

FFY 2025

Consolidated Annual Performance and Evaluation Report (CAPER)

Community Development Block Grant (CDBG)

Submitted to:

The U.S. Department of Housing and Urban Development (HUD)

Submitted by:

City of Williamsport

100 W Third Street

Williamsport, PA 17701

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Highlighted in the FFY 2025-FFY 2029 Consolidated Plan and FFY 2025 Annual Action Plan, the following items were noted as either low or high priority areas:

There is a need to improve the quality of the housing stock in the City of Williamsport and to increase the supply of affordable, decent, safe, and accessible housing for homeowners, renters, and homebuyers.

- **HS-1: Fair Housing** – Support education, enforcement/reporting, and/or evaluation/study of Fair Housing rights and other housing related topics relevant to the public.
- **HS-2: Housing Stock** - Support efforts to create new units of affordable and/or accessible housing as well as maintain and improve the quality of older homes, including elimination of slum and blighting conditions.

Other Special Needs Priority - (Low Priority)

There is a need for services and facilities for the youth, elderly, persons with disabilities, victims of domestic violence, persons with HIV/AIDS, and persons with special needs.

- **SN-1 Public Safety** – Improvement in the ability to respond to emergency situations.
- **SN-2 Social Services** - Support social service programs and facilities for the youth, elderly, persons with disabilities, victims of domestic violence, persons with HIV/AIDS, and persons with other special needs including emergency shelter and transitional housing services and services to assist homeless persons and families make the transition to permanent housing and independent living.

Community Development Priority (High Priority):

There is a need to improve the public and community facilities, infrastructure, public services, and the quality of life in the City of Williamsport.

- **DV-1 Community Facilities** - Improve the parks, recreational centers, trails, bikeways, and public and community facilities through rehabilitation, new construction and handicap accessibility improvements.
- **DV-2 Infrastructure** - Improve infrastructure through rehabilitation, reconstruction, and new construction of streets, sidewalks, ADA curb cut ramps, sewer, water, storm water management, flood protection, bridges, green infrastructure, etc.
- **DV-3 Employment** - Support and encourage job creation, job retention, and job training opportunities as well as entrepreneurship and small business development.

Administration, Planning and Management Priority (high priority):

There is a continuing need for planning, administration, management, and oversight of Federal, state and locally funded projects.

- **AM-1 Overall Coordination** - Provide program management and oversight for the successful administration of Federal, state, and local funded programs, including planning services for special studies, environmental clearance, fair housing, and compliance with all Federal, state, and local laws and regulations.

Assignment of Priority Discussion:

High Priority - Activities are assigned a high priority if the City of Williamsport will likely utilize CDBG funds to finance activities during the Five-Year Consolidated Plan period.

Low Priority - Activities are assigned a low priority if the activity may not be funded by the City of Williamsport during the Five-Year Consolidated Plan period. The city may support applications for other funding if those activities are consistent with the needs identified in the Five-Year Consolidated Plan.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Accessible Housing	Affordable Housing	CDBG: \$0	Homeowner Housing Rehabilitated	Household Housing Unit	5	0	0.00%	0	7	700%
Accessible Housing	Affordable Housing	CDBG: \$	Other	Other	1	0	0.00%	0	0	0
Administration	Affordable Housing	CDBG: \$1,002,670 / HOME: \$100,503.04	Other	Other	1	0	0.00%	1	0	0.00%
Blight Elimination	Blight Elimination	CDBG: \$0	Other	Other	0	0	0	0	2	200%
Construction of New Housing	Affordable Housing	HOME: \$425,000	Homeowner Housing Added	Household Housing Unit	6	0	0.00%	6	0	0.00%
Home Ownership	Affordable Housing	HOME: \$375,000	Direct Financial Assistance to Homebuyers	Households Assisted	5	0	0.00%	2	0	0.00%
Housing Rehabilitation	Affordable Housing	CDBG: \$250,000 / HOME: \$437,000	Homeowner Housing Rehabilitated	Household Housing Unit	10	0	0.00%	5	7	140.00%
Housing Rehabilitation	Affordable Housing	CDBG: \$ / HOME: \$	Other	Other	1	0	0.00%	1	0	0.00%

