

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 2020-2024 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.

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 2018 (January 1, 2018 - December 31, 2018).

The CAPER reported the FY 2018 accomplishments in the FY 2018 CAPER. In FY 2018, all funds expended for activities met one of the three national objectives as defined under CDBG and HOME regulations. In FY 2018, 97.72% of the CDBG funds (excluding the Planning and Administration activities) were expended for qualified activities in FY 2018 that benefited low and moderate income persons. The City met the public service and planning/administration expenditure caps in FY 2018.

The City was unable to meet HUD's timeliness goal in 2018. The CDBG timeliness requirement is that a community may have no more than 1.5 times its most recent annual grant remaining in the line of credit 60 days prior to the end of its program year.

The City developed a Work-out Plan to insure the timely expenditure of CDBG funds by the 60 day timeliness test date of November 2, 2019. As of October 29, 2019, the City had met the timeliness goal and had 1.41 times the 2019 grant award. The City is now in compliance with the timeliness requirement.

4. Summary of citizen participation process and consultation process

The City of Williamsport conducted a public needs hearing to solicit input into the preparation of the 2020 Action Plan. The public needs hearing was held at Williamsport City Hall and advertised in the *Williamsport Sun-Gazette*. The public needs hearing was held on August 21, 2019.

The City also conducted stakeholder interviews meetings with representatives of affordable housing providers, homeless providers and health and human service providers. These interviews took place on September 10, 2019.

The City advertised the availability of CDBG funding applications in a display advertisement in the Williamsport Sun-Gazette published on August 5, 2019. 2020 CDBG funding applications and a CDBG funding manual were also made available to members of the Coordinated Task Force. Applications were also e-mailed to eligible non-profit organizations upon request.

The City of Williamsport conducted a public hearing on the draft Action Plan on November 7, 2019. In addition, the Plan was on public display for a 30 day period from October 17, 2019 to November 18, 2019.

On November 21, 2024, a public hearing was held regarding a proposed substantial amendment to the Annual Action Plan. The hearing provided residents, agencies, and organizations with the opportunity to discuss the city's CDBG and HOME programs, and to provide suggestions for future CDBG/HOME program priorities and activities.

SEDA-COG mailed all the agencies and organizations that were contacted as part of the Five-Year Consolidated Plan and Action Plan consultation process, to let them know that the proposed substantial amendment was on public display. The substantial amendment was released for public comment on November 5, 2024. A copy of the substantial amendment was placed on display at the following locations:

City of Williamsport,
Community Development Office
100 West Third Street, 3rd Floor
Williamsport, PA, 17701

City of Williamsport website:
<https://www.cityofwilliamsport.org/>

SEDA-COG's website:
<https://seda-cog.org/departments/community-development/hud-documentation/>

The comment period was scheduled to end on December 5, 2024. Please refer to the minutes of the public hearing for further comment documentation as well as the public comment summary.

On April 30, 2025, a public hearing was held regarding a proposed fourth substantial amendment to the 2020 Annual Action Plan. The hearing provided residents, agencies, and organizations with the opportunity to discuss the community's CDBG program, provide suggestions for future CDBG program priorities and activities, and to comment on the proposed changes to the FFY 2020 Annual Action Plan.

SEDA-COG mailed all the agencies and organizations that were contacted as part of the Five-Year Consolidated Plan and Action Plan consultation process, to let them know that the proposed substantial amendment was on public display. The substantial amendment was released for public comment on April 16, 2025. A copy of the substantial amendment was placed on display at the following locations:

1. City of Williamsport
Trade and Transit Centre, 3rd Floor

Williamsport, PA 17701

2. SEDA-COG's website:

<https://seda-cog.org/departments/community-development/hud-documentation/>

The comment period was scheduled to end on May 16, 2025. Please refer to the minutes of the public hearing for further comment documentation.

On November 25, 2025, a public hearing was held regarding a proposed fifth substantial amendment to the 2020 Annual Action Plan. The hearing provided residents, agencies, and organizations with the opportunity to discuss the community's CDBG program, provide suggestions for future CDBG program priorities and activities, and to comment on the proposed changes to the FFY 2020 Annual Action Plan.

SEDA-COG mailed all the agencies and organizations that were contacted as part of the Five-Year Consolidated Plan and Action Plan consultation process, to let them know that the proposed substantial amendment was on public display. The substantial amendment was released for public comment on November 10, 2025. A copy of the substantial amendment was placed on display at the following locations:

1. City of Williamsport
Trade and Transit Centre, 3rd Floor
Williamsport, PA 17701

2. SEDA-COG's website:
<https://seda-cog.org/departments/community-development/hud-documentation/>

The comment period was scheduled to end on December 10, 2025. Please refer to the minutes of the public hearing for further comment documentation.

5. Summary of public comments

No public comments regarding the 2020 Action Plan were received. No comments were received regarding any Substantial Amendment.

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

There are no comments or views that were not accepted. No comments were received. No comments were received regarding the Substantial Amendment.

7. Summary

A copy of the Consolidated Plan 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, the James V. Brown Library and the Peter Herdic Highrise, Lycoming Housing Authority.

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	WILLIAMSPORT	SEDA-COG Community Development
HOME Administrator	WILLIAMSPORT	City of Williamsport Community Development

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

August Memmi, Director
Community & Economic Development
City of Williamsport
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Williamsport, PA 17701
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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(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.

Representatives from agencies and nonprofit organizations that serve Williamsport participated in a series of stakeholder meetings 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 stakeholder meetings with affordable housing providers, homeless providers, and social services that provide housing assistance and related services to low and moderate income persons. These efforts have assisted in the process of preparing its FY 2020 - 2024 Consolidated Plan and 2020 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	Agency/Group/Organization	STEP, Inc.
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City works with STEP, Inc. for STEP's Homes-In-Need program. A representative from STEP, Inc. attended the City stakeholder meeting on September 10, 2019 to discuss housing and community needs.
2	Agency/Group/Organization	Lycoming County United Way
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Services-Education Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from the Lycoming County United Way attended the City stakeholder meeting on September 10, 2019 to discuss community needs. The Lycoming County United Way funds several non-profit social service agencies in Williamsport that assist persons in a low to moderate income range.
3	Agency/Group/Organization	County of Lycoming
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Agency - Emergency Management Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Economic Development Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City has ongoing meetings with representatives from the Lycoming County Planning Department. Lycoming County provides PHARE funds for the City's rental rehabilitation programs. Lycoming County also administers a master leasing program and a supportive housing program for persons who are homeless or are about to become homeless. The City has also consulted with Lycoming County regarding hazard mitigation planning and managing natural disasters that occur from climate events.
4	Agency/Group/Organization	American Rescue Workers
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	City representatives met with representatives of the American Rescue Workers to discuss the needs of the ARW's organization. ARW has an emergency homeless shelter, Saving Grace, and a men's homeless shelter.
5	Agency/Group/Organization	GREATER LYCOMING HABITAT FOR HUMANITY
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City has consultations with Greater Lycoming Habitat for Humanity as one of the City's certified CHDO's. The City consults with Greater Lycoming Habitat for Humanity for the construction of affordable housing.
6	Agency/Group/Organization	Lycoming Neighborhood Development Corporation
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	YWCA of Northcentral PA
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City consulted with the YWCA of Northcentral PA as part of the City stakeholder interviews. The organization was consulted regarding its homeless programs.
8	Agency/Group/Organization	AIDS Resource Alliance
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from AIDS Resource Alliance attended the City stakeholder meeting. The agency was consulted for information regarding clients and unmet needs and issues.
9	Agency/Group/Organization	Fish Property Management
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from Fish Property Management attended the City stakeholder meeting regarding housing needs. Fish Property Management manages rental properties in Williamsport and provides updates on the rental market.
10	Agency/Group/Organization	Family Promise of Lycoming County
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from Family Promise of Lycoming County attended the City stakeholder meeting regarding homeless needs and provided information regarding their services.
11	Agency/Group/Organization	Journey House
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative of Journey House attended the City stakeholder meeting regarding homeless needs and discussed the Journey House program.
12	Agency/Group/Organization	Transitional Living Center
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from Transitional Living Center attended the City stakeholder meeting regarding homeless needs. Transitional Living Center administers a Master Leasing Program to assist persons who are having a difficult time obtaining housing.
13	Agency/Group/Organization	Clean Slate Center
	Agency/Group/Organization Type	Substance Abuse Recovery
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from Clean Slate Center attended the City stakeholder meeting regarding non-homeless special needs. Clean Slate Center offers recovery services for persons dealing with addiction.
14	Agency/Group/Organization	Albright Life
	Agency/Group/Organization Type	Services-Elderly Persons

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from Albright Life attended the City stakeholder meeting to discuss the special needs of low income, elderly persons.
15	Agency/Group/Organization	Lycoming Children and Youth Services
	Agency/Group/Organization Type	Services-Children Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from Lycoming Children and Youth Services attended the City stakeholder meeting to discuss the needs of children and youth.
16	Agency/Group/Organization	Center for Independent Living
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from the Center for Independent Living attended the City stakeholder meeting. The City has met with the Center for Independent Living representatives regarding the housing needs of their clients. The City has been in consultation with CIL for the Roads to Freedom project. The Roads to Freedom Project provides accessible housing for income eligible clients.
17	Agency/Group/Organization	North Penn Legal Services
	Agency/Group/Organization Type	Legal Services
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	North Penn Legal Services is a nonprofit organization providing civil legal aid to low-income residents of Northeastern Pennsylvania. NPLS provides legal assistance so that people can know their rights and free legal representation in non-criminal matters such as eviction from housing, discrimination, family law, and consumer protection issues. NPLS attended the City stakeholder meeting to discuss the needs of their clients.
18	Agency/Group/Organization	West Branch Drug and Alcohol
	Agency/Group/Organization Type	Substance Abuse Recovery Services
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	West Branch Drug and Alcohol attended the City stakeholder meeting to discuss the housing needs of their clients.
19	Agency/Group/Organization	Lycoming County SPCA
	Agency/Group/Organization Type	Animal Control
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Lycoming County SPCA was consulted regarding its request for 2019 CDBG funding. Through consultation, the City learned about the needs of the SPCA and the services it provides. This will allow for better coordination during the implementation of the proposed project.
20	Agency/Group/Organization	Williamsport Bureau of Codes
	Agency/Group/Organization Type	Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Development Department works with the Bureau of Codes to identify properties that are a health and safety hazard. Coordination with the Codes Department also helps in the effort to revitalize City neighborhoods.

21	Agency/Group/Organization	Lycoming County Housing Authority
	Agency/Group/Organization Type	PHA Services - Housing
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City requested information from the Lycoming County Housing Authority and discussed its planned activities and anticipated funding for 2020. The City participated with the Lycoming County Housing Authority in a housing forum sponsored by the local Housing Coalition and participated with LCHA for STEP Inc.'s Community Needs Assessment. LCHA attended the City stakeholder meeting to discuss housing needs. LCHA will also be partnering with the City on its Analysis to Fair Housing.
22	Agency/Group/Organization	Lycoming County Prison
	Agency/Group/Organization Type	Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Lycoming County Prison is a member of the Coordinated Task Force. The Coordinated Task Force and the City meet once a month to discuss issues that their agencies and/or their clients are facing.
23	Agency/Group/Organization	Community Services Group
	Agency/Group/Organization Type	Mental Health Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Services Group is a member of the Coordinated Task Force. The Coordinated Task Force and the City meet once a month to discuss issues that their agencies and/or their clients are facing.
24	Agency/Group/Organization	PA Department of Health
	Agency/Group/Organization Type	Health Agency

	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	PA Department of Health is a member of the Coordinated Task Force. The Coordinated Task Force and the City meet once a month to discuss issues that their agencies and/or their clients are facing.
25	Agency/Group/Organization	Lycoming Clinton Mental Health/Intellectual Disabilities
	Agency/Group/Organization Type	Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Lycoming Clinton Mental Health/Intellectual Disabilities Program is a member of the Coordinated Task Force. The Coordinated Task Force and the City meet once a month to discuss issues that their agencies and/or their clients are facing.
26	Agency/Group/Organization	UPMC Susquehanna
	Agency/Group/Organization Type	Services-Health Major Employer
	What section of the Plan was addressed by Consultation?	Neighborhood Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City has had ongoing meetings with UPMC Susquehanna on the "Pathway to Health" project, which has been funded with CDBG funds. The "Pathway to Health" project provides improved access to the UPMC Susquehanna Health facilities. UPMC Susquehanna is also a partner in the implementation of a plan for the Park Avenue neighborhood.
27	Agency/Group/Organization	Firetree Place
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Public Services

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Firetree Place was consulted regarding its request for 2020 CDBG funding. Through consultation, the City learned about the needs of the Firetree's After School program and the services it provides. This will allow for better coordination during the implementation of the proposed project.
28	Agency/Group/Organization	Williamsport/Lycoming Chamber of Commerce
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Williamsport/Lycoming Chamber of Commerce is an organization made up of business professionals who are dedicated to maintaining a local economy that helps to provide jobs for the local community. The Community Development Director for the City is a member of the Chamber of Commerce Loan Review Committee. The Loan Review Committee reviews business loans and partners with the Executive Director of the Chamber to promote economic development. The City works closely with the Williamsport/Lycoming Chamber of Commerce on all development projects regardless of whether or not the projects are CDBG funded. The City has also consulted with the Chamber regarding the promotion of the designated Opportunity Zones that are located in the City.
29	Agency/Group/Organization	First Community Foundation Partnership
	Agency/Group/Organization Type	Regional organization Civic Leaders Foundation
	What section of the Plan was addressed by Consultation?	Philanthropic

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	First Community Foundation Partnership of Pennsylvania works to improve the quality of life in north central Pennsylvania through community leadership, the promotion of philanthropy, the strengthening of nonprofit impact and the perpetual stewardship of charitable assets. The City received a grant from FCFP for the Brandon Park Bandshell Project. The City has also attended meetings with the FCFP regarding the promotion of designated Opportunity Zones that are located in the City.
30	Agency/Group/Organization	SEDA-COG
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Regional organization
	What section of the Plan was addressed by Consultation?	Market Analysis Broadband Access
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City consulted with SEDA-COG regarding broadband access in the City of Williamsport. SEDA-COG recently completed a broadband asset and service analysis and strategies for Lycoming County.

