoming Neighborhood Development Corporation
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Lycoming Neighborhood Development Corporation (LNDC) is one of the City's two CHDO's. The City consults with LNDC to plan for the construction of affordable housing.
7	<b>Agency/Group/Organization</b>	YWCA of Northcentral PA
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was consulted regarding its homeless services. The City received information and documentation regarding homeless needs.

8	<b>Agency/Group/Organization</b>	AIDS Resource Alliance
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was consulted for information regarding clients and was asked to respond to survey questions regarding unmet needs and issues.

**Identify any Agency Types not consulted and provide rationale for not consulting**

There were no agency types that were not consulted. The following agencies were contacted in preparation for the plan.

Consumer Credit Counseling of NE PA, Central PA Food Bank, Albright Life, Center for Independent Living, Crossroads Counseling, Lycoming Children and Youth Services, West Branch Drug and Alcohol Abuse Commission, Family Promise of Lycoming County, Lycoming County Prison, The Salvation Army, Favors Forward, Lycoming/Clinton Mental Health, Community Services Group, Shepherd of the Street, PA Dept. of Health, ElderCare Solutions, Inc., Lycoming County Pre-Release Center, Williamsport Bureau of Codes, Pinnacle Environmental Services, Inc., CAPP

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care		
Williamsport Housing Strategy	County of Lycoming	Both plans address affordable housing

**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

During the development of the CP, representatives of adjacent units of general local government were notified of the development of the Consolidated Plan and its availability for viewing. They were invited to attend both public hearings and/or submit any comments regarding the plan in writing. The adjacent units of local government that were contacted include Loyalsock Township, Lycoming County,

Woodward Township, Williamsport Area School District, Borough of Duboistown, Old Lycoming Township and South Williamsport.

**Narrative (optional):**

The City sent a needs assessment survey and a fair housing survey to service provider agencies. Adjacent units of general local government were solicited for comments during the needs assessment phase and were notified of the dates of the public hearings. On July 11, 2014, the Housing Coalition of Lycoming County met to discuss topics related to a planned housing symposium planned for September 2014. The housing symposium, sponsored by the Housing Coalition of Lycoming County, took place on September 17, 2014. The Housing Coalition is comprised of government agencies, banks, housing providers and social service agencies. The symposium focused on partnership solutions to meet the affordable housing needs in Central Pennsylvania.

## PR-15 Citizen Participation

### 1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Williamsport's current Citizen Participation Plan (CPP) was created in April 2005 and revised in July 2009. The CPP describes the City's practices relating to public display periods, comment periods, public notices, public hearings, citizen comment/complaint responses, citizen outreach/involvement efforts, citizen document access, and amendments to its programs. The CPP also explains the CDBG, HOME, and Section 108 Loan Guarantee Programs. As revised, the CPP also notes the availability of documents and notices on its website and the City's efforts to accommodate non-English speaking or disabled persons, including accessible public hearing locations, availability of sign language interpreters and non-English materials or translators as needed.

For this CP, the City conducted two public hearings to solicit input into the preparation of the Consolidated Plan and Action Plan. The meetings were advertised in the *Williamsport Sun-Gazette*. The first public hearing was held at City Hall on July 23, 2014 and the second public hearing was held at the same location on October 15, 2014. Invitations were mailed to many local, county, and state agencies to participate at the public hearings. Minutes of the meetings, public hearing notices, and citizen comments are included in the appendix of this document.

### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Hearing	Non-targeted/broad community	Minutes are attached			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Surveys	Non-targeted/broad community  Residents of Public and Assisted Housing	A total of 75 Community Surveys were completed. Surveys were distributed to 15 locations as well as being available on the City's website.	Infrastructure improvements, crime prevention and the availability of affordable housing were cited as the most critical need of improvement.		
3	Surveys	Housing Providers	120 persons attended the housing symposium			

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The Needs Assessment section of the City of Williamsport's Consolidated Plan provides information on the housing needs and problems of residents of varying income levels. This section also discusses the needs of persons who are homeless, residents with special needs, and non-housing community development needs.

The Needs Assessment used data in the eCon Planning suite that was prepopulated by HUD and contained local data on housing from HUD data sets. The needs were consistent with past needs and include providing more affordable housing units for households with incomes at or below 80% of the area median income (AMI). Severe cost burden was identified as the number one housing problem experienced by residents in the area. It is greatest among renters.

There is a need to address housing rehabilitation because of the old age of the housing in the City. The owners need assistance with maintenance and upkeep of their units so that they do not deteriorate. Low income owners also need assistance with supportive services that reduce the competing demands on their limited incomes.

## **NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)**

### **Summary of Housing Needs**

#### **Summary of Housing Needs**

According to the 2010 Census data, 42% of the City's housing units are owner occupied (4,908) and 58% (6,777) of the City's housing units are renter occupied.

A small family is defined as a family with two to four members. A large family is defined as a family with five or more family members. Small family households account for 38% of the total households in the City.

23% of the total number of households in the City of Williamsport are in the 0-30% HAMFI, 14.9% of the total households are greater than the 30-50% HAMFI, 19.5% of the total households are greater than 50-80% HAMFI, 11.4% of the total households are greater than 80-100% of the HAMFI and 31% of the total households are greater than 100% of HAMFI.

Percentages of households that contain at least one person age 62 or older are highest in the greater than 50-80% HAMFI category. Percentages of households that contain at least one person age 75 or older are highest in the greater than 30-50% HAMFI category.

The data from this section also reports the following:

- 2,670 of households in the 0% - 100% HAMFI (33%) have housing problems
- 2,150 of renter households in the 0% - 100% HAMFI have a housing problem. Renters make up 81% of the 2,670 households with a housing problem.
- 520 owner households in the 0% - 100% HAMFI have a housing problem. Owners make up 19% of the 2,670 households that have a housing problem.
- 2,575 (96 %) of the households with any housing problem are low income with annual incomes at or below 80% of HAMFI. Low income households are most likely to have housing needs issues due to limited resources.
- 2,125 (79%) of renter households with any housing problem are low income with annual incomes at or below 80% of the HAMFI.
- 48% of renter households are in the 0 – 80% AMI and are spending at least 30% of their income on housing costs. The County of Lycoming percentage for cost burdened rental households is 47% ( source: Housing Alliance of Pennsylvania, American Community Survey, US Census Bureau, 2008 - 2012)
- 920 (22%) of owner households with any housing problem are low income with annual incomes at or below 80% of the median income.

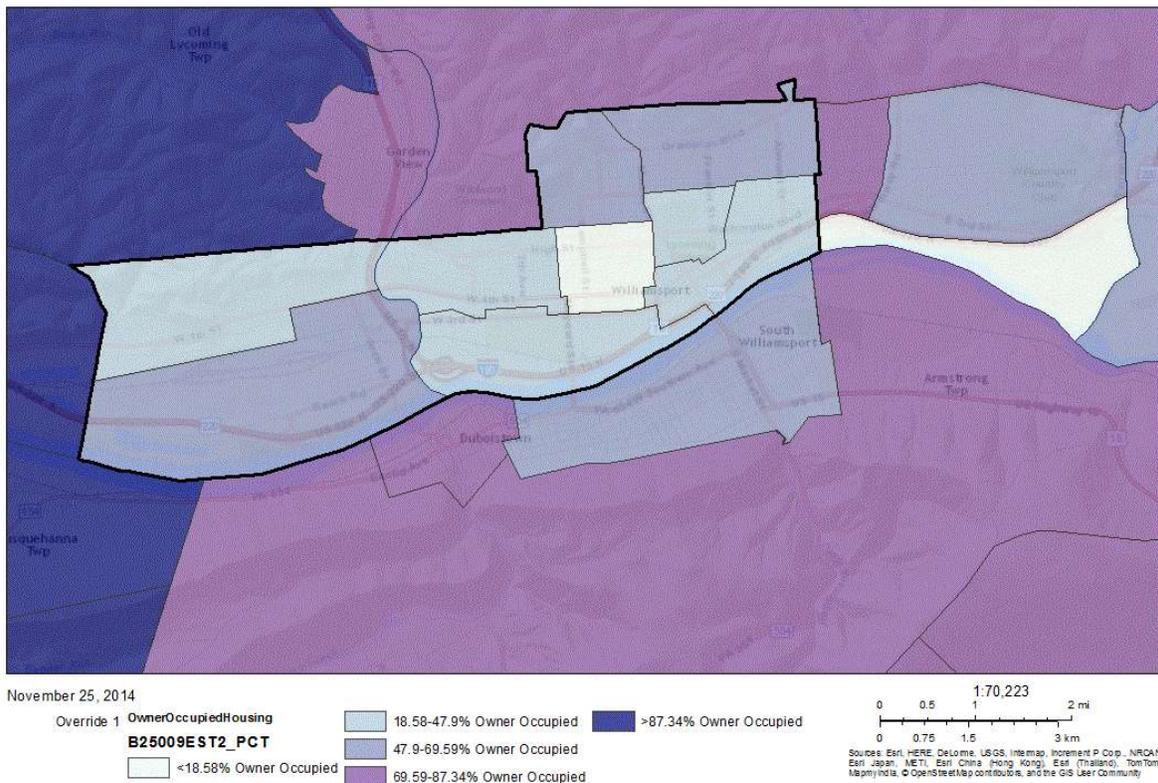
- Of the 11,685 households in the 0 -100% HAMFI, 4,188 households, representing 36% of the total households pay 30% or more of their household income for housing. 2,435 (37%) of the cost burdened households pay more than 50% of their income for their housing costs.
- 43% of renters in the 0 – 30% HAMFI range are severely cost burdened (over 50% of household income is used to pay for housing costs).
- Based on the data provided, 325 renter households have issues with overcrowding. The greatest number of overcrowding is for renters who are between 0% - 30% HAMFI.

Demographics	Base Year: 2000	Most Recent Year: 2010	% Change
Population	30,706	29,508	-4%
Households	12,213	11,685	-4%
Median Income	\$25,946.00	\$27,138.00	5%

**Table 5 - Housing Needs Assessment Demographics**

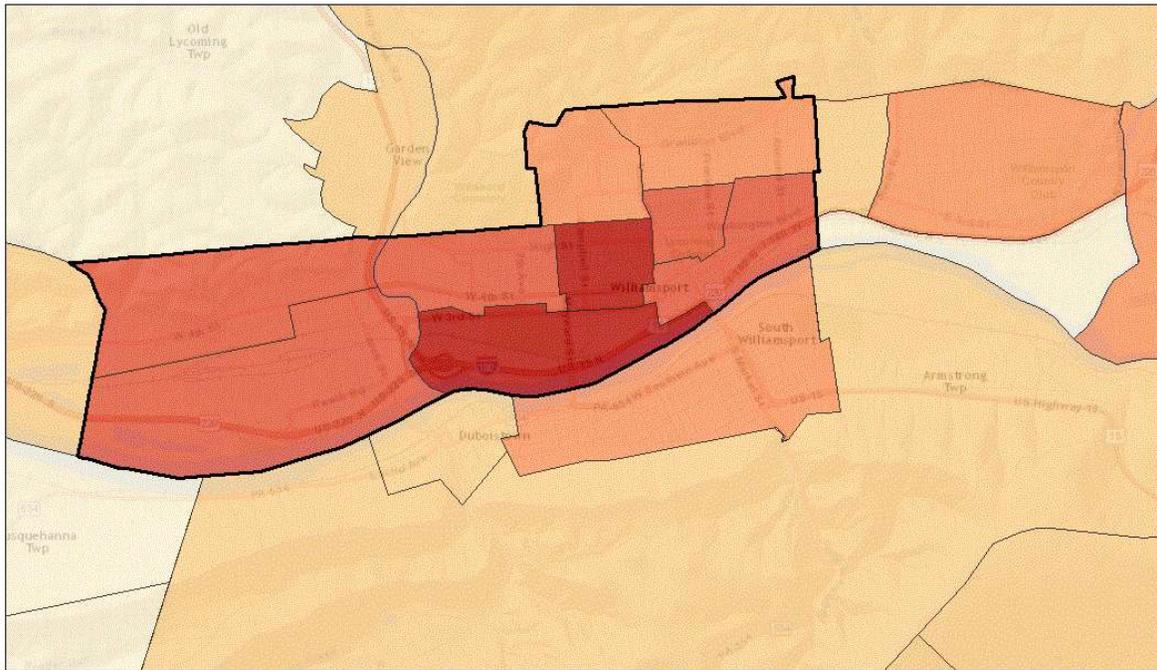
**Data Source:** 2000 Census (Base Year), 2006-2010 ACS (Most Recent Year)

maps.2015.%owner.occupied - Consolidated Plan and Continuum of Care Planning Tool

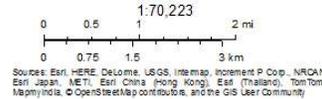


maps.2015.Consolidated.Plan - %owner.occupied

maps.2015.Consolidated.Plan - %.rental.housing



November 25, 2014



maps.2015.Consolidated.Plan - %.rental.housing

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	2,660	1,745	2,280	1,340	3,660
Small Family Households *	580	545	735	490	2,195
Large Family Households *	180	10	90	145	260
Household contains at least one person 62-74 years of age	355	290	450	235	395
Household contains at least one person age 75 or older	275	420	320	155	285
Households with one or more children 6 years old or younger *	375	290	275	150	410

\* the highest income category for these family types is >80% HAMFI

Table 6 - Total Households Table

Data Source: 2006-2010 CHAS

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

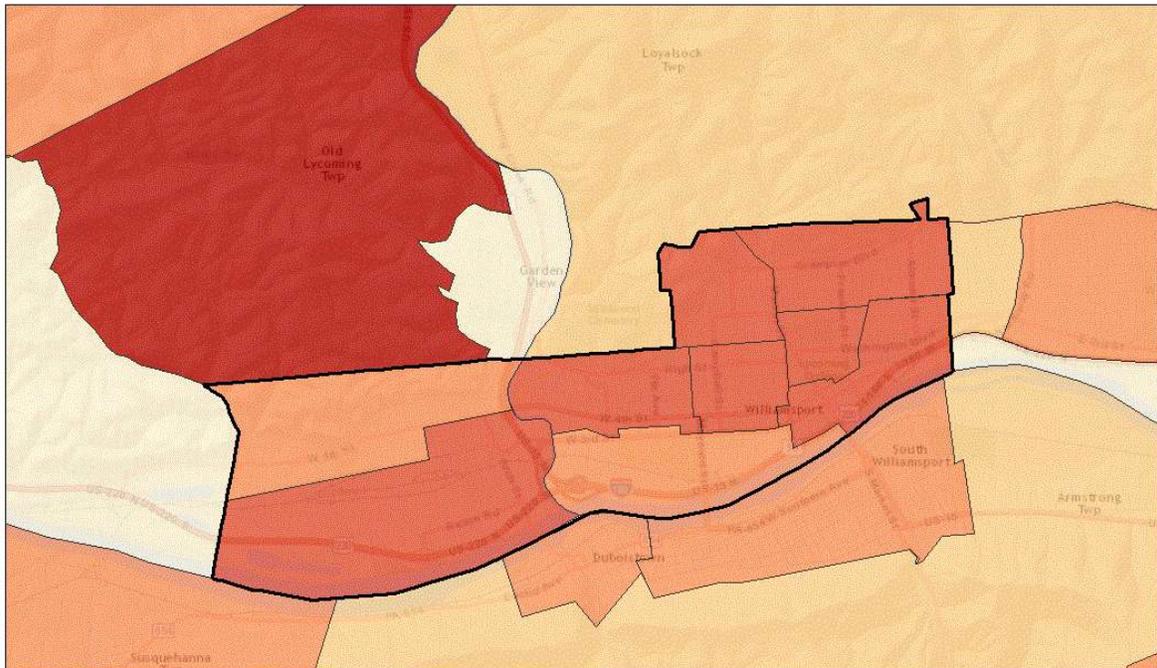
	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	90	75	20	0	185	0	0	0	10	10
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	70	0	15	0	85	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	55	10	0	25	90	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	1,440	340	0	0	1,780	180	175	95	60	510
Housing cost burden greater than 30% of income (and none of the above problems)	260	415	510	0	1,185	40	155	275	160	630

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	95	0	0	0	95	50	0	0	0	50

**Table 7 – Housing Problems Table**

Data 2006-2010 CHAS  
Source:

**Maps.2015.Consolidated.Plan - Rental.housing.built. before. 1949**



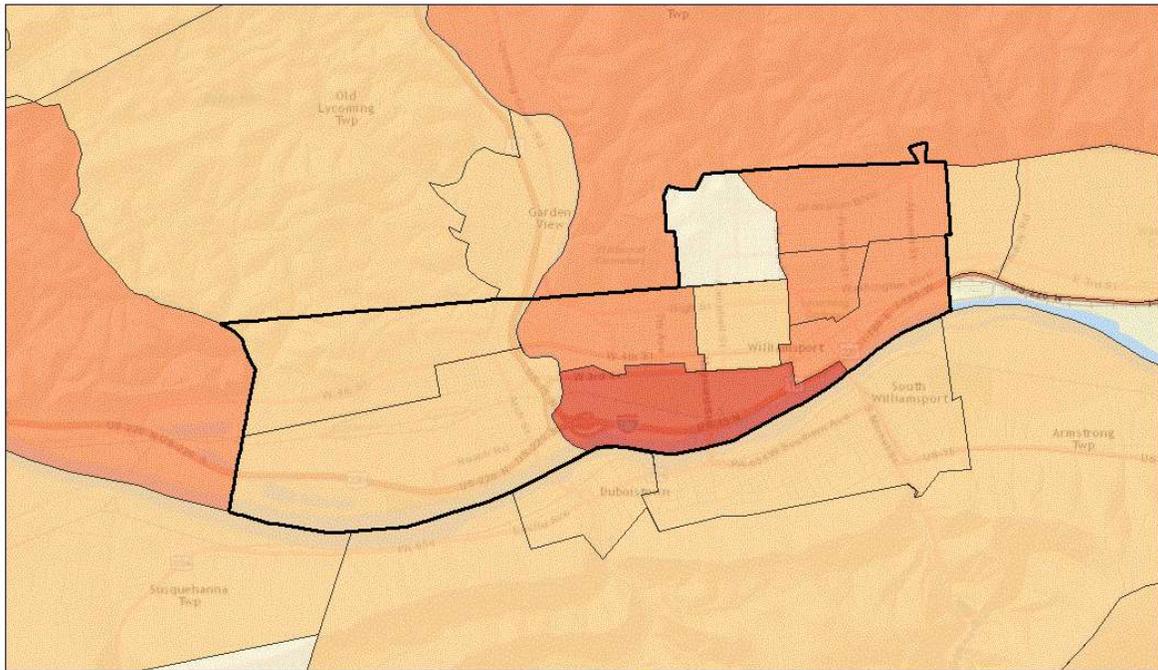
November 24, 2014

Override 1 RentalHousingBuiltBefore1949  
**B25036\_RENT\_49MINUS\_PCT**  
 <9.92%  
 9.92-29.59%  
 29.59-52.41%  
 52.41-80.38%  
 >80.38%

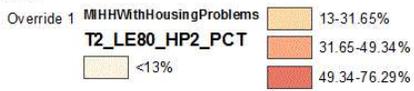
1:70,223  
 0 0.5 1 2 mi  
 0 0.75 1.5 3 km  
 Sources: Esri, HERE, DeLorme, USGS, Intermap, iPortant P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

**Maps.2015.Consolidated.Plan - Rental.housing.built. before. 1949**

2015.Consolidated.Plan.maps - %.MI.Households.severe.housing.problems



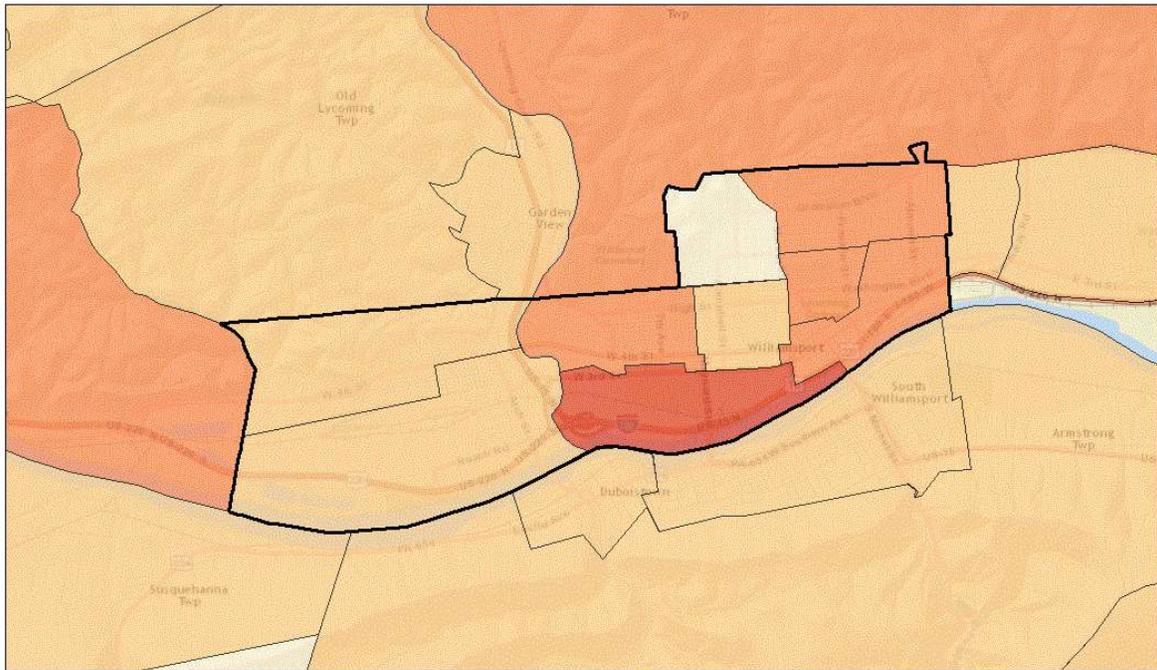
April 8, 2015



1:72,100  
 0 0.5 1 2 4  
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 Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri, Japan, METI, Esri, China, Hong Kong, Esri, Thailand, TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

2015.Consolidated.Plan.maps - %.ELI.severe.housing

2015.Consolidated.Plan.maps - %.MI.Households.severe.housing.problems



April 8, 2015

Override 1 MHHWithHousingProblems  
**T2\_LE80\_HP2\_PCT**  
 13-31.65%  
 31.65-49.34%  
 <13%  
 49.34-76.29%

0 0.5 1 2 mi  
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 1:72,100  
 Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri, Japan, METI, Esri, China, Hong Kong, Esri, Thailand, TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

2015.Consolidated.Plan.maps - %.MI.Households.severe.housing.problems

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	1,655	430	40	25	2,150	180	175	95	70	520
Having none of four housing problems	625	875	1,275	515	3,290	55	270	870	730	1,925
Household has negative income, but none of the other housing problems	95	0	0	0	95	50	0	0	0	50

Table 8 – Housing Problems 2

Data Source: 2006-2010 CHAS

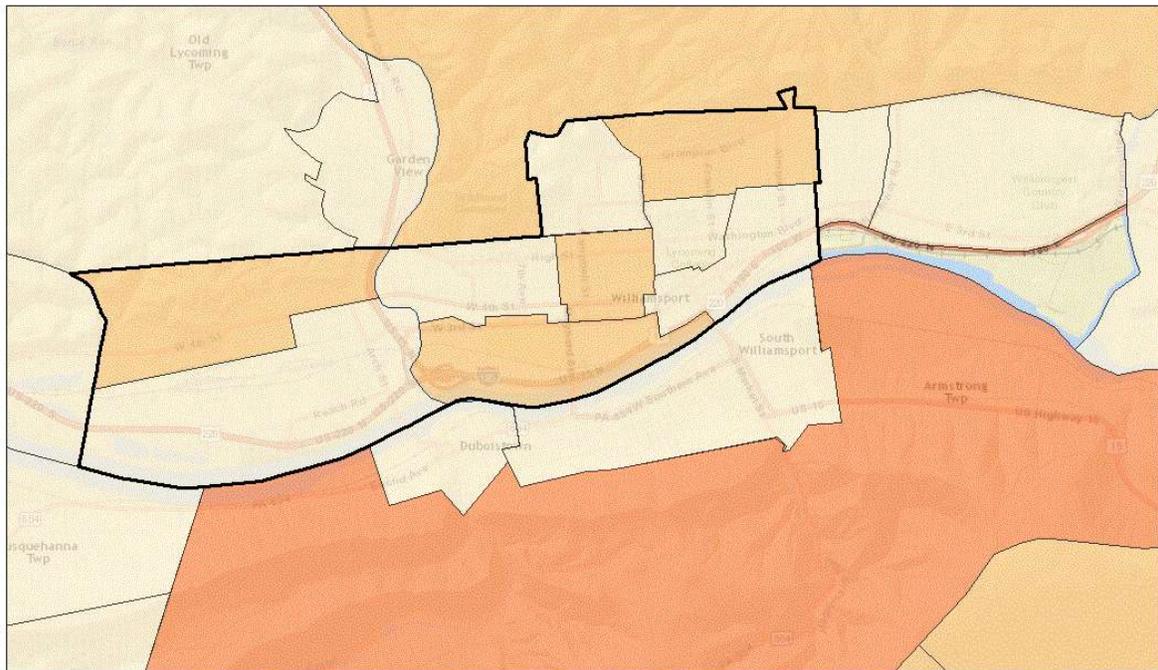
### 3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	455	235	170	860	45	125	105	275
Large Related	120	10	10	140	20	0	15	35
Elderly	350	285	120	755	115	149	160	424
Other	975	315	225	1,515	39	55	90	184
Total need by income	1,900	845	525	3,270	219	329	370	918

**Table 9 – Cost Burden > 30%**

Data 2006-2010 CHAS  
Source:

2015.maps.consolidated.plan - %.renter.units.affordable to 30% HAMFI



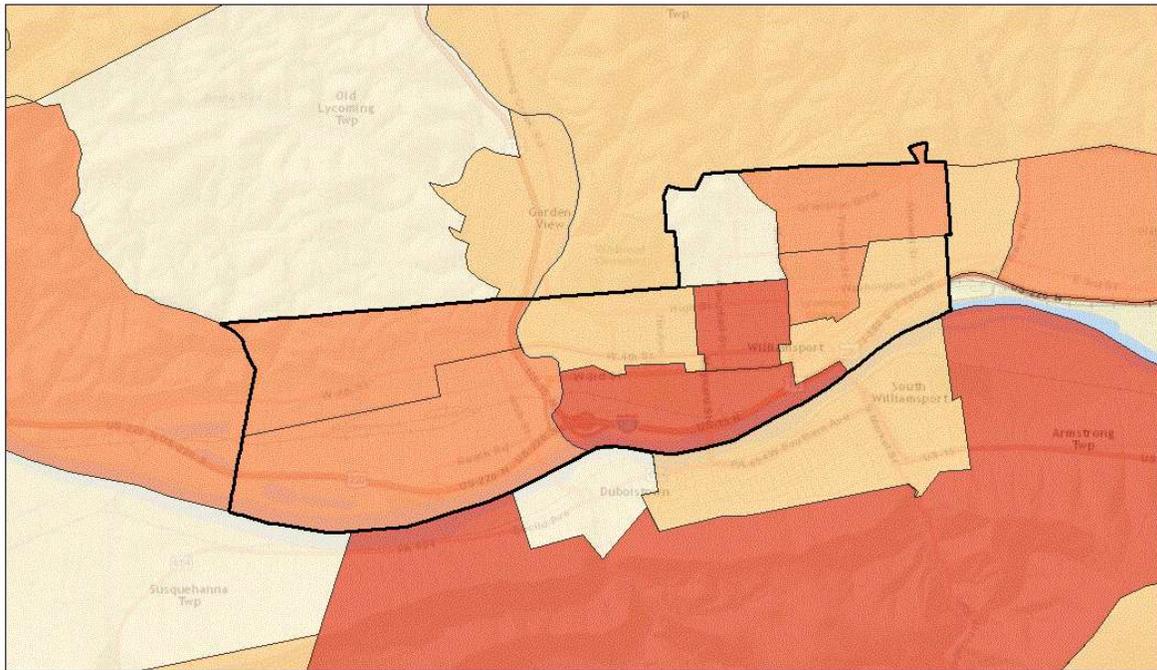
December 9, 2014

Override 1 RenterUnitsTo30PercentHAMFI 5.59-17.48%  
AFF\_AVAIL\_30\_R\_PCT 17.48-35.4%  
<5.59%

1:70,223  
0 0.5 1 2 mi  
0 0.75 1.5 3 km  
Sources: Esri, HERE, DeLorme, USGS, Intermap, iPlanet, P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

2015.maps.consolidated.plan - %.renter.units.affordable to 30% HAMFI

2015.Consolidated.Plan.maps - %.rental.units.affordable.50%.AMI



April 8, 2015

Override 1 RenterUnitsTo50PercentHAMFI  
**AFF\_AVAIL\_50\_R\_PCT**  
 <10.49%  
 10.49-27.93%  
 27.93-47.42%  
 47.42-76.57%

0 0.5 1 2 mi  
 0 1 2 4 km  
 1:72,100  
 Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P. Corp., NRCAN, Esri, Japan, METI, Esri, China, Hong Kong, Esri, Thailand, TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

2015.Consolidated.Plan.maps - %.rental.units.affordable.50%.AMI

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	425	90	0	515	45	90	45	180
Large Related	80	0	0	80	20	0	15	35
Elderly	220	175	0	395	80	55	0	135
Other	875	120	0	995	35	30	35	100
Total need by income	1,600	385	0	1,985	180	175	95	450

Table 10 – Cost Burden > 50%

Data Source: 2006-2010 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	115	10	0	25	150	0	0	0	0	0
Multiple, unrelated family households	0	0	0	0	0	0	0	0	0	0
Other, non-family households	10	0	15	0	25	0	0	0	0	0
Total need by income	125	10	15	25	175	0	0	0	0	0

Table 11 – Crowding Information – 1/2

Data Source: 2006-2010 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source:  
Comments:

**Describe the number and type of single person households in need of housing assistance.**

The data above reports the following:

- 4,475 households (38%) have housing problems
- 3,325 renter households have a housing problem. Renters make up 74% of the 4,475 households with a housing problem.
- 1,150 owner households have a housing problem. Owners make up 26% of the 4,475 households that have a housing problem.
- 4,220 (94 %) of the households with any housing problem are low income with annual incomes at or below 80% of MFI. Low income households are most likely to have housing needs issues due to limited resources.
- 3,300 (78%) of renter households with any housing problem are low income with annual incomes at or below 80% of the median income

- 59% of renter households are spending at least 30% of their income on housing costs. The County of Lycoming percentage for cost burdened rental households is 47% ( source: Housing Alliance of Pennsylvania, American Community Survey, US Census Bureau, 2008 - 2012)
- 920 (22%) of owner households with any housing problem are low income with annual incomes at or below 80% of the median income.
- Of the 11,685 households, 4,188 households, representing 36% of the total households pay 30% or more of their household income for housing. 2,435 (37%) of the cost burdened households pay more than 50% of their income for their housing costs.
- Based on the data provided above, 525 renter households and 120 owner occupied households have issues with overcrowding. The greatest number of overcrowding is for renters who are between 30% and 50% of the AMI.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

Wise Options, the local shelter that provides shelter for victims of domestic violence, reported that 60 adults and 33 children received shelter services in 2014 as victims of domestic violence. Wise Options reports that it provided service to 854 victims of domestic violence in 2014. Wise Options reported that it provided services to 96 persons who were victims of sexual assault in 2014. The 2010 Census reports that Williamsport has 5,340 persons (18.5%) with disabilities of the total population of the City of Williamsport. There is no data available to estimate the number and types of families who are disabled and are in need of housing.