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

The City of Williamsport does not have agencies that provide fair housing services exclusively; however, the City did consult with the above-referenced agencies that, in addition to providing specific services for clients, may also advocate for fair housing services for their clients.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		The City supports services to assist homeless persons.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Greater Williamsport Comprehensive Plan	Lycoming County	The Plan covers topics such as infrastructure and housing in the Greater Williamsport area and is consistent with the Consolidated Plan. The City of Williamsport adopted this plan in 2017.
Park Ave. Plan	City of Williamsport	The Park Ave. Plan focuses on the stabilization of the Park Ave. neighborhood.
Community Needs Assessment	STEP, Inc.	The Community Needs Assessment contains valuable information about the needs of the community and compilation of data that serves as a community resource.

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):

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.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

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 amended in December 2019.

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. 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 Consolidated Plan, the City conducted two public hearings to solicit input into the preparation of the 2020 - 2024 Consolidated Plan, 2020 Action Plan and updated Citizen Participation Plan. The meetings were advertised in the *Williamsport Sun-Gazette*. The public needs hearing was held at the Peter Herdic Highrise, LCHA, 505 Center St. on August 21, 2019. The second public hearing regarding the draft documents was held at Williamsport City Hall on November 7, 2019. Invitations were mailed to local, county, and state agencies to participate at the public hearings. Minutes of the meetings, public hearing notices, and citizen comments, if any, 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 Residents of Public and Assisted Housing	Nine people attended the public needs hearing held on August 21, 2019. Minutes are attached.	No written comments were received.		
2	Stakeholder meetings	Providers of services	20 representatives from housing, homeless and special needs service providers attended.	The City discussed the housing and community development needs for low income and homeless populations. The information gathered from the discussions is used in the Consolidated Plan.	Not Applicable	

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)
4	Public Meeting	Non-targeted/broad community	The draft 2020-2024 Consolidated Plan and 2020 Action Plan was reviewed at meetings of the City's Finance Committee and by Williamsport City Council. Both meetings are advertised and open to the public	The City did not receive any written comments on the 2020-2024 draft Consolidated Plan or 2020 Action Plan.	Not Applicable	

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 the 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

The demographic chart shows that the number of households in City of Williamsport's population decreased by 11% from 2009 to 2015. The median income increased by 27% during that time period.

The largest number of total households is in the greater 100% HAMFI. Of those households that are below 80% of the median income, most households are in the 50 - 80% income range

According to the 2011 - 2015 ACS Survey 5 Year estimates, 48% of the City's housing units are owner occupied (5,174) and 52% (5,659) of the City's housing units are renter occupied. The highest percentage of rental housing (greater than 75%) is located in Census Tracts 4 and 8. Owner occupied housing in these census tracts are less than 26%.

19% of the total number of households in the City of Williamsport are in the 0-30% HAMFI, 15% of the total households are greater than the 30-50% HAMFI, 21% of the total households are greater than 50-80% HAMFI, 9% of the total households are greater than 80-100% of the HAMFI and 36% of the total households are greater than 100% of HAMFI. 5,895 of the total households (54%) are below 80% HAMFI.

The largest number of persons in the 62 - 74 age range are in the > than 100% HAMFI. The largest number of persons over 75 are in the 30-50% HAMFI. The number of large family households is greatest in the > than 100% of the HAMFI. The greatest number of households with one or more children under the age of six is in the >100% HAMFI; however, the number of households in this category in the 0 - 30% HAMFI are also significant.

The data from this section also reports the following:

- 56% (3,847) of all households in the 0% - 100% HAMFI have housing problems.
- 1,014 owner households in the 0% - 100% HAMFI have a housing problem. Owner households comprise 26% of the 3,847 households that have a housing problem.
- 2,833 renter households in the 0% - 100% HAMFI have a housing problem. Renter households comprise 74% of the 3,847 households that have a housing problem.
- 3,607 (94%) 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.
- 2,773 (98%) of renter households with any housing problem are low income with annual incomes at or below 80% of the HAMFI.
- 88% of renter households in the 0 – 100% AMI and are spending at least 30% or more of their income on housing costs.

- 834 (82%) of owner households with any housing problem are low income with annual incomes at or below 80% of the median income.
- 71% of renters in the 0 – 30% HAMFI range with one or more housing problem are severely cost burdened (over 50% of household income is used to pay for housing costs).

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	29,381	29,340	-0%
Households	12,183	10,835	-11%
Median Income	\$28,292.00	\$35,826.00	27%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	2,085	1,580	2,230	1,000	3,940
Small Family Households	805	350	710	290	1,830
Large Family Households	75	155	180	45	265
Household contains at least one person 62-74 years of age	324	280	370	250	850
Household contains at least one person age 75 or older	135	330	285	75	285
Households with one or more children 6 years old or younger	544	194	330	110	575

Table 6 - Total Households Table

Data Source: 2011-2015 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
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	30	0	0	0	30	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	75	20	0	0	95	0	0	10	0	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	10	30	4	0	44	0	4	15	0	19
Housing cost burden greater than 50% of income (and none of the above problems)	1,035	265	4	0	1,304	220	150	40	20	430

	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
Housing cost burden greater than 30% of income (and none of the above problems)	140	525	470	60	1,195	35	150	185	160	530
Zero/negative Income (and none of the above problems)	165	0	0	0	165	25	0	0	0	25

Table 7 – Housing Problems Table

Data 2011-2015 CHAS
Source:

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
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,150	315	10	0	1,475	220	155	65	20	460
Having none of four housing problems	470	750	1,210	370	2,800	55	365	945	605	1,970
Household has negative income, but none of the other housing problems	165	0	0	0	165	25	0	0	0	25

Table 8 – Housing Problems 2

Data 2011-2015 CHAS
Source:

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	540	240	225	1,005	45	70	50	165
Large Related	50	55	0	105	10	8	15	33
Elderly	155	245	85	485	140	140	90	370
Other	500	305	164	969	60	80	69	209
Total need by income	1,245	845	474	2,564	255	298	224	777

Table 9 – Cost Burden > 30%

Data 2011-2015 CHAS
Source:

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
NUMBER OF HOUSEHOLDS								
Small Related	470	75	0	545	45	35	0	80
Large Related	50	10	0	60	10	4	0	14
Elderly	105	40	0	145	120	40	35	195
Other	480	145	4	629	50	65	4	119
Total need by income	1,105	270	4	1,379	225	144	39	408

Table 10 – Cost Burden > 50%

Data 2011-2015 CHAS
Source:

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	85	50	4	0	139	0	4	25	0	29

	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
Multiple, unrelated family households	0	0	0	0	0	0	0	0	0	0
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	85	50	4	0	139	0	4	25	0	29

Table 11 – Crowding Information – 1/2

Data Source: 2011-2015 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: Data not available.

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

There is not data available that addresses single person households in need of housing assistance.

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.

The City does not have information regarding these estimates; however, Wise Options at the Williamsport YWCA is an emergency shelter for men, women and children who are victims of domestic violence. Wise Options provides victims' services to individuals who are experiencing domestic violence, sexual assault and other violent crimes. Wise Options Shelter accommodates 31 people. 70% of funding is from grants and governmental sources. Wise Options implemented the Lycoming County Custody Exchange Center in 2019. This program offers a safe monitored space for families who need a neutral location to have custody exchanges. Wise Options also assisted 24 clients using HUD Rapid Rehousing funds. The funds were used for security deposits and rents for individuals and families who are homeless due to domestic violence. Wise Options offered supportive services to 1,623 persons in

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2019.

There is not data available to estimate the number and type of families in need of housing assistance who are disabled.

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.

- Of the total renter households in the City in the 0 - 100% income range (4,440), 64% (2,833) has one or more housing problem as defined in the table above. Of the 2,833 renter households with one or more housing problem, 42% have housing cost burden of greater than 30% of income and 46% have housing cost burden of greater than 50% of income.
- Of the total owner occupied households in the City in the 0 - 100% income range (2,455), 41% (1,014) has one or more housing problem as defined in the table above. Of the 1,014 owner occupied households with one or more housing problem, 52% (530) have housing cost burden of greater than 30% of income and 42% have housing cost burden of greater than 50% of 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 County of Lycoming has been awarded PHARE funding for a master leasing program to provide rapid re-housing assistance as well as PHARE funding for a supportive housing program for homeless prevention. Program participants who are nearing the termination of rapid rehousing assistance are often in need of additional housing support that is available to meet their housing needs on a more permanent basis. The Supportive Housing Program and the Master Leasing Program focus on working with clients to achieve self sufficiency so that they are not faced with the risk of homelessness when rapid rehousing assistance ends.

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:

The City does not have information available to provide estimates of the at risk populations.

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.

>

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, 83% of households in the 0% -30% AMI have one or more housing problems. 86% of the White households in this income range are having one or more housing problem, 69% of African American households in this income range are having one or more housing problems, 100% of the Asian households in this income range are experiencing one or more housing problems and 100% of the Hispanic households in this income range are experiencing housing problems. There is a disproportionately greater need in this category among Asians and Hispanics because it is over 10 percentage points of the percentage of persons in the category as a whole (83%).

For the jurisdiction as a whole, 72% of the total households in the 30% - 50% income range have one or more of the four housing problems. 71% of White households in this income range have one or more of the four housing problems, 78% of the Black/African American households in this income range have one or more of the four housing problems and 100% of the American Indian, Alaska Native households have one or more of the four housing problems. There is a disproportionately greater need among American Indian, Alaska Native households because it is over 10 percentage points of the percentage of persons in the category as a whole (72%).

For the jurisdiction as a whole, 33% of the total households in the 50% -80% AMI have one or more of the four housing problems. 34% of White households have one or more of the four housing problems, 30% of the of Black/African American households have one or more housing problem, 100% of Asian households have one or more housing problem and 88% of the Hispanic households have one or more housing problem. There is a disproportionately greater need among this Asian and Hispanic households because the percentage is at least 10 percentage points higher than the percentage of persons in the category a whole. (33%)

For the jurisdiction as a whole, 24% of the households in the 80 - 100% AMI income range have one or more of the four housing problems. 19% of the White households have one or more housing problem, 54% of the Black/African American households have one or more housing problem and 71% of the Hispanic households have one or more housing problem. There is a disproportionately greater need among Black/African American households and Hispanic households because the percentage is at least 10 percentage points higher than the percentage of persons in the category a whole (24%).

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	1,545	345	190
White	1,110	200	130
Black / African American	265	125	19
Asian	20	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	75	0	40

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2011-2015 CHAS
Source:

*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	1,145	435	0
White	960	385	0
Black / African American	119	34	0
Asian	0	20	0
American Indian, Alaska Native	8	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*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	735	1,500	0
White	580	1,145	0
Black / African American	115	265	0
Asian	4	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	10	0
Hispanic	30	4	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*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	240	755	0
White	170	705	0
Black / African American	64	55	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	10	4	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*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

In the 0 - 30% AMI category, there is a disproportionately greater need regarding housing problems among Asian and Hispanic populations. 100% of the the Asian population is experiencing housing problems. The Asian population makes up 1.15% of the jurisdiction as a whole in this income range. 100% of the Hispanic population is experiencing a housing problem or negative or no income. The Hispanic population comprises 6.62% of the jurisdiction as a whole in this income range.

In the 30 - 50% AMI category, there is a disproportionately greater need regarding housing problems among the American Indian, Alaskan Native population. 100% of the American Indian, Alaskan Native population is experiencing a housing problem. The American Indian, Alaskan Native population comprises 0.5% of the jurisdiction as a whole in this income range.

In the 50 - 80% AMI category, there is a disproportionately greater need regarding housing problems among the Asian and Hispanic population. 100% of the Asian population is experiencing a housing problem. The Asian population comprises 0.17% of the jurisdiction in this income range. 88% of the Hispanic population is experiencing a housing problem. The Hispanic population comprises 1.5% of the jurisdiction as a whole in this income range.

In the 80 - 100% AMI category, there is a disproportionately greater need regarding housing problems among the Black and Hispanic population. 54% of the Black population is experiencing a housing problem. The Black population comprises 12% of the jurisdiction as a whole in this income range. 71% of the Hispanic population is experiencing a housing problem. The Hispanic population comprises 1.4% of the jurisdiction as a whole in this income range.

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 severe housing problems by income level and race.

75% of the jurisdiction as a whole in the 0 - 30% AMI have severe housing problems. 69.5% of the White households in this income range have severe housing problems, 17.5% of the Black/African American households in this income range have severe housing problems, 100% of the Asian households in this income range have severe housing problems and 91% of the Hispanic population in this income range have severe housing problems. There is a disproportionately greater need in the 0 - 30% income range among the Asian and Hispanic population because it is over 10 percentage points of the percentage of persons in the category as a whole (75%).

In the 30 - 50% AMI, 30% of the total households experiencing severe housing problems., 31% of the White households in this income range have severe housing problems, 5% of the Black/African American households in this income range have severe housing problems, and 50% of the American Indian, Alaska Native households in this income range have severe housing problems. There is a disproportionately greater need among the American Indian, Alaska Native population in this income range because it is over 10 percentage points of the percentage of persons in the category as a whole (30%).

In the 50 - 80% AMI, 3% of the total households are experiencing severe housing problems. 3% of the White households in this income range is experiencing severe housing problems and 5% of the African American households in this income range is experiencing housing problems. There is no disproportionately greater need in the 50% - 80% income range.

Of the total jurisdiction in the 80% -100% is income range, 2% of the households are experiencing one or more of the four severe housing problems. 2% of the White households are experiencing severe housing problems and no other population in this income range is experiencing one or more of the four severe housing problems. There is no disproportionately greater need in the 80 - 100% income range.

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	1,370	525	190
White	955	360	130
Black / African American	255	135	19
Asian	20	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	60	10	40

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2011-2015 CHAS
Source:

*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

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	470	1,115	0
White	425	925	0
Black / African American	8	144	0
Asian	0	20	0
American Indian, Alaska Native	4	4	0
Pacific Islander	0	0	0
Hispanic	0	0	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*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

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	75	2,155	0
White	55	1,675	0
Black / African American	20	360	0
Asian	0	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	10	0
Hispanic	0	35	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*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

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	20	975	0
White	20	850	0
Black / African American	0	115	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 2011-2015 CHAS
Source:

*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, 75% are experiencing one or more of the four severe housing problems, 70% of those households are white, 19% of those households are black, 5% of those households are Hispanic.

30% - 50% AMI

Of the total jurisdiction in this income range, 30% of the total households are experiencing one or more of the four severe housing problems. 90% of those households are white and 2% of those households are black.

50% - 80%

Of the total jurisdiction in this income range, 3% of the households are experiencing one or more of the four severe housing problems. 73% of those households are white and 26% of those households are black.

80% - 100% AMI

Of the total jurisdiction in this income range, 2% of the households are experiencing one or more of the four severe housing problems. 100% of those households are white.

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%), and 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 have a housing cost burden of 100%.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	6,945	1,875	1,820	200
White	6,050	1,485	1,380	130
Black / African American	675	279	270	24
Asian	30	4	20	0
American Indian, Alaska Native	0	4	4	0
Pacific Islander	10	0	0	0
Hispanic	45	55	60	40

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion:

There are a total of 10,840 households accounted for in the above table. 40% of the total households have no cost burden (<30%). 67% of the White households have no cost burden, 54% of the Black/African American households have no cost burden, 55% of the Asian households have no cost burden, 100% of the Pacific Islander households have no cost burden and 23% of the Hispanic households have no cost burden.

In the 30 - 50% category of housing cost burden, 17% of the total jurisdiction are cost burdened. 16% of the White households are cost burdened, 22% of the Black/African American households are cost

burdened, 7% of the Asian households are cost burdened and 27,5% of the Hispanic households are cost burdened. There is a disproportionately greater need in this category among the Hispanic population.

In the greater than 50% category of housing cost burden, 19% of the total jurisdiction are severely cost burdened. 17% of the White households are severely cost burdened, 24% of the Black/African American households are severely cost burdened, 37% of the Asian households are severely cost burdened, 50% of the are American Indian, Alaska Native households are severely cost burdened and 50% of the Hispanic households are severely cost burdened. There is a disproportionately greater need among Asian, American Indian, Alaska Native and Hispanic households.

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?

According to the 2011 - 2015 American Community Survey, the total population for the City of Williamsport is 29,339. Of that number, 0.4% is American Indian and Alaska Native, 1% is Asian and 3.5% is Hispanic; however, these racial groups had disproportionately greater need than the needs of the income category as a whole as follows:

- In the 0 - 30% AMI range, one or more housing problem and severe housing problems is experienced by Asian and Hispanic households.
- in the 30 - 50% AMI range, one or more housing problem and severe housing problems is experienced by American Indian and Alaska Native households.
- In the 50 - 80% AMI range, one or more housing problem is experienced by Asian and Hispanic households.
- In the 80 - 100% AMI range, one or more housing problem is experienced by Black/African American and Hispanic households.
- Asian, American Indian and Alaska Native and Hispanic populations experience severe cost burden greater than 50%.

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?

Of the nine Census Tracts, the highest Black/African American concentration (43%) is located in Census Tract 4. The percentage for any minority in the remaining Census Tracts is under 13% of the total population in those Census Tracts.

NA-35 Public Housing – 91.205(b)

Introduction

The Lycoming Housing Authority (LHA) has 459 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. 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					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							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 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, 18 units currently meet UFAS accessibility standards. The public housing waiting list has 3.5% elderly families and 23% families with disabilities of the total. The Section 8 Housing Choice Voucher Waiting list has 5.2% elderly families and 15% 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. Local preference for admission of eligible applicants include veterans, displaced, economic activities and current Lycoming County residents. 69% of the applicants for public housing are at or below 30% of the AMI and 47% are families with children. Elderly families are at 5% and families with disabilities are at 15% for both programs. 50% of the applicants on the waiting list are white and 40% of the applicants are black. 7% of applicants are Hispanic and 3% are multi-racial.

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. 60% of the applicants are at or below 30% of the AMI. 61% of the applicants are families with children and 16% are elderly families. 14% are families with disabilities. 29% of the applicants are white and 64% are black. 8% of applicants are Hispanic and 3.5% are multi-racial. A new Section 8 applicant will remain on the waiting list for 12-18 months before receiving a voucher.

There are currently 1,686 families on the public housing waiting list. The total population is 3,474 individuals.

The Housing Choice Voucher Waiting List is closed. LHA anticipates opening in the next few months.

There are currently 461 families on the HCV waiting list. The total population is 1,169 individuals.

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 that are at less than 30% of the AMI.

Discussion

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 that are at less than 30% of the AMI.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

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

The mission of the Eastern PA Continuum of Care (COC) is to end homelessness throughout the geographic region, which encompasses 33 counties, primarily rural, in the eastern part of Pennsylvania. Representatives of relevant organizations in these counties have come together to establish the COC in order to carry out specific responsibilities laid out by the federal government in advancing efforts to end homelessness.

The COC works toward ending homelessness by providing a framework for a comprehensive and well-coordinated regional and local planning process. This includes identifying needs, conducting a system-wide evaluation of existing resources and program activities, and building a system of housing and services that addresses those needs. The mission is pursued through the development of long-range plans to prevent and end homelessness in the geographic area as well as coordination necessary for successful implementation.

The objectives of the COC include the following:

- Promote development of adequate funding for efforts for preventing homelessness, rapidly re-housing homeless persons, and stabilizing their housing;
- Maximize potential for self-sufficiency among individuals and families experiencing homelessness;
- Promote full access to, and effective use of, mainstream programs.

The Eastern PA COC has established a Board and several committees to aid in the advancement of the COC wide efforts to end homelessness. In addition, Regional Homeless Advisory Boards meet monthly to advance local efforts.

Lycoming County is part of the Northern Tier Regional Homeless Advisory Board. Each RHAB is responsible for operationalizing the policies adopted by the COC by working with their community to address and end homelessness locally.

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)	0	41	0	0	0	0
Persons in Households with Only Children	0	1	0	0	0	0
Persons in Households with Only Adults	14	81	0	0	0	0
Chronically Homeless Individuals	0	4	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	4	0	0	0	0
Unaccompanied Child	1	14	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data is from the 2019 Point-In-Time Count for Lycoming County. Data is not available to complete the other categories of the unsheltered Homeless Needs

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

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 2019, 44 adults without children were in transitional shelters and 37 adults without children were in emergency shelters. Homeless families with children accounted for 11 households in emergency shelters and 30 families in transitional shelters. There were 4 chronically homeless individuals in emergency shelters during the 2019 Point in Time count and 0 chronically homeless families in emergency shelters during the 2019 Point in Time Count. There were 4 veterans in transitional shelters. There were 23 persons with chronic substance abuse in transitional shelters and 2 in emergency shelters. There were 8 victims of domestic violence in emergency shelters and 4 victims of domestic violence in transitional shelters. No persons with AIDS were in shelters during the 2019 Point In Time count. There were 9 unaccompanied youth in emergency shelters, 5 unaccompanied youth in transitional shelters and 4 unaccompanied youth who were unsheltered.

Nature and Extent of Homelessness: (Optional)

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

Data Source**Comments:**

There is no race or ethnicity data available.

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 in 2019. There was a total of 14 unsheltered persons, a total of 49 persons in emergency shelters and a total of 74 persons in transitional shelters. Other homeless subpopulations include severely mentally ill (1 individual in emergency shelter and 0 individuals in transitional shelter), chronic substance abuse (2 persons in emergency shelter and 23 in transitional shelter), persons with HIV/AIDS (reported above), persons with disabilities (16 in emergency shelter and 33 in transitional shelter), veterans (reported above), and victims of domestic violence (8 in emergency shelter and 4 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.

The County of Lycoming has instituted a master leasing 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.

The Center for Independent Living reports that accessible housing units are difficult to find.

West Branch Drug and Alcohol reports that clients may have a criminal record and may have to settle for units that are in poor condition.

Human service providers report that housing infestation, including fleas, lice, bed bugs and mice, is a growing issue.

Because of these needs, the County of Lycoming and the Coordinated Task Force developed a Master Leasing program as part of the Lycoming County Supportive Housing program that allows Transitional Living Center to enter into 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 provides 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 the following demographics for its clients in the City of Williamsport:

Gender: 38 male, 30 Female

Race: 32 White, 30 African American, 4 Hispanic, 2 more than one race

Age: 5 persons in the 20-30 age range, 9 persons in the 31 - 40 age range, 16 persons in the 41 - 50 age range, 21 persons in the 51 - 60 age range and 17 persons older than age 60.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

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
- Improving flood pump station improvements
- Updating fire fighting apparatus

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. 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. 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, homeless and health service providers.

Social 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 that benefit at-risk youth and programs that support low to moderate income persons and families.

How were these needs determined?

The needs were determined by stakeholder interviews with social service agencies.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

According to Neighborhood Scout, the median list price of homes in Williamsport was \$139,900 in August 2019. Homes in Williamsport sold for 2.58% below asking price on average. The median number of days on the market is 58 days. House prices in Williamsport are solidly below the national average.

According to the 2011 - 2015 ACS, the housing in Williamsport was primarily built before 1939 (54.3%), making the housing stock in Williamsport some of the oldest overall in America, although there is a range of ages of homes in Williamsport. Most homes in Williamsport were built between 1940-1969 (27%), followed by the years between 1970-1999 (14.8%). There is also some housing in Williamsport built between 2000 and later (3.9%).

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

Introduction

The 2010 Census reported 13,271 housing units in the City. The 2011- 2015 ACS reports that there are 12,655 total housing units. The number of housing units has decreased by 616 units.

Single-family detached homes are the single most common housing type in Williamsport, accounting for 49% of the city's housing units. Other types of housing that in Williamsport include single units attached (16%), two to four units (19%), five to nineteen units (11%) and 20 plus units (6%) and mobile home, boat, RV, van, etc. (1%).

The most prevalent building size and type in Williamsport are three and four bedroom dwellings, chiefly found in single-family detached homes.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	6,145	49%
1-unit, attached structure	1,965	16%
2-4 units	2,370	19%
5-19 units	1,380	11%
20 or more units	715	6%
Mobile Home, boat, RV, van, etc	80	1%
Total	12,655	100 %

Table 27 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	35	1%	560	10%
1 bedroom	85	2%	1,465	26%
2 bedrooms	725	14%	1,720	30%
3 or more bedrooms	4,325	84%	1,915	34%
Total	5,170	101 %	5,660	100 %

Table 28 – Unit Size by Tenure

Data Source: 2011-2015 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.

The City's CDBG program assists income eligible homeowners to make emergency repairs to their homes. The City also offers a CDBG funded accessibility program for income eligible owners and landlords with income eligible tenants to make accessibility improvements to their homes.

The City has received PHFA PHARE funds (state) to implement rental rehabilitation programs in the Brodart neighborhood and in the Park Ave. neighborhood. The PHARE program requires that 30% of the awarded funds benefit tenants who are at 50% or below of the AMI. In addition, rents must remain affordable to the tenants.

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 households that are at 0 to 30% of the MFI.

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. 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 in the 0 - 80% AMI range, 49% are cost burdened and 80% are severely cost burdened. Persons in this income range are unable to afford the limited housing that is available.

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

Introduction

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.

The Cost of Housing table below shows that the median home value was \$85,100 in 2009 and \$101,900 in 2015, showing an increase of 20%. The median contract rent was \$448 in 2009 and \$571 in 2015, showing an increase of 27%. 59% of rents paid are in the \$500 - \$999 range.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	85,100	101,900	20%
Median Contract Rent	448	571	27%

Table 29 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	2,065	36.5%
\$500-999	3,340	59.0%
\$1,000-1,499	163	2.9%
\$1,500-1,999	65	1.2%
\$2,000 or more	25	0.4%
Total	5,658	100.0 %

Table 30 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	525	No Data
50% HAMFI	1,690	690
80% HAMFI	4,120	1,855
100% HAMFI	No Data	2,472
Total	6,335	5,017

Table 31 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	663	667	818	1,092	1,114
High HOME Rent	663	667	818	1,092	1,114
Low HOME Rent	583	625	751	867	967

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, only 525 of the total number of rental units are affordable to families at 30% HAMFI.

Many local homeless providers have stated that it is difficult to find units that their clients can afford. According to the Williamsport YWCA, it is difficult to find units in the \$600 per month price range for their rapid rehousing program. Journey House, which offers a transitional housing family program, has indicated that there is a limited number of rental units that their clients can afford and it generally takes 6 - 8 months to find a unit. Saving Grace, an emergency shelter provider, states that it is difficult to find landlords who are willing to accept HUD fair market rents, which takes more time for those in the shelter to move to more permanent housing.

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

It is anticipated that home 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. It is noted that local landlords significantly increased rents during the oil/gas boom, which occurred over five years ago. When the boom was over, landlords never lowered rents back to the previous levels when the market could no longer support the higher rents.

Housing providers report that the industry activity has tapered off somewhat in recent years and rents have stabilized, but there is still a need for additional affordable housing for the lowest income population 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 \$571, 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 2018 to the first half of 2019. The number of new listings is slightly down by about 9%. The number of houses sold in the first six months of 2018 (168) is down versus the first six months of this 2019 (148). The sold volume is down 5% from last year. Statistics indicate a stable market.

Real estate and property management firms are reporting that there are affordable housing needs for larger family units.

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

Introduction

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 6,900 units, which is about 64% of the housing units in the City of Williamsport were built before 1950.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

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	1,100	21%	2,625	46%
With two selected Conditions	4	0%	120	2%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	4,070	79%	2,915	52%
Total	5,174	100 %	5,660	100 %

Table 33 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	190	4%	250	4%
1980-1999	220	4%	530	9%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
1950-1979	945	18%	1,800	32%
Before 1950	3,825	74%	3,075	54%
Total	5,180	100 %	5,655	99 %

Table 34 – Year Unit Built

Data Source: 2011-2015 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	4,770	92%	4,875	86%
Housing Units build before 1980 with children present	134	3%	39	1%

Table 35 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

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

Need for Owner and Rental Rehabilitation

<TYPE=[text] REPORT_GUID=[F8DC4D3147433947165558A235C46686]
PLAN_SECTION_ID=[1313801000]>

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

There are 6,900 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. 3% of the total number of owner occupied units and 1% 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 2011 -2015 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.

According to a 2017 report from the PA Board of Health, 7.5% of children in Lycoming County under the age of 6 were tested for lead based paint blood levels. 5.9% of those children had confirmed blood levels greater than 5 micrograms per deciliter and 1.8% of those children had confirmed blood levels greater than 10 micrograms per deciliter.

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.

The City utilizes CDBG, HOME and PHARE funds for owner occupied and rental rehabilitation activities.

According to the 2011-2015 ACS, it is estimated that there are 1,825 vacant housing units (14.4%) in the City of Williamsport. The Homeowner vacancy rate is estimated to be 2.8 and the Renter vacancy rate is estimated to be 9.2. It is assumed that most vacant properties are able to be rehabilitated if there is sufficient funding.