**What are the most common housing problems?**

Williamsport has an older housing stock that is in need of repairs. Because of the old age of the housing in the City, the owners need assistance with maintenance and upkeep with their units so that they do not deteriorate.

Extremely low income households and cost burdened renters need decent affordable housing. The greatest need is for continued assistance in the form of a subsidy or an affordable unit. The availability of affordable units is also an issue, especially for the extremely low income.

**Are any populations/household types more affected than others by these problems?**

Low income renter households have the most cost burden. There is also an inadequate supply of housing for extremely low income populations.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the**

**needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

Low income individuals and families with children who are at imminent risk of either residing in shelters or becoming unsheltered include the working poor who are employed, but living “paycheck to paycheck”. Individuals who are being discharged from institutions such as prisons or mental health facilities are at risk of residing in shelters or becoming unsheltered. The HPRP Rapid Re-housing assistance that the City received terminated in 2012; however, the County of Lycoming has been awarded PHARE funding to develop a master leasing program to provide rapid re-housing assistance.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

Not Applicable.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

There is an increased risk of homelessness among those individuals and families that are extremely low income and severely cost burdened. People without adequate and stable income will be continually at risk of a housing crisis. People with no or minimum job skills are at risk of repeated housing crises. Children in single parent households are at risk of experiencing a housing crisis if they are poor. Cost burden, particularly among households whose income is less than 80% of MFI, is a concern. When households pay higher proportions of their incomes for housing, they are forced to sacrifice other basic necessities such as food, clothing, and health care.

**Discussion**

The City of Williamsport has a limited supply of affordable housing and a large supply of older homes that are in poor condition. In addition, households are facing increases in rents. Individuals and families facing difficulties with housing affordability, transience, and homelessness are at elevated risk for experiencing other effects including physical or mental health problems, disruptions to education or employment, and other social issues. Lack of stable and affordable housing has resulted in additional burdens on local public institutions. Lycoming County has 32 affordable and available rental units per 100 extremely low income households. There is a deficit of 2,047 affordable and available rental units for the lowest wage renters. (Source: Affordability and Availability of Rental Housing in the Third Federal Reserve District 2012; Federal Reserve Bank of Philadelphia).

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

This section has four tables that capture the number of housing problems by income and race.

For the jurisdiction as a whole, 77% of households in the 0% -30% AMI have one or more housing problems. There are 100 Hispanic households in this income range and 90% have housing problems.

There are fifteen American Indian/Alaska Native households in this income range and 100% of those households have one or more housing problems. There is a disproportionately greater need among these groups because the percentages are at least 10 percentage points higher than the percentage of persons in the category a whole. (77%)

For the jurisdiction as a whole, 69% of the total households in the 30% - 50% income range have one or more of the four housing problems. Of the ten Hispanic households in this income range, 100% of the households have one or more of the four housing problems. There is a disproportionately greater need among this group because the percentage is at least 10 percentage points higher than the percentage of persons in the category a whole. (69%)

For the jurisdiction as a whole, 36% of the total households in the 50% -80% AMI have one or more of the four housing problems. 49% of the black households in this income range have one or more of the four housing problems. There is a disproportionately greater need among this group because the percentage is at least 10 percentage points higher than the percentage of persons in the category a whole. (36%)

For the jurisdiction as a whole, 14% of the households in the 80 - 100% AMI income range have one or more of the four housing problems. 25% of the black households have one or more of the four housing problems. There is a disproportionately greater need among this group because the percentage is at least 10 percentage points higher than the percentage of persons in the category a whole.(14%)

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,075	430	165
White	1,585	340	130

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	305	75	25
Asian	0	0	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	90	10	0

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2006-2010 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,345	580	0
White	1,170	505	0
Black / African American	115	65	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	10	0	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2006-2010 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	870	1,515	0
White	775	1,310	0
Black / African American	100	105	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	30	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2006-2010 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	195	1,140	0
White	145	955	0
Black / African American	50	150	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	15	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2006-2010 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

## **Discussion**

### 0% - 30% AMI

For the jurisdiction as a whole, 77% of households in the 0% -30% AMI have one or more housing problems. 82% of the white households and 80% of the black households in the 0% - 30% AMI have one or more housing problems. There are 100 Hispanic households in this income range and 90% have housing problems. There are fifteen American Indian/Alaska Native households in this income range and 100% of those households have one or more housing problems.

### 30% - 50% AMI

For the jurisdiction as a whole, 69% of the total households in this income range have one or more of the four housing problems. 69% of white households have one or more of the four housing problems and 64% of the black households have one or more of the four housing problems. Of the ten Hispanic households in this income range, 100% of the households have one or more of the four housing problems.

### 50% - 80% AMI

For the jurisdiction as a whole, 36% of the total households in the 50% -80% AMI have one or more of the four housing problems, 37% of the white households in this income range have one or more of the four housing problems and 49% of the black households in this income range have one or more of the four housing problems.

### 80% - 100% AMI

For the jurisdiction as a whole, 14% of the households in this income range have one or more of the four housing problems. 13% of the white households have one or more of the four housing problems and 25% of the black households have one or more of the four housing problems.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

This section has four tables that capture the number of housing problems by income level and race.

There is a disproportionately greater need for the 15 American Indian/Alaska native households who are in the 0% - 30% AMI experiencing one or more of the four housing problems. 68% of the jurisdiction as a whole in this income range has one or more of the four housing problems. 100% of the American Indian/Alaska native households in this income range are experiencing one or more of the four housing problems, exceeding the 68% by more than 10 percentage points.

Of the total jurisdiction in the 30% - 50% is income range, 32% of the total households are experiencing one or more of the four severe housing problems. There is a proportionately greater need among black and Hispanic households in this income range. 44% of the black households in this income range are experiencing one or more of the four severe housing problems and of the 10 Hispanic households, 100% are experiencing one or more of the four severe housing problems. These percentages exceed the 10 percentage points of the 32% for the jurisdiction as a whole.

There is no disproportionately greater need in the 50% - 80% income range.

Of the total jurisdiction in the 80% -100% is income range, 5% of the households are experiencing one or more of the four severe housing problems. 25% of the black households in this income range are experiencing one or more of the four severe housing problems. This percentage exceeds the 10 percentage points of the 5% for the jurisdiction as a whole.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,780	720	165
White	1,360	570	130
Black / African American	260	125	25
Asian	0	0	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Hispanic	75	25	0

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2006-2010 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 30%-50% of Area Median Income

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	610	1,315	0
White	520	1,160	0
Black / African American	80	100	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	10	0	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2006-2010 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 50%-80% of Area Median Income

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	130	2,260	0
White	120	1,965	0
Black / African American	10	195	0

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	30	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2006-2010 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 80%-100% of Area Median Income

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	65	1,270	0
White	15	1,080	0
Black / African American	50	150	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	15	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2006-2010 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## Discussion

### 0% - 30% AMI

Of the total jurisdiction in this income range, 68% of the households are experiencing one or more of the four severe housing problems. 70% of white households in this income range have one or more of the four severe housing problems and 67% of black households in this income range have one or more of the four severe housing problems. Of the 100 Hispanic households in this income range, 75% of those households are experiencing one or more of the four severe housing problems. Of the 15 American Indian/Alaska Native households, 100% of those households have one or more of the four severe housing problems.

#### 30% - 50% AMI

Of the total jurisdiction in this income range, 32% of the total households are experiencing one or more of the four severe housing problems. 31% of the white households in this income range are experiencing one or more of the four severe housing problems, 44% of the black households in this income range are experiencing one or more of the four severe housing problems and of the 10 Hispanic households, 100% are experiencing one or more of the four severe housing problems.

#### 50% - 80%

Of the total jurisdiction in this income range, 5% of the households are experiencing one or more of the four severe housing problems. 6% of the white households in this income range are experiencing one or more of the four severe housing problems and 5% of the black households in this income range are experiencing one or more of the four severe housing problems.

#### 80% - 100% AMI

Of the total jurisdiction in this income range, 5% of the households are experiencing one or more of the four severe housing problems. 1% of the white households in this income range are experiencing one or more of the four severe housing problems and 25% of the black households in this income range are experiencing one or more of the four severe housing problems.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

The table below displays cost burden information including each racial and ethnic group. Categories are no cost burden (less than 30%), cost burden (30 - 50%), severe cost burden (more than 50%). The percentages represent the amount of income that households pay on housing related costs. It is assumed that the number of households whose income is \$0 or negative due to self-employment dividends and net rental income, have a housing cost burden of 100%.

20% of the total households for the jurisdiction as a whole are severely cost burdened (< 50%). 49% of the total (175) Hispanic households are severely cost burdened. A disproportionately greater need exists because the percentage of persons in this category is at least 10 percentage points higher than the percentage of persons in the category as a whole.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	7,375	2,210	2,420	165
White	6,315	1,940	1,930	130
Black / African American	875	185	320	25
Asian	20	0	0	0
American Indian, Alaska Native	0	0	15	0
Pacific Islander	0	0	0	0
Hispanic	80	10	85	0

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2006-2010 CHAS

### Discussion:

There are a total of 12,170 households accounted for in the above table. 60% of the total households have no cost burden (<30%). 61% of the white households have no cost burden (< 30%), 62% of the black households have no cost burden, 100% of the Asian households have no cost burden and 46% of the Hispanic households have no cost burden.

18% of the total households are cost burdened ( 30% - 50%). 18% of the white households are cost burdened, 13% of the black households are cost burdened and 6% of the Hispanic households are cost burdened.

20% of the total households are severely cost burdened (< 50%). 19% of the white households are severely cost burdened, 23% of the black households are severely cost burdened, and 49% of the Hispanic households are severely cost burdened.

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

### **Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

Although the Hispanic and the American Indian/ Alaska native population in the City of Williamsport is very small, there is a disproportionately greater need for these populations in the 0 – 30% AMI and the 30% - 50% AMI for housing problems and severe housing problems. There is a disproportionately greater need among black households in the 50% - 100% AMI for housing problems. There is a disproportionately greater need among black and Hispanic households in the 30% - 50% AMI for severe housing problems and black households in the 80% - 100% AMI have a disproportionately greater need regarding severe housing problems. There are 175 Hispanic households. 49% are severely cost burdened compared to 20% of the total households that are severely cost burdened.

### **If they have needs not identified above, what are those needs?**

The needs are to provide housing that is without one of the four housing problems and to reduce the cost burden by providing affordable housing to very low and low income persons.

### **Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

The highest minority concentration (44.9%) is located in Census Tract 4. Census Tract 9 has a minority concentration of 29.97%. The lowest minority concentrations are located in Census Tract 5 (6.38%) and Census Tract 1 (6.84%). The remaining six Census Tracts have a range of 10% - 20% minority population.

## NA-35 Public Housing – 91.205(b)

### Introduction

The Lycoming County Housing Authority has 318 units of public housing in the City of Williamsport. These units are located in six developments as well as two units that are scattered throughout the City. None of the public housing developments experience chronic vacancies and have a 99-100% occupancy rate. The most recent Physical Needs Assessment of LHA's housing stock was done in 2009. LHA administers 675 Section 8 housing choice vouchers. LHA's Section 8 payment standard is 110% of FMR. The major unmet need of LHA's Section 8 Housing Choice Voucher Program is the lack of funding. According to LHA, full funding has not been received for many years.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	459	513	0	464	1	46	2

**Table 22 - Public Housing by Program Type**

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

## Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	11,724	11,966	0	11,932	18,396	12,207
Average length of stay	0	0	5	6	0	6	0	5
Average Household size	0	0	1	1	0	2	1	1
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	146	168	0	120	0	46
# of Disabled Families	0	0	123	174	0	174	0	0
# of Families requesting accessibility features	0	0	459	513	0	464	1	46
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	333	368	0	319	1	46	2
Black/African American	0	0	121	143	0	143	0	0	0
Asian	0	0	0	0	0	0	0	0	0
American Indian/Alaska Native	0	0	4	1	0	1	0	0	0
Pacific Islander	0	0	1	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	10	18	0	18	0	0	0
Not Hispanic	0	0	449	495	0	446	1	46	2

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

**Data Source:** PIC (PIH Information Center)

## **Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

The Lycoming County Housing Authority (LHA) is in the process of updating its Section 504 assessment and transition plan. Of the total public housing units owned and managed by LHA, 11 units currently meet UFAS accessibility standards. The public housing waiting list has 6.6% elderly families and 7% families with disabilities of the total. The Section 8 Housing Choice Voucher Waiting list has 16% elderly families and 14% families with disabilities. These population groups are selected first. Participating Section 8 landlords make accessibility accommodations for persons with disabilities voluntarily.

## **Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

The average amount of time that an applicant remains on the waiting list for public housing is 9 to 12 months. The public housing waiting list is currently open. There are currently 476 applicants on the waiting list. Local preference for admission of eligible applicants include veterans, displaced, economic activities and current Lycoming County residents. 68% of the applicants for public housing are less than 30% of the AMI and 57% are families with children. Elderly families are at 6.6% and families with disabilities are at 7%. 50% of the applicants on the waiting list are white and 42.5% of the applicants are black.

The Section 8 Housing Choice Voucher waiting list is currently closed. There are 250 applicants on the waiting list. The single most important unmet need of the LHA's Section 8 Housing Choice Voucher program is an incorrect, negative perception of Section 8 participants committing crimes in the City and an insufficient supply of affordable rental units in the private marketplace. 54% of the applicants are less than 30% of the AMI. 67% of the applicants are families with children and 16% are elderly families. 14% are families with disabilities. 44% of the applicants are white and 49% are black. There are 39 public housing residents on the Section 8 HCV waiting list. A new Section 8 applicant will remain on the waiting list for 12-18 months before receiving a voucher.

## **How do these needs compare to the housing needs of the population at large**

The number of families on the public housing lists and the amount of time spent on the waiting lists represent the overall housing needs of the extremely low income population in the City and demonstrate the need for affordable housing for the extremely low income who are at less than 30% of the AMI.

## **Discussion**

LHA serves both the City of Williamsport and Lycoming County. The Lycoming County Commissioners appoint the LHA's Board. Public Housing needs and high priorities are the following: capital improvements, modernization and rehabilitation.

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

Strategy, goals and action steps for ending chronic homelessness in the Northeast COC are formulated on the State level.

The Altoona/Central PA Regional Homeless Advisory Board (RHAB) has representation from 21 participating counties. It identifies regional and local homeless issues, coordinates regional planning for projects, identifies regional housing gaps, needs, strategies and priorities. The RHAB provides input and feedback to the PA Steering Committee on Homelessness on policies, priorities and issues of statewide significance.

The PA Homeless Steering Committee has representatives from all of the COC's, key state agencies and homeless stakeholders. It identifies and addresses policy issues, sets state priorities, ensures coordination among public and private agencies and maximizes the use of mainstream and state resources.

### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	2	13	0	0	8	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	3	67	0	0	48	0
Chronically Homeless Individuals	0	1	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	3	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0

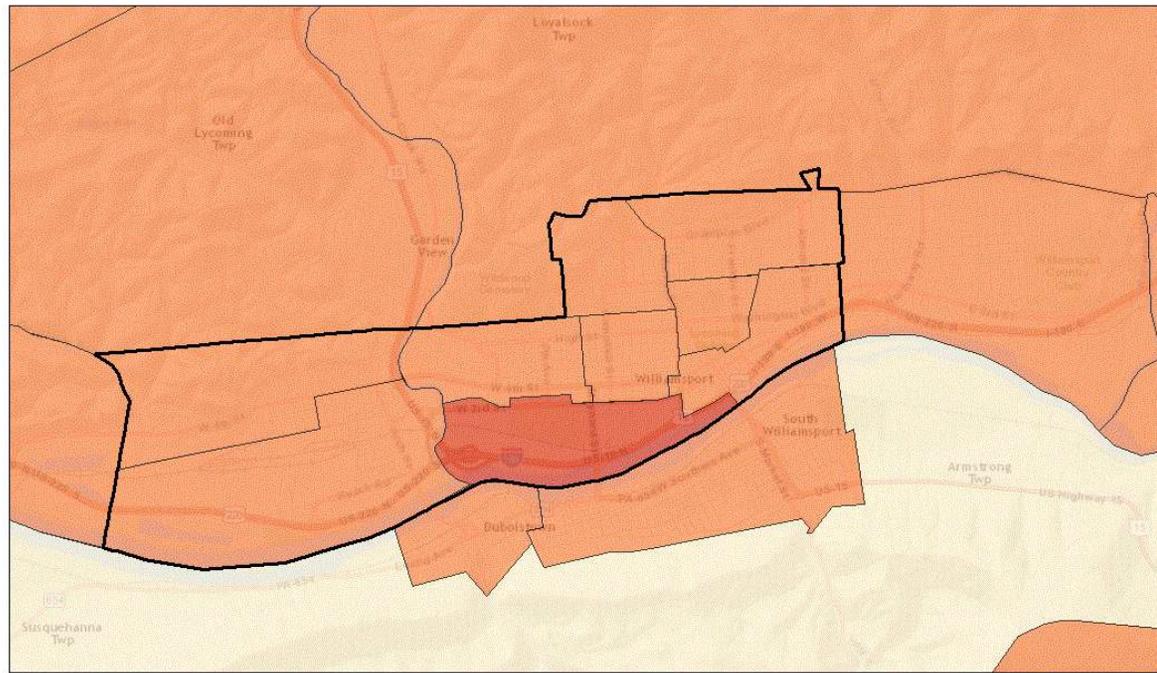
Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons with HIV	0	1	0	0	0	0

**Table 26 - Homeless Needs Assessment**

Data is from the 2014 Point-In-Time Count for Lycoming County. Data is not available to complete the other categories of the unsheltered Homeless Needs Assessment.

**Data Source Comments:** Data is not available to complete the entire Homeless Needs Assessment chart.

maps.2015.Consolidated.Plan - % change.in.median.rent



November 25, 2014

Override 1 ChangeInMedianRent

PCT\_MED\_CONTRACT\_RENT

-27.58-16.62%

16.62-35.42%

>35.42%

1:70,223

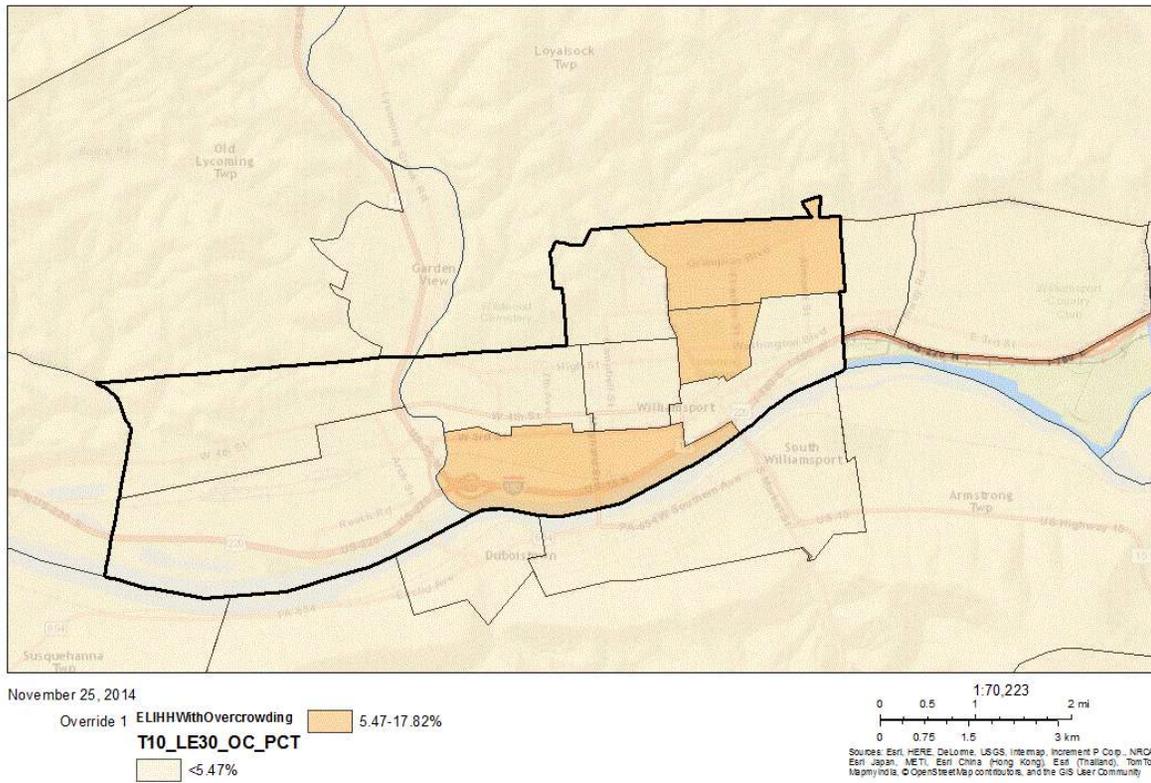
0 0.5 1 2 mi

0 0.75 1.5 3 km

Source: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

maps.2015.Consolidated.Plan - % change.in.median.rent

maps.2015.consolidated.plan - % extremely low income overcrowding



maps.2015.consolidated.plan - % extremely low income overcrowding

Indicate if the homeless population is: Has No Rural Homeless

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

According to the Point-In-Time Count conducted by the COC in 2014, 51 adults without children were in transitional shelters and 16 adults without children were in emergency shelters. Homeless families with children accounted for 3 households in emergency shelters and 10 families in transitional shelters. There was 1 chronically homeless individual in emergency shelters during the 2014 Point in Time count..

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	0	0
Not Hispanic	0	0

Data Source  
Comments:

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

People without adequate and stable income will be continually at risk of a housing crisis. Children in single parent households are at risk of experiencing a housing crisis if they are poor. Cost burden, particularly among households whose income is less than 80% of MFI, is a concern. Others who are vulnerable to residing in shelter or on the street, and are at risk of becoming homeless include the following: persons leaving institutions, households with income less than 30% of MFI, victims of domestic violence, special needs populations, people who are doubling up, which is often identified by overcrowding and large families who are low income.

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

There is no data available on homelessness by racial and ethnic group available for the City of Williamsport or for Lycoming County.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

The Williamsport Housing Alliance performed a point-in-time walking count on August 26, 2014. There was a total of 11 unsheltered persons, a total of 25 persons in emergency shelters and a total of 83 persons in transitional shelters. Other homeless subpopulations included in the total in the above table include severely mentally ill (3 individuals in emergency shelter and 3 individuals in transitional shelter), chronic substance abuse (7 persons in emergency shelter and 8 in transitional shelter), persons with HIV/AIDS (reported above), persons with disabilities (11 in emergency shelter and 14 in transitional

shelter), veterans (reported above), and victims of domestic violence (6 in emergency shelter and 17 in transitional shelter). .

**Discussion:**

The homeless population in the City of Williamsport and Lycoming County are often unseen on the streets. They are living in their cars, campgrounds or in encampments by the Susquehanna River. They struggle to find services to get the assistance they need and even though they may be working, the wages are not high enough. Barriers to permanent housing include records of eviction, criminal records or being in recovery from drug and/or alcohol addiction. Problems have been due to significant funding cuts to mental health providers. Persons leaving the prison system often have a difficult time finding housing. Offenders do not have access to public housing and it is difficult to find private employment. Lycoming County states that 100% of its prison population will be released within two years time. There are offenders who should have been released from prison, but have no place to go. It is estimated that 85% of inmates in state prisons who are released return to their communities within five years.

The County of Lycoming is in the process of instituting a master lease program that will work with housing providers and landlords to secure housing for those populations that find it difficult to find housing and for those individuals and families that are facing homelessness.

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

According to the 2010 Census, Williamsport has 5,340 persons with disabilities. This represents 18.5% of the total population. In 2000, 24% of the population was reported as persons with disabilities. The overall state wide percentage for persons with disabilities of all ages is 13.1% as opposed to 18.5% in Williamsport.

### **Describe the characteristics of special needs populations in your community:**

Special needs populations in Williamsport include adults with disabilities, people over the age of 62, victims of family violence, individuals with drug and alcohol addiction and individuals with AIDS.

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

Agencies that provide housing and supportive services for special needs populations agree that there should be more affordable housing options for lower income persons. Housing and supportive service needs include having affordable housing that is also accessible and available when it is needed.

Because of these needs, the County of Lycoming and the Coordinated Task Force are developing a Master Leasing program as part of the Lycoming County Supportive Housing program that would allow a designated social service agency to enter in a leasing agreement with local landlords in order to provide housing options to special needs populations as well as to newly homeless persons. The program will provide financial assistance to those in need as well as housing related services to help these individuals and families succeed in finding and keeping their housing situation.

### **Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

AIDS Resource reports that they have 73 clients who reside in the City of Williamsport. Of the 73 clients, 33 are women and 40 are men. 33 are black, 3 are Hispanic 1 is multi-racial and 36 are white. The majority of clients are between the ages of 40 and 60. AIDS Resource reports that there may be more cases of AIDS in the City, but they only have information for people who are active AIDS Resource clients.

**Discussion:**

The Center for Independent Living, Wise Options, Office of the Aging, West Branch Drug and Alcohol and AIDS Alliance Resource are agencies that serve the special needs population and offer housing and supportive services.

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

The City has identified the following community development needs:

#### Public Facilities

- Improve parks and recreation facilities
- Installation of ADA compliant curb ramps
- Flood pump station improvements

#### Codes Enforcement

- Perform inspections in blighted areas, which are often low/moderate income areas. This activity will help to arrest decline and complements other activities aimed at achieving the same objectives.

#### Blight Elimination

- Blight elimination on a spot basis to remove conditions detrimental to public health and safety when a property owner will not take responsibility for removing the hazards. Municipal liens are placed against the property.

City staff, elected officials and residents helped to identify and prioritize the City's public facilities needs.

### **How were these needs determined?**

The need for public facilities activities is determined by the evaluation by City staff and other interested parties. The City of Williamsport Capital Improvement Program (CIP) is completed by various City Departments and adopted by the City Council. The CIP schedules the future provision of capital improvements based on the need for various projects, and on the City's financial ability to pay for the improvements. Formulation of the CIP is based on the City of Williamsport's overall goals and objectives for developing capital projects. There is a high degree of interaction between the CIP and the above listed plans. The type, location, capacities, and ultimately the cost of future capital improvements are determined by the development allowed under the City of Williamsport's plans.

### **Describe the jurisdiction's need for Public Improvements:**

#### Infrastructure

- Improve water and sewer infrastructure including separation of storm sewers throughout the City, and improved delivery of water service and fire hydrants.
- Street improvements including reconstruction and updating to safe proportions standards

### **How were these needs determined?**

Williamsport's community infrastructure is dated. Maintaining and improving infrastructure is vital for long term viability of the City. The need for public improvements is determined by the evaluation by City staff and other interested parties. The City of Williamsport Capital Improvement Program (CIP) is completed by various City Departments and adopted by the City Council. The CIP schedules the future provision of capital improvements based on the need for various projects, and on the City's financial ability to pay for the improvements. Formulation of the CIP is based on the City of Williamsport's overall goals and objectives for developing capital projects. There is a high degree of interaction between the CIP and the above listed plans. The type, location, capacities, and ultimately the cost of future capital improvements are determined by the development allowed under the City of Williamsport's plans.