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

Introduction

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

The Lycoming Housing Authority manages both public housing units and housing choice vouchers. 70% of the housing choice vouchers are in the City of Williamsport. In addition, LHA has 241 market rate units that are under ownership by their non-profit subsidiary. Lycoming 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						
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

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 Housing Authority (LHA) owns and manages a total of 468 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, William Hepburn and Mary Slaughter apartments. Of the 318 units located in the City of Williamsport, 139 (44%) are intended for general occupancy and 79 (25%) are reserved for elderly households. The 318 units of LHA's public housing developments are in fair condition and in need minor rehabilitation.

The LHA Housing Choice Voucher Program allows an increase in the payment standard of up to 110% for costs related to making reasonable accommodations. The waiting list for the Housing Choice Voucher Program has been closed since 2016. LHA reports that it can take from 2 - 10 years for persons on the waiting list to receive a voucher. LHA reports that 65% of voucher holders find units within 30 - 60 days and 35% of voucher holders find units within 61 - 120 days. Unmet needs include incorrect, negative perception of Section 8 participants committing crimes in the city and an insufficient supply of affordable, accessible rental units in the private marketplace. The poor condition of units can contribute to the length of time that it takes to find an eligible unit.

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.

LHA reports that it is meeting the need of low income families, elderly and disabled 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. LHA's strategy to meeting local housing needs includes using local preferences to assure that the lowest income families are served first with preferences also given to elderly and disabled families.

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:

LCHA 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 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, Homeownerships 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 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)	37	0	75	0	0
Households with Only Adults	64	0	12	0	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: The City consulted with the homeless providers that are located in the City of Williamsport. These providers reported on the number of emergency shelter beds and transitional housing beds that their facilities provide.

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

The Lycoming County Department of Public Welfare Office offers the following services:

Office of Income Maintenance: This department serves low-income persons through cash assistance programs such as Temporary Assistance to Needy Families, or TANF; employment and training programs; the Supplemental Nutrition Assistance Program, formally known as food stamps; home heating assistance; and assistance programs for refugees and the homeless.

The Department of Public Welfare also works closely with other state agencies who serve similar populations. The department partners with the Pennsylvania Department of Aging through the Office of Long-Term Living. This office addresses the solutions and challenges of housing and caring for older adults. Also, in a joint partnership with the Pennsylvania Department of Education, the Office of Child Development and Early Learning serves children and families in early learning, subsidized child care and early intervention programs for at-risk children.

The Office of Medical Assistance Programs: This department is responsible for purchasing health care for more than 2.3 million Pennsylvania residents and enrolling Medical Assistance providers who administer the care. The Office of Medical Assistance programs works closely with these providers to process their claims, establish rates and fees, and contract and monitor managed care organizations. Additionally, the department works to ensure the integrity of these programs, in part by detecting and deterring provider and recipient fraud and abuse.

The Office of Income Maintenance (OIM) is responsible for the administration of the Temporary Assistance for Needy Families (TANF) cash assistance program, Medicaid/Medical Assistance (MA), Supplemental Nutrition Assistance Program (SNAP); the new name for the Food Stamp program, child support, home heating assistance (LIHEAP program), and employment and training services. These programs are provided through county assistance offices, which are located across Pennsylvania.

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. 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.

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) 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.

Wise Options at the Williamsport YWCA is an emergency shelter for individuals who are victims of domestic violence that accommodates 31 persons. Liberty Options, also located at the Williamsport YWCA offers emergency shelter for families. The Williamsport YWCA also administers a rapid rehousing program that works with area landlords to house people who are fleeing domestic violence.

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 American Rescue Workers provides transitional housing for 39 men. The transitional housing program includes a three phased process toward self-sufficiency. Men remain in the transitional program for 9 - 12 months.

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 has a total of 32 units. Liberty Options, a part of Liberty House, provides transitional housing for families and offers 8 total beds.

Journey House is a transitional living facility that offers four apartments for families 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.

Lycoming County has applied and received PHFA PHARE funds for a Master Lease Program and a Supportive Housing Program. The Master Lease program is a one year program designed to find housing for hard to place individuals. Units are leased from local landlords and the units are subleased to program clients for up to 12 months. Program participants have case managers and attend budget and self-sufficiency classes. The Supportive Housing Program offers short term mortgage/rent costs to help bridge the gap for persons who are at risk for becoming homeless.

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 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

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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 Supportive Housing Program and 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

According to the 2018 Community Needs Assessment for Lycoming County, the problems underlying educational and employment needs are often at the root of why existing educational and employment resources have thus far proven inadequate. Through surveys and focus group information, four main themes emerged: barriers to employment, difficulty in recruiting potential employees, lack of employment training and financial illiteracy.

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	304	669	3	4	1
Arts, Entertainment, Accommodations	1,289	1,465	13	8	-5
Construction	472	495	5	3	-2
Education and Health Care Services	2,321	5,287	24	30	6
Finance, Insurance, and Real Estate	554	920	6	5	-1
Information	144	310	1	2	1
Manufacturing	1,396	3,385	14	19	5
Other Services	464	803	5	5	0
Professional, Scientific, Management Services	626	1,136	6	6	0
Public Administration	0	0	0	0	0
Retail Trade	1,354	1,378	14	8	-6
Transportation and Warehousing	438	582	4	3	-1

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Wholesale Trade	504	1,099	5	6	1
Total	9,866	17,529	--	--	--

Table 40 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	14,415
Civilian Employed Population 16 years and over	12,605
Unemployment Rate	12.51
Unemployment Rate for Ages 16-24	27.48
Unemployment Rate for Ages 25-65	7.99

Table 41 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	2,150
Farming, fisheries and forestry occupations	575
Service	1,890
Sales and office	3,015
Construction, extraction, maintenance and repair	860
Production, transportation and material moving	840

Table 42 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	10,315	85%
30-59 Minutes	1,150	10%
60 or More Minutes	630	5%
Total	12,095	100 %

Table 43 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force	
------------------------	----------------	--

	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	845	185	735

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	2,880	665	1,725
Some college or Associate's degree	3,175	260	800
Bachelor's degree or higher	2,550	25	280

Table 44 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	95	39	74	155	215
9th to 12th grade, no diploma	395	530	295	675	480
High school graduate, GED, or alternative	1,685	1,400	1,130	2,740	1,630
Some college, no degree	2,460	860	645	1,320	470
Associate's degree	420	450	425	540	145
Bachelor's degree	265	895	335	650	315
Graduate or professional degree	15	120	295	550	300

Table 45 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,642
High school graduate (includes equivalency)	20,079
Some college or Associate's degree	23,511
Bachelor's degree	41,108
Graduate or professional degree	66,190

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 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:

1. Education and Health Care Services. Jobs in the Education and Health Care Services sector comprise 30% of the total jobs. The data shows that there is a 6% undersupply of labor (more jobs than workers) in this sector.

2. Manufacturing. Jobs in the Manufacturing sector comprise 19% of the total jobs. The data shows that there is a 5% undersupply of labor (more jobs than workers) in this sector.

The remaining sectors comprise less than 10% of the total jobs.

Data for both sectors shows that there is an undersupply of labor for those jobs.

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 27 % for the labor force ages 16 – 24.

Travel time to work is not an issue for workers in the Williamsport area with 85% 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.

Redevelopment projects, such as the East Third St. Gateway Project, will aid in increasing opportunities for employment, by attracting and retaining businesses and by providing a comfortable living environment. They will also create economic development opportunities through the revitalization of currently underused or blighted areas.

The City of Williamsport has three federal Opportunity Zones, located in Census Tracts 4, 6, and 9. Opportunity zones are low income census tracts that are in need of revitalization. Investments made in these zones are eligible for deferral or elimination of federal taxes on capital gains. In order to create an even greater incentive for development in these areas, the City has designated these same areas as Local Economic Revitalization Tax Assistance (LERTA) areas. The LERTA program exempts property taxes

on the assessed value of improvements to commercial, industrial or business properties that are located in designated LERTA areas.

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

Based on the above data and according to the 2018 Community Needs Assessment of Lycoming County, there is a need to offer a wider range of educational choices for area youth as well as a need to help adults who lack the skill needed for success in the workplace. Only 21% of the population in the 25 - 34 age range have more than a high school education.

Youths need to be shown the available job opportunities that require only technical training. Unemployed adults need programs that will provide them the technical skills needed for employment.

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.

Pennsylvania CareerLink, located in Williamsport, is a collaborative between multiple agencies to provide career services to local employers, potential employees, and others. Pennsylvania CareerLink is operated under the direction of the Pennsylvania Department of Labor and Industry.

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.

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Discussion

<p align="left">According to the Bureau of Labor Statistics, the unemployment rate for Williamsport as of October 2019 was 4.5% as compared to 4.2% for the state of Pennsylvania and 3.6% for the nation.</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")

According to the 2011- 2015 ACS 5 year estimates, there were 4,845 non-white minority persons in the City of Williamsport. Minorities comprised 22% of the population. From 2010 to the current estimates, the minority population increased from 19.4% of the population to 22%.

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.

The City defines a concentration as the geographical areas where the percentage of low income families is 20 percentage points higher than the City's overall percentage. Census Tracts 4 and 8 have a concentration of low income households and Census Tract 5, Block Group 3 has a high concentration of low income households.

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

Census Tract 4 has experienced the expansion of UPMC and the relocation of the YMCA. 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 accomodate the Pennsylvania College of Techonology campus.

Census Tract 5, Block Group 3 is adjacent to Lycoming College and is primarily residential.

Are there any community assets in these areas/neighborhoods?

Census Tract 4 has three community centers: Firetree Place Community Center, the River Valley YMCA and the Williamsport YWCA. 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.

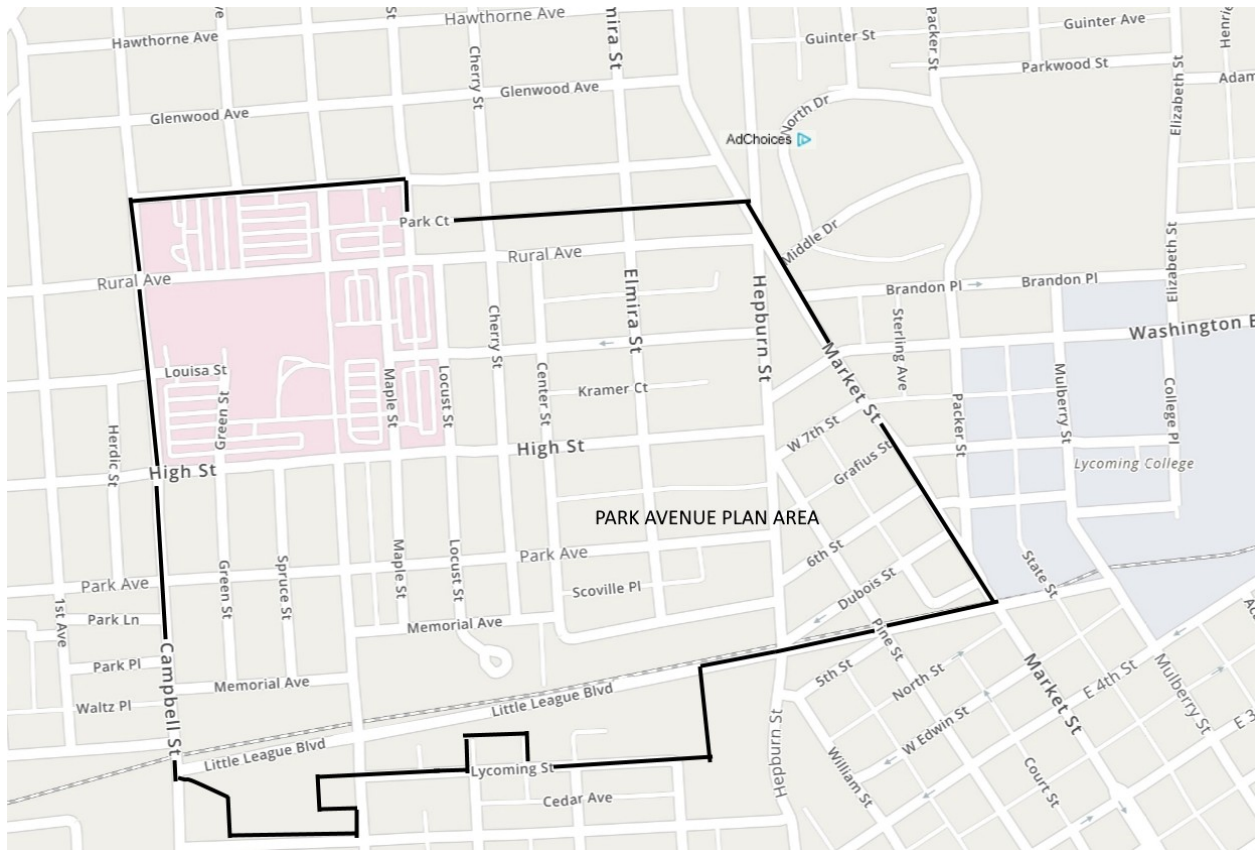
UPMC Hospital is an invested stakeholder in the Park Ave. neighborhood. Young professionals working at the hospital have expressed interest in living closer to the hospital in walkable, bikeable neighborhoods that are nearer to amenities.

Recreational assets include Flanigan Park and Ways Garden.

Are there other strategic opportunities in any of these areas?

The City recently completed a planning document for the Park Ave. neighborhood. The boundaries of the Park Ave. neighborhood are in Census Tract 4. A key recommendation from the plan is to stabilize the housing stock in the neighborhood. The City is implementing a rental rehabilitation program in this neighborhood using PHFA PHARE funds.

The Park Ave. neighborhood area includes a mix of residential, commercial and institutional uses. Key strategic opportunities in this area include establishing a coalition of area leaders and stakeholders, protecting and expanding well maintained housing, preserving and maintaining existing stock of income qualified housing, integrating UPMC and the urban landscape to benefit both the hospital and the residents, and enhancing physical connectivity and a sense of connection to downtown Williamsport.



Park Ave. Neighborhood

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

According to the 2019 Lycoming County Broadband Asset and Service Analysis and Strategies report, 95% of the residents have access to DSL, 97% have access to cable, 95.9% have access to fixed wireless. Only 25% have access to 25 Mbps coverage. The FCC defines that having less than 23 Megabits is classified as underserved. The survey included the population in the Greater Williamsport statistical area and included 99.9% of households in the count.

The above-referenced report states that Lycoming County has large areas designated as "unserved" using FCC (Federal Communications Commission) data. Most of those areas are in the northern, rural part of the county and do not include the City of Williamsport.

The Consolidated Plan requirements include addressing broadband access to low to moderate income areas in the City. SEDA-Council of Governments contracted a \$300,000 study to determine what parts of the region still need broadband connections. SEDA-COG held a public meeting to outline strategies for connecting a wireless and fiber network across Lycoming County. A draft plan identified three sites in Lycoming County where the initial broadband expansion could occur. These sites are located outside of the City in less developed townships.

The Lycoming County Housing Authority is partnering with T-Mobile to provide 50 families with free tablets and affordable internet access in an effort to bridge the digital divide commonly experienced among low-income residents.

The program will be available to school aged students and elderly residents. Through LCHA's partnership with T-Mobile, LCH will offer broadband access, technical training and devices to residents in assisted housing units. This effort will ensure that students have access to high-speed internet for studying and completing homework assignments. Tablets will come pre-loaded with educational applications to further assist students to achieve academic success.

Elderly residents who face challenges with transportation will receive devices pre-loaded with Health and Wellness applications so that elders will be able to video conference with their family physician, send health monitor results directly to their health care provider and learn more about healthy living.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

The City of Williamsport currently has five broadband Internet services providers. Three of the five providers have over 95% availability.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

According to the 2014 National Climate Assessment Report, the northeast region, which includes Williamsport, PA, is experiencing more heat waves, river flooding events and heavy downpours due to climate change. The Northeast region has experienced a greater recent increase in extreme precipitation than any other region in the U.S. Between 1958 and 2010, the Northeast region saw more than a 70% increase in the amount of precipitation falling in very heavy events.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

According to the 2014 National Climate Assessment Report, the Northeast region depends on aging infrastructure that has already been stressed by climate hazards including heat waves and heavy downpours.

In addition, a report by the Center for American Progress, states that affordable housing apartments are often located in flood zones where the land is cheaper, built with substandard materials that cannot withstand extreme weather and already old and in need of repair. According to a 2017 report by the Hudson Institute, affordable housing units are less likely to be rebuilt when damaged by disasters. In addition, federal disaster relief is geared more toward homeowners rather than to renters.

The Lycoming County 2015 All Hazard Mitigation Plan Update identified the following goals:

- To prevent hazards from impacting the community;
- To protect the people, property and environment in hazard areas;
- To maintain and enhance emergency services capabilities in the community;
- To protect natural resources within the hazard area;
- To ensure that stakeholder groups have the necessary information to mitigate against hazard impacts; and
- To implement structural projects to reduce the impacts of hazards

According to the FEMA map, the entire City of Williamsport is located in a Zone X area. Zone X areas have a 0.2% probability of flooding every year (also known as the "500-year floodplain"). Properties in Zone X are considered to be at moderate risk of flooding under the National Flood Insurance Program.

In the event of a local, state or federally declared disaster or emergency where public places may be closed to the public or in-person participation may not be feasible or large gatherings may be considered a public health risk, the City may opt to conduct public hearings and meetings virtually via

conference call or live web-streaming with the ability to ask questions and provide comment in real time. Accommodations will be made for persons with disabilities and non-English speaking persons upon request, such as sign language or language interpretation services. Documents for public review will be shared via the City's website. Copies of the document will be mailed or e-mailed upon request.

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 2020 - 2024 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:

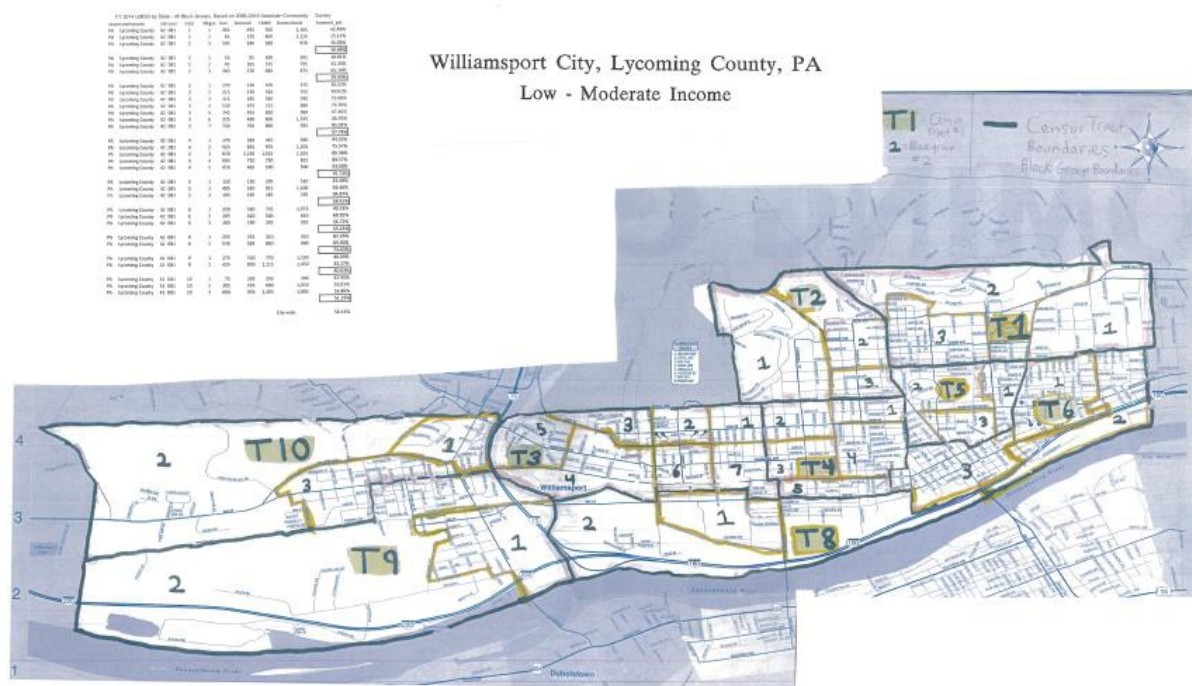
Support emergency shelter and transitional housing services through local nonprofit organizations and social service agencies.

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 47 - Geographic Priority Areas

1	Area Name:	City-wide
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

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% low income (according to the 2014 Census update), the entire City qualifies as a low income area.

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

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	City-wide
	Associated Goals	Accessible Housing Construction of new housing Home Ownership Housing Rehabilitation Administration
	Description	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.
	Basis for Relative Priority	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	Priority Need Name	Public Facilities
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development
	Geographic Areas Affected	City-wide
	Associated Goals	Public Facilities and Infrastructure Administration
	Description	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, and the acquisition of fire fighting apparatus.
	Basis for Relative Priority	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.
3	Priority Need Name	Blight Elimination
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development
	Geographic Areas Affected	City-wide
	Associated Goals	Blight Elimination Administration

	Description	Blight elimination will be conducted on a spot and area basis as well as codes enforcement to remove conditions detrimental to public health and safety.
	Basis for Relative Priority	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	Priority Need Name	Public Services
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Non-housing Community Development
	Geographic Areas Affected	City-wide
	Associated Goals	Public Services Administration
	Description	The City will offer supportive services to social service agencies and non-profit organizations.
	Basis for Relative Priority	Priorities were established by assessing needs in the City and through consultation with various community stakeholders.
5	Priority Need Name	Homelessness Prevention
	Priority Level	Low

	Population	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
	Geographic Areas Affected	City-wide
	Associated Goals	Public Facilities and Infrastructure Public Services
	Description	The City will support emergency and transitional homeless shelters.
	Basis for Relative Priority	The City understands the importance of supporting providers in their efforts to provide emergency and transitional 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)	Based on the Housing Needs section of this plan, renter households in the City are cost burdened. Of those renter households in the 0 - 80% AMI range, 49% are cost burdened and 80% are severely cost burdened. Persons in this income range are unable to afford the limited housing that is available. 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 City may consider using HOME funds for a TBRA program in the future. The Lycoming Housing Authority administers the Section 8 Housing Choice Voucher program and reports that there are people on the waiting list, demonstrating a need for this assistance. Lycoming County has also received PHARE funding to offer a supportive housing program for persons who are at risk of becoming homeless.
TBRA for Non-Homeless Special Needs	According to the 2010 Census, Williamsport has 5,340 persons with disabilities. This represents 18.5% of the total population. The Lycoming Housing Authority offers units for elderly and disabled persons. The Master Leasing program, mentioned above, will provide tenant based rental assistance to those persons who have special needs. Homeless providers report that finding housing for special needs populations is a challenge.
New Unit Production	Because of the lack of affordable housing for severely cost burdened persons in the 0 - 30% AMI and because of the aging housing stock in the City, there is a need for the construction of new housing units. The City is producing new units working with its CHDOS, Greater Lycoming Habitat for Humanity and Lycoming Neighborhood Development Corp.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Rehabilitation	Most of the renter and owner occupied housing 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 and accessible housing rehabilitation. The City uses PHARE funds for the rehabilitation of rental units in targeted neighborhoods.
Acquisition, including preservation	According to the 2011 - 2015 ACS Survey 5 Year estimates, 48% of the City's housing units are owner occupied (5,174) and 52% (5,659) of the City's housing units are renter occupied. According to the 2000 and 2010 Census data, the number of owner occupied housing units has been steadily decreasing. Acquisition of property by the City is not anticipated. However, the City wants to encourage homeownership and will continue its homebuyer program that provides gap financing to assist low income homebuyers so that they may acquire existing homes.

Table 49 – Influence of Market Conditions

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's 2020 CDBG allocation is \$1,035,547 and the 2020 HOME allocation is \$220,461. The City also is accounting for \$115,000 in HOME program income and \$51,296 in HP funds to finance its FY 2020 Community Development program.

The City noted in its draft Action Plan that if it received more CDBG funding than anticipated that the Street Reconstruction line item would be adjusted accordingly. The City noted in its draft Action Plan that if it receives more HOME funding than anticipated, the Owner Occupied Single Family Rehabilitation line item will be adjusted accordingly.

The City expects to receive approximately \$5,035,675 in CDBG funds and \$1,586,791 in HOME funds over the five year period of the 2020-2024 Consolidated Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	1,035,547	0	0	1,035,547	4,000,000	The City anticipates that it will receive \$4,000,000 of CDBG funds in program years two - four.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	220,461	53,953	0	274,414	1,200,000	The City anticipates that it will receive \$1,200,000 in HOME funds in program years two - four.

Table 50 - 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.

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 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, but currently there are no plans underway for these properties.

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 Rental	Region
STEP, Inc.	Regional organization	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
City of Williamsport	Government	Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction

Table 51 - Institutional Delivery Structure
Assess of Strengths and Gaps in the Institutional Delivery System

The City has numerous Boards, Commissions, and Advisory Committees that are appointed by either the Mayor or City Council. City Council Committees that review HUD programs and budgets include the Finance Committee, the Housing Needs Committee and the Economic Revitalization Committee.

Although a County Authority, the Lycoming County Housing Authority manages public housing complexes in the City and is in frequent contact with the City. The City and the Lycoming Housing Authority are partnering on the Analysis of Impediments to Fair Housing.

City staff are members of the Coordinated Services Task Force. Members of this organization include numerous non-profit social service agencies that provide a wide variety of public services to low income and special needs populations.

City staff are also involved in the planning process for the creation of neighborhood organizations.

The City has partnered with Lycoming County 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. Other gaps in the institutional delivery system include a limited number of nonprofit housing developers and CHDOs and limited availability for affordable housing for extremely low income populations. Because the City of Williamsport is landlocked, there is not a supply of land for increasing the number of affordable housing units.

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
Homelessness Prevention Services			
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

Street Outreach Services			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	X	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
Other			

Table 52 - 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 County of Lycoming has developed a Master Leasing program as part of the Lycoming County Supportive Housing program that allows Transitional Living Centers, 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.
- 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 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 and 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). 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. Caseworkers meet weekly with consumers to address issues.
- AIDS Resource Alliance receives HUD HOPWA funding and provides tenant based rental assistance to 13 - 18 households. AIDS Resource Alliance also offers case management services that provide education and services, connecting consumers to medical and social services based on their needs. This agency also offers a state funded short term mortgage and utility assistance program and a program that provides a security deposit and first months rent to assist with affordability. 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.

The City will continue to work with community-based organizations that effectively deliver programs and services. The City also plans to re-evaluate existing programs to ensure that funding amounts and other requirements are appropriate to meeting the community's needs.

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	2020	2024	Non-Housing Community Development	City-wide	Homelessness Prevention Public Facilities	CDBG: \$3,425,675	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 29508 Persons Assisted
2	Housing Rehabilitation	2020	2024	Affordable Housing	City-wide	Affordable Housing	CDBG: \$300,000 HOME: \$938,372	Homeowner Housing Rehabilitated: 25 Household Housing Unit
3	Home Ownership	2020	2024	Affordable Housing	City-wide	Affordable Housing	HOME: \$175,000	Direct Financial Assistance to Homebuyers: 5 Households Assisted
4	Accessible Housing	2020	2024	Affordable Housing	City-wide	Affordable Housing	CDBG: \$80,000	Homeowner Housing Rehabilitated: 10 Household Housing Unit
5	Blight Elimination	2020	2024	Blight Elimination	City-wide	Blight Elimination	CDBG: \$150,000	Buildings Demolished: 10 Buildings
6	Public Services	2020	2024	Public Services	City-wide	Homelessness Prevention Public Services	CDBG: \$80,000	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	2020	2024	Affordable Housing	City-wide	Affordable Housing	HOME: \$351,370	Rental units constructed: 2 Household Housing Unit Homeowner Housing Added: 5 Household Housing Unit
8	Administration	2020	2024	Administration	City-wide	Affordable Housing Blight Elimination Public Facilities Public Services	CDBG: \$1,000,000 HOME: \$122,049	Other: 26410 Other

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Public Facilities and Infrastructure
	Goal Description	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	Goal Name	Housing Rehabilitation
	Goal Description	This project assists income eligible households to make code, safety and other needed repairs to their homes.

3	Goal Name	Home Ownership
	Goal Description	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	Goal Name	Accessible Housing
	Goal Description	This program offers grants of up to \$5,000 for accessibility improvements to residential properties occupied by income eligible persons with disabling conditions.
5	Goal Name	Blight Elimination
	Goal Description	Blight elimination activities include codes related demolition, codes enforcement activities and blight elimination on a spot and area basis.
6	Goal Name	Public Services
	Goal Description	Public service activities include supporting basic social services for low and moderate income persons and households.
7	Goal Name	Construction of new housing
	Goal Description	The construction of new housing activity includes the construction of both five homeowner units and two rental units for low to moderate income households.
8	Goal Name	Administration
	Goal Description	The goal is to administer the CDBG and HOME programs according to HUD regulations

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 acheive the following affordable housing goals during the five year period:

- Provide for the rehabilitation of 25 owner occupied single family homes.
- Provide for accessibility improvements for 10 income eligible households.
- Provide for 5 new construction affordable owner occupied single family homes.
- Provide for 2 new construction affordable rental units.
- Provide homeownership opportunities to 5 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.