### **Describe the jurisdiction's need for Public Services:**

#### Public Services

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

### **How were these needs determined?**

The needs were determined by surveys and interviews with social service agencies. Completed surveys from public service providers indicate that there is a need for short term rental, mortgage, and utility assistance to prevent homelessness of the individual or family. In addition, there is a need for programs for at-risk youth.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

With a population of 29,508, 11,646 total housing units, and a median house value of \$86,700, house prices in Williamsport are solidly below the national average.

The housing in Williamsport was primarily built before 1939 (56.11%), making the housing stock in Williamsport some of the oldest overall in America, although there is a range of ages of homes in Williamsport. The next most important housing age are the years between 1940-1969 (28.37%), followed by the years between 1970-1999 (13.24%). There is also some housing in Williamsport built between 2000 and later (2.29%).

According to the 2010 Census data, 9.5% (1,218) of the total housing units in the City are vacant. 46% of the vacant units are for rent.

In the last 10 years, Williamsport real estate appreciated 37.02% over the last ten years, which is an average annual home appreciation rate of 3.20%. (information provided by NeighborhoodScout)

According to a report by the Multiple Listing Services, the total number of active listings is almost identical from the first half of 2013 to the first half of 2014. The number of new listings is slightly down by about 9%. The number sold in the first six months last year (168) is down versus the first six months of this year (148). The sold volume is down 5% from last year. Statistics indicate a stable market.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

The 2000 Census reported 13,524 housing units in the City. 60% are single family homes. By 2010, total housing units decreased by 253 (-1.8%) to 13,271.

The rate of homeownership in the City decreased from 2000. Renters accounted for 58%, an increase from 2000. While Williamsport's overall rate of home ownership was 42% in 2010, rates varied significantly among racial and ethnic populations as follows: 38% homeowners are white, 2.5% are black, 1.6% are other races including hispanic.

Single-family detached homes are the single most common housing type in Williamsport, accounting for 46% of the city's housing units. Other types of housing that are prevalent in Williamsport include single units attached (14%), two to four units (22%), five to nineteen units (10%) and 20 plus units (7%).

The most prevalent building size and type in Williamsport are three and four bedroom dwellings, chiefly found in single-family detached homes. The City has a mixture of owners and renters, with 42% of the households owning a home and 58% of the households renting a home.

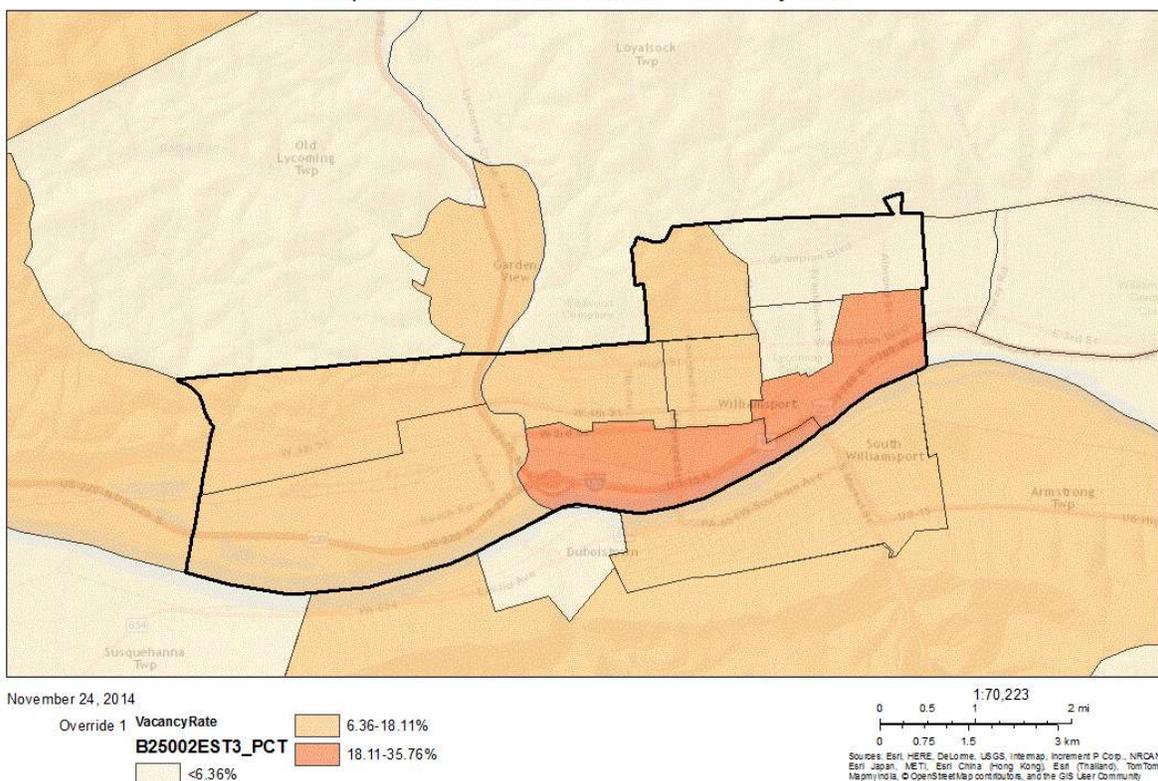
### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	6,119	46%
1-unit, attached structure	1,833	14%
2-4 units	2,948	22%
5-19 units	1,359	10%
20 or more units	966	7%
Mobile Home, boat, RV, van, etc	46	0%
<b>Total</b>	<b>13,271</b>	<b>100%</b>

**Table 27 – Residential Properties by Unit Number**

Data Source: 2006-2010 ACS

Maps.2015.Consolidated.Plan - Vacancy rate



Maps.2015.Consolidated.Plan - Vacancy rate

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	0	0%	346	5%
1 bedroom	53	1%	1,727	27%
2 bedrooms	595	11%	1,947	30%
3 or more bedrooms	4,546	88%	2,471	38%
<b>Total</b>	<b>5,194</b>	<b>100%</b>	<b>6,491</b>	<b>100%</b>

Table 28 – Unit Size by Tenure

Data Source: 2006-2010 ACS

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

Public housing developments in the City include the following: Michael Ross, PD Mitchell, Roundhouse Townhomes, Peter Herdic Highrise and William Hepburn. Of these 318 units, 139 (44%) are intended for general occupancy and 179 (56%) are reserved for elderly households.

The City uses HOME funds to support home ownership through its homebuyer program. HOME funds are also used to develop new owner occupied housing through the City's two CHDO's. The City also provides HOME funding to develop affordable rental housing. Both CDBG and HOME funds are used to rehabilitate owner occupied homes of income eligible homeowners.

There is substantial privately assisted housing inventory in Williamsport. Privately assisted housing is privately owned, but affordable due to the funding source used to develop the housing units. This type of subsidized housing differs from public housing that is owned by a government entity. Eligible resident households typically include those who are elderly, low and moderate income or disabled. Financing for these affordable units typically comes from state and federal sources such as the Low Income Housing Tax Credit Program.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

It is not expected that any affordable housing units will be lost in the next five years.

**Does the availability of housing units meet the needs of the population?**

There are available housing units, but as evidenced by the Housing Needs section of this plan, there is a need for affordable housing units for those people that are at 0 to 30% of the MFI.

According to the Housing Alliance of Pennsylvania, hard working families, seniors, and people with disabilities living in Lycoming County are struggling to find and maintain homes they can afford.

**Describe the need for specific types of housing:**

There is a need for housing that is affordable to those persons and households who are at 0 to 30% of the MFI. Based on the Housing Needs section of this plan, 3,270 renters in the City are cost burdened. Of those 3,270 renters, (58%) are in 0 - 30% of the MFI. income Persons in this income range are extremely cost burdened and are unable to afford the limited housing that is available.

**Discussion**

There is a need for housing that is affordable to those persons and households who are at 0 to 30% of the MFI. Based on the Housing Needs section of this plan, renter households in the City are cost burdened. Of those renter households that are cost burdened, 66% are in the 0 - 30% of the MFI.

Persons in this income range are extremely cost burdened and are unable to afford the limited housing that is available.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

The 2000 Census reported that the median value of an owner occupied unit in the City of Williamsport was \$67,900. The median value of housing in the City in 2010 was \$86,700, an increase of 28%. The value in Lycoming County for 2008 - 2012 was \$129,200.

The Census provides information regarding gross rent, which is the contract rent plus the estimated average monthly cost of utilities and fuels. City-wide, in 2010, the median gross rent was \$463. The median gross rent increased by 29% from 2000, when the median gross rent was \$358 per month.

The median home values are much higher in Census Tracts 1 and 2 than they are elsewhere in the City. These census tracts also have substantially higher owner occupancy rates than the City and the lowest vacancy rates in the City. The median gross rent is also highest in Census Tract 2.

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2010	% Change
Median Home Value	67,900	86,700	28%
Median Contract Rent	358	463	29%

Table 29 – Cost of Housing

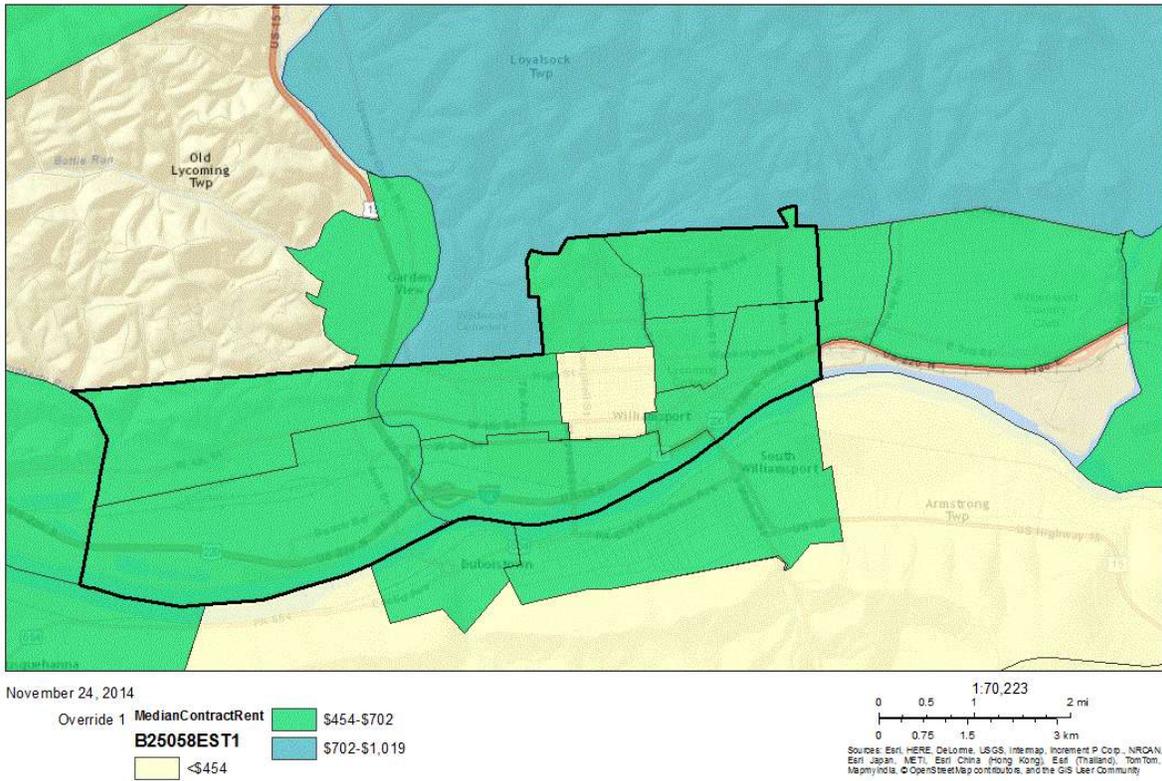
Data Source: 2000 Census (Base Year), 2006-2010 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	4,060	62.6%
\$500-999	2,254	34.7%
\$1,000-1,499	94	1.5%
\$1,500-1,999	0	0.0%
\$2,000 or more	83	1.3%
<b>Total</b>	<b>6,491</b>	<b>100.0%</b>

Table 30 - Rent Paid

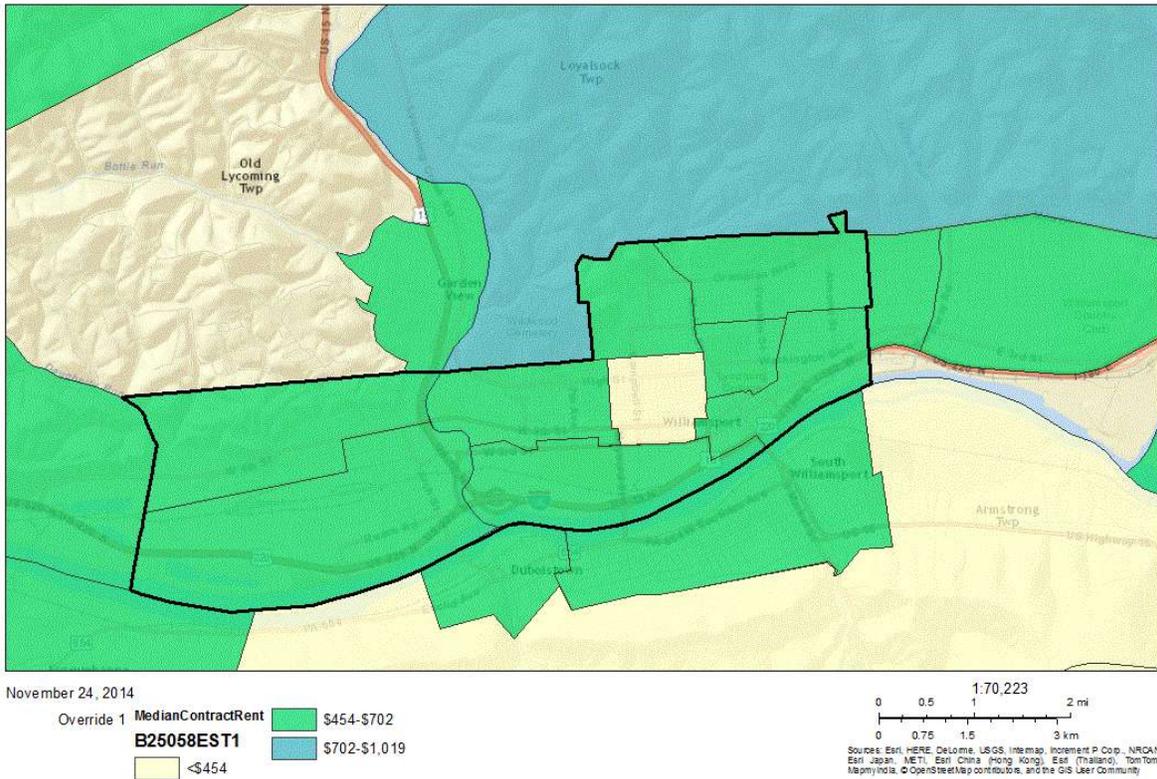
Data Source: 2006-2010 ACS

CPD Maps - Consolidated Plan and Continuum of Care Planning Tool



CPD Maps.2015.Consolidated.Plan - median.home.value

Maps.2015.Consolidated.Plan - median.rent.values



Maps.2015.Consolidated.Plan - median.rent.values

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	565	No Data
50% HAMFI	2,485	580
80% HAMFI	4,975	1,590
100% HAMFI	No Data	2,305
<b>Total</b>	<b>8,025</b>	<b>4,475</b>

Table 31 – Housing Affordability

Data Source: 2006-2010 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	524	591	748	990	1,014
High HOME Rent	524	591	748	906	991
Low HOME Rent	487	521	626	723	806

## Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

### **Is there sufficient housing for households at all income levels?**

There is a need for housing for individuals and families whose income is 0 – 50% of the median income. Based on the data provided by HUD, there are only 7% of the total number of rental units are affordable to families at 30% HAMFI.

According to the Housing Alliance of Pennsylvania, Lycoming County has 32 affordable and available rental units per 100 extremely low income households. There is a deficit of 2,047 affordable and available rental units for the lowest wage renters.

### **How is affordability of housing likely to change considering changes to home values and/or rents?**

It is anticipated that homes values and rents will continue to increase slightly.

There continues to be an affordability gap for low income residents who are having difficulty finding housing due to rising rents. Rental costs increased significantly in recent years as a result of an influx of workers from out of the area who work in the Marcellus Shale Gas industry. Although the industry activity has tapered off somewhat in recent years and rents have stabilized, there is still a healthy presence of gas related industries within the area to justify the need for additional affordable housing developments within the City.

### **How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

The median contract rent is \$463, significantly lower than the HOME rents/Fair Market rents. This data will not be a factor in the City's strategy to produce or preserve affordable housing.

### **Discussion**

According to a report by the Multiple Listing Services, the total number of active listings is almost identical from the first half of 2013 to the first half of 2014. The number of new listings is slightly down by about 9%. The number sold in the first six months last year (168) is down versus the first six months of this year (148). The sold volume is down 5% from last year. Statistics indicate a stable market.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

Using indicators of housing deficiency available from the data below, the following provides an overview of the condition of the housing stock in the City of Williamsport.

- The age of a structure is used to show the time the unit has been in the inventory and the duration of time over which substantial maintenance is necessary. The data below reports that 8,003 units, which is about 68% of the housing units in the City of Williamsport, were built before 1950.
- Overcrowding is directly related to the wear and tear sustained by the structure.
- Six out of the nine Census Tracts have over 85% of the housing built before 1980

### Definitions

The definition for units that are of "standard condition" are units that require only cosmetic work, correction of minor livability problems or maintenance work. The definition of units that are of "Substandard Condition Suitable for Rehabilitation" means any unit that requires substantial corrective rehabilitation of structural components and building systems (e.g. electrical, plumbing, heating/cooling). Rehabilitation is considered financially unfeasible when improvement costs exceed fifty percent (50%) of the replacement cost of the dwelling.

Selected conditions are similar to housing problems in the needs assessment and include (1) lacks complete plumbing facilities, (2) lacks complete kitchen facilities, (3) more than one person per room, and (4) cost burden greater than 30%.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	1,407	27%	3,027	47%
With two selected Conditions	8	0%	280	4%
With three selected Conditions	0	0%	28	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	3,779	73%	3,156	49%
<b>Total</b>	<b>5,194</b>	<b>100%</b>	<b>6,491</b>	<b>100%</b>

Table 33 - Condition of Units

Data Source: 2006-2010 ACS

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	169	3%	161	2%
1980-1999	217	4%	571	9%
1950-1979	1,010	19%	1,554	24%
Before 1950	3,798	73%	4,205	65%
<b>Total</b>	<b>5,194</b>	<b>99%</b>	<b>6,491</b>	<b>100%</b>

Table 34 – Year Unit Built

Data Source: 2006-2010 CHAS

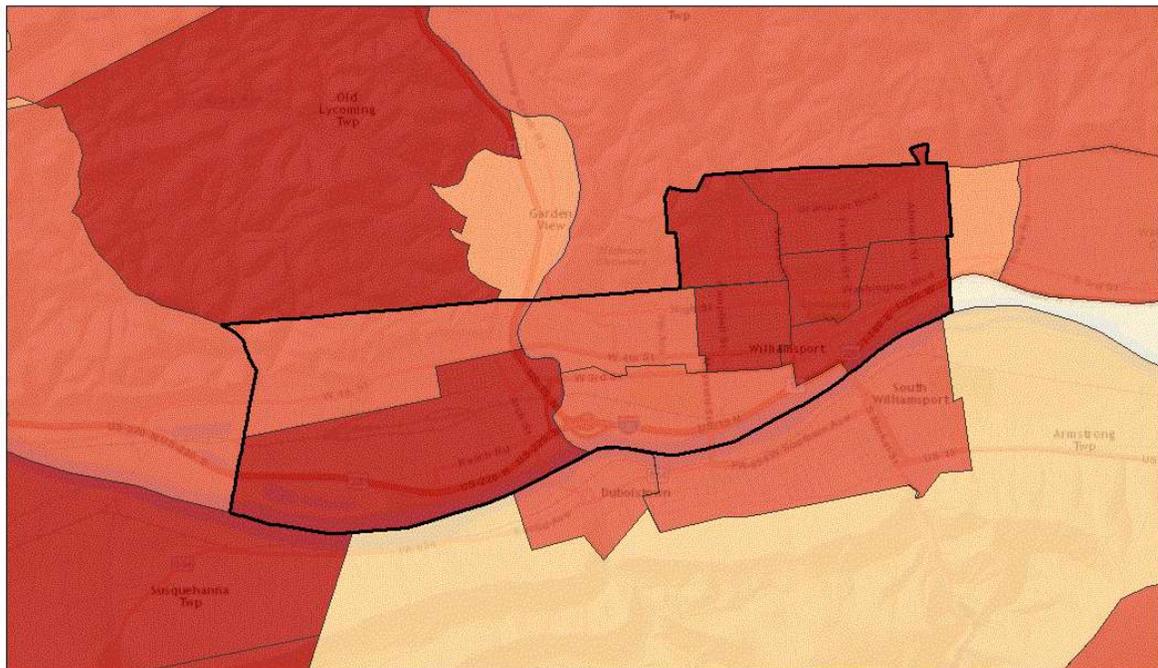
## Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	4,808	93%	5,759	89%
Housing Units build before 1980 with children present	95	2%	1,065	16%

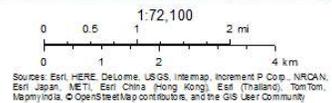
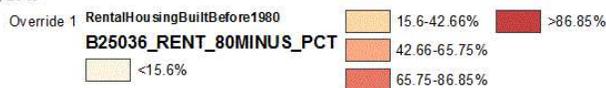
Table 35 – Risk of Lead-Based Paint

Data Source: 2006-2010 ACS (Total Units) 2006-2010 CHAS (Units with Children present)

2015.Consolidated.plan.maps - %.renter.housing.built.before.1980



April 8, 2015



2015.Consolidated.plan.maps - %.renter.housing.built.before.1980

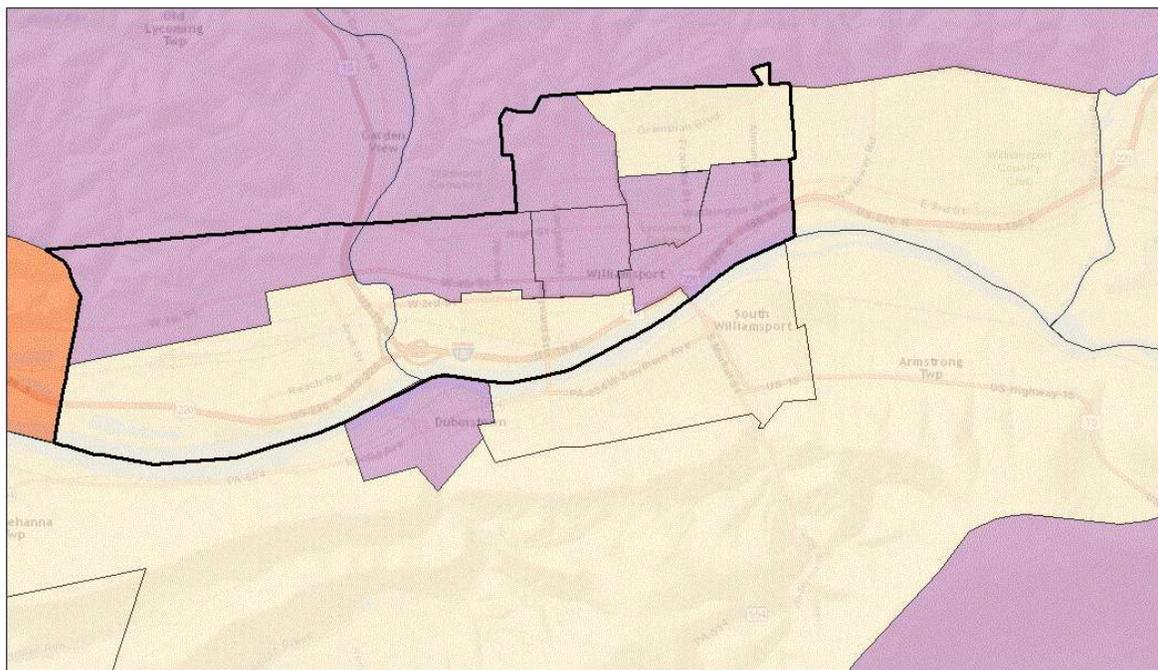
## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 36 - Vacant Units**

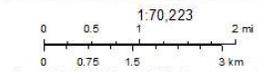
Data Source: 2005-2009 CHAS

**% point change rental vacancy rate - 2015 cons plan maps**



January 21, 2015

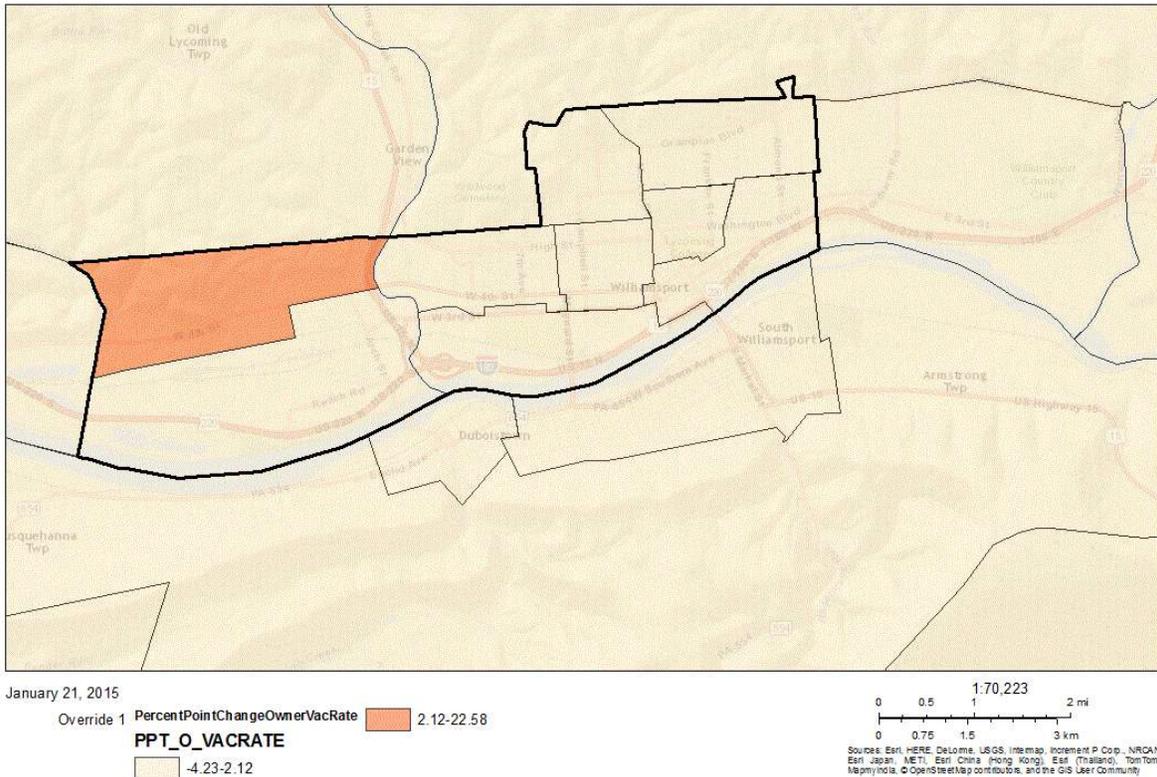
Override 1 PercentPointChangeRentalVacRate  
**PPT\_R\_VACRATE**  
 -16.37--2.45



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

**% point change rental vacancy rate - 2015 cons plan maps**

%point.change.owner.vacancy.rate - 2015.maps.consolidated.plan



%point.change.owner.vacancy.rate - 2015.maps.consolidated.plan

### Need for Owner and Rental Rehabilitation

The data above reports that 8,003 units in the City were built prior to 1950. Housing units built before 1950 account for 73% of the owner occupied units and 65% of the rental units. Maintenance of the housing stock through rehabilitation is the primary means available to the City of Williamsport to ensure safe and decent housing in the community to low income households.

### Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

There are 10,567 housing units in the City that were built before 1980. The number of units built before 1980 and occupied by households with children serves as a default baseline of units that contain lead-based paint hazards. 2% of the total number of owner occupied units and 16% of the total number of renter units are units built before 1980 and include households with children.

There is no data available that tracks how many housing units that contain lead-based paint hazards are occupied by low or moderate income families; however, the 2007 -2011 CHAS indicates that 10.13% of families in poverty are homeowners and 89.86% of families in poverty are renters. Based on the high

percentages of homes built prior to 1980 for both homeowners and renters, it can be assumed that the majority of low income owners and renters are living in homes that contain lead-based paint hazards.

## **Discussion**

While there are units that are not feasible for rehabilitation, much of the housing stock can be maintained and made habitable through rehabilitation. It is imperative that the City continue with preserving and upgrading its housing stock to provide safe, decent and affordable housing for its residents. Housing rehabilitation stabilizes neighborhoods, eliminates blighting influences and preserves the City of Williamsport's tax base.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

Public housing in the City of Williamsport is managed by the Lycoming County Housing Authority. Lycoming County Commissioners appoint all Lycoming County Housing Authority board members.