Activities to Increase Resident Involvements

The Lycoming Housing Authority has a successful Homeownership Program. In 2019, five families participated in the Section 32 program. While in the program, residents actually reside in the home they wish to purchase. During the five year program, the Authority works closely with each family to prepare them for purchase. Families typically work with Authority staff on credit repair, job retention, home repair and budgeting. In 2019, one family completed the program is now the proud owner of the home. The home has changed hands and been removed from the public housing inventory.

Four families remain in the program with one family scheduled to purchase their home in 2021.

Lycoming County Housing Authority runs a Family Self-Sufficiency program with an average of 40 participants per year. In 2019, six families successfully graduated from the program and the Authority dispersed \$59,287.69 in escrow funds. Of those, one participant used the escrow funds as a down payment and became a first time home owner.

The Resident Advisory Board plays an active role in the development of the Authority's Annual and Five Year Plan. Each year, the RAB reviews the plan and offers insight, suggestions and comments that are included in LHA's submission to HUD.

The Authority will actively seek interested residents to participate in a resident council. Articles will be placed in the quarterly newsletter and notices will be sent to those who may be interested in serving.

Additionally, LHA will provide space and information on serving to promote successful leadership.

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

The City has and will continue to allocate a substantial amount of its annual CDBG entitlement to support comprehensive housing programs that extend the useful life of existing affordable housing. This will include emergency rehabilitation of owner-occupied single-family housing, and accessibility rehabilitation of units occupied by eligible households with a person that is disabled. These programs will continue to address the needs of lower income households struck by unexpected emergencies and allow differently abled persons to remain in their homes by the addition of assistance items such as ramps and accessible bathrooms. The City will continue to use HOME entitlement funds to expand the housing stock of safe, affordable housing occupied by low-income homeowner households through its Owner Occupied Single Family Home Rehabilitation Program. This program requires rehabilitation to minimum code, safety and rehabilitation standards. The City recently amended its program to include owner occupied double and duplex units. This will expand the opportunity to participate to previously excluded households. HOME funding will continue to support a GAP Homebuyer Assistance Program that provides purchase price mortgage assistance to help eligible households over the home buying

threshold. The City will continue CHDO assistance to Habitat for Humanity and will encourage former CHDO's to re-establish eligibility. The City will continue participation in the State PHARE Program, having received awards for rental property rehabilitation in two targeted areas and for designated historic properties. However, as finding decent affordable housing remains a problem for low-income households, many of which are minority households, the City will continue development of affordable rental housing, including projects located near employment and transportation.

SP-60 Homelessness Strategy – 91.215(d)

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

The City is located in the Eastern PA Continuum of Care/Northern Tier Regional Homeless Advisory Board region. The mission of the Eastern PA Continuum of Care (CoC) is “to end homelessness throughout its geographic region, which encompasses 33 counties, primarily rural, in the eastern part of Pennsylvania.

The CoC works toward ending homelessness by providing a framework for a comprehensive and well-coordinated regional and local planning process. This includes identifying needs, conducting a system-wide evaluation of existing resources and program activities, and building a system of housing and services that addresses those needs. This mission is pursued through the development of long-range plans to prevent and end homelessness in the geographic area, as well as the coordination necessary for successful implementation.

The objectives of the Eastern PA CoC include the following:

- Promote development of adequate funding for efforts for preventing homelessness, rapidly re-housing homeless persons, and stabilizing their housing;
- Maximize potential for self-sufficiency among individuals and families experiencing homelessness;
- Promote full access to, and effective use of, mainstream programs;
- Maximize potential for self-sufficiency among individuals and families experiencing homelessness; and
- Promote full access to, and effective use of, mainstream programs.

The City’s five year strategy for outreach to and assessing the needs of homeless persons is to continue to partner, support, and offer assistance to the local social service agencies that provide services for homeless persons and families. The City's strategy also includes working with homelessness providers to further the objectives of the Eastern PA CoC. In addition, the City's various housing programs aim to provide safe and affordable housing to its residents and reduce the risk of homelessness.

Addressing the emergency and transitional housing needs of homeless persons

The City will address the emergency shelter and transitional housing needs of homeless persons by continuing to participate in the Coordinated Task Force. 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.

The City will also address this need by reviewing the funding needs for activities that support facility improvements at emergency and transitional shelters and activities that offer program support services for homeless persons.

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.

Lycoming County and other services providers offer programs to aid homeless persons in the transition to permanent housing and independent living programs.

The City's five year strategy for helping homeless persons make the transition to permanent housing and independent living includes working with Lycoming County and homelessness service providers to offer support for programs such as Lycoming County's Supportive Housing Program and Master Leasing Program. City staff will continue to participate in meetings of the Coordinated Task Force and the Lycoming County Housing Coalition,. The City Council Housing Needs Committee will continue to review the needs of homeless persons and invite homeless service providers to attend the meetings to provide updates on needs and trends.

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 have developed a Master Leasing program as part of the

Lycoming County Supportive Housing program that allows Transitional Living Centers, 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. 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.

The City's five year strategy for homeless prevention is to continue to work with and support Lycoming County and other service providers that offer these self sufficiency programs and financial assistance programs to prevent homelessness. The City will do this through participation in the Coordinated Task Force and the Lycoming County Housing Coalition and by meeting with social service providers.

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.

The guidelines for the City's Housing Rehabilitation program comply with lead based paint hazard control at 24 CFR 35. Due to the expense of abatement and the large number of homes within the City containing lead based paint, the City has pursued use of lead hazard reduction procedures to reduce the exposure to lead contaminants in homes. A Certified Risk Assessor is on staff with Community Development. Information about lead paint and safe work practices is available on the City web site. PA211 also provides contacts for the Pennsylvania Department of Health Lead Poisoning Prevention and Control Programs.

The City consults with the Office of Healthy Homes and Lead Hazard Control to ask questions and review the interim control guidelines as needed. Housing Rehabilitation Specialists have passed Renovator Initial training and a Certified Lead Testing firm is under contract.

The City continually seeks other funding sources to replace reduced CDBG and HOME funding for underfunded needs and requirements and has secured PHARE funding to address rental housing occupied by lower income tenants.

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.

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.

The City continued its Rental Property Inspection program. Every four years each registered rental unit within City limits is inspected for basic health, safety and occupancy standards. The Codes Office, Community Development, Police, and Fire Departments work together to eliminate housing hazards including peeling paint, lack of smoke alarms and lack of other basic occupancy requirements. The City also requires each rental owner to provide a local contact for emergency situations.

The Williamsport Municipal Water Authority also addresses lead control in the City's drinking water by applying corrosion treatments at filtration plants, replacing lead service lines as they are discovered, encouraging property owners to replace owner lead pipe lines, and completing regulatory lead testing.

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.

The City of Williamsport will support the following programs and policies to help reduce the number of poverty level families:

- City programs that support and encourage neighborhood, community, housing and public facility improvements.
- Housing assistance programs that include supportive services.
- Participation in the Coordinated Task Force to offer referral services to special needs and low and moderate income households through various non-profit organizations.
- Supporting agencies that offer employment and training programs to improve the academic, basic, and technical skills of low and moderate income persons so that they can find jobs or improve their earning capacity.
- Providing assistance to social service agencies that offer services to low and moderate income households, including those with special needs. These programs are carried out through subrecipient agreements with nonprofit organizations.
- Revitalization activities that attract and retain businesses and provide for a suitable living environment. These activities will aid in reducing poverty in the City by increasing opportunities for employment.

Standard Section 3 and MWBE contract language is included in every contract covered by Section 3. To verify each potential bidder is aware of these requirements, pre-bid review meetings are held. During these meetings, contractors are informed about Section 3, Davis- Bacon regulations, and MWBE. Information provided includes possible sources for Section 3 and MWBE sub contractors and suppliers. These sources include the State DGS supplier search system, State Small Business Query Verification page, PHFA Minority and WMBE site and local sources for outreach to potentially eligible persons. Notifications regarding the opportunity to be placed in the CDBG/HOME Housing Rehabilitation Contractors List are posted in the Community Development, on a public bulletin board and in the Codes Office. River Valley Transit also follows Disadvantaged Business Enterprise (DBE) goals for services, construction, and procurement contracts.

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.

The City may review the possibility of developing a Neighborhood Revitalization Strategic Area in the Park Ave. neighborhood.

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.

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's 2020 CDBG allocation is \$1,035,547 and the 2020 HOME allocation is \$220,461. The City also is accounting for \$115,000 in HOME program income and \$51,296 in HP funds to finance its FY 2020 Community Development program.

The City noted in its draft Action Plan that if it received more CDBG funding than anticipated that the Street Reconstruction line item would be adjusted accordingly. The City noted in its draft Action Plan that if it receives more HOME funding than anticipated, the Owner Occupied Single Family Rehabilitation line item will be adjusted accordingly.

The City expects to receive approximately \$5,035,675 in CDBG funds and \$1,586,791 in HOME funds over the five year period of the 2020-2024

Consolidated Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	1,035,547	0	0	1,035,547	4,000,000	The City anticipates that it will receive \$4,000,000 of CDBG funds in program years two - four.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	220,461	53,953	0	274,414	1,200,000	The City anticipates that it will receive \$1,200,000 in HOME funds in program years two - four.

Table 54 - 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.

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 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 publicly 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, but currently there are no plans underway for these properties.

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.

The chart below illustrates the reprogramming of the FFY 2020 CDBG program as a component of this FFY 2020 CDBG Substantial Amendment. The remaining funds allocated to several completed activities are being reprogrammed into the new purchase of Fire Equipment activity. The fire department is purchasing SCBA units. The city fire department service area is primarily the City of Williamsport and therefore meets the National Objective of Low-to-Moderate Income Area Benefit.

Activity	CDBG Funds Allocated	CDBG Funds to be Reallocated	CDBG Funds Used
Hancock Street	\$10,182	(\$9,608.27)	\$573.73
Elmira Street	\$48,260	(\$7,880.52)	\$40,379.48
ARW/Saving Grace	\$20,236	(\$16,302.54)	\$3,933.46
OOSF Rehabilitation	\$55,777	(\$49,531.55)	\$6,245.45
Handicapped Accessibility Rehabilitation	\$20,259	(\$15,057.28)	\$5,201.72
EOOSF2568 Faulkner	\$3,700	(\$865)	\$2,835
Fire Equipment	\$0	\$99,245.16	\$99,245.16

The chart below illustrates the reprogramming of the FFY 2020 CDBG program as a component of this FFY 2020 CDBG Substantial Amendment. The remaining funds allocated to several completed activities are being reprogrammed into Little League Blvd Reconstruction.

Activity	CDBG Funds Allocated	CDBG Funds to be Reallocated	CDBG Funds Used
EOOSF2450 *****	\$4,375	(\$2,000)	\$2,375
***** - Accessibility	\$7,000	(\$2,000)	\$5,000
Lycoming County SPCA	\$10,983.92	(\$10,983.92)	\$0.00
Little League Blvd Reconstruction	\$0.00	\$14,983.92	\$14,983.92

The information below details the repayments made by the city to be allocated to the Fire Department Rescue Boat purchase.

FFY 2020 CDBG:

ARW/Saving Grace:

Current Budget:	\$3,993.46
Change:	<u>(3,993.46)</u>
Revised Budget:	\$0.00

Handicapped Accessibility Rehabilitation/1057:

Current Budget:	\$5,201.72
Change:	<u>(\$5,201.72)</u>
Revised Budget:	\$0.00

OOSF Rehabilitation/1056:

Current Budget:	\$6,245.45
Repaid:	<u>(6,245.45)</u>
Revised Budget:	\$0.00

Fire Department Rescue Boat:

Current Budget:	\$0.00
Change:	<u>15,380.63</u>
Revised Budget:	\$15,380.63

Little League Blvd:

Current Budget:	\$14,983.92
Change:	<u>(4,000.00)</u>
Revised Budget:	\$10,983.42

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	City-wide	Public Facilities	CDBG: \$773,706.46	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 26410 Persons Assisted
2	Housing Rehabilitation	2015	2019	Affordable Housing	City-wide	Affordable Housing	CDBG: \$38,118.11 HOME: \$285,341	Homeowner Housing Rehabilitated: 5 Household Housing Unit
3	Home Ownership	2020	2024	Affordable Housing	City-wide	Affordable Housing	HOME: \$25,000	Direct Financial Assistance to Homebuyers: 1 Households Assisted
4	Accessible Housing	2015	2019	Affordable Housing	City-wide	Affordable Housing	CDBG: \$0.00	Homeowner Housing Rehabilitated: 3 Household Housing Unit
5	Blight Elimination	2015	2019	Blight Elimination	City-wide	Blight Elimination	CDBG: \$5,381.89	Buildings Demolished: 1 Buildings
6	Public Services	2015	2019	Public Services	City-wide	Public Services	CDBG: \$11,205.54	Public service activities other than Low/Moderate Income Housing Benefit: 26410 Persons Assisted
7	Construction of new housing	2015	2019	Affordable Housing	City-wide	Affordable Housing	HOME: \$54,370	Homeowner Housing Added: 1 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Administration	2020	2024	Administration	City-wide	Affordable Housing Blight Elimination Public Facilities Public Services	CDBG: \$207,135 HOME: \$22,046	Other: 26410 Other

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Public Facilities and Infrastructure
	Goal Description	Public Facilities and infrastructure activities that are part of the 2020 Action Plan include Street Reconstruction, Removal of Architectural Barriers, Improvements to Lose School Park, and security improvements to the Saving Grace Homeless Shelter.
2	Goal Name	Housing Rehabilitation
	Goal Description	Housing Rehabilitation activities in 2020 include both CDBG and HOME funding for the Owner Occupied Single Family Rehabilitation Program. The CDBG funding will be used for housing emergency situations.
3	Goal Name	Home Ownership
	Goal Description	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 repayment, 0% interest loan. Applicants must meet federal household income limits.