Lycoming County Housing Authority receives federal funds to modernize and repair all public housing units.

### Totals Number of Units

	Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers						
				Total	Project -based	Tenant -based	Special Purpose Voucher			
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
# of units vouchers available			469	675				0	0	0
# of accessible units			26							
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>										

**Table 37 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

### Describe the supply of public housing developments:

### Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The Lycoming County Housing Authority (LHA) owns and manages a total of 469 assisted rental housing units in Lycoming County, including the City of Williamsport. Public housing developments in the City include the following: Michael Ross, PD Mitchell, Roundhouse Townhomes, Peter

Herdic Highrise and William Hepburn. Of these 318 units, 139 (44%) are intended for general occupancy and 179 (56%) are reserved for elderly households. The 318 units of LHA's public housing developments are in fair condition and in need minor rehabilitation.

The Lycoming County Housing Authority reopened its waiting list for the public housing developments effective July 1, 2014. The authority closed the list in July 2013, citing a significant increase in the number of people applying for public housing. LHA closes the list to purge names by seeing if people have found other housing or left the area. LHA then has a better idea of who is still interested and what the authority can do to help them. When the list was closed last year, more people than ever were applying for public housing. The waiting list currently has approximately 675 names on it.

The LHA Section 8 payment standard is 110% of Fair Market Rent. Section 8 applicants wait 12 to 18 months before receiving a voucher. Unmet needs include incorrect, negative perception of Section 8 participants committing crimes in the city and an insufficient supply of affordable rental units in the private marketplace.

Of the total public housing units owned and managed by the LHA, all of the public housing had an occupancy rate above 99% over the last year.

Lycoming Housing reports that it is meeting the need of low income families, elderly and disable residents with the current housing stock. Turnover is an average of 150 units per year. Elderly, one bedroom applicants spend the longest time on the waiting list as this population continues to grow in numbers. The area recently experienced a significant increase in rental prices due to the Marcellus Shale gas industry and the influx of workers in that field have driven up rental prices, often above the payment standard. As a result, Section 8 participants were beginning to find it more difficult to find affordable housing and there have been an increase in higher income applicants on the public housing waiting list. LHA's strategy to meeting local housing needs includes using local preferences to assure that our lowest income families are served first with preferences also given to elderly and disabled families. Increased accessibility to our housing programs by proving on-line applications. The high rental rates in this area make it very difficult for qualifying individuals to use their Section 8 vouchers. In the first half of 2014 the Housing Authority issued 73 vouchers, and only 34 of them resulted in successful leases.

## Public Housing Condition

Public Housing Development	Average Inspection Score
All Lycoming County Public Housing Developments	91

Table 38 - Public Housing Condition

### Describe the restoration and revitalization needs of public housing units in the jurisdiction:

With FY 2015 funds, LHA plans to replace the bathrooms at the William Hepburn development and to replace the sidewalks at the Peter Herdic/Roundhouse development. LHA does not anticipate converting any public housing units to private market housing or demolishing any units.

### Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Lycoming County Housing Authority will continue to address renovation projects at the public housing sites to improve the quality of life of the tenants. In addition, the Family Self-Sufficiency Program, Homeownership programs, and Youth Anti-Gang/Anti-Violence programming are initiatives that are being carried out by LHA. LHA also works with housing organizations and landlords in an effort to address the needs of families and to market projects.

### Discussion:

The Lycoming County Housing Authority plays an important role in maintaining and managing housing for low income households in the City of Williamsport. Its mission is directed primarily to extremely low income renter households, consisting of those with incomes between 0 and 30% of median income. The public housing program serves as the major source of housing for extremely low income households in the City of Williamsport.

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

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 homelessness.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	41	0	44	0	0
Households with Only Adults	18	0	52	9	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

**Table 39 - Facilities and Housing Targeted to Homeless Households**

Data Source Comments:

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

In an effort to coordinate the facilities and services available locally, improving access and efficiency, the Lycoming County United Way established 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 fundings. The Coordinated Task Force shares information and resources regarding homeless individuals/households and their needs.

The local homeless shelters and most agencies in the community have qualified personnel to conduct mental health assessments at intake and make referrals when appropriate.

STEP Inc.'s Work Ready assists individuals through employment and training opportunities that lead to improved life styles and economic success. The program assist individuals in overcoming barriers and developing skills that will prepare them for economic success through employment.

Homeless prevention services are administered by a combination of public and private agencies. 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.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

The City has organizations that provide emergency shelter services. Grace St. Shelter accommodates up to 24 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 6 men on an emergency shelter basis and provides transitional housing for 39 men. Wise Options at the Williamsport YWCA is an

emergency shelter for individuals who are victims of domestic violence that accommodates 15 persons. Family Promise of Lycoming County offers emergency shelter for families with 14 beds available.

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.

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 located at the YWCA of Northcentral PA. The program includes life skills and education workshops and goal setting as well as individual counseling. Liberty House recently made modifications to its program based on interviews with its participants. Liberty House is contemplating an expansion to provide a total of 32 units. The YWCA recently opened the "Dress for Success Boutique". All funds raised through sales in The Boutique are used to continue to provide safety, shelter and support through Wise Options, Liberty House and any Community Education programs. Additionally, any woman who enrolls into a YWCA program will be eligible to receive any clothing that she may need, free of charge, from The Boutique so any donation of clothing serves a two-fold purpose. Liberty Options, a part of Liberty House, provides transitional housing for families and offers 8 total beds. 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.

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

The City does not anticipate providing any direct assistance with federal funds to any of the following special needs sub-populations in the next five years since a network of provider organizations is in place to address the needs of these groups: elderly and frail elderly, persons with alcohol/drug addictions, persons with HIV/AIDS, public housing residents, persons with disabilities.

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 agency fund providers ,as required, to expand housing choice and assist with housing for other special needs sub-populations.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

Supportive housing needs of special populations are often handled by agencies that serve the specific populations. Service providers indicate that a wide range of services are available; however, funds to support services are scarce and are increasingly harder to find.

*The Center for Independent Living of North Central PA* provides advocacy, training, referral and information and community awareness for the disabled in Williamsport.

*The Children's Development Center* provides individualized services to children with special needs from birth to 21 years of age.

*YWCA Wise Options* offers transitional and bridge housing as well as support services to victims of domestic violence.

*West Branch Drug and Alcohol Commission* offers drug and alcohol prevention, education, treatment services, and case management for persons with substance addictions. This agency assists in the indentifications of persons with drug and alcohol problems and formulates treatment. This agency makes referrals to other agencies. *Crossroads Counseling, Inc.* and *Genesis House* both provide outpatient counseling for substance abuse treatment.

*The Lycoming-Clinton Mental Health/Intellectual Disability Program* offers information and referral, assessment, crisis intervention, commitment procedures and varying levels of case-management. Additional treatment and support services are available via authorization to services provided for eligible individual.

*Hope Enterprises Inc.* operates more than forty group homes located in Lycoming, Clinton, Columbia, Montour, Snyder, and Union counties. The number of people living in the group homes range between two and six and may be co-ed, all women, or all men. In all the group homes, people are encouraged and supported to be as independent as possible. Many of the group homes are barrier-free making them accessible to people who need to use walkers or wheelchairs.

*The Transitional Living Centers* provide services and housing for women who are about to be released from prison and provides an atmosphere that can help them reconnect with the community. Located in Williamsport, the facilities provide residential living for up to 20 women. The women in the program are still serving the remaining parts of their sentences. TLS's mission is to provide a supportive community that enables incarcerated women to make a positive and productive transition back into the society.

*The Lycoming/Clinton Bi-County Office of the Aging* assists residents with living independently through a variety of programs.

*AIDS Resource Alliance* provides comprehensive services for persons with HIV/AIDS including financial assistance, counseling, transportation and educational services. AIDS Resource Alliance provides three different housing assistance programs (based on eligibility) that assist clients with the payment of security deposits, rent or mortgage.

*The Lycoming County Supportive Housing Program* plans provides financial assistance to those in need as well as housing related services to help these individuals and families succeed in finding and keeping housing by providing housing stabilization and homeless prevention by offering a full spectrum of human services and financial assistance. It will be able to provide rental assistance (including arrears), security deposits, limited utility assistance, coordinated needs assessment and case management services, job training, a reliable landlord network, and client tracking. The program will provide various levels of assistance depending on the individual or family circumstance. This could include income-based, fixed, declining, and/or bridge subsidies.

### **Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

Lycoming County has been approved for a PHARE application to fund a Master Lease program (the above-mentioned *Lycoming County Supportive Housing Program*) to provide supportive housing for persons returning from mental and physical health institutions. The program is intended for those at risk of homelessness, those experiencing homelessness, for individuals transitioning from correctional facilities, mental health and other institutions into the rental housing market. The Lycoming County

Supportive Housing program will be supported by over a dozen social and human service providers and governmental agencies that represent and work with clients in need of housing and supportive housing services. The program will provide financial assistance to those in need as well as housing related services to help these individuals and families succeed in finding and keeping their housing situation.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

The City of Williamsport will continue its handicapped accessibility program that assists physically disabled persons. The City estimates that it will assist two eligible persons per year.

In addition, the City will support the Master Leasing program through its participation in the Coordinated Task Force.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

See above

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

Barriers to affordable housing are varied. There are developmental barriers that include land acquisition costs, construction costs and permit fees. Often times developers face timing obstacles that can delay projects due to public funding and financing requirements, municipal ordinance delays, delays in sewer and water approvals and NIMBY-ism. Land use barriers such as minimum lot sizes and other dimensional requirements effect density and can create a situation that makes affordable housing development uneconomical. The City of Williamsport requires Zoning Hearing Board approval for variances, conditional uses and special exceptions, which can result in timing delays and additional engineering and design costs.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

The City of Williamsport became the seventh fastest growing metropolitan area in the country in 2010, according to figures released by the U.S. Bureau of Economic Analysis. The growth of the Williamsport metropolitan area has been the largest in the Marcellus Shale rock formation area in Pennsylvania.

The economic growth ranking is measured by percentage change in real gross domestic product by metropolitan area.

According to a 2013 HUD report, growth in the Williamsport statistical area improved during the past 3 years, after the area experienced significant job losses during 2009. During the 12 months ending January 2013, nonfarm payrolls increased by approximately 1,300 jobs, or 2.3 percent, to 56,600 jobs. The unemployment rate averaged 7.9 percent, up from 7.6 percent a year earlier. Approximately 90 percent of the recent job gains were in the mining, logging, and construction sector.

According to the Bureau of Labor Statistics, as of November 2014, the City's jobless rate was 4.6%, a decrease from 7.5% in January 2014.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	90	347	1	2	1
Arts, Entertainment, Accommodations	1,195	1,067	12	6	-6
Construction	423	454	4	3	-1
Education and Health Care Services	2,368	5,366	24	30	6
Finance, Insurance, and Real Estate	551	815	6	5	-1
Information	236	364	2	2	0
Manufacturing	1,551	3,815	16	22	6
Other Services	436	982	4	6	2

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Professional, Scientific, Management Services	612	964	6	5	-1
Public Administration	20	3	0	0	0
Retail Trade	1,363	1,422	14	8	-6
Transportation and Warehousing	446	622	5	4	-1
Wholesale Trade	562	1,439	6	8	2
Total	9,853	17,660	--	--	--

**Table 40 - Business Activity**

**Data Source:** 2006-2010 ACS (Workers), 2010 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	14,163
Civilian Employed Population 16 years and over	12,424
Unemployment Rate	12.28
Unemployment Rate for Ages 16-24	31.89
Unemployment Rate for Ages 25-65	5.90

**Table 41 - Labor Force**

Data Source: 2006-2010 ACS

Occupations by Sector	Number of People
Management, business and financial	1,796
Farming, fisheries and forestry occupations	711
Service	1,711
Sales and office	1,923
Construction, extraction, maintenance and repair	881
Production, transportation and material moving	1,024

**Table 42 – Occupations by Sector**

Data Source: 2006-2010 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	10,520	89%
30-59 Minutes	937	8%
60 or More Minutes	386	3%
<b>Total</b>	<b>11,843</b>	<b>100%</b>

**Table 43 - Travel Time**

Data Source: 2006-2010 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	786	189	1,168
High school graduate (includes equivalency)	3,109	302	1,189
Some college or Associate's degree	3,194	231	748

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	2,209	81	371

**Table 44 - Educational Attainment by Employment Status**

Data Source: 2006-2010 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	44	109	71	310	356
9th to 12th grade, no diploma	594	300	573	780	612
High school graduate, GED, or alternative	1,701	952	1,178	2,480	1,738
Some college, no degree	2,779	723	678	1,184	353
Associate's degree	475	442	502	658	120
Bachelor's degree	188	611	337	733	252
Graduate or professional degree	0	217	198	565	246

**Table 45 - Educational Attainment by Age**

Data Source: 2006-2010 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	14,756
High school graduate (includes equivalency)	21,395
Some college or Associate's degree	24,902
Bachelor's degree	36,336
Graduate or professional degree	56,099

**Table 46 – Median Earnings in the Past 12 Months**

Data Source: 2006-2010 ACS

### Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

According to the Business Activity table above, the following are the major employment sectors: Education and Health Care services, Manufacturing, and Retail Trade.

Susquehanna Health is the area's largest employer, employing more than 3,000 employees in the health care sector. Pennsylvania College of Technology is the third largest employer in Lycoming County. Approximately 15 manufacturing companies are in the top 50 employers for Lycoming County.

**Describe the workforce and infrastructure needs of the business community:**

The region needs to attract or create business opportunities in various growth sectors of the economy. To encourage workers to stay in the region, the City needs to have jobs available that support a well-educated and highly skilled workforce.

The unemployment rate is high at approximately 32 % for the labor force ages 16 – 24.

Travel time to work is not an issue for workers in the Williamsport area with 89% of the population travelling less than 30 minutes to work .

Infrastructure needs of the business community include traffic improvements for better circulation of vehicles with a focus on pedestrian safety, especially in the downtown area.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

The City has received a federal grant from the Appalachian Regional Commission in the amount of \$330,000 that will be matched with Lycoming County Act 13 funds for the reconstruction of Reach Rd. The Williamsport Industrial Park is located along Reach Rd. and is home to several Marcellus Shale industry companies.

The Marcellus Shale industry has been an economic opportunity for the region. Although the drilling activity has subsided compared to recent years, it has attracted investments by large companies, created high wage jobs and provided opportunities for local businesses.

The City is involved in identifying and assessing blighted and underutilized properties as potential Brownfield sites for redevelopment. A grant was awarded from EPA to Lycoming County to evaluate potential sites for redevelopment that would require phase one or phase two and update inventory within the City. Parts of the downtown and the Central Business District have also been targeted for revitalization efforts. The downtown area along West Third St. from Market St. to Penn St. has several vacant lots and the City, working with Lycoming County, Lycoming College and the property owners, plan to undertake a study to develop a vision for this area. Destination 2014 is a planned reuse and redevelopment of buildings on the YMCA block as the non-profit organization has relocated to a new building south of the Williamsport Regional Medical Center. Highlights of the proposed Destination 2014 include razing the pool and gymnasium to create prime space for retail outlets, expanding and redeveloping the existing Pickelner Arena as a civic arena, redeveloping the original YMCA building at West Fourth and Elmira St. as a conference center or possibly residential space, creating a town square, incorporating themes of city art and architecture along with green space. The City is seeking funds from the state Redevelopment Assistance Capital Program for this project. These activities will aid

in increasing opportunities for employment, by attracting and retaining businesses and by providing a comfortable living environment. The above-mentioned redevelopment projects will create economic development opportunities through the revitalization of currently underused or blighted areas.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

The Marcellus Shale Gas industry has provided employment opportunities; however, because much of the work is highly specialized, it is estimated that more than three-fourths of the workers are from outside the area, and those workers typically work in the area for fewer than 60 days. Many firms that hire these workers are contractors based outside the area.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

Workforce Development & Continuing Education at Pennsylvania College of Technology customizes and delivers cost-effective, noncredit training to meet operational goals and challenges of business and industry.

**The** Shale Training & Education Center (ShaleTEC) is a collaboration between Pennsylvania College of Technology and Penn State Extension established to serve as the central resource for workforce development and education needs of the community and the oil and natural gas industry.

Central operations are located in the Center for Business & Workforce Development on the main campus of Pennsylvania College of Technology in Williamsport. The Center offers workforce needs assessment, new technology development, access to student interns and graduates, research advisory boards, customized training, on-site training and an industry-specific training facility for meetings/events.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

No

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The City does not participate in a Comprehensive Economic Development Strategy.

**Discussion**

<p align="left">According to a 2013 HUD report, economic conditions in the area are expected to continue improving at a moderate pace, with nonfarm payrolls increasing by 480 jobs, or 0.8 percent, annually. Job gains are expected to be steady. Because gas drilling is expected to continue to increase, much of the job growth is expected to be concentrated in three sectors: mining, logging, and construction; trade, transportation, and utilities; and leisure and hospitality.</p>

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

The City defines a concentration as any area having greater than 30% of households with multiple housing problems as indicated by the CHAS data provided by HUD.

Census tract 8 shows that over 30% of the households in those areas have multiple housing problems. Census Tract 8 contains a large number of Pennsylvania College of Technology student housing rental units.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

In 2000, there were 4,845 non-white minority persons in the City of Williamsport. Minorities comprised 15.8% of the population. From 2000 to 2010, the minority population increased to 5,731, which comprises 19.4% of the population.

A concentration is defined as geographical areas where the percentage of racial or ethnic minorities is 10 percentage points higher than the City's overall percentage. Census Tract 4 has an African American population of 33% and a 10% population of persons that are of two or more races. Although not meeting the definition of a concentration, Census Tract 9 in the west end area of the City has seen an increase of almost 20% in the minority population.

According to the 2010 Census data, the entire City has a low to moderate income population of 56%.

### **What are the characteristics of the market in these areas/neighborhoods?**

Census Tract 4 has experienced the expansion of Susquehanna Health and the relocation of the YMCA as part of Susquehanna Health's campus. Census Tract 4 has two public housing developments and one affordable housing development.

Maynard St. is in Census Tract 8. The Maynard St. area is a busy corridor that has many businesses to accommodate the Pennsylvania College of Technology campus.

### **Are there any community assets in these areas/neighborhoods?**

Census 4 has two community centers: The Center and the YWCA. Susquehanna Health and the YMCA are located in Census Tract 4. The City's historic district is located in Census Tract 4 and attracts tourists

through Victorian house tours and other events sponsored by Preservation Williamsport. Recreational assets include Flanigan Park and Ways Garden.

**Are there other strategic opportunities in any of these areas?**

The City is planning to fund significant upgrades to Ways Garden including walkway replacement, benches, trees and overhead lighting. The Center, a community center, was recently purchased and plans are underway to continue recreational programs to serve the neighborhood. Both of these sites are located in Census Tract 4.

The "Pathway to Health" will continue in the Maynard St. area, which is part of Census Tract 8.

<b>Race</b>	<b>Number</b>	<b>Percentage</b>
White alone (not Hispanic)	2,576	54.63
Black or African American alone (not Hispanic)	1,556	33
American Indian and Alaska Native alone (not Hispanic)	0	0
Asian alone (not Hispanic)	10	0.21
Native Hawaiian and Other Pacific Islander alone (not Hispanic)	22	0.47
Some other race alone (not Hispanic)	16	0.34
Two or more races (not Hispanic)	480	10.18
Persons of Hispanic Origin	55	1.17
Total	4,715	
2007-11 ACS		

**Table 47 - census.tract.4.min.pop.2015.cp - Race**

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The Strategic Plan for the City of Williamsport will help to determine the allocation of HUD funding during the 2015 - 2019 Consolidated Plan period. The City's specific housing objectives include the following:

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

The City's specific objectives for homelessness include the following:

Support emergency shelter and transitional housing services through local nonprofit organizations and social service agencies.

Support services to assist homeless persons and families make the transition to permanent housing and independent living

The City has contact with private non-profit agencies and provides assistance where possible.

The City is funding public facilities and infrastructure improvements in order to meet the objective of preparing a suitable living environment.

Projects that are selected for funding during the five-year plan period will aim to address the objectives established by the City. The above-mentioned objectives will be used as a guide to determine funding decisions for the Annual Action Plan. The activities that are supported by the five-year Consolidated Plan should improve the housing and supportive service needs of the City's low to moderate income population.



## **SP-10 Geographic Priorities – 91.215 (a)(1)**

### **Geographic Area**

**Table 48 - Geographic Priority Areas**

#### **General Allocation Priorities**

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

CDBG funds are intended to provide low and moderate income households with viable communities, including decent housing, a suitable living environment and expanded economic opportunities.

The system for establishing the location of these projects is determined by the following criteria:

- Meeting the statutory requirements of the CDBG program;
- Meeting the needs of very low, low, and moderate income residents and neighborhoods;
- Coordination and leveraging of resources;
- Responding to expressed needs;
- Sustainability and/or long term impact;
- The ability to measure and demonstrate progress and success

Since the City is 56.23% low income (according to the 2010 Census data), the entire City qualifies as a low income area.

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Table 49 – Priority Needs Summary

1	<b>Priority Need Name</b>	Affordable Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Housing Rehabilitation Home Ownership Accessible Housing Construction of new housing
	<b>Description</b>	The City will continue to provide affordable rental and home ownership opportunities for residents who earn less or equal to 80% of the AMI. The existing housing stock of older homes for both owner occupied and rental units is in need of rehabilitation. The City will continue its homeowner and rental rehabilitation programs to correct codes violations, offer emergency repairs and accessibility modifications to homeowner households. In addition to the rehabilitation of housing units, the City will support the development of affordable rental housing units that are affordable to low and moderate income households.
	<b>Basis for Relative Priority</b>	There are waiting lists for all of the rehabilitation programs. Over 60% of the City's rental housing stock was built prior to 1950. Many of the rental homes throughout the City are in need of rehabilitation. There is also a need for affordable rental housing as many low income families are cost burdened.
2	<b>Priority Need Name</b>	Public Facilities
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Public Facilities and Infrastructure
	<b>Description</b>	Public Facilities priorities include creating a safe and suitable living environment by the reconstruction of streets, improvement of parks and recreation facilities, the installation of ADA compliant curb ramps.
	<b>Basis for Relative Priority</b>	Williamsport's community infrastructure and many of its public facilities are dated. Maintaining and improving the City's infrastructure and public facilities is vital for long term viability of the City.
<b>3</b>	<b>Priority Need Name</b>	Blight Elimination
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Blight Elimination

	<b>Description</b>	Blight elimination on a spot and area basis as well as codes enforcement to remove conditions detrimental to public health and safety.
	<b>Basis for Relative Priority</b>	There are blighted properties in neighborhoods throughout the City that need to either be demolished or brought up to minimum codes standards so that they are not a health and safety hazard.
4	<b>Priority Need Name</b>	Public Services
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Middle Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Public Services
	<b>Description</b>	Supportive services to social service and non-profit organizations
	<b>Basis for Relative Priority</b>	Priorities were established by assessing needs in the City and through consultation with various community stakeholders.
	5	<b>Priority Need Name</b>
<b>Priority Level</b>		Low

	<b>Population</b>	Extremely Low Low Moderate Middle Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	
	<b>Description</b>	The City will support emergency and transitional homeless shelters.
	<b>Basis for Relative Priority</b>	The City wants to support providers in their efforts to provide shelter to homeless individuals and families.

**Narrative (Optional)**

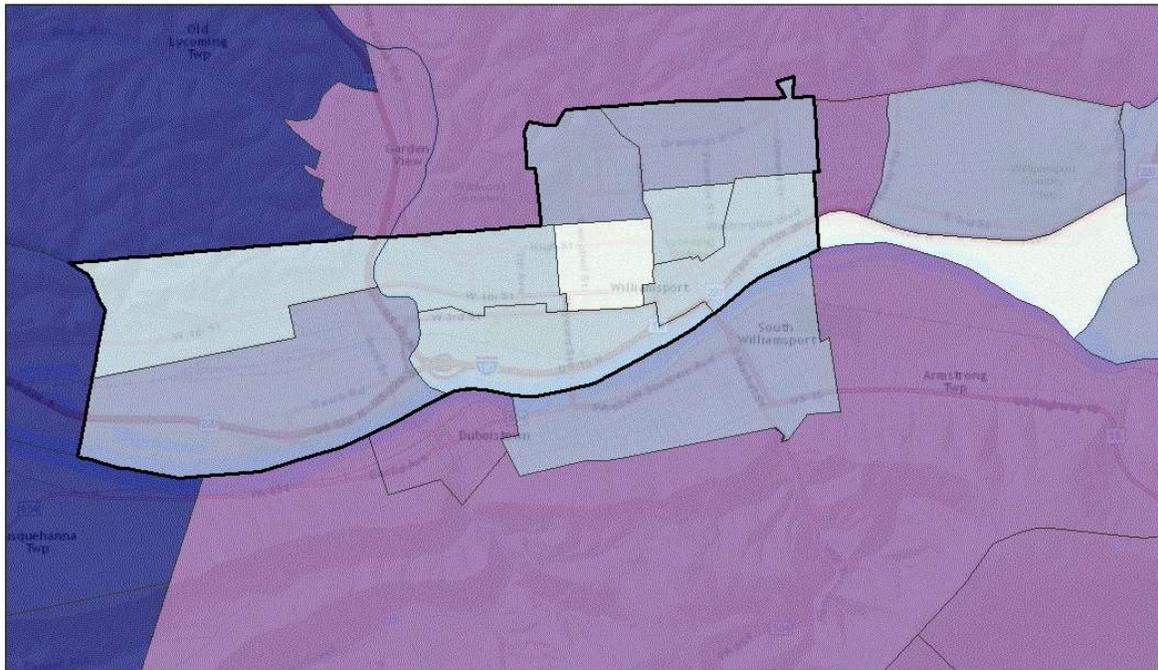
## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	<p>The County of Lycoming has been approved to use \$200,000 in PHARE funding for a Master Leasing program that provides tenant based rental assistance to those persons who are faced with possible homelessness. The City will not use HUD funding for this program, but will partner with Lycoming County as necessary to insure the success of the program. The Lycoming Housing Authority administers the Section 8 Housing Choice Voucher program and reports that there are 250 people on the waiting list, demonstrating a need for this assistance.</p>
TBRA for Non-Homeless Special Needs	<p>The Lycoming County Housing Authority offers units for elderly and disabled persons and reports that of the total Section 8 Housing Choice Voucher waiting list, 16% are elderly families and 14% are disabled.</p> <p>The Master Leasing program, mentioned above, will provide tenant based rental assistance to those persons who have special needs.</p> <p>Homeless providers report that finding housing for special needs populations is a challenge</p>
New Unit Production	<p>The City is producing new units with two developments that are underway: Memorial Homes and Grove St. Commons. The construction of these developments are in response to the need for more affordable housing units. Grove St. Commons is an affordable housing with units available to 62 years of age and older. There is a need to provide affordable housing for seniors.</p> <p>According to the Housing Alliance of Pennsylvania, Lycoming County has 32 affordable and available rental units per 100 extremely low income households. There is a deficit of 2,047 affordable and available rental units for the lowest wage renters.</p>
Rehabilitation	<p>73% of the owner occupied housing units and 65% of the renter units in the City were built before 1950. Older housing, which carries greater maintenance cost and includes the majority of Williamport's housing stock, is more likely to fall into substandard conditions. The City will continue to use its federal funds to assist low income homeowners with housing rehabilitation.</p>
Acquisition, including preservation	<p>Acquisition of property by the City is not anticipated. However, the City will continue its homebuyer program that provides gap financing to assist low income homebuyers so that they may acquire existing homes.</p>

**Table 50 – Influence of Market Conditions**

maps.2015.%owner.occupied - Consolidated Plan and Continuum of Care Planning Tool



November 25, 2014

Override 1 OwnerOccupiedHousing

**B25009EST2\_PCT**

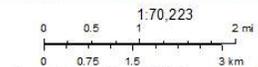
<18.58% Owner Occupied

18.58-47.9% Owner Occupied

47.9-69.59% Owner Occupied

69.59-87.34% Owner Occupied

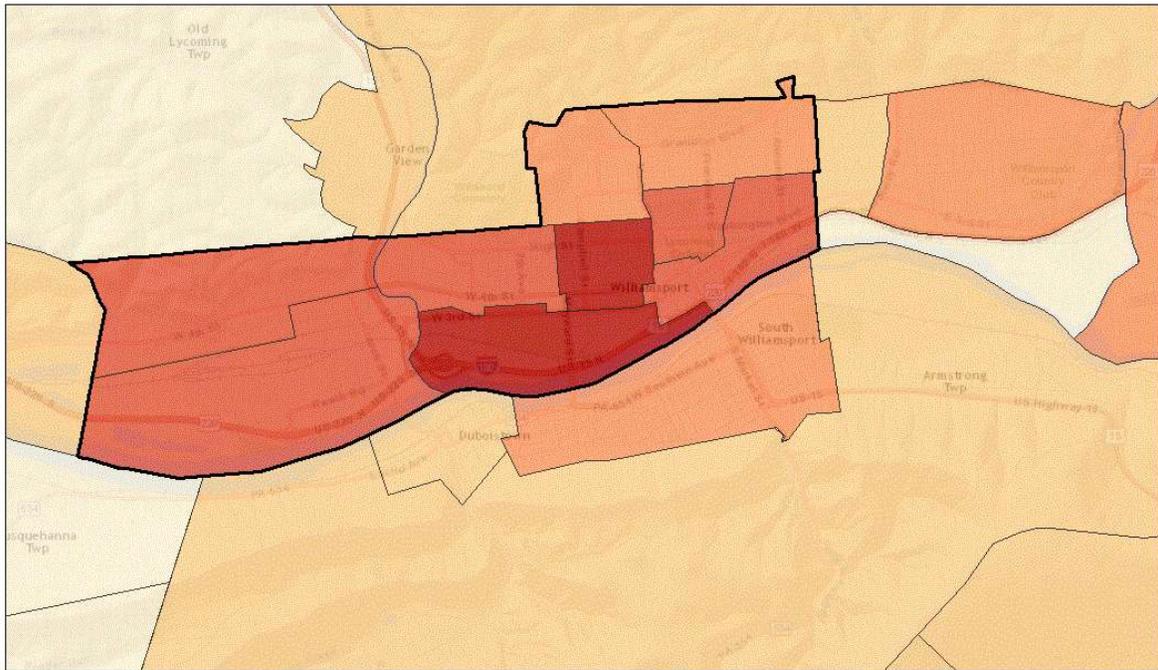
>87.34% Owner Occupied



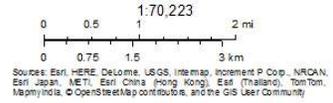
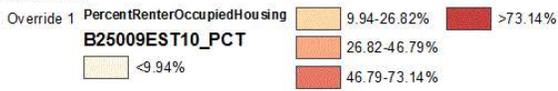
Source: Esri, HERE, DeLorme, USGS, Intermap, increment P. Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

maps.2015.Consolidated.Plan - %owner.occupied

maps.2015.Consolidated.Plan - %.rental.housing



November 25, 2014



maps.2015.Consolidated.Plan - %.rental.housing

**SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)**

**Introduction**

The national Community Development Block Grant (CDBG) and HOME Investment Partnership programs continue to be principal revenue sources for the City to address the needs of its low to moderate-income residents. The City of Williamsport anticipates that it will receive \$951,976 in CDBG program funds and \$204,097 in HOME funds to finance its FY 2015 community development program.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	951,976	0	0	951,976	0	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	204,097	20,000	0	224,097	0	

**Table 51 - Anticipated Resources**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The City uses its federal funds to leverage resources from private, state and local funds. With CDBG and HOME funds used as a match, the City is able to receive funding for a wide variety of projects from sources that include the County of Lycoming (local), PA Department of Community and Economic Development (state), PA Department of Conservation and Natural Resources(state), Pennsylvania Housing Finance Agency (state), and Pennsylvania Department of Transportation (state). Private funds from developers and/or non-profit organizations also contribute funding to City projects.

The City has provided \$150,000 of CDBG funding for street reconstruction for Susquehanna Health’s Phase One of the “Pathway to Health”. The project includes approximately \$4,000,000 of state funding to support Susquehanna Health’s capital improvements and modernization plan including the “Pathway to Health” street reconstruction improvements. The City applied for and received a Transportation Alternatives Program grant from PennDOT in the amount of \$1,000,000 to fund Phase III of the "Pathway to Health". These funds will be supplemented with \$112,500 of CDBG funds and \$50,000 of County of Lycoming Act 13 funds. The City has received a federal grant from the Appalachian Regional Commission in the amount of \$330,000 that will be matched with Lycoming County Act 13 funds for the reconstruction of Reach Rd. The Williamsport Industrial Park is located along Reach Rd. and is home to several Marcellus Shale industry companies.

The City has partnered with the County of Lycoming, PHFA, a private developer and the Greater Lycoming Habitat for Humanity for the Memorial Homes project. The Memorial Homes project is part of the Williamsport Housing Strategy. The total number of affordable housing units is 40 apartment units and 2 single family Habitat for Humanity homes. \$40,000 of CDBG funds was used toward site demolition and \$300,000 of HOME funds is being used to build five units. In addition, Habitat for Humanity will receive \$60,000 in CHDO funds as part of the project. The Memorial Homes project includes state and local funding in the amount of \$4,390,000 and \$15,830,000 from private sources. The City is committing \$300,000 of 2014 and 2015 CDBG funds for infrastructure work around the neighborhood of the Memorial Homes housing development. The scope of work includes street reconstruction, new sidewalks, curbs, street trees and lighting. Leveraged funding for the infrastructure project includes a \$500,000 grant from PA DCED and \$200,000 of Lycoming County Act 13 funds. Another housing project, Grove Street Commons, may also use future HOME funds to leverage additional dollars. Construction on this project has been started.

Applicants who purchase a home through the City-wide Homebuyer Assistance program must also leverage private mortgage funds. The City administers revolving loan fund programs for commercial façade projects and economic development projects. The funding for these programs originated from state and local sources.

The City is using \$250,000 of CDBG funds as a one third match to a PA DCNR grant and for Memorial Pool renovation for a total project cost of \$750,000.00.

The City of Williamsport is a distressed community. In agreement with CPD 02-1, as a distressed community, the City of Williamsport is not required to provide a match for its HOME funds.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

CDBG funding will be used to improve existing City public facilities to benefit low and moderate income persons. The City owns property at Nichols Place and property that is adjacent to the Memorial Homes project. This property may be considered for housing in the future.

**Discussion**

Lycoming County has applied for and received additional funding through the Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund (PHARE) /Act 13 funds administered by Pennsylvania Housing Finance Agency. The PHARE fund was established to provide for the creation, rehabilitation and support of affordable housing. The goals of PHARE are consistent with the goals established in the City's Consolidated Plan. The award of the PHARE funding will increase the safe, affordable housing opportunities while addressing the housing needs of the community. Future CDBG and HOME funds, if needed for these housing projects, would maximize the leveraging of the PHFA funds and local resources.

Other state funding sources, including DCED, DCNR and PennDOT, allow the City to leverage its federal funding for infrastructure improvements, park improvements and neighborhood revitalization projects.

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Lycoming County Housing Authority	PHA	Public Housing	Region
Family Promise of Lycoming County	Community/Faith-based organization	Homelessness	Region
American Rescue Workers	Non-profit organizations	Homelessness	Jurisdiction
YWCA	Non-profit organizations	Homelessness	Jurisdiction
GREATER LYCOMING HABITAT FOR HUMANITY	CHDO	Ownership	Region
Lycoming Neighborhood Development Corporation	CHDO	Ownership	Jurisdiction
AIDS Resource Alliance	Non-profit organizations	Non-homeless special needs	Region
STEP, Inc.	Regional organization	Economic Development Non-homeless special needs neighborhood improvements public services	Region
Center for Independent Living	Non-profit organizations	Non-homeless special needs	Jurisdiction
LYCOMING COUNTY	Government	Planning	Region

**Table 52 - Institutional Delivery Structure**

### Assess of Strengths and Gaps in the Institutional Delivery System

City staff are members of the Coordinated Services Task Force. This organization brings together representatives from various sectors of the community to improve the quality of life through a volunteer collaborative process. City staff are also involved in the planning process for the creation of neighborhood organizations.

The City Community Development Director is a member of various task forces that address infrastructure needs and economic development needs. The City has partnered with Lycoming County on the Williamsport Housing Strategy and on major infrastructure projects, combining staff and financial resources. The City intends to continue to work with Lycoming County and various agencies in the region to meet the housing and supportive needs of residents.

The major gap for public institutions and non-profits alike is scarce resources and limited staff to effectively operate programs. The Coordinated Task Force assists with networking, ensuring that overlap of effort is minimized and facilitating more efficient use of resources.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X	X	X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
<b>Street Outreach Services</b>			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services			
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
<b>Other</b>			

**Table 53 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

- Rental Assistance Programs. The Lycoming County United Way administers Housing Financial Assistance Program (HAP) funds available from the Pennsylvania Housing Finance Agency. HAP funds are used to prevent eviction or obtain permanent housing. The United Way also administers Federal Emergency Management Assistance (FEMA) funds, which can be used for rental assistance to prevent eviction. The County Department of Public Assistance administers Emergency Shelter Allowance (ESA) funds from the State. ESA funds are used to prevent eviction and to assist homeless households obtain permanent housing or temporary shelter. Other agencies offering limited assistance with rent to prevent eviction include American Rescue Workers, Shepherd of the Streets Ministry, and STEP, Inc. outreach.
- Mortgage Assistance. 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 STEP, Inc. administer HEMAP funds in Lycoming County. Both agencies are located in the City of Williamsport.
- Utility Assistance. The County Department of Public Assistance administers the State funded Low Income Energy Assistance Program (LIHEAP), which provides assistance with energy bills. Other agencies offering limited assistance with utilities are United Churches Fuel Bank and STEP Outreach. STEP Outreach also negotiates debt reductions with the utility companies on behalf of its consumers.
- The Salvation Army offers emergency assistance for utilities, food and rent.
- Family Promise of Lycoming County, Inc. provides food, shelter, money management and case management for local families who are homeless.
- Lycoming Clinton Mental Health agency offers permanent supportive housing, case management and assessment. They refer consumers to homeless shelters and provide transportation. A McKinney grant allows them to provide rental assistance to homeless adults with a serious mental illness. Caseworkers meet weekly with consumers to address issues.
- AIDS Resource Alliance offers case management services that provide education and services, connecting consumers to medical and social services based on their needs. Housing assistance provides 3 different housing assistance programs (based on eligibility) that assist clients with the payment of security deposits, rent or mortgage. Financial assistance may be paid (directly to providers) for emergency-based need for food, housing, necessary utilities and medical and dental care and medications. AIDS Resource Alliance also offers assistance in finding sources of medical insurance, transportation, mental health counseling, drug & alcohol counseling, support groups and contact with other social service agencies.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The current service delivery system is sufficient to meet most of the community's needs; however, there is a special need to provide housing for the forensic population and for persons suffering from mental illness.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

Williamsport's Office of Economic & Community Development is responsible for enhancing the coordination among housing providers, service agencies, and public entities. The City joins with non-profit CHDO's, for-profit developers and various local groups to increase housing opportunities for targeted income groups. The City mails information to housing service providers, banks, and realtors making them aware of City programs.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facilities and Infrastructure	2015	2019	Non-Housing Community Development		Public Facilities	CDBG: \$2,000,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 29508 Persons Assisted
2	Housing Rehabilitation	2015	2019	Affordable Housing		Affordable Housing	CDBG: \$100,000 HOME: \$600,000	Homeowner Housing Rehabilitated: 30 Household Housing Unit
3	Home Ownership	2015	2019	Affordable Housing		Affordable Housing	HOME: \$250,000	Direct Financial Assistance to Homebuyers: 15 Households Assisted
4	Accessible Housing	2015	2019	Affordable Housing		Affordable Housing	CDBG: \$75,000	Homeowner Housing Rehabilitated: 10 Household Housing Unit
5	Blight Elimination	2015	2019	Blight Elimination		Blight Elimination	CDBG: \$300,000	Buildings Demolished: 10 Buildings  Housing Code Enforcement/Foreclosed Property Care: 1000 Household Housing Unit
6	Public Services	2015	2019	Public Services		Public Services	CDBG: \$25,000	Public service activities other than Low/Moderate Income Housing Benefit: 29508 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Construction of new housing	2015	2019	Affordable Housing		Affordable Housing	HOME: \$500,000	Rental units constructed: 10 Household Housing Unit  Homeowner Housing Added: 5 Household Housing Unit

Table 54 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Public Facilities and Infrastructure
	<b>Goal Description</b>	Public Facilities and Infrastructure projects include street reconstruction and related improvements, sidewalk improvements and removal of architectural barriers, park and recreational facility improvements, purchase of fire equipment, flood pump station improvements, improvement of water and sewer infrastructure.
2	<b>Goal Name</b>	Housing Rehabilitation
	<b>Goal Description</b>	This project helps qualified households make code, safety and other needed repairs to their homes.
3	<b>Goal Name</b>	Home Ownership
	<b>Goal Description</b>	The City offers a gap financing program to help eligible households purchase a single family home in the City. The City offers up to 20% of the home purchase price as a deferred reayment, 0% interest loan. Applicants must meet federal household income limits.  The City will also assist with home ownership activities working with one of its two CHDO's.

4	<b>Goal Name</b>	Accessible Housing
	<b>Goal Description</b>	This program offers grants of up to \$5,000 for accessibility improvements to residential properties occupied by income eligible persons with disabling conditions.
5	<b>Goal Name</b>	Blight Elimination
	<b>Goal Description</b>	Blight elimination activities include codes related demolition, codes enforcement activities and blight elimination on a spot and area basis.
6	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Public service activities include supporting basic social services for low and moderate income persons and households.
7	<b>Goal Name</b>	Construction of new housing
	<b>Goal Description</b>	The construction of new housing activity includes the construction of both homeowner and rental units for low to moderate income households.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The City estimates that it will provide the following affordable housing during the five year period:

- Provide for the rehabilitation of 20 owner occupied single family homes
- Provide for 15 affordable rental units
- Provide for 5 new construction affordable owner occupied single family homes
- Provide homeownership opportunities to 15 income eligible homebuyers

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

The Lycoming County Housing Authority is currently updating its Section 504 needs assessment and transition plan.

In 2014, the Lycoming County Housing Authority devised an Annual and Five Year Plan to upgrade 12 units at various sites for hearing and visual accessibility.

### **Activities to Increase Resident Involvements**

The Lycoming County Housing Authority will work with former resident council members in an effort to assist them in developing an active council. LHA had two active councils, but over time, they disbanded.

The Lycoming County Housing Authority offers programs to its residents to help them gain self-sufficiency.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

No

### **Plan to remove the ‘troubled’ designation**

This is not applicable.

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

Barriers to affordable housing are varied. There are developmental barriers that include land acquisition costs, construction costs and permit fees. Often times developers face timing obstacles that can delay projects due to public funding and financing requirements, municipal ordinance delays, delays in sewer and water approvals and NIMBY-ism. Land use barriers such as minimum lot sizes and other dimensional requirements effect density and can create a situation that makes affordable housing development uneconomical. The City of Williamsport requires Zoning Hearing Board approval for variances, conditional uses and special exceptions, which can result in timing delays and additional engineering and design costs.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The City has allocated a substantial amount of its annual CDBG entitlement grant to support a comprehensive housing program including rehabilitation of owner-occupied single-family housing, rental property rehabilitation, and accessibility rehabilitation. The City has used its HOME entitlement funds to expand the housing stock of affordable housing available to low income renter households. However, finding decent affordable housing remains a problem for the low income population, much of which is minority households.

The City has amended zoning ordinances from Light Manufacturing to Residential Urban in an effort to enhance the adaptive reuse of Brownfield 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, 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.

## **SP-60 Homelessness Strategy – 91.215(d)**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City's various housing programs aim to provide safe and affordable housing to its residents and reduce the risk of homelessness. Local social service agencies provide emergency shelter and transitional housing services.

The City refers homeless persons to the appropriate homeless shelter providers depending on the type of need.

The City has funded programs for homeless programs in the City with both CDBG and HPRP funding.

### **Addressing the emergency and transitional housing needs of homeless persons**

Emergency Shelter providers include the American Rescue Workers for single men, the YWCA Wise Options for victims of domestic violence, The Residency for single women, Saving Grace for individuals and families and Family Promise also for individuals and families. Saving Grace and Family Promise are shelters that have been added since the completion of 2010 -2014 Consolidated Plan, and add an additional 38 units of emergency shelter space. There are a total of 115 emergency beds.

The Coordinated Task Force is an organization that has representatives from many area social service agencies. This group meets once a month to discuss issues that their agencies and/or their clients are facing. With the various agencies working together, the emergency shelter and transitional housing needs of homeless persons can be addressed.

In addition, the Lycoming County Supportive Housing Program is a collaboration of approximately a dozen governmental and non-profit agencies with the goal of providing housing stabilization and homeless prevention by offering a full spectrum of human services and financial assistance.

### **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.**

The City has three transitional housing facilities. Liberty House is a bridge housing program that provides housing for women with or without children. The program includes life skills, education

workshops, goal setting as well as individual counseling. Journey House is linked with Project Breakthrough, a self-sufficiency program for families administered by the Salvation Army. Journey House is often cited as a model.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

Homeless providers have identified that there is a need for forensic housing. Also, the overlooked population of youth who are discharged from the system of care after the age of 18 have been identified as a need. Because of these needs and those of other homeless persons and families, the County of Lycoming and the Coordinated Task Force are developing a Master Leasing program as part of the Lycoming County Supportive Housing program that would allow a designated social service agency to enter in a leasing agreement with local landlords in order to provide rapid rehousing options to newly homeless persons. The program will provide financial assistance to those in need as well as housing related services to help these individuals and families succeed in finding and keeping their housing situation.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The City is addressing lead based paint through the HUD regulations. All Rehabilitation Specialists have completed the "Visual Assessment Training" and attended "Safe Work Practice Training for Contractors". One staff member is a certified Pennsylvania Risk Assessor and performs clearance testing for rehabilitation cases. Testing has been contracted to a certified lead based paint inspection firm from Harrisburg. Pennsylvania College of Technology offers regularly scheduled classes and training regarding lead based paint hazards.

The City's Housing Rehabilitation staff and the Williamsport Bureau of Codes work closely with Pinnacle Environmental Services, Inc. Pinnacle offers services to cover all aspects of lead-based paint management. These services follow the latest regulations and all personnel maintain appropriate certification and licenses. The services include:

1. Structure inspection using the requirements set forth by the Department of Housing and Urban Development (HUD), the Environmental Protection Agency (EPA) and the Occupational Safety and Health Agency (OSHA).
2. Risk Assessments using the requirements set forth by HUD's Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing.
3. Lead Hazard Abatement response action designs which maintains the owners budget as well as ensuring the well being of those potentially exposed.
4. Project Management and oversight of abatement jobs and response actions including daily monitoring of airborne concentrations of lead.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

Lead based paint was commonly used until the 1970's. Approximately 90% of the City of Williamsport's housing stock was built before 1980. According to the PA Department of Health's 2012 Childhood Lead Surveillance Annual Report, 6.5% of children under 3 years old who were tested for lead based paint and resided in the City of Williamsport had elevated blood lead levels.

The guidelines for the City's Housing Rehabilitation program comply with the lead based paint hazards at 24 CFR 35. Due to extensive lead abatement costs and the total number of highly probable lead contaminated homes, the City is more likely to pursue lead hazard reduction procedures until the total number of lead contaminated homes has been significantly reduced.

### **How are the actions listed above integrated into housing policies and procedures?**

HUD's lead based paint regulations and requirements have been adopted into all of the City's housing program activities. The City will allocate funds to the following activities, all of which may have the effect of reducing the number of housing units with lead based paint: Codes related demolition activities and all housing rehabilitation activities. Rehabilitation is performed according to safe work practices and clearance testing is performed on all completed units.

<b>Number of occupied housing units by tenure and year structure built</b>	<b>Owner</b>	<b>Pct</b>	<b>Renter</b>	<b>Pct</b>	<b>Total</b>	<b>Pct</b>
Built 2000 or later	113	2.33	205	3.02	318	2.73
Built 1980-1999	194	4.01	516	7.60	710	6.10
Built 1950-1979	977	20.19	1,763	25.96	2,740	23.56
Built 1949 or earlier	3,556	73.47	4,306	63.42	7,862	67.60
Total	4,840	41.62	6,790	58.38	11,630	
2007-11 ACS						

**Table 55 - lead based paint - Number of occupied housing units by tenure and year structure built**

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The resources that the City of Williamsport has available for reducing the number of households with incomes below the poverty level are limited. Poverty is a function of income, which is related to education, job training and employment.

The City will continue to support agencies that attempt to integrate the provision of social services and affordable housing activities for households below the level of poverty.

STEP, Inc. provides several programs to residents in need of workforce development. The Work Ready program assists individuals through employment and training opportunities that lead to improved life styles and economic success. The goal of the program is to assist individuals in overcoming barriers to success and developing skills that will prepare them for economic success through employment. STEP'S Work Ready Employment and Training Program offers successful employment and personal skills development classes to those individuals who desire to improve their ability to "earn, keep and grow" a steady family-supporting income.

The focus of program services is to provide important employment tools and skill development to potential employees, and to prepare them to be successfully matched with potential employers. The services include, but are not limited to: Information and Referral; Skill and Behavior Assessment; Job Search/Job Readiness Skills Training; Employability Counseling; Case Management; Support Groups; Job Placement; Job Coaching/Job Retention Skills; Life Skills; Adult Basic Education and GED instruction; and, links to other services that assist eligible individuals in eliminating barriers to employment so they can retain employment and develop the capacity to earn a life sustaining income.

STEP's Employment Transportation Program assists and transports eligible participants transitioning from unemployment/under-employment into self-sustaining employment. Individuals overcome transportation barriers, allowing them to successfully obtain and retain employment and develop the capacity to earn a life-sustaining income.

The PA Careerlink office in Williamsport is part of the Commonwealth Workforce Development System (CWDS) that provides access to Pennsylvania workforce development and independent living services provided by the Departments of Labor & Industry and Public Welfare. Programs from the department include Pennsylvania Workforce Development, Pennsylvania Office of Vocational Rehabilitation, Employment and Training Programs through Department of Public Welfare and the Center for Workforce Information & Analysis.

Consumer Credit Counseling Service offers free budget counseling, debt management programs, credit report review, housing counseling, financial literacy programs, and employee assistance programs. The services offered by Consumer Credit Counseling Service can assist people in confronting and solving their financial problems that can lead to poverty.

**How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

For households that are severely cost burdened there is little income available after paying monthly housing costs. By making housing affordable, there is the potential to decrease housing costs and make funds available for food, clothing, health care and to reduce the incidence of poverty.

The City coordinates its housing programs with other social service providers that offer services to low to moderate income residents.

## **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The Community Development Department oversees Williamsport's housing and community development programs and will be responsible for all performance measurement activities.

The objectives of monitoring are to make sure that activities comply with all regulations governing their administrative, financial, and programmatic operations, achieve their performance objectives within schedule and budget, and comply with the CP. The Office of Community Development is also responsible for the timely implementation of activities. Quarterly, the expenditures are reviewed against the ratio used by HUD (1.5 times the allocation on hand at the end of the program year) to ensure that the goal will be met.

All subrecipients of CDBG and HOME funds are subject to monitoring. Fiscal monitoring will include review and approval of budgets, compliance with executed grant agreements, review of fiscal reports on a monthly basis, and a review of audits on an annual basis.

Additional monitoring will occur through on-site monitoring visits. These visits will occur as necessary, but will be conducted at least once a year. There are monitoring responsibilities that go beyond the time of completion of various activities.

All subrecipients must identify the personnel working on the project, keep accurate records and filing systems to document program benefits and compliance, maintain an appropriate financial management system, submit an audit, and submit a final report at closeout.

Annually, in the preparation of the Consolidated Annual Performance and Evaluation Report (CAPER), the Office of Community Development will review whether the specific objectives outlined in this strategic plan are being met. Further, this review will be an opportunity to assess if the strategic plan goals continue to address community priorities and if adequate resources are available to meet objectives.

Internal controls have been designed to ensure adequate segregation of duties. The Office of Community Development prepares agreements for activities supported with CDBG and HOME funds and establishes accounts. Invoices are monitored for compliance with the approved spending plan and federal regulations. The Office of Community Development administers Williamsport's Integrated Disbursement and Information System (IDIS). The Office of Economic and Community Development is also primarily responsible for setting up and administering activities.

When activities require outside contracting, Williamsport encourages participation by minority owned businesses. Williamsport shall maintain records concerning the participation of minority owned businesses to assess the results of its efforts and to complete the semi- annual "Minority Business Enterprise Report" to HUD.

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

The national Community Development Block Grant (CDBG) and HOME Investment Partnership programs continue to be principal revenue sources for the City to address the needs of its low to moderate-income residents. The City of Williamsport anticipates that it will receive \$951,976 in CDBG program funds and \$204,097 in HOME funds to finance its FY 2015 community development program.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	951,976	0	0	951,976	0	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	204,097	20,000	0	224,097	0	

Table 56 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The City uses its federal funds to leverage resources from private, state and local funds. With CDBG and HOME funds used as a match, the City is able to receive funding for a wide variety of projects from sources that include the County of Lycoming (local), PA Department of Community and Economic Development (state), PA Department of Conservation and Natural Resources(state), Pennsylvania Housing Finance Agency (state), and Pennsylvania Department of Transportation (state). Private funds from developers and/or non-profit organizations also contribute funding to City projects.

The City has provided \$150,000 of CDBG funding for street reconstruction for Susquehanna Health’s Phase One of the “Pathway to Health”. The project includes approximately \$4,000,000 of state funding to support Susquehanna Health’s capital improvements and modernization plan including the “Pathway to Health” street reconstruction improvements. The City applied for and received a Transportation Alternatives Program grant from PennDOT in the amount of \$1,000,000 to fund Phase III of the "Pathway to Health". These funds will be supplemented with \$112,500 of CDBG funds and \$50,000 of County of Lycoming Act 13 funds. The City has received a federal grant from the Appalachian Regional

Commission in the amount of \$330,000 that will be matched with Lycoming County Act 13 funds for the reconstruction of Reach Rd. The Williamsport Industrial Park is located along Reach Rd. and is home to several Marcellus Shale industry companies.

The City has partnered with the County of Lycoming, PHFA, a private developer and the Greater Lycoming Habitat for Humanity for the Memorial Homes project. The Memorial Homes project is part of the Williamsport Housing Strategy. The total number of affordable housing units is 40 apartment units and 2 single family Habitat for Humanity homes. \$40,000 of CDBG funds was used toward site demolition and \$300,000 of HOME funds is being used to build five units. In addition, Habitat for Humanity will receive \$60,000 in CHDO funds as part of the project. The Memorial Homes project includes state and local funding in the amount of \$4,390,000 and \$15,830,000 from private sources. The City is committing \$300,000 of 2014 and 2015 CDBG funds for infrastructure work around the neighborhood of the Memorial Homes housing development. The scope of work includes street reconstruction, new sidewalks, curbs, street trees and lighting. Leveraged funding for the infrastructure project includes a \$500,000 grant from PA DCED and \$200,000 of Lycoming County Act 13 funds. Another housing project, Grove Street Commons, may also use future HOME funds to leverage additional dollars. Construction on this project has been started.

Applicants who purchase a home through the City-wide Homebuyer Assistance program must also leverage private mortgage funds. The City administers revolving loan fund programs for commercial façade projects and economic development projects. The funding for these programs originated from state and local sources.

The City is using \$250,000 of CDBG funds as a one third match to a PA DCNR grant and for Memorial Pool renovation for a total project cost of \$750,000.00.

The City of Williamsport is a distressed community. In agreement with CPD 02-1, as a distressed community, the City of Williamsport is not required to provide a match for its HOME funds.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

CDBG funding will be used to improve existing City public facilities to benefit low and moderate income persons. The City owns property at Nichols Place and property that is adjacent to the Memorial Homes project. This property may be considered for housing in the future.

**Discussion**

Lycoming County has applied for and received additional funding through the Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund (PHARE) /Act 13 funds administered by Pennsylvania Housing Finance Agency. The PHARE fund was established to provide for the creation, rehabilitation and support of affordable housing. The goals of PHARE are consistent with the goals established in the City's Consolidated Plan. The award of the PHARE funding will increase the safe, affordable housing opportunities while addressing the housing needs of the community. Future CDBG and HOME funds, if needed for these housing projects, would maximize the leveraging of the PHFA funds and local resources.

Other state funding sources, including DCED, DCNR and PennDOT, allow the City to leverage its federal funding for infrastructure improvements, park improvements and neighborhood revitalization projects.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facilities and Infrastructure	2015	2019	Non-Housing Community Development		Public Facilities	CDBG: \$649,218	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 29508 Persons Assisted
2	Housing Rehabilitation	2015	2019	Affordable Housing		Affordable Housing	CDBG: \$55,777 HOME: \$173,073	Homeowner Housing Rehabilitated: 4 Household Housing Unit
3	Accessible Housing	2015	2019	Affordable Housing		Affordable Housing	CDBG: \$20,259	Homeowner Housing Rehabilitated: 2 Household Housing Unit
4	Blight Elimination	2015	2019	Blight Elimination		Blight Elimination	CDBG: \$20,000	Housing Code Enforcement/Foreclosed Property Care: 200 Household Housing Unit
5	Public Services	2015	2019	Public Services		Public Services	CDBG: \$16,327	Public service activities other than Low/Moderate Income Housing Benefit: 29508 Persons Assisted
6	Construction of new housing	2015	2019	Affordable Housing		Affordable Housing	HOME: \$30,615	Homeowner Housing Added: 1 Household Housing Unit

**Table 57 – Goals Summary**

#### Goal Descriptions

1	<b>Goal Name</b>	Public Facilities and Infrastructure
	<b>Goal Description</b>	Public Facilities and Infrastructure activities that are part of the 2015 Action Plan include Street Reconstruction, Removal of Architectural Barriers, Purchase of a Fire Pumper Truck, the Way's Garden Renovation and building repairs to the American Rescue Worker's Homeless Shelter property.
2	<b>Goal Name</b>	Housing Rehabilitation
	<b>Goal Description</b>	Housing Rehabilitation activities in 2015 include Owner Occupied Single Family Rehabilitation.
3	<b>Goal Name</b>	Accessible Housing
	<b>Goal Description</b>	The City will continue its accessibility program to make handicapped accessible modifications. to eligible home owners.
4	<b>Goal Name</b>	Blight Elimination
	<b>Goal Description</b>	Blight elimination activities in 2015 include codes enforcement in designated areas.
5	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Public Service activities include the Lycoming SPCA Spay/Neuter program for pets of low income residents and the CAPPa after school program for at risk youth and youth from low income families.
6	<b>Goal Name</b>	Construction of new housing
	<b>Goal Description</b>	Construction of new housing will be a CHDO activity.



## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The Fiscal Year 2015 Annual Plan for the City of Williamsport will receive \$951,976.00 in FY 2015 CDBG funds and

\$204, 097 in FY 2015 HOME funds. It is estimated that the City will receive \$20,000 in HOME program income.

#### Projects

#	Project Name
1	Fire Equipment
2	Street Reconstruction
3	Removal of Architectural Barriers
4	Housing Rehabilitation
5	Accessible Housing
6	CHDO
7	Codes Enforcement
8	General Administration
9	Ways Garden Restoration Project
10	SPCA
11	CAPPA
12	American Rescue Workers

Table 58 – Project Information

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	Fire Equipment
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Facilities and Infrastructure
	<b>Needs Addressed</b>	Public Facilities
	<b>Funding</b>	CDBG: \$175,000
	<b>Description</b>	This activity is for the purchase of a fire truck.
	<b>Target Date</b>	12/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	29,508
	<b>Location Description</b>	City-wide activity
	<b>Planned Activities</b>	
2	<b>Project Name</b>	Street Reconstruction
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Facilities and Infrastructure
	<b>Needs Addressed</b>	Public Facilities
	<b>Funding</b>	CDBG: \$359,218
	<b>Description</b>	This project is for street reconstruction and streetscape work. Work will include curbing, sidewalks, landscaping and drainage improvements. This project benefits residents of a low income area.
	<b>Target Date</b>	12/31/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Streets in the Brodart neighborhood including Beeber St., Oliver St., Memorial Ave., Stevens St., Sutton Ave. Maynard St.
	<b>Planned Activities</b>	
3	<b>Project Name</b>	Removal of Architectural Barriers
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Facilities and Infrastructure

	<b>Needs Addressed</b>	Public Facilities
	<b>Funding</b>	CDBG: \$60,000
	<b>Description</b>	This activity is for the construction of handicapped accessible curb ramps at various intersections throughout the City.
	<b>Target Date</b>	12/31/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	This activity is city-wide.
	<b>Planned Activities</b>	Planned activities will take place in conjunction with the Street Reconstruction activity, but the removal of the architectural barriers will take place city-wide.
<b>4</b>	<b>Project Name</b>	Housing Rehabilitation
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$55,777 HOME: \$173,073
	<b>Description</b>	This project is for the rehabilitation of owner occupied single family homes to a minimum code standard.
	<b>Target Date</b>	12/31/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Four homeowner families will benefit from this activity.
	<b>Location Description</b>	To be determined - city-wide.
	<b>Planned Activities</b>	Housing rehabilitation activities for income eligible owners of single family homes will be conducted to insure safe and decent housing.
<b>5</b>	<b>Project Name</b>	Accessible Housing
	<b>Target Area</b>	
	<b>Goals Supported</b>	Accessible Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$20,259

	<b>Description</b>	Accessibility improvements are made to properties owned by income eligible residents.
	<b>Target Date</b>	12/31/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Two income eligible homeowner families will benefit from the proposed activity.
	<b>Location Description</b>	To be determined - city-wide Activities will be to homes that need accessibility improvements.
	<b>Planned Activities</b>	The City offers grants of up to \$5,000 for accessibility improvements to residential properties occupied by low income persons with disabling conditions. Work items under this program include installations of railings, ramps, door way adjustments and bathroom modifications.
<b>6</b>	<b>Project Name</b>	CHDO
	<b>Target Area</b>	
	<b>Goals Supported</b>	Construction of new housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$30,615
	<b>Description</b>	The City will allocate the required 15% of its HOME funds to fund a project undertaken by one of the City's two certified CHDO's, Lycoming Neighborhood Development Corporation or Greater Lycoming Habitat for Humanity.
	<b>Target Date</b>	12/31/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	One family will benefit from this affordable housing activity.
	<b>Location Description</b>	To be determined.
	<b>Planned Activities</b>	The City will work with one of its two CHDO's, Greater Lycoming Habitat for Humanity or Lycoming County Neighborhood Development Corporation to develop affordable housing.
<b>7</b>	<b>Project Name</b>	Codes Enforcement
	<b>Target Area</b>	
	<b>Goals Supported</b>	Blight Elimination

	<b>Needs Addressed</b>	Blight Elimination
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	This project is for code enforcement activities in established code enforcement areas that are in low to moderate income neighborhoods. Code enforcement activities are done in conjunction with other City neighborhood rehabilitation efforts.
	<b>Target Date</b>	12/31/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Activities will take place in established code enforcement areas that are also in low to moderate income areas.
	<b>Planned Activities</b>	Code enforcement activities will take place to eliminate blight as well as to alleviate potential health and safety hazards.
<b>8</b>	<b>Project Name</b>	General Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$190,395 HOME: \$20,409
	<b>Description</b>	This project is for the administration of the CDBG and HOME programs.
	<b>Target Date</b>	12/31/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>9</b>	<b>Project Name</b>	Ways Garden Restoration Project
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	Public Facilities

	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	This activity is for new sidewalks and amenities to Ways Garden Park.
	<b>Target Date</b>	12/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Census Tract 4
	<b>Planned Activities</b>	
<b>10</b>	<b>Project Name</b>	SPCA
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$5,014
	<b>Description</b>	The SPCA program offers vouchers for the spaying and neutering of pets.
	<b>Target Date</b>	12/31/2014
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	29,508
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>11</b>	<b>Project Name</b>	CAPPA
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$11,312
	<b>Description</b>	This activity funds an after school program for at-risk children whose families are low to moderate income.
	<b>Target Date</b>	12/31/2015

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	50 children from low to moderate income families will benefit from this activity.
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>12</b>	<b>Project Name</b>	American Rescue Workers
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Facilities and Infrastructure
	<b>Needs Addressed</b>	Public Facilities
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	Funds will help to renovate the American Rescue Workers building, which houses a homeless shelter.
	<b>Target Date</b>	12/31/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	200 homeless individuals
	<b>Location Description</b>	643 Elmira St. Williamsport, PA 17701
	<b>Planned Activities</b>	Planned activities include masonry and painting work.

## AP-50 Geographic Distribution – 91.220(f)

### Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

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.

Low-income census tracts are those where 51 percent or more of the population have incomes below 80 percent of the area median income.

The City is 56.23% low-income. Therefore, the entire City qualifies as a low-income area. Most of the activities to be funded, other than street reconstruction, are city-wide activities.

### Geographic Distribution

Target Area	Percentage of Funds

Table 59 - Geographic Distribution

## **Rationale for the priorities for allocating investments geographically**

The entire City qualifies as a low-income area. Projects are taking place within certain areas of the City based on need.

### **Discussion**

Street reconstruction activities will be in the following locations in Census Tracts 3, 4, 6 and 9:

- Beeber Street from Memorial Ave. to West Fourth St.
- Oliver Street from Memorial Ave. to West Fourth St.
- Memorial Ave. from Berger St. to Beeber St.
- Stevens St. from West Fourth St. to Memorial Ave.
- Sutton Ave. from Stevens St. to Oliver St.
- Maynard St.

The Brodart Streets activity will take place in the Memorial Homes neighborhood and will complement the 40 new units of affordable housing.

Code enforcement activities, in conjunction with other revitalization efforts, take place in targeted low/moderate income census tracts including census tracts 3, 4, 5, 6, 8, 9, and 10.

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

The City's annual goals for affordable housing include the following:

#### 1. Increasing home ownership opportunities for City residents

The City of Williamsport will increase the percentage of homeowners in the community by assisting current City residents who are renting to make the transition to home ownership. There is an overlap between low income households and minority households. By continuing to pursue increased home ownership among low income households as a goal, the City of Williamsport is supporting increased home ownership by minority households in agreement with national goals.

#### 2. Reduce Housing Blight and Deterioration among Owner Households

Older housing units that require significant maintenance occupied by households with limited incomes results in deferred maintenance leading to disinvestment, declining property values, and possibly abandonment. Supporting programs and activities to assist homeowners in the City of Williamsport to make improvements to housing will protect the existing stock in the community. Assisting households with maintaining their housing is also important to sub-populations, such as the elderly and disabled who have fixed and limited incomes, to continue to own their home and avoid being institutionalized or possibly becoming homeless.

#### 3. Improve Rental Housing Opportunities

Improving rental housing opportunities will reduce the potential for renters to experience a housing crisis and allow them to improve the overall status of their lives. It will also assist households with avoiding homelessness. The older units in the City of Williamsport were developed without consideration of the need for access by the physically disabled, elderly, and frail elderly. Persons age 75 and over are an increasing portion of the population, while many of the elderly and frail elderly desire to stay in their homes rather than move to small apartments. The disabled are interested in accessible housing outside of assisted housing developments and would like to be able to reside in single family housing.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	11

<b>One Year Goals for the Number of Households to be Supported</b>	
Special-Needs	0
Total	11

**Table 60 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	1
Rehab of Existing Units	7
Acquisition of Existing Units	3
Total	11

**Table 61 - One Year Goals for Affordable Housing by Support Type Discussion**

The City has provided funding for five newly constructed HOME assisted units as part of the Memorial Homes housing project. Working with one of the City's two CHDO's, one new unit will be constructed for occupancy by an income eligible household.

The City is expecting to process four owner occupied single-family rehabilitation in 2015. The City program offers grants and low interest loans for repairs to owner occupied single family homes to income eligible homeowners.

Rental units are also in need of rehabilitation assistance to ensure maintenance of a decent housing stock for low income renters, particularly those with income below 30% of MFI who have few housing choices. The City will be using PHARE funds to address rehabilitation needs of rental units in the Brodart neighborhood as part of an overall revitalization effort in the neighborhood.

The City plans to process two cases through its Handicapped Accessibility Rehabilitation program. This program offers grants of up to \$5,000 for accessibility improvements to residential properties occupied by persons with disabling conditions.

The City is expecting to process four homebuyer cases in 2015. The City's Homebuyer program offers gap financing to help eligible households purchase a single family home. The program offers a maximum of 20% of the home purchase price as a deferred repayment, 0% interest loan.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The Lycoming Housing Authority provides 469 income restricted housing units, 24 market rate housing units and also provides 675 Housing Choice vouchers throughout Lycoming County. The Lycoming County Housing Authority reports that it is currently meeting the needs of low income families, elderly and disabled residents with its current housing stock. The public housing waiting list total is currently 476 with 68% of those being extremely low income. LCHA turns over an average of 150 units per year and the average length of time on the waiting list is six months. Elderly, one bedroom applicants spend the longest time on the waiting list as this population continues to grow in numbers. The community experienced a significant increase in rental prices due to the Marcellus Shale gas industry. The influx of gas workers and the demand for housing has driven up rental prices, often above the payment standard. As a result, Section 8 participants are beginning to find it more difficult to find affordable housing and currently there are 250 persons on the Section 8 waiting lists. The Section 8 list is currently closed.

### **Actions planned during the next year to address the needs to public housing**

The Lycoming County Housing Authority will meet local housing needs by using local preferences to assure that the lowest income families are served first with preferences also given to the elderly and disabled families. Accessibility to housing programs has been increased by providing on-line applications. LCHA will continue to respond to the area's increase in rental prices by working with housing groups and landlords in an effort to address the needs of families and to market programs. LCHA has completed several renovation projects to improve the quality of life of its tenants.

The Lycoming County Housing Authority estimates that in 2015, it will need \$556,054 to address capital improvements (high priority), \$135,000 for management and operations (high priority), and \$500,000 for improved living environment to include neighborhood revitalization (non-capital/low priority).

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

LCHA continues to offer a Family Self Sufficiency program. FSS is a federally funded program that works with motivated participants who want to become homeowners. A case manager works with each household, five-year goals are set, and as household income increases, and escrow savings account is established. Escrow balances are dispersed when suitable employment is obtained and the household no longer receives cash assistance.

The LCHA will continue its Section 32 Homeownership program, which was implemented in 2014. Under the program, five homes are available to low income public housing or Section 8 recipients. Residents

receive counseling, education and case management to assist them in becoming first time homebuyers.

The LCHA will continue its Section 32 Homeownership program, which was implemented in 2014. Under the program, five homes are available to low income public housing or Section 8 recipients. Residents receive counseling, education and case management to assist them in becoming first time homebuyers. Lycoming Housing Finance Agency also offers the homeowner units at Lose School and Harmony Way. Some individuals are hired by the Authority to work at its sites under the Authority's Section 3 Employment Opportunity Plan. The LCHA has a job finder service for residents seeking employment. Applications for many employers are kept at the LCHA social service office. Residents are referred to Career Link and Pennsylvania College of Technology's New Choices/New Options Program, and STEP, Inc. These programs provide vocational counseling, job preparation and placement. LCHA has a Resident Training Toward Success Program. In a crime prevention move, the Lycoming County Housing Authority now participates in a joint effort with other housing authorities, to identify and restrict persons with Defiant Trespass notices from entering housing sites. Since homeownership is tied to economic capability, these programs increase the likelihood of homeownership.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

The Lycoming County Housing Authority is not designated as troubled.

**Discussion**

The City is not anticipating funding any public housing resident participation activities or any activities to address the needs of public housing in FY 2015.

The Lycoming County Housing Authority is a county authority.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

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.

The City's priority homeless objectives are to:

1. Support emergency shelter and transitional housing services through local nonprofit organizations and social service agencies; and
2. Support services to assist homeless persons and families make the transition to permanent housing and independent living.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

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 fundings. The Coordinated Task Force shares information and resources regarding homeless individuals/households and their needs.

A Point-in-Time study conducted in January 2013 found 19 homeless persons and 12 homeless households in the City of Williamsport and surrounding area. The count was conducted over the period of one night.

#### **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. The Williamsport YWCA also provides emergency shelter at The Residency that accommodates 11 women.

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 located at the YWCA of Northcentral PA that recently received the "2013 Program Excellence" award from the Society of Public Health Education. The program includes life skills and education workshops and goal setting as well as individual counseling. Liberty House recently made modifications to its program based on interviews with its participants. Liberty House is contemplating an expansion to provide a total of 32 units. The YWCA recently opened the "Dress for Success Boutique". All funds raised through sales in The Boutique are used to continue to provide safety, shelter and support through Wise Options, Liberty House and any Community Education programs. Additionally, any woman who enrolls into a YWCA program will be eligible to receive any clothing that she may need, free of charge, from The Boutique so any donation of clothing serves a two-fold purpose.

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.

**Helping low-income individuals and families avoid becoming homeless, especially extremely**

**low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

Homeless prevention services are administered by a combination of public and private agencies. 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.

## **Discussion**

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.

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

Barriers to affordable housing are varied. There are developmental barriers that include land acquisition costs, construction costs and permit fees. Often times developers face timing obstacles that can delay projects due to public funding and financing requirements, municipal ordinance delays, delays in sewer and water approvals and NIMBY-ism. Land use barriers such as minimum lot sizes and other dimensional requirements effect density and can create a situation that makes affordable housing development uneconomical. The City of Williamsport requires Zoning Hearing Board approval for variances, conditional uses and special exceptions, which can result in timing delays and additional engineering and design costs.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The City has allocated a substantial amount of its annual CDBG entitlement grant to support a comprehensive housing program including rehabilitation of owner-occupied single-family housing, rental property rehabilitation, and accessibility rehabilitation. The City has used its HOME entitlement funds to expand the housing stock of affordable housing available to low income renter households. However, finding decent affordable housing remains a problem for the low income population, much of which is minority households.

The City has amended zoning ordinances from Light Manufacturing to Residential Urban in an effort to enhance the adaptive reuse of Brownfield 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, 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.

### **Discussion:**

Other solutions to the barriers to affordable housing that the City can consider include regulatory options such as fast track approval of permit applications, adjusting the parking requirements and increasing the impervious surface coverage to allow for additional density of multi-family units, inclusionary zoning that require a given share of new construction be affordable by people with low to moderate incomes, incentives to developers provided by the municipality, developer models that vary density, concentration and variety of the housing types, and public private partnership models

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The City will continue to seek additional funding sources to address underserved needs.

The City will support activities that create an environment for businesses to remain, expand or relocate to Williamsport. The City is interested in pursuing economic development opportunities through revitalization efforts and to explore the possibilities related to the Marcellus Shale gas exploration industry. Act 13 legislation, signed into PA law in 2012, imposes an impact fee at the wellhead to be paid by operators to the local government each calendar year. The City of Williamsport receives its own Act 13 funds and also receives Act 13 funding as a pass through from Lycoming County and PHFA. The City uses its Act 13 dollars for improvements to the existing infrastructure and for the development of affordable housing.

### **Actions planned to address obstacles to meeting underserved needs**

The City will continue to cooperate with various social service agencies, low-income housing advocates and affordable housing providers to address the underserved needs of area residents. Collaboration with these agencies is possible through participation in the monthly meetings of the Coordinated Services Task Force.

A representative from West Penn Rural Fair Housing recently completed a review of the City's current Fair Housing Analysis of Impediments. The FHA is outdated and City staff has begun the process of updating the plan. It was recommended that the City's updated plan identify the impediments to fair housing choice, state a goal related to the impediment and propose activities to address the impediment in order to achieve the stated goal.

The analysis of impediments and recommended actions identified in the current document involve pursuing additional outreach efforts that promote fair housing that include housing education, credit repair and housing counseling, and pre-purchase/bank lending education. The City has addressed the impediments identified in the analysis through its Fair Housing Commission. The City's Fair Housing Commission, whose members represent the real estate, lending and social service communities, focuses on ways to promote housing education, credit repair and housing counseling. The Fair Housing Commission informs the West Branch Association of Realtors of programs regarding fair housing by the City and other entities and acts as a referral agency in matters relating to financial education.

Fair Housing information is on display in 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. Developers of multi-unit HOME assisted activities are required to prepare and follow a Fair Housing and Marketing Plan.

The City has used CDBG funds to print a "Fair Housing Guide" that contains information regarding rights

under the Fair Housing Act and actions to take if housing rights have been violated. Additional CDBG funds will be used for legal advertisements and other publications relating to fair housing practices as well as any costs incurred as a result of preparing an updated Fair Housing Analysis.

### **Actions planned to foster and maintain affordable housing**

The City and Lycoming County are addressing the need for affordable housing by creating and partnering on the Williamsport Housing Strategy, a strategy that includes housing projects from local, state, federal and private funding sources. The projects are located at the former Brodart site and nearby on Memorial Ave. and on Grove St. near Almond St. Commons. The Brodart project, a Brownfield revitalization project, includes the construction of 40 of affordable housing units. The Brodart Neighborhood Improvement program includes interior and exterior health and safety home improvements to existing homes in the Brodart neighborhood through the STEP, Inc.'s "Homes-In-Need" program as well as an effort to identify blighted properties by the City's Codes department. The Greater Lycoming Habitat for Humanity is collaborating with STEP, Inc. on the "Brush with Kindness" program, which focuses on exterior home repair services such as minor exterior repairs, landscaping, and exterior clean-up in the Brodart neighborhood. Groups of 10 to 20 volunteers work alongside the homeowner to revitalize a home's exterior. The Grove Street Commons project will provide 32 rental residents over the age of 62.

CDBG and HOME funds are used to support the City's comprehensive housing programs including rehabilitation of owner occupied single family housing, rental property rehabilitation, and accessibility rehabilitation.

### **Actions planned to reduce lead-based paint hazards**

The guidelines for the City's Housing Rehabilitation program comply with the lead based paint hazards at 24 CFR 35. Due to extensive lead abatement costs and the total number of highly probable lead contaminated homes, the City is more likely to pursue lead hazard reduction procedures until the total number of lead contaminated homes has been significantly reduced. In FY 2015, the City will allocate funds to the following activities, all of which may have the effect of reducing the number of housing units with lead based paint: codes related demolition activities and all housing rehabilitation activities.

### **Actions planned to reduce the number of poverty-level families**

The resources that the City of Williamsport has to reduce the number of persons with incomes below the poverty level are limited. The City assists low to moderate income residents through its housing programs. The CDBG Microenterprise Loan program assists low to moderate income owners of a business by offering a low interest loan that provides a full year of deferment for repayment.

Since poverty is based upon income, its effect on housing opportunity and choice is apparent. Conversely, without adequate, stable housing and employment opportunities, alleviating poverty

becomes difficult.

The lower income and higher rate of poverty among the minority households is 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 African American adults lack a high school diploma and 41% of Hispanic adults lack a high school diploma. The low education level indicates lack of skills required to find steady, well-paying employment that offers opportunities for advancement.

The Marcellus Shale industry has been an economic opportunity for the region. Although the drilling activity has subsided compared to recent years, it has attracted investments by large companies, created high wage jobs and provided opportunities for local businesses.

The City is involved in identifying and assessing blighted and underutilized properties as potential Brownfield sites for redevelopment. A grant was awarded from EPA to Lycoming County to evaluate potential sites for redevelopment that would require phase one or phase two environmental studies and update inventory within the City.

Parts of the downtown and the Central Business District have also been targeted for revitalization efforts. The downtown area along West Third St. from Market St. to Penn St. has several vacant lots and the City, working with Lycoming County, Lycoming College and the property owners, have undertaken a study to develop a vision for this area.

Destination 2014 is a planned reuse and redevelopment of buildings on the YMCA block as the YMCA has relocated south of the Williamsport Regional Medical Center. Highlights of the proposed Destination 2014 include razing the pool and gymnasium to create prime space for retail outlets, expanding and redeveloping the existing Pickelner Arena as a civic arena, redeveloping the original YMCA building at West Fourth and Elmira St. as a conference center or possibly residential space, creating a town square, and incorporating themes of city art and architecture along with green space. The City is seeking funds from the state Redevelopment Assistance Capital Program for this project.

These activities will aid in reducing poverty in the City by increasing opportunities for employment, by attracting and retaining businesses and by providing a comfortable living environment. The above-mentioned redevelopment projects will also create economic development opportunities through the revitalization of currently underused or blighted areas.

### **Actions planned to develop institutional structure**

The Office of Economic & Community Development oversees Williamsport's housing and community development programs and is responsible for all performance measurement activities. The monitoring requirements and procedures under the 2015 Action Plan will utilize existing monitoring systems and

experience in administering federal and state programs and funds.

The Office of Economic & Community Development monitors all proposed activities to ensure long-term compliance with program requirements. The objectives of this monitoring are to make sure that activities:

- 1) comply with all regulations governing their administrative, financial, and programmatic operations including compliance with the Consolidated Plan; and
- 2) achieve their performance objectives within schedule and budget

The Office of Economic & Community Development utilizes project checklists to insure and document program compliance. The Director of the Office of Economic & Community Development is also responsible for the timely implementation of activities. Quarterly, the Director reviews the expenditures against the ratio used by HUD (1.5 times the allocation on hand at the end of the program year) to ensure that the goal will be met.

All subrecipients of CDBG and HOME funds are subject to monitoring. The Office of Economic & Community Development maintains a written policy for the monitoring its subrecipients. Fiscal monitoring will include review and approval of budgets, compliance with executed grant agreements, beneficiary reports, review of fiscal reports, and a review of audits on an annual basis.

Annually, in the preparation of the Consolidated Annual Performance and Evaluation Report (CAPER), the Office of Economic & Community Development will review whether the specific objectives outlined in this strategic plan are being met. Further, this review will be an opportunity to assess if the strategic plan goals continue to address community priorities and if adequate resources are available to meet the objectives. Community input will be sought in this analysis.

Internal controls have been designed to ensure adequate segregation of duties. The Office of Economic and Community Development prepares agreements for non-housing activities supported by CDBG and establishes accounts. Invoices are monitored for compliance with the approved spending plan and federal regulations.

The Office of Economic and Community Development administers Williamsport's Integrated Disbursement and Information System (IDIS). The Office Economic and Community Development is also primarily responsible for setting up and administering activities.

## **Actions planned to enhance coordination between public and private housing and social service agencies**

Williamsport's Office of Economic & Community Development is responsible for enhancing the coordination among housing providers, service agencies, and public entities. The City joins with non-profit CHDO's, for-profit developers and various local groups to increase housing opportunities for targeted income groups. The City mails information to housing service providers, banks, and realtors making them aware of City programs.

City staff are members of the Coordinated Services Task Force. This organization brings together representatives from various sectors of the community to improve the quality of life through a volunteer collaborative process. City staff are also involved in the planning process for the creation of neighborhood organizations.

The City Community Development Director is a member of various task forces that address infrastructure needs and economic development needs. During the 2015 program year, the City intends to continue to cooperate with various agencies in the region to meet the housing and supportive needs of residents.

### **Discussion:**

The City of Williamsport continues to interact with the various public and non-profit institutions that provide housing and supportive services to low income residents. Although the agencies are independent of one another, they work together through the Coordinated Task Force to ensure coordination.

Most of the proposed activities in the 2015 Action Plan involve cooperating and partnering with state agencies, neighborhood groups, or social service organizations.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction:

In 2015, the City plans to close out prior CDBG program years and budgets. The budgets for those years will be amended and funds will be reallocated to other activities. At this time, the City does not know what activities will be closed out and does not know the amount of funding to be reallocated.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.0%

**HOME Investment Partnership Program (HOME)**  
**Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

All forms of investment of the City's HOME funds are identified in Section 92.205.

The City Homebuyer program provides gap financing of up to 20% of a property purchase price. Applicants must obtain the maximum private financing that their income can support. Private financing is in the amount of 80% of the value of the sale price and the buyer must contribute 4% percent of personal funds. HOME funds are offered as grants and low interest loan to repair owner occupied homes. All code, safety and items not meeting rehabilitation standards must be repaired under this program.

The City will allocate the required 15% of HOME funding to a certified CHDO. The CHDO will construct affordable owner occupied single family housing units.

The City's Owner Occupied Single Family Housing Rehabilitation program provides a grant or a low interest loan to income eligible homeowners to rehabilitate their home to a minimum code standard.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

It is the policy of the City of Williamsport, wherever possible, to **recapture** the appropriate amount of the HOME investment rather than restricting the sale to a qualified low income family that will use the property as its principal residence. The guidelines for resale or recapture for the homebuyer program that the City of Williamsport has established are as follows:

1. The City of Williamsport will require that a mortgage be placed on the property in its favor for the full amount of the HOME investment. Gap financing is provided as a 0% interest, "soft second" mortgage and will make up any gap between the amount of the first mortgage that the buyer qualifies for and the sale price of the home. The gap financing will help make homeownership affordable to income-qualified households.
2. If the property is sold or an event of default occurs during the period of affordability or before the City lien is paid in full, the HOME assistance used as gap financing is subject to recapture. Upon sale of the home by the HOME assisted household, the City of Williamsport will recapture the HOME investment from the net proceeds of the sale.
3. In the event of foreclosure on the property during the restricted period, the City will share in the net proceeds of the sale of the property, up to the amount of the HOME investment. (after realtor's commission and ordinary closing expenses) At that time, the buyer shall pay City the lesser of:
  - (i) the Principal Amount, or
  - (ii) the net proceeds of the sale (after realtor's commission and ordinary closing expenses), less the balance then due under the First Mortgage, whereupon the remaining Principal Amount shall be deemed forgiven and Mortgagor shall be released and discharged of and from any further obligation hereunder and under the Mortgage.
4. HOME funds that are recaptured by the City of Williamsport will be returned to the letter of credit for other HOME eligible activities.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

It is the policy of the City of Williamsport, wherever possible, to **recapture** the appropriate amount of the HOME investment rather than restricting the sale to a qualified low income family that will use the property as its principal residence. However, if a situation occurs in which the City will not have a second mortgage, then the recapture method cannot be used. Resale, with deed resale restrictions, must be used. All units receiving HOME Program subsidies are required to comply with a designated affordability period.

The affordability period of any project is contingent upon the amount of HOME funding per unit subsidy received and may be five years long (under \$15,000 of assistance) ten years long (between \$15,000 and \$40,000 of assistance) , or fifteen years long (over \$40,000 of assistance).

Under HOME resale provisions, when a HOME-assisted homebuyer sells his or her property, either voluntarily or involuntarily, during the affordability period, the City will require that:

- 1) The property is sold to another low-income homebuyer who will use the property as his or her principal residence;
  - 2) The original homebuyer receives a fair return on investment, (i.e., the homebuyer's down payment plus capital improvements made to the house); and
  - 3) The property is sold at a price that is "affordable to a reasonable range of low-income buyers."
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Not Applicable

## **Discussion:**

The City has policies and procedures in place to affirmatively market housing. The City, working with local developers, affirmatively markets housing in the following ways:

1. Letters are sent to various support agencies and social service agencies advising of available affordable housing. The letters include detailed descriptions of the living units including those units that are handicapped accessible and that meet the needs of a visual/hearing impairment. The letter states that the management company is committed to the goal of providing housing for a racially and economically integrated community.
2. Rental staff and any persons involved with tenant selection are instructed to conduct business in accordance with federal, state and local fair housing laws and are advised that it is illegal to discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin. Rental staff receives annual training from qualified professionals regarding fair housing laws.
3. The following documents are displayed in the rental office: Affirmative Fair Housing Marketing Plan, Tenant Grievance and Appeal Procedure, and Tenant Selection Criteria.