4	Goal Name	Accessible Housing
	Goal Description	The City is using CDBG funds to continue its Accessibility Rehabilitation Program, which makes accessibility improvements to the homes of income eligible persons.
5	Goal Name	Blight Elimination
	Goal Description	Blight elimination activities in 2020 include the demolition of properties that are determined by the Codes Department to be a health and safety hazard.
6	Goal Name	Public Services
	Goal Description	Public Service activities include the Lycoming SPCA Spay/Neuter program for pets of low income residents, a Trap, Neuter, Release Program in low income areas and the Firetree After School program for at risk youth and youth from low income families.
7	Goal Name	Construction of new housing
	Goal Description	The construction of an affordable housing unit will be a CHDO activity.
8	Goal Name	Administration
	Goal Description	This activity is for the administration of the CDBG and HOME programs.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City is using 2020 CDBG funds to address the following public facilities needs throughout the City:

- Reconstruction of streets located in low/moderate income areas
- Removal of Architectural Barriers activity
- Installation of a security system at the Saving Grace Homeless Shelter
- Amenity improvements to Lose School Park
- Fire Apparatus Purchase
- Fire Equipment

The City is funding two public service activities in 2020. The SPCA Pet Spay/Neuter program and the Trap, Neuter, Release Program will address the health and safety issues involved with stray animals. The Firetree After School Program will provide educational activities for at-risk youth.

The City will continue its housing rehabilitation programs in 2020 including the CDBG/HOME funded Owner Occupied Single Family Rehabilitation program. The CDBG funds will be used to address emergency housing situations. CDBG funds will also be used for the Handicapped Accessibility Rehabilitation Program. The HOME CHDO activity will be for the construction of new housing. Any HOME Homebuyer activities will use prior year funding that has already been allocated for this activity.

The City will address blight elimination through the Codes Related Blight Elimination activity, which provides for the demolition of blighted properties.

Projects

#	Project Name
1	Street Reconstruction
2	Removal of Architectural Barriers
3	Lose School Park Improvements
5	American Rescue Workers/Saving Grace
6	Lycoming County SPCA
7	Firetree Place After School Program
8	Owner Occupied Single Family Rehabilitation
9	Handicapped Accessibility Rehabilitation
10	Community Housing Development Organization
11	Codes Related Blight Elimination
12	General Program Administration

#	Project Name
13	Homebuyer Program
14	Fire Equipment
15	Fire Apparatus Purchase
16	Little League Blvd
17	Fire Department Rescue Boat

Table 56 – Project Information

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

The City has a 56% low to moderate income population.

Activities such as street reconstruction, removal of architectural barriers, the installation of the security system at the Saving Grace homeless shelter, improvements to Lose School Park and the purchase of Fire Equipment are based on a need to upgrade these public facilities.

Some activities such as housing rehabilitation, the SPCA public service activity, the Codes Related Blight Elimination activity address health and safety issues. Also, the City has an aging housing stock and the housing activities benefit low income persons and families who cannot afford to make needed repairs to their homes.

The Firetree Place After School Program focuses on positive activities for at-risk youth. Firetree Place is a community center that is located in Census Tract 4, Block Group 3 where 77% of the residents are low to moderate income.

Lack of adequate funding remains an obstacle for both municipalities and non-profit agencies to addressing underserved needs. Fewer people are able to benefit from programs.

A substantial amendment was done in FFY 2021 to allocated uncommitted funds to the Fire Apparatus Purchase.

The remaining funds are being reprogrammed into the new purchase of Fire Equipment project. The city's fire department will purchase SCBA units to be used by firefighters on emergency response in the primary service area of the City of Williamsport. Self-Contained Breathing Apparatus (SCBA) are essential for fire departments for several reasons: 1. Respiratory Protection: SCBAs provide firefighters with clean, breathable air in hazardous environments filled with smoke, toxic gases, and low oxygen levels. This is critical for their safety and survival during firefighting operations. 2. Enhanced Safety: The replacement of older air-paks ensures that firefighters are equipped with the latest safety technology. Older equipment may have diminished reliability and performance, increasing the risk of equipment failure in critical situations. 3. Regulatory Compliance: Fire departments must adhere to safety regulations and standards set by organizations such as the Occupational Safety and Health Administration (OSHA). New SCBAs help maintain compliance with these standards, protecting both firefighters and the community. 4. Improved Functionality: Modern SCBAs often come with advanced features, such as better visibility, communication systems, and ergonomic designs, improving overall operational effectiveness and comfort for firefighters. 5. Increased Confidence: Providing reliable and up-to-date breathing apparatus instills greater confidence in firefighters, allowing them to focus on their tasks without worrying about

the integrity of their equipment. Replacing older air-paks with new SCBAs not only enhances safety and compliance but also ensures that firefighters are prepared to respond effectively to emergencies.

LITTLE LEAGUE BLVD RECONSTRUCTION: Little League Blvd has severe crowning and drainage issues, and the pavement/curbing has reached the end of its useful life and needs to be reconstructed. Street reconstruction includes curbing, street excavation, rebuild of subbase, new pavement, drainage improvements and site restoration. Streets throughout the City are deteriorated due to use and limited general funds to finance street reconstruction. This can include lack of proper crowning, deteriorated subbase, inadequate curbing, and improper drainage. Through ongoing street inspections conducted by the City of Williamsport, it has been determined that the best investment of funds is the reconstruction of Little League Blvd between Walnut Street and Mulberry Street. The estimate of probable cost for this project is \$750,000 and will be covered with FFY 2019, 2020, 2023 and FFY 2024 CDBG funding.

Little League Blvd provides access to many social services, churches, businesses, and low-income housing options for city residents. Therefore, this street reconstruction project meets the National Objective of LMA benefit based on the city-wide LMI of 55.43%.

Fire Department Rescue Boat: In recent years, the Williamsport Bureau of Fire has faced an increasing number of water-related emergencies—from swift water rescues to flood evacuations and boating/kayak incidents. As climate patterns shift and recreational water use grows, the demand for specialized water rescue capabilities has become more urgent. A rescue boat is no longer a luxury; it is a critical tool for saving lives. The boat can be used for Flood Response, Search and Rescue, Medical Emergencies, Firefighting Support, Distressed Boats, Assisting Law Enforcement and Prevention Measures.

The Greater Williamsport Area is bordered by rivers and creeks that have seen major flooding incidents in recent years; it is becoming more common than ever before. The City of Williamsport is also protected by a levy, inherently creating concerns in the event of failure or major flooding. During heavy rains, roads become impassable, and homes are quickly surrounded by rising waters. Low lying areas become inundated with water, preventing traditional fire apparatus to navigate these conditions, delaying response times and putting both victims and first responders at risk. Another worrisome detail is that the City of Williamsport is the home of a low-head dam on the Susquehanna River. They are very dangerous obstacles that have claimed the lives of many. Statistically, if a person is to enter a low-head dam, they do not survive. There have been 3 people in the Hepburn Street dam this year alone, solidifying the urgency of a modern, high powered rescue boat. With more residents engaging in water-based recreation, incidents such as capsized boats, stranded kayakers, and swimmers in distress have become more frequent. Without a dedicated rescue boat, the Williamsport Bureau of Fire must rely on mutual aid or improvised methods, which can cost precious minutes in life-threatening situations. A timely response with trained personnel is the only hope of individuals in an emergency while on or in the water.

A rescue boat, equipped with a high-powered engine, GPS navigation, and emergency medical gear, will allow firefighters to respond

swiftly and safely to water emergencies. It will be staffed by trained personnel certified in swift water rescue and marine operations, ensuring that victims receive immediate care and extraction. Furthermore, the capabilities of the boat will allow the water rescue personnel to load the boat with more victims than a traditional boat and still have the ability to move the victims quickly and out of harms way. The addition of a rescue boat will dramatically improve the department's ability to serve the community during water-related emergencies, reduce response times, increase safety for both victims and responders, and demonstrate a proactive commitment to public safety.

AP-38 Project Summary

Project Summary Information

1	Project Name	Street Reconstruction
	Target Area	City-wide
	Goals Supported	Public Facilities and Infrastructure
	Needs Addressed	Public Facilities
	Funding	CDBG: \$187,215.21
	Description	This project is for street reconstruction and streetscape work. Work will include curbing, sidewalks, landscaping and drainage improvements.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 5,960 persons will benefit from this activity.
	Location Description	Street reconstruction activities include the following: Prospect Avenue (Newberry St. to Fairview Ter.), Grand Street (Prospect Ave. to Clark Street), Clark Street (Grand St. to Newberry St.), Poplar Street (West Fourth St. to Newberry St.), Hancock St. (Catherine St. to Almond St.), Grove St. (Wyoming St. to Sheridan St.), Maynard Alley (Maynard St. to Campbell St.), School Alley (Maynard St. to Campbell St.), Ward St. (Washington Blvd. to South terminus), Anthony St. (Ward St. to Penn St.), and Elmira St. (Kramer Ct. to Memorial Ave.)
2	Planned Activities	Planned activities include street reconstruction and streetscape work. Street Reconstruction will take place at the following locations: Prospect Ave., Grand St., Clark St., Poplar St., Hancock St., Grove St., Little League Blvd., Maynard Alley, School Alley, Ward St., Anthony St., and Elmira St.
	Project Name	Removal of Architectural Barriers
	Target Area	City-wide

	Goals Supported	Public Facilities and Infrastructure
	Needs Addressed	Public Facilities
	Funding	CDBG: \$145,053.18
	Description	This activity is for the construction of handicapped accessible curb ramps at various intersections throughout the City.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	This activity will benefit disabled individuals. Based on the Census Tract data (Decennial Census - ACS), it is estimated that 2,292 individuals with an ambulatory disability will benefit.
	Location Description	This activity will take place city-wide.
	Planned Activities	Planned activities will take place in conjunction with the Street Reconstruction activity, but the removal of architectural barriers will take place city-wide.
3	Project Name	Lose School Park Improvements
	Target Area	
	Goals Supported	Public Facilities and Infrastructure
	Needs Addressed	Public Facilities
	Funding	CDBG: \$260,523
	Description	This project includes lighting, pathways, a new pavilion, landscaping and playground upgrades.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 835 individuals will benefit from this activity.
	Location Description	This activity will take place in Lose Park, which is located in Census Tract 3, Block Group 6.
	Planned Activities	The planned activities include amenity upgrades to Lose Park.
4.	Project Name	American Rescue Workers/Saving Grace

	Target Area	
	Goals Supported	Public Facilities and Infrastructure
	Needs Addressed	Public Facilities
	Funding	CDBG: 0.00
	Description	This project is for the installation of a security system at the Saving Grace Shelter.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that a total 200 persons will benefit from this activity. The proposed activity will benefit homeless individuals and homeless families.
	Location Description	The Saving Grace Homeless Shelter is located at 324 Campbell St.
	Planned Activities	Upgrades to the security system at the Saving Grace Homeless Shelter include panic buttons at desks of two employees and security cameras in all areas of the building including porches and the outside perimeter of the building.
5	Project Name	Lycoming County SPCA
	Target Area	City-wide
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$0
	Description	The Lycoming County SPCA will award a voucher toward a neuter or spay for the pets of low income residents. Funds will also support a trap, neuter and release program for cats.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 26,410 individuals will benefit from this activity.
	Location Description	This activity will take place city-wide.

	Planned Activities	Planned activities include providing low to moderate income pet owners with a voucher to spay/neuter their pets and offering discounted microchips for low income pet owners. Vouchers will also be provided as part of the trap, spay/neuter, release program.
6	Project Name	Firetree Place After School Program
	Target Area	City-wide
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$11,205.54
	Description	Firetree Place provides an After School program for at risk youth who are children from low to moderate income families.
	Target Date	12/31/0021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that this activity will benefit 50 individuals.
	Location Description	The activity will take place at 600 Campbell St.
	Planned Activities	Planned activities include recreation, homework supervision and guidance, positive peer and counselor mentoring, educational and enrichment activities, music, dance, sewing, cooking and health and wellness.
7	Project Name	Owner Occupied Single Family Rehabilitation
	Target Area	City-wide
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$38,118.11 HOME: \$285,341

OMB Control No: 2506-0117 (exp. 09/30/2021)

	Description	This project is for the rehabilitation of owner occupied single family homes for income eligible households.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that five families will benefit from this activity.
	Location Description	This activity will take place city-wide.
	Planned Activities	Housing rehabilitation activities for income eligible owners of single family homes will be conducted to insure safe and decent housing. Eligible rehabilitation activities include electrical, roofing, spouting, sidewalks, insulation and plumbing. The CDBG funds are used for emergency repair cases.
8	Project Name	Handicapped Accessibility Rehabilitation
	Target Area	City-wide
	Goals Supported	Accessible Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$0.00
	Description	Accessibility improvements will be made to properties owned by income eligible residents.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that three families will benefit from this activity.
	Location Description	This activity will take place city-wide.
	Planned Activities	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 installation of railings, ramps, door way adjustments and bathroom modifications.

9	Project Name	Community Housing Development Organization
	Target Area	
	Goals Supported	Construction of new housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$54,370
	Description	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, either Lycoming Neighborhood Development Corporation or Greater Lycoming Habitat for Humanity.
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that one low income family will benefit from this activity.
	Location Description	The location is yet to be determined.
10	Planned Activities	The City will work with one of its two CHDO's, either Greater Lycoming Habitat for Humanity or Lycoming County Neighborhood Development Corporation, to develop affordable housing.
	Project Name	Codes Related Blight Elimination
	Target Area	City-wide
	Goals Supported	Blight Elimination
	Needs Addressed	Blight Elimination
	Funding	CDBG: \$5,381.89
	Description	This project is for the demolition of properties that the Codes Department has determined are health and safety hazards.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that one blighted property will be demolished.
	Location Description	The location is not yet determined.