All City advertisements for services, bids and contracts contain language encouraging MBE/WBE/Section 3 participation including notification of known minority businesses and women's business enterprises. The City sets its goal for utilization of MBE/WBE's through its contracts for public works, site clearance, demolition, housing rehabilitation and construction supplies and services a target of 5% - 3% of the anticipated CDBG and HOME grants for the City. The City provides notices regarding Section 3 opportunities to the Lycoming County Housing Authority, PA Career Link and local union and builders organizations.

## Attachments

**NOTICE OF PUBLIC HEARING FIVE-YEAR CONSOLIDATED PLAN AND UPDATE TO ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CITY OF WILLIAMSPORT**

Notice is hereby given that the City of Williamsport in accordance with the City's Citizen Participation Plan will hold a public hearing on Wednesday, July 23, 2014. The hearing will be held at 4:00 p.m. at City Hall, City Council Chambers, 245 West Fourth Street, Williamsport, PA. The purpose of the hearing is as follows:

- a. To obtain the views and comments of individuals and organizations concerning the City's housing and community development needs and issues related to fair housing. The information gathered will be used in the preparation of the Five-Year Consolidated Plan for Fiscal Year 2015-2019 for the Community Development Block Grant program and related programs.
- b. To review the City's CDBG program and provide an opportunity to the public to comment on program performance.

Agencies wishing to request funding must do so in writing by 4:00 p.m. on Friday, August 29, 2014. A summary of the proposed Five-Year Consolidated Plan will be published in the Williamsport Sun-Gazette and at [www.cityofwilliamsport.org](http://www.cityofwilliamsport.org) in mid-September and will be considered by City Council in October. The City intends to submit its application for F.Y. 2015 funds to HUD on or about November 15, 2014.

All interested individuals and organizations are invited to attend this hearing and offer their views and comments on the housing and community development needs of the City of Williamsport. Non-English speaking individuals who require the information in an alternate language or anyone who requires special accommodations at the public hearing may contact the Office of Community Development at 570-327-7511.

CITY OF WILLIAMSPORT  
MINUTES OF PUBLIC NEEDS HEARING  
2015 - 2019 CONSOLIDATED PLAN AND 2015 F.Y. ACTION PLAN

CITY COUNCIL CHAMBERS  
CITY HALL  
July 23, 2014  
4:00 P.M.

In Attendance:

John Grado, Community Development Director, City of Williamsport, Stephanie Young, Assistant Community Development Director, City of Williamsport, Mary Racinski, Assistant Community Development Director, City of Williamsport, David Mayer, Muncy Bank & Trust Co., Jill Merrissey, Muncy Bank & Trust Co., Carolyn Hawk, Lycoming County United Way, Rosann Pelleschi, Housing Consultant

Discussion of

Mr. Grado began the public needs hearing by asking for members to introduce themselves. He stated that the purpose of the public hearing was to discuss housing and community development needs and the City's upcoming Fair Housing Analysis of Impediments. The public hearing was advertised.

Ms. Young explained the CDBG and HOME programs and the Consolidated Plan preparation process. Even though the funds are federal funds from HUD, local decisions are made on how to use the funds. Establishing priorities for the next five years is a required component of the plan. The five year priorities must be considered during the preparation of the annual Action Plan. CDBG funds can be used for a variety of activities. HOME funds can only be used for housing activities. The prior five-year Consolidated Plan stated the following housing priorities: promoting home ownership, reducing of blight, providing better rental housing, and providing affordable, accessible housing as well as supporting emerging housing and local non-profits that advance affordable housing goals. Funding allocations from 2014 were discussed. Eligible CDBG activities were discussed with an emphasis on meeting one of the three national objectives. Ms. Young reviewed past performance, noting that the most recent CAPER from 2013 is available for review on the City's website and that the CAPER was approved by HUD. The City benefited over 70% low to moderate income population as required. Ms. Young reviewed the activities that were funded in 2013. Ms. Young explained that the City uses HUD income levels up to 80% of the median income according to family size. Ms. Young mentioned that HUD provides data regarding needs, but it is also important to hear from providers who work with trying to meet underserved housing and other needs.

Discussion of Housing Needs

Ms. Pelleschi explained that HUD bases much of its homeless data on the Point In Time surveys (shelter counts and unsheltered counts). Most HUD surveys only include unsheltered people and people in shelters or doubling up are excluded. She feels that the City does not suffer from a lack of housing, but from a lack of affordable housing. The working poor and lower to middle income households are being affected. Housing is either not affordable or not safe. The issue is state wide and nation wide. Ms. Pelleschi mentioned that the local Housing Coalition is hosting a housing symposium on September 17, 2014 that will include banks, realtors, landlords, service providers and PHFA.

Mr. Mayer stated that people feel that banks are restrictive, but last year 45% of their loans were to low/moderate income people and the delinquency rate is 1%. Muncy Bank is interested in expanding into the Williamsport area.

Ms. Pelleschi explained that there is a dire need for forensic housing, defined as mental health and the prison release communities. The Prison Release Center has 23 women who cannot be released because there is no housing for them. The Transitional Living Center is also full because the women cannot find permanent housing. The mens' numbers for these populations are double. The money spent to house people in prison because they cannot find housing is mammoth. The Housing Coalition is seeking grants for a master leasing program. Landlords and developers would work with a case worker to make these occupants become good tenants. The agency handles the rent and utilities, not the tenant. The agency will evict the tenant if necessary. Ms. Pelleschi cited Journey House as a model program with an 82% success rate of tenants finding permanent housing and jobs.

#### Discussion of Fair Housing Analysis to Impediments

Ms. Young stated that the City is preparing a Fair Housing Analysis of Impediments. The current plan covers the period from 2003 - 2013. We are seeking input from the public, banks and realtors on discrimination, CRA efforts, issues that impede free and open acquisition of housing. The impediments that were identified in the most recent study have been addressed to some extent.

Ms. Pelleschi stated that exclusion based on a criminal record really impacts forensic housing. She feels that elderly housing is available and that the City is good in creating the housing for the elderly. The Joiner Board and Hope Enterprises insure housing for their clients. She stated that the AIDS Coalition believes that their clients face discrimination.

Ms. Young stated that if the City receives a fair housing complaint, the person is directed to HUD and/or the Pennsylvania Human Relation Commission. Forms are provided and assistance to complete the forms is provided, if requested.

Mr. Grado stated that a review of the City's current Fair Housing Analysis will take place soon, but the City has never performed testing. Ms. Pelleschi stated that when the Marcellus Shale gas industry workers arrived, she called landlords and was quoted high rents if she said she was from out of town and worked in the gas industry and was quoted lower rents if she said she was local.

#### Discussion of Homeless Needs

Ms. Pelleschi stated that people and families become homeless because of income, divorce, health issues. Many people live in their cars or in their friends' apartments. The Family Promise and the Saving Grace Shelters are full. They are the only family shelters. Summer is typically a slower time for the shelters. There is a need for both emergency and long term shelters. Again, Journey House is a model to follow. Program fees are charged to support the employment of a mentor. Each graduating household receives donated furniture and a savings account to insure a smooth transition. The mentor stays for one year. Local hotels, churches and individuals donate most of the furniture. The Lycoming United Way started the process to develop Journey House and Liberty House. Ms. Pelleschi stated that an over looked group who are at risk for homelessness are the "aging out" youth. They are City youth that age out of the system, such as foster care, and have no criminal background, but receive no support. They turn 19 years old and they are out on their own. Many have no prospects and can't find jobs. The American Rescue Workers shelter currently is housing 5 youths who have aged out. They have no jobs and no access to training. Ms. Pelleschi stated that many homeless people are in encampments by the river. Agencies try to reach them. The social services hotline 211 is still active. During the winter months, the American Rescue Workers drive around to locate any homeless people.

#### Discussion of Infrastructure/Public Facilities Needs

Mr. Grado stated that the majority of the CDBG funds are used for infrastructure improvements. At one time, the City received over 2 million dollars in funding and now we are receiving less than 1 million; yet, costs continue to rise. The City is spending more Act 13 money now than in CDBG and Liquid Fuels funds. Two thirds of the City's CDBG funds will be for infrastructure improvements. The City works with Lycoming County to seek Act 13 and Lycoming County funds. The Memorial Homes project is an example of leveraging additional funds for affordable housing. We also use CDBG funds to leverage other infrastructure projects. CDBG funds are not typically expended in the downtown area unless it is for the elimination of blight, such as the Kohl's project or the Cinemaplex. HOME funds provide for the construction of affordable rental units, homebuyer funds and owner occupied rehabilitation.

Ms. Polloschi stated that the biggest challenge faced by the social service agencies is lack of funding. Certain regulatory and reporting requirements also make it difficult. Many programs and reporting requirements are geared toward urban, metropolitan areas. Rural areas have different needs and, in some cases, different problems.

Mr. Mayer mentioned that foreclosures are not a problem for Muncy Bank, but the bank is willing to make modifications and work with clients. Mr. Grado mentioned that homeownership rates have fallen. Mr. Mayer stated that buyers must be reasonable about projects and work outs are a possible option. Muncy Bank does not want to take back homes. Some banks are not taking care of foreclosed properties. When the asking price is too high and problems are not fixed, a good house can become a problem. Local banks are willing to work with the homeowner; online banks are not. Financial counseling and education is a much needed service.

#### Discussion/Next Steps

Ms. Young stated that the Consolidated Plan will be on public display for 30 days. A public hearing on the draft Consolidated Plan will be held on October 15, 2014. The plan will be presented to City Council in late October. The plan is typically due to HUD on or about November 15, 2014.

The public hearing adjourned at 5:15 p.m.

October 1 2014

**Police/Court**

Walmart  
 Montoursville  
 Saturday afternoon following a high speed chase turned out to be an event on a local Walmart store police said.

After passenger William Saquon Davidson jumped out of the Nissan SUV about 4:40 p.m., the 27-year-old man ran toward the nearby Walmart where officers found him hiding in a back room near the back of the store.

When he was taken into custody, he gave false identification, police alleged. Only after the scanned his fingerprints did police learn of his true identity, Davidson. He is nearly of the 1800 block of Vine Avenue and now living at 641 Cherry St.

Davidson admitted he gave a false name because he suspected there was a warrant for his arrest.

Jailed automatically on the bench warrant, Davidson was arraigned Tuesday before District Judge Gary A. Whiteman on charges of obstructing justice, possession of a firearm, and false identification to law enforcement, and recommended a \$25,000 bail.

Two other passengers who fled from police officers were

**PUBLIC NOTICE**  
**FIVE YEAR CONSOLIDATED HOUSING AND COMMUNITY DEVELOPMENT GRANT PROGRAMS 2015 - 2019**  
 and  
**FY 2015 ANNUAL ACTION PLAN CITY OF WILLIAMSPORT, PA**

In accordance with the federal regulations at 24 CFR, Part 91, the City has prepared a Consolidated Submission for Community Planning and Development Programs. This document, known as the Five Year Housing and Community Development Plan, is a requirement for direct assistance under certain HUD funding programs including the Community Development Block Grant Program. On an annual basis, the City shall describe its action plan for achieving the goals set forth in the Plan. Amendments to the Plan shall also be described and citizen's comments solicited.

The City of Williamsport will hold a Public Hearing on Wednesday, October 15, 2014 at 4:00 p.m. to solicit citizen comments on the Five Year Consolidated Housing and Community Development Plan for FY 2015-2019 and FY 2015 Annual Plan. The hearing will be held at Council Chambers, 245 West 4th Street, Williamsport, PA.

Copies of the 5 Year Consolidated Plan for FY 2015-2019 and the FY 2015 Annual Action Plan will be available for public inspection and review from October 1, 2014 through October 31, 2014 on the City website at [www.cityofwilliamsport.org](http://www.cityofwilliamsport.org) and at the following locations:

James V. Brown Library	City of Williamsport
16 East Fourth Street	Community Development Dept.
Williamsport, PA	City Hall
	245 West Fourth St.
	Williamsport, PA 17701

3/9/15

**PUBLIC NOTICE  
REGARDING THE  
CITY OF WILLIAMSPORT'S  
2015 DRAFT  
ACTION PLAN**

HUD has notified the City of Williamsport that the Fiscal Year 2015 allocations for HUD programs are as follows: \$851,976.00 for the Community Development Block Grant (CDBG) program and \$67,893.00 for the HOME program. The City will amend its 2015 draft Action Plan to decrease spending in the following CDBG program line items: Street Reconstruction (\$14,117), Removal of Architectural Barriers (\$20,000) and General Administration (\$8,530). The City will decrease spending in the amount of \$67,893.00 for the following 2015 HOME program line items: Homebuyer Assistance (\$62,104), Certified Housing Development Organization (\$2,108) and General Administration (\$3,681). HUD assistance activity will be transferred to the Single Family Owner Occupied Rehabilitation program. The City of Williamsport intends to submit its 2015 Action Plan to HUD for approval on April 11, 2015.

Written comments regarding this notification may be sent to the Community Development Office, 245 West Fourth St., Williamsport, PA 17701. ATTN: John J. Grado, Director. Citizens will have thirty days from the date of this notice to comment.

**Grantee Unique Appendices**

**City of Williamsport  
GENERAL SURVEY**

**2015 - 2019 Five Year Consolidated Plan**

Williamsport is in the process of preparing its Five-Year Consolidated Plan for submission to the U.S. Department of Housing and Urban Development (HUD). The Consolidated Plan will serve as a blueprint for the expenditures of federal funds in Williamsport from January 1, 2015 to December 31, 2019.

As part of this five-year planning process, Williamsport is required to identify the housing and community development needs for low-moderate income persons and households as well as persons with special needs such as disabilities, substance abuse, mental illness, HIV/AIDS, the elderly, etc. Your participation in this planning process is important if the City is to develop an accurate strategy that addresses the priority needs of these groups and individuals.

**Please complete this survey and mail, e-mail or fax it no later than July 3, 2014.** Kindly attach any additional information (statistics, surveys, studies, reports, applications, observations, annual reports, etc.) that will help Williamsport to identify affordable housing and employment issues.

Thank you for your prompt response to this survey and for assisting Williamsport with completing its consolidated planning responsibilities. If you have any questions regarding the survey, please contact:

Stephanic Young  
Community Development  
City of Williamsport  
245 West Fourth St.  
Williamsport, PA 17701  
Phone No. 570-327-7577  
Fax No. 570-327-7509  
E-mail: [cd2@cityofwilliamsport.org](mailto:cd2@cityofwilliamsport.org)

**GENERAL SURVEY**

1. Name of Organization: \_\_\_\_\_
2. Name of person completing this survey: \_\_\_\_\_
3. Title of person: \_\_\_\_\_
4. Mailing address: \_\_\_\_\_
5. Telephone number: \_\_\_\_\_
6. E-mail address: \_\_\_\_\_
7. What are the mission, principal activities, and service area of your organization? Attach a brochure if available.  
\_\_\_\_\_  
\_\_\_\_\_

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8. What special needs classification of persons and/or households does your organization serve? (Example: persons with physical disabilities, persons with visual impairments, etc.)

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9. In your opinion, what is the major unmet housing and/or supportive service need faced by your organization?

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10. What is the magnitude of the need? Please attach any statistics, records, or survey results that substantiate this need.

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11. In your opinion, what is the major unmet housing and/or supportive service need in *Williamsport*?

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12. What is the magnitude of the need? Please attach any statistics, records, or survey results that substantiate this need.

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13. Does your organization *develop* housing? Yes \_\_\_\_\_ No \_\_\_\_\_

14. If yes, please describe the housing developments planned by your organization *for the next five years* (Please indicate the type of housing, location, type of residents served, number of units, etc.) Use additional sheets if necessary

Current Inventory	Current Inventory	Current Inventory	Current Inventory	Current Inventory
	Rental			
	For Sale			
	Other (assisted living, etc.)			

15. Does your organization *manage* housing? Yes \_\_\_\_\_ No \_\_\_\_\_

16. If yes, please circle the type of housing your organization manages and the total number of units.

Rental # \_\_\_\_\_

Other # \_\_\_\_\_

17. If your organization manages or develops housing, please complete the chart below (Priority Housing Needs) if your organization develops and/or manages housing.

**EXPLANATION OF CHART:**

Current Need: Number of housing units needed to meet your current demand

Current Inventory: Number of housing units you currently have available to meet your demand

Unmet Need/Gap: Difference between the current need and current inventory

Goals to Address Unmet Need/Gap: Number of new housing units you plan to develop and make available over the next five years to meet your unmet need/gap

Priority Need Level: Describe need level to meet your unmet need/gap as high, medium, or low priority

MFI = Medium Family Income = \$56,400

Priority Need Level	Current Need	Current Inventory	Unmet Need/Gap	Goals to Address Unmet Need/Gap	Priority Need Level	
<i>Example</i>		20	10	10	5	Medium
Renter	0-30%MFI					
	Small Related Family (2 - 4 persons)	31-50%MFI				
		51-80%MFI				
	Large Related Family (5 or more persons)	0-30%MFI				
		31-50%MFI				
		51-80%MFI				
	Elderly (Age 62+)	0-30%MFI				
		31-50%MFI				
		51-80%MFI				
All Other	0-30%MFI					

	31-50%MFI					
	51-80%MFI					
Owner	0-30%MFI					
	31-50%MFI					
	51-80%MFI					
Special Needs	0-80%MFI					
Total Goals						

18. Does your organization have any new projects or initiatives for the next five years? Please describe the nature, location and anticipated beneficiaries, anticipated cost of the projects, and funding sources.

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19. For each of the projects listed in #18, please describe any partnerships you may undertake to implement the projects.

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20. What barriers have a negative impact on fulfilling your organizations strategies and goals?

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21. Are there improvements the City of Williamsport can make to help you meet community needs more effectively? Describe.

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22. Have you made any improvements to your programs in response to changing local needs or populations, or changes that allow you to provide better service? Describe.

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Thank you for completing this survey. Please attach any additional thoughts or information (studies, surveys, reports, statistics, etc.) that may assist Williamsport in completing its affordable housing and supportive services needs assessment.

Please complete this survey and return no later than July 21, 2014.

**City of Williamsport**  
**AFFORDABLE HOUSING PROVIDER SURVEY**

**2015 - 2019 Five Year Consolidated Plan**

Williamsport is in the process of preparing its Five-Year Consolidated Plan for submission to the U.S. Department of Housing and Urban Development (HUD). The Consolidated Plan will serve as a blueprint for the expenditures of federal funds in Williamsport from January 1, 2015 to December 31, 2019.

As part of this five-year planning process, Williamsport is required to identify the housing and community development needs for low-moderate income persons and households as well as persons with special needs such as disabilities, substance abuse, mental illness, HIV/AIDS, the elderly, etc. Your participation in this planning process is important if the City is to develop an accurate strategy that addresses the priority needs of these groups and individuals.

**Please complete this survey and mail, e-mail or fax it no later than July 21, 2014.** Kindly attach any additional information (statistics, surveys, studies, reports, applications, observations, annual reports, etc.) that will help Williamsport to identify affordable housing and employment issues.

Thank you for your prompt response to this survey and for assisting Williamsport with completing its consolidated planning responsibilities. If you have any questions regarding the survey, please contact:

Stephanie Young  
Community Development  
City of Williamsport  
245 West Fourth St.  
Williamsport, PA 17701  
Phone No. 570-327-7577  
Fax No. 570-327-7509  
E-mail: [cd2@cityofwilliamsport.org](mailto:cd2@cityofwilliamsport.org)

## AFFORDABLE HOUSING PROVIDER SURVEY

1. Name of Organization: \_\_\_\_\_
2. Name of person completing this survey: \_\_\_\_\_
3. Title of person: \_\_\_\_\_
4. Mailing address: \_\_\_\_\_
5. Telephone number: \_\_\_\_\_
6. E-mail address: \_\_\_\_\_
7. What are the mission, principal activities, and service area of your organization? Attach a brochure if available.  
\_\_\_\_\_

8. What special needs classification of persons and/or households does your organization serve?  
( Example: persons with disabilities, persons with HIV/AIDS, etc.)  
\_\_\_\_\_

9. Please describe the housing and/or supportive service needs of the area in which you are based.  
\_\_\_\_\_

10. What is the magnitude of the need? Please attach any statistics, records, or survey results that substantiate this need.  
\_\_\_\_\_

11. In your opinion, what is the major unmet housing and/or supportive service need *faced by your organization*?  
\_\_\_\_\_

12. In your opinion, what is the major unmet housing and/or supportive service need in *Williamsport*?  
\_\_\_\_\_

13. Does your organization *develop* housing? Yes \_\_\_\_\_ No \_\_\_\_\_

14. If yes, please describe the housing developments planned by your organization *for the next five years* (Please indicate the type of housing, location, type of residents served, number of units, etc.) Use additional sheets if necessary

Type of Housing	Location	Type of Residents Served	Number of Units	Neighborhood	Year
Rental					
For Sale					
Other (assisted living, etc.)					

15. Does your organization *manage* housing? Yes \_\_\_\_\_ No \_\_\_\_\_

16. If yes, please circle the type of housing your organization manages and the total number of units.

\_\_\_\_\_ Rental # \_\_\_\_\_

\_\_\_\_\_ Other # \_\_\_\_\_

17. If your organization manages or develops housing, please complete the chart below (*Priority Housing Needs*) if your organization develops and/or manages housing.

**EXPLANATION OF CHART:**

- Current Need:** Number of housing units needed to meet your current demand
- Current Inventory:** Number of housing units you currently have available to meet your demand
- Unmet Need/Gap:** Difference between the current need and current inventory
- Goals to Address Unmet Need/Gap:** Number of new housing units you plan to develop and make available over the next five years to meet your unmet need/gap
- Priority Need Level:** Describe need level to meet your unmet need/gap as high, medium, or low priority
- MFI - Medium Family Income = \$56,400**

Category	Sub-category	Income Level	Current Need	Current Inventory	Unmet Need/Gap	Goals to Address Unmet Need/Gap	Priority Need Level
<i>Example</i>			20	10	10	5	Medium
Renter	Small Related Family (2 - 4 persons)	0-30%MFI					
		31-50%MFI					
		51-80%MFI					
	Large Related Family (5 or more persons)	0-30%MFI					
		31-50%MFI					
		51-80%MFI					
	Elderly (Age 62+)	0-30%MFI					
		31-50%MFI					
		51-80%MFI					
	All Other	0-30%MFI					
31-50%MFI							
51-80%MFI							
Owner	0-30%MFI						
	31-50%MFI						

	51-80%MTI					
Special Needs	0-80%MTI					
Total Goals						

18. Does your organization have any new projects or initiatives for the next five years? Please describe the nature, location and anticipated beneficiaries, anticipated cost of the projects, and funding sources.

\_\_\_\_\_

19. For each of the projects listed in #18, please describe any partnerships you may undertake to implement the projects.

\_\_\_\_\_

20. What barriers have a negative impact on fulfilling your organizations strategies and goals?

\_\_\_\_\_

21. Are there improvements the City of Williamsport can make to help you meet community needs more effectively? Describe.

\_\_\_\_\_

22. Have you made any improvements to your programs in response to changing local needs or populations, or changes that allow you to provide better service? Describe.

\_\_\_\_\_

Thank you for completing this survey. Please attach any additional thoughts or information (studies, surveys, reports, statistics, etc.) that may assist Williamsport in completing its affordable housing and supportive services needs assessment.

**Please complete this survey and return no later than July 21, 2014.**

[Cd2@cityofwilliamsport.org](mailto:Cd2@cityofwilliamsport.org)

fax 570-327-7509

**City of Williamsport**  
**HOMELESS ASSISTANCE PROVIDER/HEALTH & HUMAN SERVICE PROVIDER SURVEY**

**2015 - 2019 Five Year Consolidated Plan**

Williamsport is in the process of preparing its Five-Year Consolidated Plan for submission to the U.S. Department of Housing and Urban Development (HUD). The Consolidated Plan will serve as a blueprint for the expenditures of federal funds in Williamsport from January 1, 2015 to December 31, 2019.

As part of this five-year planning process, Williamsport is required to identify the housing and community development needs for low-moderate income persons and households as well as persons with special needs such as disabilities, substance abuse, mental illness, HIV/AIDS, the elderly, etc. Your participation in this planning process is important if the City is to develop an accurate strategy that addresses the priority needs of these groups and individuals.

**Please complete this survey and mail, e-mail or fax it no later than July 21, 2014.** Kindly attach any additional information (statistics, surveys, studies, reports, applications, observations, annual reports, etc.) that will help Williamsport to identify affordable housing and employment issues.

Thank you for your prompt response to this survey and for assisting Williamsport with completing its consolidated planning responsibilities. If you have any questions regarding the survey, please contact:

Stephanie Young  
Community Development  
City of Williamsport  
245 West Fourth St.  
Williamsport, PA 17701  
Phone No. 570-327-7577  
Fax No. 570-327-7509  
E-mail: [cd2@cityofwilliamsport.org](mailto:cd2@cityofwilliamsport.org)

**HOMELESS ASSISTANCE PROVIDER/HEALTH & HUMAN SERVICE  
PROVIDER SURVEY**

1. Name of Organization: Favors Forward
2. Name of person completing this survey: Barbara Irvin
3. Title of person: Executive Director
4. Mailing address: 619 South Howard Street South Williamsport Pa
5. Telephone number: 570-326-3805
6. E-mail address: favorsforward@gmail.com
7. What are the mission, principal activities, and service area of your organization? Attach a brochure if available.  
The Favors Forward Foundation's mission is to provide a network of volunteers uniting their time, talent, and treasures to assist children and adults in Lycoming County facing life-changing hardships. Hardships include job loss, disability, illness, death in the family, domestic violence, separation and divorce, home fire or flood, etc. Our focus is individuals and families that are not receiving ongoing assistance from other agencies and organizations.
8. What special needs classification of persons and/or households does your organization serve? (Example: persons with disabilities, persons with HIV/AIDS, etc.)  
see above
9. Please describe the supportive service needs of the area in which you are based.  
multiple in the areas for food, medical expenses, and reasonable rent and fuel costs.
10. What is the magnitude of the need? Please attach any statistics, records, or survey results that substantiate this need.  
daily requests from people who have needs in paying for fuel, food, and medical expenses
11. In your opinion, what is the major unmet housing and/or supportive service need *faced by your organization*?  
affordable rents
12. In your opinion, what is the major unmet housing and/or supportive service need in *Williamsport*?  
affordable rents

13. Does your organization *develop* housing? Yes \_\_\_\_\_ No X

14. If yes, please describe the housing developments planned by your organization *for the next five years* (Please indicate the type of housing, location, type of residents served, number of units, etc.) Use additional sheets if necessary

Current Inventory	Current Inventory	Current Inventory	Current Inventory	Current Inventory
_____	Rental	_____	_____	_____
_____	For Sale	_____	_____	_____
_____	Other (assisted living, etc.)	_____	_____	_____

15. Does your organization *manage* housing? Yes \_\_\_\_\_ No \_\_\_\_\_

16. If yes, please circle the type of housing your organization manages and the total number of units.

\_\_\_\_\_ Rental # \_\_\_\_\_

\_\_\_\_\_ Other # \_\_\_\_\_

17. If your organization manages or develops housing, please complete the chart below (Priority Housing Needs) if your organization develops and/or manages housing.

**EXPLANATION OF CHART:**

**Current Need:** Number of housing units needed to meet your current demand

**Current Inventory:** Number of housing units you currently have available to meet your demand

**Unmet Need/Gap:** Difference between the current need and current inventory

**Goals to Address Unmet Need/Gap:** Number of new housing units you plan to develop and make available over the next five years to meet your unmet need/gap

**Priority Need Level:** Describe need level to meet your unmet need/gap as high, medium, or low priority

**MFI = Medium Family Income - \$56,400**

Priority Need Level	Current Inventory	Current Need	Unmet Need/Gap	Goals to Address Unmet Need/Gap	Priority Need Level	
<i>Example</i>		20	10	10	5	Medium
Renter	Small Related Family (2-4 persons)	0-20%MFI				
		31-50%MFI				
		51-80%MFI				
	Large Related Family (5 or more persons)	0-20%MFI				
		31-50%MFI				
		51-80%MFI				
	Elderly (Age 62+)	0-30%MFI				
		31-50%MFI				
		51-80%MFI				
	All Other	0-30%MFI				
31-50%MFI						
51-80%MFI						

Owner	0-30%AMI					
	31-50%AMI					
	51-80%AMI					
Special Needs	0-80%AMI					
Total Goals						

18. Does your organization have any new projects or initiatives for the next five years? Please describe the nature, location and anticipated beneficiaries, anticipated cost of the projects, and funding sources.  
not new - but to continue adopting families for the holidays, sending children back to school adequately prepared, and providing assistance when families don't meet the poverty level but are not able to pay for medical, etc costs.

19. For each of the projects listed in #18, please describe any partnerships you may undertake to implement the projects.

over 250 volunteers and any grants that we are able to procure

20. What barriers have a negative impact on fulfilling your organizations strategies and goals?

the needs are more than the volunteers can keep up with

21. Are there improvements the City of Williamsport can make to help you meet community needs more effectively? Describe.

22. Have you made any improvements to your programs in response to changing local needs or populations, or changes that allow you to provide better service? Describe.

Thank you for completing this survey. Please attach any additional thoughts or information (studies, surveys, reports, statistics, etc.) that may assist Williamsport in completing its affordable housing and supportive services needs assessment.