	Planned Activities	The planned activity is demolition of a blighted property that is determined to be a safety hazard.
11	Project Name	General Program Administration
	Target Area	City-wide
	Goals Supported	Administration
	Needs Addressed	Affordable Housing Public Facilities Blight Elimination Public Services
	Funding	CDBG: \$207,135 HOME: \$22,046
	Description	This activity is for the administration of the CDBG and HOME programs.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	This is not applicable.
	Location Description	This is not applicable.
	Planned Activities	Planned activities include the administration of the CDBG and HOME programs.
12	Project Name	Homebuyer Program
	Target Area	
	Goals Supported	Home Ownership
	Needs Addressed	Affordable Housing
	Funding	HOME: \$25,000
	Description	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 repayment, 0% interest loan. Applicants must meet federal household income limits.
	Target Date	12/31/2021

	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that one low income family will benefit from this activity.
	Location Description	This activity will take place city-wide.
	Planned Activities	The City will offer direct financial assistance to income eligible homebuyers.
13	Project Name	Fire Equipment
	Target Area	City-Wide
	Goals Supported	Public Facilities and Infrastructure
	Needs Addressed	Public Facilities
	Funding	CDBG: \$98,380.16
	Description	Purchase of fire equipment
	Target Date	12/31/2025
	Estimate the number and type of families that benefit from the proposed activities	26,410 Residents
	Location Description	City-wide
	Planned Activities	Purchase of Self-Contained Breathing Apparatus units for emergency response.
14	Project Name	Fire Apparatus Purchase
	Target Area	City-Wide
	Goals Supported	Public Facilities and Infrastructure
	Needs Addressed	Public Facilities
	Funding	CDBG: \$56,170.36
	Description	This activity is for the purchase of fire equipment.
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	26,410 residents
	Location Description	City-Wide

Planned Activities

Purchase of a fire apparatus

16	Project Name	Little League Blvd Reconstruction
	Target Area	City-wide
	Goals Supported	Public facilities and infrastructure
	Needs Addressed	Public facilities
	Funding	CDBG: \$10,983.92
	Description	Street Reconstruction and Streetscape work
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	27,754 – City-wide benefit; the city has 55.43% LMI.
	Location Description	Little League Blvd between Walnut Street and Mulberry Street.
	Planned Activities	Reconstruction of Little League Blvd. from Mulberry Street to Walnut Street. The National Objective is Low/Mode Area Benefit (LMA). The matrix code is 03K, Street Improvements.
17	Project Name	Fire Department Rescue Boat
	Target Area	City-wide
	Goals Supported	Public facilities and infrastructure
	Needs Addressed	Public facilities
	Funding	CDBG: \$15,380.63
	Description	Purchase of a rescue boat for the fire department
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	27,754 – City-wide benefit; the city has 55.43% LMI.
	Location Description	City-wide
	Planned Activities	Purchase of a rescue boat for the fire department

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% 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
City-wide	

Table 57 - 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 4, 6, 8 and 10

- Prospect Ave. from Newberry St. to Fairview Terrace
- Grand St. from Prospect Ave. to Clark St.
- Clark St. from Grand St. to Newberry St.
- Poplar St. from West Fourth St. to Newberry St.
- Hancock St. from Catherine St. to Almond St.
- Grove St. from Wyoming St. to Sheridan St.
- Little League Blvd. from Walnut St. to Hepburn St.
- Maynard Alley from Maynard St. to Campbell St.
- School Alley from Maynard St. to Campbell St.
- Ward St. from Washington Blvd. to South terminus
- Anthony St. from Ward St. to Penn St.
- Elmira St. from Kramer Ct. to Memorial Ave

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 aged 75 and over are an increasing portion of the population, and while many of the elderly and frail elderly desire to stay in their homes rather than move to small apartments, it is not always feasible.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	10
Special-Needs	0
Total	10

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	1
Rehab of Existing Units	8
Acquisition of Existing Units	1
Total	10

Table 59 - One Year Goals for Affordable Housing by Support Type
Discussion

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 five owner occupied single-family rehabilitation activities in 2020. The City program offers grants and low interest loans for repairs to owner occupied single family homes to income eligible homeowners.

The City plans to process three 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 one homebuyer cases in 2020. 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. The City will be using HP funds for this program.

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 continue to use PHARE funds to address rehabilitation needs of rental units in the Brodart neighborhood and Park Ave. neighborhood as part of an overall revitalization effort in the neighborhood.

AP-60 Public Housing – 91.220(h)

Introduction

The Lycoming Housing Authority (LHA) provides 468 income restricted housing units, 24 market rate housing units and also provides 675 Housing Choice vouchers throughout Lycoming County.

The Lycoming Housing Authority reports that it is currently meeting the needs of low income families, elderly and disabled residents with its current housing stock. The total number of persons currently on the public housing waiting list is 3,423. LHA turns over an average of 150 units per year and the average length of time on the waiting list is 3.68 years. Elderly, one-bedroom applicants spend the longest time on the waiting list as this population continues to grow in numbers.

The number of persons on the Section 8 waiting list is 3,330. The average length of time on the Section 8 waiting list is 5.5 years.

LHA reports that there has been a decline in rental prices throughout Lycoming County and Section 8 participants are able to find suitable housing in less time. 42% of families are able to secure housing within 30-60 days as compared to 29% of families in 2017. Additionally, 98% of families with a voucher were able to find housing in Lycoming County.

LHA reports that the current wait lists are artificially inflated based on a website that was launched announcing the opening of public housing/Section 8 waiting lists across the nation. LHA saw a 76% increase in applicants from 2013 to 2016 and believe that the increase is a result of the website. Of the combined 6,723 applicants on the waiting list, 1,267 reside in Lycoming County. Lycoming County residents receive a preference for admission. There has been a 12% decrease in the number of applicants on both waiting lists. This is most likely the result of the Section 8 waiting list being closed and a decrease on the number of people on the list due to the issuance of vouchers. LHA reports that wait lists are reasonable and the wait time to be housed is also reasonable.

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

LHA estimates that in 2020 it will receive \$1,220,924 for its Operating Fund grant, \$807,094 in its Capital Fund grant, \$2,944,575 in its Section 8 Funding grant and \$1,306,205 in rental income. All City of Williamsport public housing unit complexes will receive rehabilitation work to upgrade the facilities.

In addition, LHA is undertaking the following actions in 2020:

- Partnering with the Roads to Freedom Center of Independent Living to provide 24 project-based

Section 8 Vouchers in a new construction housing project for those with special needs.

- Making two units available to house police officers in the Penn Vale and Michael Ross developments as part of an ongoing commitment to safety.
- Adding a parcel of land adjacent to the Peter Herdic High Rise to the Declaration of Trust for the AMP 2 development.

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

LHA has a Resident Advisory Board that offers insight and feedback on its Annual and Five Year Plan. The Board reviews the capital fund plan as well as any programmatic changes, development plans or disposition plans. They play a vital role in decisions made by the Authority.

LHA posts employment opportunities on its website and in its quarterly newsletter that is distributed to all public housing residents and at each job site.

LHA posts all changes to the administrative plans and policies at all development sites and welcomes resident comments and feedback.

LHA has an active Section 32 Homeownership program with 5 participants in the program. These families are actually residing in the home they wish to purchase while they are working on a plan to repair their credit, save for a down-payment and receive homeownership counseling.

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

The Lycoming Housing Authority is not designated as troubled.

Discussion

LHA reports that with the addition of tax credit housing that has been added in recent years low income families and seniors have more affordable actions than in previous years. LHA believes it is meeting the current need.

The City is not anticipating funding any public housing resident participation activities or any activities to address the needs of public housing in FY 2020.

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 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 Northern Tier of the PA Eastern Continuum of Care Collaborative.

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.

The County of Lycoming has successfully administered a \$485,000 grant from the Pennsylvania Housing Finance Agency (PHARE) for the supportive housing program to help individuals and families who are at risk of becoming homeless and providing them on a path toward self-sufficiency, including moving and maintaining stable housing through supportive housing services. Supportive housing services included case management services and rental assistance. Lycoming County partnered with STEP, Inc., an organization with proven experience in housing programs and services to serve as the "Lead Agency".

In addition, Lycoming County has secured \$300,000 of PHARE funds for a Master Leasing Program. Administered by Transitional Living Centers, Inc. (TLC), located in the City of Williamsport, the program is designed to help people without housing or persons at risk of homelessness. TLC leases units from area landlords to make housing available for people who need it.

The City's one year goals to service the housing and supportive needs of homeless populations and non-homeless special needs populations include continued participation on the Coordinated Task Force and meetings and contact with agencies that serve special needs populations including the Office of Aging, Center for Independent Living, AIDS Resource, West Branch Drug and Alcohol and the Lycoming Housing Authority

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 will continue its participation as a member of the Coordinated Services Task Force. 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 2019 Point-In-Time survey, conducted in January 2019, found 4 individuals who were unsheltered in Lycoming County.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City has facilities that provide emergency shelter and transitional housing.

The Point-In-Time survey conducted for Lycoming County over the period of one night in January 2019 found that there were 49 persons in emergency shelter and 74 persons in transitional shelter.

In 2020, the City will continue to support emergency shelter and transitional housing services through local nonprofit organizations and social service agencies by working closely with the Coordinated Task Force.

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

In 2020, the City will continue to support services to assist homeless persons and families make the transition to permanent housing and independent living. The City will assist Lycoming County with any

funding applications to PHFA for additional PHARE funding for the Master Leasing Program.

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.

In 2020, the City will continue to participate in the Coordinated Task Force and the Lycoming County Housing Coalition to support the efforts of Lycoming County and social service providers in helping low income individuals and families avoid becoming homeless.

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 and HOME entitlement grants to support a comprehensive housing program including rehabilitation of owner-occupied single-family housing. The City has used its HOME entitlement funds in recent years 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'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.

Rental units are inspected once every four years by the Codes Department. Boarding or rooming houses

are inspected annually.

Discussion:

Other solutions to the barriers to affordable housing that the City can consider include the following regulatory options: 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 requiring that 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. The City of Williamsport receives Act 13 funds and has also received 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.

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. The Lycoming County United Way has established a 211 human services hotline to serve as a free confidential source to help connect people with the resources that they need.

Using the HUD recommended Fair Housing Planning Guide, the City is working to identify fair housing issues and to develop goals to address them. In preparation for the City's 2020 - 2024 five-year Consolidated Plan, the City has engaged a consultant to assist in updating the City's Fair Housing Plan. After consultation with the Lycoming Housing Authority, it was determined that it made sense for the City to partner with the Lycoming Housing Authority to create a joint Fair Housing Plan. Public outreach with housing providers and other stakeholders took place on September 10, 2019. It is anticipated that the Fair Housing Plan will be completed in 2020.

The analysis of impediments and recommended actions identified in the current Fair Housing 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 Brodart Neighborhood Improvement program continues to provide interior and exterior health and safety home improvements to existing homes in the Brodart neighborhood. The City is currently using PHARE funds to continue the Rental Rehabilitation program in the Brodart neighborhood. Approximately 50% of the homes in the Brodart neighborhood are rental units. The program benefits tenant households with incomes at or below the Williamsport MSA 50% Area Median Income and makes needed improvements to those properties that are affordable to households at 50% of the Area Median Income. The City was also awarded \$225,000 in PHARE funds to rehabilitate identified historic homes in the City. In accordance with the PHARE program guidelines, a percentage of the participants in this program must be at 50% or below the area median income.

The City recently was awarded a grant from Lycoming County in the amount of \$200,000 to expand the PHARE funded Rental Rehabilitation Program into the Park Avenue neighborhood. This neighborhood is low income and has 74% residential rental units. This project is an early implementation of the recently completed Park Ave. Revitalization Plan.

CDBG and HOME funds are used to support the City's comprehensive housing programs including rehabilitation of owner occupied single family housing, accessibility rehabilitation and construction of new housing by one of the City's two certified CHDO's.

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 2020, 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.

A City staff member is a certified Lead Risk Assessor who has recently been recertified. Having a certified Lead Risk Assessor on City staff insures that the proper procedures to reduce lead based paint hazards will be followed.

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.

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. Approximately 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.

Parts of the downtown and the Central Business District have been targeted for revitalization efforts. In addition, the City is interested in the revitalization of the Park Ave. neighborhood from Campbell St. to Hepburn St. The City recently completed the Park Ave. Plan to determine how the area should be developed for the future. The development of the master plan included input from neighborhood stakeholders including UPMC Susquehanna, Lycoming County Housing Authority, developers, social service agencies, residents, the City of Williamsport and the County of Lycoming.

Lycoming County has completed its update of the Greater Williamsport Multi-Municipal Comprehensive Plan, which relied heavily on public input and partnerships among key municipalities. The Greater Williamsport area has been identified in the plan as one of six growth areas in Lycoming County.

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

The City of Williamsport will support the following programs and policies to help reduce the number of

poverty level families:

- City programs that support and encourage neighborhood, community, housing and public facility improvements.
- Housing assistance programs that include supportive services.
- Participation in the Coordinated Task Force to offer referral services to special needs and low and moderate income households through various non-profit organizations.
- Supporting agencies that offer employment and training programs to improve the academic, basic, and technical skills of low and moderate income persons so that they can find jobs or improve their earning capacity.
- Providing assistance to social service agencies that offer services to low and moderate income households, including those with special needs. These programs are carried out through subrecipient agreements with nonprofit organizations.
- Revitalization activities that attract and retain businesses and provide for a suitable living environment. These activities will aid in reducing poverty in the City by increasing opportunities for employment.

Actions planned to develop institutional structure

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.

In 2020, the City will continue to work with community-based organizations that effectively deliver programs and services. The City also plans to re-evaluate existing programs to ensure that funding amounts and other requirements are appropriate to meeting the community's needs.

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.

City staff are members of various task forces that address infrastructure needs, housing needs and economic development needs. During the 2020 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 2020 Action Plan involve cooperating and partnering with state agencies, neighborhood groups, or social service organizations.

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 2020 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.

Program Specific Requirements

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

Introduction:

The City plans to close out out prior year CDBG activities in order to reallocate funds.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(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 |
| Total Program Income: | 0 |

Other CDBG Requirements

- | | |
|---|--------|
| 1. The amount of urgent need activities | 0 |
| <TYPE=[text] REPORT_GUID=[A698417B4C924AE0218B42865313DACF]
DELETE_TABLE_IF_EMPTY=[YES]> | |
| 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. | 70.00% |

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.

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:

See attached City of Williamsport HOME Investment Partnerships Program Resale/Recapture Policy for Homeownership 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:

See attached City of Williamsport HOME Investment Partnerships Program Resale/Recapture Policy for Homeownership Activities.

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

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)). <TYPE=[text] REPORT_GUID=[A0BBB986408D8C25582AC4BE59FA99C5]>

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).
7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

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.

Appendix - Alternate/Local Data Sources

Sort order	Type	Data Source Name	List the name of the organization or individual who originated the data set.	Provide a brief summary of the data set.	What was the purpose for developing this data set?	Provide the year (and optionally month, or month and day) for when the data was collected.	Briefly describe the methodology for the data collection.	Describe the total population from which the sample was taken.	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?	What time period (provide the year, and optionally month, or month and day) is covered by this data set?	What is the status of the data set (complete, in progress, or planned)?
<TYPE=[pivot_table] VERSION=[2] REPORT_GUID=[884DC1E44796F035A521FE96F1A3ABF2]>												