**Please complete this survey and return no later than July 21, 2014.**

Cd2@cityofwilliamsport.org

570-327-7509 Fax



4. Based on the results of the PNA or other objective data, please summarize the overall conditions and needs of the Authority's public housing stock. Attach additional sheets if necessary.

Development Name	Overall condition of housing stock at this development:	Strategy planned:
	GOOD (new or recently renovated) FAIR (needs minor rehab or improvement) POOR (needs ma or rehab or demolition)	NO ACTION NEEDED MINOR REHAB MAJOR REHAB PARTIAL DEMO FULL DEMO

5. When did your Authority last update its Section 504 needs assessment and transition plan?  
 \_\_\_\_\_ (year)  
 a. What is the status of the Authority's transition plan? \_\_\_\_\_
6. Of the total public housing units owned and managed by your Authority, how many units currently meet UTAS accessibility standards?
7. Are accessible units in family public housing available to disabled families with children?  
 Yes \_\_\_\_\_ No \_\_\_\_\_
8. Of the total number of accessible units reported in Question 6, how many are currently occupied by person/households with disabilities? \_\_\_\_\_
9. Number of non-elderly persons with disabilities currently living in elderly public housing units: \_\_\_\_\_
10. Please complete the attached Table A and return it with your survey response. (This table is similar to the one the Authority must complete for its Agency Plan.)
11. What is the average amount of time that an applicant remains on the waiting list for public housing? \_\_\_\_\_
12. Is the public housing waiting list currently open? Yes \_\_\_\_\_ No \_\_\_\_\_

13. Do you have any local preferences for admission of eligible applicants?  
 Yes \_\_\_\_\_ No \_\_\_\_\_  
 a. If yes, specify preferences(s): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

14. Please list the top three public housing resident initiatives being carried out by your Authority.  
 a. \_\_\_\_\_  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_

15. Please describe the major unmet public housing needs in your jurisdiction: (For example, an additional 50 three and four bedroom public housing units are need to meet the housing needs of Somali immigrants.)  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

16. Have you received or do you plan to apply for any of the following federal program funds during FY 2015?

	<u>Amount of Funding</u>
_____ Annual Contributions for Section 8 Housing Choice	\$ _____
_____ Voucher Assistance	\$ _____
_____ Public Housing Capital Fund	\$ _____
_____ Public Housing Operating Fund	\$ _____
_____ Replacement Housing Factor	\$ _____
_____ HOPE VI	\$ _____
_____ Mixed Finance without HOPE VI	\$ _____
_____ Capital Fund Financing Program	\$ _____
_____ Energy Performance Contract	\$ _____
_____ Public Housing Operating Fund Program	\$ _____
_____ Other (List: _____ )	\$ _____

17. If you have received or plan to apply for any federal funds in FY 2015, please describe briefly what activities will be undertaken with these funds and at which public housing communities.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

18. Describe actions to be undertaken in FY 2015 by your Authority to improve the management and operations of public housing and the living environment of public housing residents. If no actions are proposed, clearly so state.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

19. Describe the efforts to be undertaken in FY 2015 by your Authority to ensure no net loss in the public housing inventory as a result of demolition, by prepayment or voluntary termination of federally assisted mortgages or any other actions.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

20. During the period 2010 - 2014, does the Authority expect to lose any public housing units through:

- a. Conversion to private market housing? Yes \_\_\_ No \_\_\_  
If yes, how many units? \_\_\_\_\_
- b. Demolition? Yes \_\_\_ No \_\_\_  
If yes, how many units? \_\_\_\_\_
- c. Conversion or modernization involving increases or decreases in the existing number of units? Yes \_\_\_ No \_\_\_
- d. Disposition? Yes \_\_\_ No \_\_\_  
If yes, how many units? \_\_\_\_\_

21. For the period 2010 - 2014, does the Authority anticipate adding public housing units to its inventory via acquisition and new construction or rehabilitation of rental units?

Yes \_\_\_ No \_\_\_  
If yes, please list the proposed projects by name, location, number of units, bedroom size, and funding source (s). (See sample format below).

Name	Municipality	No. of Units	Funding Source(s)
_____	_____	_____ - 1 bedroom	_____
_____	_____	_____ - 2 bedroom	_____
_____	_____	_____ - 3 bedroom	_____
_____	_____	_____ - 4 or more bedrooms	_____

22. How would you describe the status of the Authority's transition to site-based management?

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

23. Please complete the "Priority Public Housing Needs" table below.

**EXPLANATION OF TABLE:**

High Priority Need Level: Category **will** be funded.

Medium Priority Need Level: Category **may** be funded.

Low Priority Need Level: Category **very unlikely** to be funded.

**PRIORITY PUBLIC HOUSING TABLE**

Public Housing Need Category	PHA Priority Need Level High, Medium, Low, No Such Need	Estimated Dollars To Address Category
<b>Restoration and Revitalization</b>		
Capital Improvements		
Modernization		
Rehabilitation		
Other (Specify):		
<b>Management and Operations</b>		
<b>Improved Living Environment</b>		
Neighborhood Revitalization (non-capital)		
Capital Improvements		
Safety/Crime Prevention/Drug Elimination		
Other (Specify)		
<b>Total</b>		

**RESIDENT INITIATIVES**

24. Does each public housing community have a resident council?  
Yes \_\_\_ No \_\_\_ If no, please list projects that have resident councils:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

25. Do resident councils have input/involvement in:  
a. Management operations? Yes \_\_\_ No \_\_\_  
b. Modernization needs? Yes \_\_\_ No \_\_\_  
c. Family self-sufficiency program? Yes \_\_\_ No \_\_\_  
d. Homeownership program? Yes \_\_\_ No \_\_\_

For each yes response, please indicate the nature of the resident council's involvement.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

26. Describe activities to be undertaken in FY2015 by your Authority to increase the involvement of PHA residents in management. If no, activities are proposed, clearly so state.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

27. Does the Authority operate a public housing homeownership program?  
Yes \_\_\_ No \_\_\_  
If yes, how many homeownership transactions have been completed to date? \_\_\_\_\_

28. Describe activities to be undertaken in FY 2015 by your Authority to expand public housing homeownership opportunities. If no such activities are proposed, clearly so state.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

29. Does the Authority operate a Section 8 homeownership program?  
Yes \_\_\_ No \_\_\_ If yes, how many homeownership transactions have been completed to date? \_\_\_\_\_

30. Describe activities to be undertaken in FY 2015 by your Authority to expand public housing homeownership opportunities. If no such activities are proposed, clearly so state.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

31. Describe the efforts to be undertaken in FY 2015 by your Authority to ensure no net loss of public housing units as a result of conversion of units to homeownership, if applicable.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**LEAD BASED PAINT ABATEMENT**

32. Does your PHA implement a lead-based paint abatement program for its units?  
Yes \_\_\_ No \_\_\_  
If yes, please provide a copy of your Lead Based Paint Abatement Program.

33. Please estimate the number of PHA units suspected or known to contain LBP: \_\_\_  
Are any of these units currently occupied? Yes \_\_\_ No \_\_\_ If yes, how many? \_\_\_

**SECTION 8 HOUSING CHOICE VOUCHER PROGRAM**

34. Total number of Section 8 housing choice vouchers administered by your Authority: \_\_\_  
Please complete attached **Table B** and provide details about current HCV holders.

35. Number of Section 8 housing choice vouchers that are actually utilized: \_\_\_\_\_

36. What is the Authority's Section 8 payment standard? (i.e., 100% of FMR, 110% of FMR, etc.)

37. As a result of its Section 504 needs assessment, has the Authority made any changes to its Section 8 Administrative Plan or other policies to address the needs of persons with disabilities? If so, please describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

38. How many private rental units have been modified to meet the needs of Section 8 tenants with disabilities? \_\_\_

39. Do participating Section 8 landlords make accessibility accommodations for persons with disabilities voluntarily, or are special incentives provided? Please describe.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

40. Please complete the attached **Table A** on the Section 8 HCV waiting list.

41. Is the Section 8 HCV waiting list currently open? Yes \_\_\_ No \_\_\_

42. Of the total applicants on the Section 8 HCV waiting list, how many are public housing residents \_\_\_\_\_

43. Does the Authority have any local preferences for admission of Section 8 eligible applicants?  
 Yes \_\_\_ No \_\_\_ If yes, specify preference(s): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
44. What is the approximate time period that a new Section 8 applicant will remain on the waiting list before receiving a voucher? \_\_\_\_\_
45. Please describe the single most important unmet need of your Authority's Section 8 Housing Choice Voucher program: (For example, insufficient supply of standard rental units in private marketplace, landlords can receive equal or higher rents without Section 8 assistance, etc.)  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
46. During the period 2015 - 2019, does the Authority expect to lose any Section 8 units from its assisted housing inventory through:  
 a. Landlord withdrawal from Section 8? Yes \_\_\_ No \_\_\_ If yes, how many units? \_\_\_\_\_
47. What percentage of the Authority's housing choice vouchers are project based?  3/4
48. Does the Authority intend to increase the number of project-based units over the next five years? Yes \_\_\_ No \_\_\_ If yes, how many units? \_\_\_\_\_
49. During 2015 - 2019, does your PHA expect to apply for additional Section 8 housing choice vouchers? Yes \_\_\_ No \_\_\_ If yes, how many vouchers? \_\_\_\_\_
50. Are there any other housing activities that you are planning (e.g., tax credit units, resident initiatives, etc.) that are not discussed above? If so, please provide a brief summary of these activities such as the activity, the location, the number of units, the total project cost, the funding sources, etc.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**ORGANIZATIONAL STRUCTURE**

For questions 51-57, feel free to submit copies of an annual report, previous grant application or other materials that could provide the requested information.

- 51. Please describe your agency's relationship with Williamsport, including the appointing authority for the commissioners or board of your PHA.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- 52. Please describe any relationships the Authority has established with special needs housing organizations.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- 53. Has the Authority created a related nonprofit affiliate or instrumentality? If yes, what activities have been carried out by this organization?  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- 54. Please describe the provision of services to your PHA that are funded by Williamsport (i.e., public service activities, public safety activities, etc.)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- 55. Please describe Williamsport's role in reviewing your PHA (a) proposed development sites, (b) comprehensive plans, (c) and any proposed demolition or disposition of public housing developments.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- 56. Does the Authority currently have an ownership interest in or manage non-public housing rental units? If yes, please describe:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

57. Does the Authority intend to participate in any non-public housing residential development or preservation activities during the next four years? If yes, please describe the nature, location and status of any proposed project.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Thank you for your assistance in defining public housing and related needs in the City of Williamsport.

**Please submit your completed survey no later than July 3, 2014 to:**

Stephanie Young  
Community Development Dept.  
245 West Fourth St.  
Williamsport, PA 17701  
Phone No. 570-327-7577  
Fax No. 570-327-7509  
e-mail: [cd2@cityofwilliamsport.org](mailto:cd2@cityofwilliamsport.org)

## City of Williamsport Resident Survey

The City of Williamsport is preparing its 2015 - 2019 Consolidated Plan. In preparing this plan, we are seeking the views of residents to help identify the housing and community development needs for low to moderate income persons and households. On a scale from 1-3 (1 being needs no improvement and 3 being in critical need of improvement), please rate the following by circling the number:

### 1. Street paving

- 1- needs no improvement
- 2- needs some improvement
- 3- critical need of improvement

### 2. Street Lighting

- 1- needs no improvement
- 2- needs some improvement
- 3- critical need of improvement

### 3. Sidewalk Improvements

- 1- needs no improvement
- 2- needs some improvement
- 3- critical need of improvement

### 4. Enhancing of the aesthetic appearance of public spaces

- 1- needs no improvement
- 2- needs some improvement
- 3- critical need of improvement

### 5. Historic Preservation

- 1- needs no improvement
- 2- needs some improvement
- 3- critical need of improvement

### 6. More Downtown activity

- 1- needs no improvement
- 2- needs some improvement
- 3- critical need of improvement

### 7. Green Development

- 1- needs no improvement
- 2- needs some improvement
- 3- critical need of improvement

8. Public Transit

- 1- needs no improvement
- 2- needs some improvement
- 3- critical need of improvement

9. Development and Improvement of Senior Centers

- 1- needs no improvement
- 2- needs some improvement
- 3- critical need of improvement

10. Development and improvement of Youth Centers

- 1- needs no improvement
- 2- needs some improvement
- 3- critical need of improvement

11. Development and Improvement of Parks and Recreation Facilities

- 1- needs no improvement
- 2- needs some improvement
- 3- critical need of improvement

12. Access to Child Care Centers

- 1- needs no improvement
- 2- needs some improvement
- 3- critical need of improvement

13. Services for citizens with Disabilities

- 1- needs no improvement
- 2- needs some improvement
- 3- critical need of improvement

14. Access to Mental Health Services

- 1- needs no improvement
- 2- needs some improvement
- 3- critical need of improvement

15. Access to Employment Training Programs

- 1- needs no improvement
- 2- needs some improvement
- 3- critical need of improvement

16. Crime Prevention

- 1- needs no improvement
- 2- needs some improvement
- 3- critical need of improvement

17. Amount of Affordable Housing

- 1- needs no improvement
- 2- needs some improvement
- 3- critical need of improvement

18. Access to Substance Abuse Services

- 1- needs no improvement
- 2- needs some improvement
- 3- critical need of improvement

19. Job Development/Creation

- 1- needs no improvement
- 2- needs some improvement
- 3- critical need of improvement

20. Retail Development

- 1- needs no improvement
- 2- needs some improvement
- 3- critical need of improvement

21. Access to Small Business Loans

- 1- needs no improvement
- 2- needs some improvement
- 3- critical need of improvement

22. Storefront Improvements Downtown

- 1- needs no improvement
- 2- needs some improvement
- 3- critical need of improvement

23. Aesthetic Improvement of Downtown

- 1- needs no improvement
- 2- needs some improvement
- 3- critical need of improvement

24. Pollution/City Cleanliness

- 1- needs no improvement
- 2- needs some improvement
- 3- critical need of improvement

25. Services for Homeless

- 1- needs no improvement
- 2- needs some improvement
- 3- critical need of improvement

27. Low Income Housing Quality

- 1- needs no improvement
- 2- needs some improvement
- 3- critical need of improvement

28. Affordability for Low Income Housing

- 1- needs no improvement
- 2- needs some improvement
- 3- critical need of improvement

29. Handicap Accessibility of Downtown

- 1- needs no improvement
- 2- needs some improvement
- 3- critical need of improvement

30. Affordability of rental properties

- 1- needs no improvement
- 2- needs some improvement
- 3- critical need of improvement

31. Affordability of Houses

- 1- needs no improvement
- 2- needs some improvement
- 3- critical need of improvement

32. Rental Housing for families

- 1- needs no improvement
- 2- needs some improvement
- 3- critical need of improvement

37. Safety of Neighborhoods

- 1- needs no improvement
- 2- needs some improvement
- 3- critical need of improvement

38. Safety of the Actual Housing Structures in Your Neighborhood

- 1- needs no improvement
- 2- needs some improvement
- 3- critical need of improvement

39. Enforcement of Housing Codes

- 1- needs no improvement
- 2- needs some improvement
- 3- critical need of improvement

40. Service or need that was left out in your opinion \_\_\_\_\_ write it down

- 1- needs no improvement
- 2- needs some improvement
- 3- critical need of improvement

Top Three most important things Williamsport needs to improve on in your opinion

- 1.
- 2.
- 3.



## CITY OF WILLIAMSPORT

DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT

June 24, 2014

Mr. Bill Burdett  
Township Manager  
Loyalsock Township  
2501 East Third St.  
Williamsport, PA 17701

Dear Mr. Burdett:

The City of Williamsport is in the process of preparing the Five Year Consolidated Housing and Community Development Plan for submission of its Community Development Block Grant and HOME program application to the U.S. Department of Housing and Urban Development. In preparing this plan, we are seeking the views of local organizations, citizens and neighboring municipalities.

The City invites your comments on the housing and community development needs of the City that may have an impact on your municipality. You may present your comments in writing by October 16, 2014 or participate in the public hearing on Wednesday, July 23, 2014 at 4:00 p.m. and October 15, 2014 at 4:00 p.m. in City Hall, City Council Chambers, 2nd Floor, 245 West Fourth St., Williamsport, PA 17701.

The Five Year Consolidated Housing and Community Development Plan will be available for public inspection and review on or about September 15, 2014. Copies will be available at the James V. Brown Public Library, 19 E. Fourth St., Williamsport as well as at City Hall and on the City's website: [www.cityofwilliamsport.org](http://www.cityofwilliamsport.org).

Thank you for your attention to this matter.

Sincerely,

John J. Grado  
Director

CITY HALL ~ 245 WEST FOURTH STREET ~ WILLIAMSPORT, PA 17701  
PHONE (570) 327-7511 ~ FAX (570) 327-7509



## CITY OF WILLIAMSPORT

DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT

June 24, 2014

Mr. Kurt Hausamann  
Director  
Lycoming County Planning and Community Development  
48 West Third St.  
Williamsport, PA 17701

Dear Mr. Hausamann:

The City of Williamsport is in the process of preparing the Five Year Consolidated Housing and Community Development Plan for submission of its Community Development Block Grant and HOME program application to the U.S. Department of Housing and Urban Development. In preparing this plan, we are seeking the views of local organizations, citizens and neighboring municipalities.

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Thank you for your attention to this matter.

Sincerely,



John J. Grado  
Director

CITY HALL - 245 WEST FOURTH STREET - WILLIAMSPORT, PA 17701  
PHONE (570) 327-7511 ~ FAX (570) 327-7509



## CITY OF WILLIAMSPORT

DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT

June 24, 2014

Mr. Alan J. Worth  
Chairman  
Woodward Township  
4910 South Route 220 Highway  
Linden, PA 17744

Dear Mr. Worth:

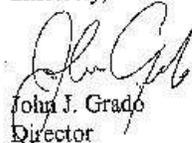
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Thank you for your attention to this matter.

Sincerely,

  
John J. Grado  
Director

CITY HALL ~ 245 WEST FOURTH STREET ~ WILLIAMSPORT, PA 17701  
PHONE (570) 327-7511 ~ FAX (570) 327-7509



## CITY OF WILLIAMSPORT

DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT

June 24, 2014

Mr. Don Adams  
Superintendent  
Williamsport Area School District  
2780 West Fourth St.  
Williamsport, PA 17701

Dear Mr. Adams:

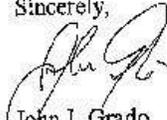
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The City invites your comments on the housing and community development needs of the City that may have an impact on WASD. You may present your comments in writing by October 16, 2014 or participate in the public hearing on Wednesday, July 23, 2014 at 4:00 p.m. or Wednesday, October 15, 2014 at 4:00 p.m. in City Hall, City Council Chambers, 2nd Floor, 245 West Fourth St., Williamsport, PA 17701.

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Thank you for your attention to this matter.

Sincerely,



John J. Grado  
Director

CITY HALL - 245 WEST FOURTH STREET - WILLIAMSPORT, PA 17701  
PHONE (570) 327-7511 ~ FAX (570) 327-7509



## CITY OF WILLIAMSPORT

DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT

June 24, 2014

Mr. Louis Plankenhorn  
Mayor  
Borough of Duboistown  
2651 Euclid Ave.  
Williamsport, PA 17702

Dear Mr. Plankenhorn:

The City of Williamsport is in the process of preparing the Five Year Consolidated Housing and Community Development Plan for submission of its Community Development Block Grant and HOME program application to the U.S. Department of Housing and Urban Development. In preparing this plan, we are seeking the views of local organizations, citizens and neighboring municipalities.

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Thank you for your attention to this matter.

Sincerely,

John J. Grado  
Director

CITY HALL ~ 245 WEST FOURTH STREET ~ WILLIAMSPORT, PA 17701  
PHONE (570) 327-7511 ~ FAX (570) 327-7509



## CITY OF WILLIAMSPORT

DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT

June 24, 2014

Mr. John W. Eck  
Chairman  
Old Lycoming Township  
1951 Green Avenue  
Williamsport, PA 17701

Dear Mr. Eck:

The City of Williamsport is in the process of preparing the Five Year Consolidated Housing and Community Development Plan for submission of its Community Development Block Grant and HOME program application to the U.S. Department of Housing and Urban Development. In preparing this plan, we are seeking the views of local organizations, citizens and neighboring municipalities.

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Thank you for your attention to this matter.

Sincerely,

John V. Grado  
Director

CITY HALL ~ 245 WEST FOURTH STREET ~ WILLIAMSPORT, PA 17701  
PHONE (570) 327-7311 ~ FAX (570) 327-7509



## CITY OF WILLIAMSPORT

DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT

June 24, 2014

Mr. David J. Lechniak  
Mayor  
Borough of South Williamsport  
329 West Southern Ave.  
Williamsport, PA 17702

Dear Mr. Lechniak:

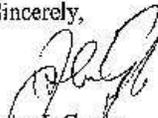
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Thank you for your attention to this matter.

Sincerely,



John J. Grado  
Director

CITY HALL - 245 WEST FOURTH STREET - WILLIAMSPORT, PA 17701  
PHONE (570) 327-7511 - FAX (570) 327-7509

Grantee SF-424's and Certification(s)



# SF 424

The SF 424 is part of the CPMP Annual Action Plan. SF 424 form fields are included in this document. Grantee information is linked from the LCPMP.xls document of the CPMP tool.



Complete the fillable fields (blue cells) in the table below. The other items are pre-filled with values from the Grantee Information Worksheet.

Date Submitted		Applicant Identifier		Type of Submission	
Date Received by state		State Identifier		Application	
Date Received by HUD		Federal Identifier		Pre-application	
				<input type="checkbox"/> Construction	
				<input type="checkbox"/> Non Construction	
				<input type="checkbox"/> Construction	
				<input type="checkbox"/> Non Construction	
<b>Applicant Information</b>					
Jurisdiction City of Williamsport				UOG Code PA427962	
Street Address Line 1 246 West Fourth St.				Organizational DUNS 052645357	
Street Address Line 2				Organizational Unit City of Williamsport	
City Williamsport		PA		Department Office of Economic and Community Development	
ZIP 17701		Country U.S.A.		Division	
Employer Identification Number (EIN) 24-6000719				County Lycoming County	
Applicant Type Local Government: Township				Program Year Start Date (01/01/2015)	
				Specify Other Type if necessary	
				Specify Other Type	
				U.S. Department of Housing and Urban Development	
<b>Program Funding</b>					
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding					
Community Development Block Grant				14:218 Entitlement Grant	
CDBG Project Titles				Description of Areas Affected by CDBG Project(s) City of Williamsport	
\$CDBG Grant Amount \$951,976		\$Additional HUD Grant(s) Leveraged		Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged \$80,000			
\$Locally Leveraged Funds \$175,000		\$Grantee Funds Leveraged			
\$Anticipated Program Income		Other (Describe)			
Total Funds Leveraged for CDBG-based Project(s) \$235,000					
<b>Home Investment Partnerships Program</b>				14:239 HOME	
HOME Project Titles				Description of Areas Affected by HOME Project(s) City of Williamsport	
\$HOME Grant Amount \$204,097		\$Additional HUD Grant(s) Leveraged		Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged			
\$Locally Leveraged Funds \$100,000		\$Grantee Funds Leveraged			

\$Anticipated Program Income \$20,000		Other (Describe)	
Total Funds Leveraged for HOME-based Project(s) \$120,000			
Housing Opportunities for People with AIDS		14,241 HOPWA	
HOPWA Project Titles		Description of Areas Affected by HOPWA Project(s)	
SHOPWA Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for HOPWA-based Project(s)			
Emergency Shelter Grants Program		14,231 ESG	
ESG Project Titles		Description of Areas Affected by ESG Project(s)	
ESG Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for ESG-based Project(s)			
Congressional Districts of Applicant Districts: 10		Project Districts: 10	
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		Is application subject to review by state Executive Order 12372 Process?	
<input type="checkbox"/> Yes		<input type="checkbox"/> Yes: This application was made available to the state EO 12372 process for review on DATE	
<input type="checkbox"/> No		<input type="checkbox"/> No: Program is not covered by EO 12372	
<input type="checkbox"/> Yes		<input type="checkbox"/> N/A: Program has not been selected by the state for review	
<input type="checkbox"/> No			
Person to be contacted regarding this application			
First Name Gabriel	Middle Initial J.	Last Name Campana	
Title Mayor	Phone 570-327-7506	Fax 570-327-7509	
eMail mayor@cityofwilliamsport.org	Grantee Website www.cityofwilliamsport.org	Other Contact Stephanie P. Young	
Signature of Authorized Representative <i>Coake Camp</i>		Date Signed 4/11/15	

## CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing --** The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan --** It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

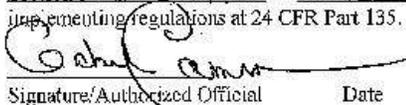
**Anti-Lobbying --** To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction --** The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan --** The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3 --** It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

  
Signature/Authorized Official

Date

4/11/15

### Specific CDBG Certifications

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan** -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2015, one (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

**Compliance With Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K, and R;

**Compliance with Laws** -- It will comply with applicable laws.

  
Signature/Authorized Official

4/1/15  
Date

Mayor  
Title

**Specific HOME Certifications**

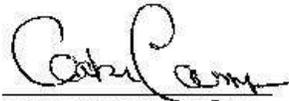
The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

**Eligible Activities and Costs** -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

**Appropriate Financial Assistance** -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.

 4/1/15  
Signature/Authorized Official      Date

Mayor  
Title

**APPENDIX TO CERTIFICATIONS**

**INSTRUCTIONS CONCERNING LOBBYING:**

**A. Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

# CITY OF WILLIAMSPORT, PA RESOLUTION

RESOLUTION# 8439 DATE 4-1-15  
TITLE

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILLIAMSPORT  
APPROVING THE FIVE-YEAR CONSOLIDATED PLAN FOR FISCAL YEARS  
2015-2019 AND THE FISCAL YEAR 2015 ANNUAL ACTION PLAN**

**WHEREAS**, under Title I of the Housing and Community Development Act of 1974, as Amended, the Secretary of the U.S. Department of Housing and Urban Development is authorized to extend financial assistance to communities in the elimination or prevention of slums or urban blight, or activities which will benefit low and moderate income persons, or other urgent community development needs; and

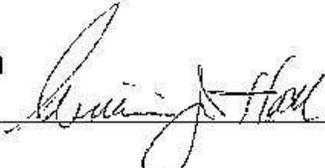
**WHEREAS**, under the HOME Investment Partnerships Program created by the National Affordable Housing Act of 1990 (NAHA) and amended by the Housing and Community Development Act of 1992, the Secretary of the U.S. Department of Housing and Urban Development is authorized to extend financial assistance to participating jurisdictions to expand the supply of decent, safe, sanitary and affordable housing; and

**WHEREAS**, the U.S. Department of Housing and Urban Development has notified the City of Williamsport's that the FY 2015 Entitlement is as follows: Community Development Block Grant \$951,976, HOME Investment Partnership Program \$204,097 and the City anticipates having \$20,000 of HOME program income; and

**WHEREAS**, the City of Williamsport Office of Economic and Community Development has prepared a Consolidated Plan for 2015 – 2019 and an Annual Action Plan for FY 2015 funding year that assesses the housing needs of extremely low, low, and moderate income households, homeless families and individuals, and others with special needs; and

**WHEREAS**, the draft Consolidated Plan and Annual Action Plan for FY 2015 was on public display from October 1, 2014 to October 31, 2014, and the City of Williamsport held a series of Public Hearings on said Consolidated Strategy and Annual Action Plan and the comments of various agencies, groups and citizens were taken into consideration in the preparation of the final document.

  
\_\_\_\_\_  
City Clerk

Approved   
\_\_\_\_\_  
President

# CITY OF WILLIAMSPORT, PA RESOLUTION

RESOLUTION # 8439 DATE 4-1-15  
TITLE

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WILLIAMSPORT:**

SECTION 1. That the 2015-2019 Consolidated Plan and Annual Action Plan for the FY 2015 CDBG Program and HOME Program is hereby in all respects approved and the City Clerk is hereby directed to file a copy of said Consolidated Plan and Annual Action Plan.

SECTION 2. That the Mayor and City Council are cognizant of the conditions that are imposed in the undertaking and carrying out of community development, affordable housing and emergency homeless activities with federal financial assistance, including those relating to (a) the relocation of site occupants, (b) the prohibition of discrimination because of race, color, age, religion, sex, disability, familial status, or national origin and other assurances as set forth under the certifications.

SECTION 3. That the Mayor on behalf of the City of Williamsport is authorized to file an application for financial assistance with the U.S. Department of Housing and Urban Development, which has indicated its willingness to make available a grant to carry out the CDBG Program in the amount of \$951,976, the HOME Program in the amount of \$204,097, and \$20,000 of HOME program income, and is further authorized to act as an authorized representative of the City of Williamsport to sign any and all documents in regard to these programs.

SECTION 4. That the Mayor, on behalf of the City of Williamsport, is hereby authorized to provide assurances and/or certifications as required by the Housing and Community Development Act of 1974, as amended, and the National Affordable Housing Act of 1990, and also any supplemental or revised data which the U.S. Department of Housing and Urban Development may request in connection with the review of this Application.

Approved

James M. Frank  
City Clerk

Bill Hill  
President

## Appendix - Alternate/Local Data Sources