Public Facilities and Infrastructure	Non-Housing Community Development	CDBG: \$3,625,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	27754	0	0.00%	27754	26,410	95.00%
Public Facilities and Infrastructure	Non-Housing Community Development	CDBG: \$	Other	Other	1	0	0.00%	1	0	0.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

During the first year of the five-year Consolidated Plan period 2025-2029, the city continued efforts to meet or exceed five-year goals and objectives for housing and community development activities. Actions for affordable housing opportunities include a home ownership program, home rehabilitation program, to reduce housing blight and deterioration, an affordable rental housing program, and accessible housing rehab.

Affordable Housing Priority

- **Owner-Occupied Single-Family Housing Rehabilitation:** Program provides grants and loans to eligible households to increase the availability of safe, affordable housing and eliminate blight. CDBG funds support Emergency Home Rehabilitation. Three households were qualified for emergency assistance but work has not yet started. Several projects were closed out and beneficiaries reported in 2025 although the work took place in previous years.
- **The Homebuyer Assistance** GAP financing program offers deferred, 0% loans to eligible participants to purchase an affordable home. No buyers assisted in Program Year 2025.
- **Habitat for Humanity Housing Construction:** Change in staff at Habitat for Humanity has delayed construction. No Program Year 2025 CDBG Funds were drawn.

Prior Program Year funds were expended on the following projects:

Elm Park Improvements: FFY 2018, and 2021 through 2024 funds were expended on design, engineering and construction in program year 2025.

Little League Blvd Reconstruction: Construction completed with FFY 2019, 2020, 2023 and 2024 funds in Program Year 2025. Project is still open in IDIS.

Memorial Park Exercise Facility: FFY 2023 CDBG funds were expended in Program Year 2025 to complete the Memorial Park project. Beneficiaries are reported in reported in IDIS. One facility was improved benefiting 26,410 city residents.

Willow Street Design: FFY 2021 funds were expended on the Willow Street Design project in Program Year 2025.

Fire Equipment: FFY 2018-2020 funds were expended on the purchase of SCBA for the fire department in Program Year 2025. Final payment to be made in 2026.

Owner-Occupied Single-Family Rehabilitation: FFY 2024 funds were expended towards conducting income-intake interviews to qualify homeowners for assistance. Several projects funded in previous program years were closed out and beneficiares reported in Program Year 2025. Funds were repaid by the city for expenditures from FFY 2020 for a rehab project and a accessibility project.

Brandon Park Bandshell: FFY 2023 funds were previously expended on this project. Beneficiaries were reported in IDIS in Program Year 2025. One facility was improved benefiting 26,410 city residents.

Street Reconstruction on Newberry Street (1,055), Elmira Street (1,640), and Hancock Street (505) were closed out and beneficiaries reported in Program Year 2025.

Saving Grace: Funds were repaid by the city for the FFY 2020 expenditure found to be unallowable.

Public Service

Funds were repaid by the City for the Lycoming County SPCA project as it was found to be non-fundable as carried out. The 2021 SPCA Spay/Neuter program was closed out and 104 beneficiaries reported in Program Year 2025.

Slum/Blight

Two Historic Rehabilitation projects to eliminate blight were closed out in Program Year 2025.

CDBG-CV Projects

Newberry Park Improvements: CV funds have been expended on this project. Construction will be completed in 2026.

The YWCA Facilities Improvements (1 facility), Basketball Court Resurfacing (1,230) and the Food Bank (26,410) projects were closed out and beneficiaries reported in 2025.

\$9,594.94 was repaid by the city on the Basketball Court Resurfacing project.

All repaid funds were allocated to eligible activities.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	97	2
Black or African American	19	0
Asian	2	0
American Indian or American Native	0	0
Native Hawaiian or Other Pacific Islander	0	0
Total	118	2
Hispanic	5	0
Not Hispanic	0	2

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

No CDBG or HOME funds were expended on housing rehabilitation in Program Year 2025 but several activities reported beneficiaries not previously reported.

Accessibility Improvements – 7 cases marked as completed in Program Year 2025 / 2 Female head household, disabled member in the each household, 5 White, 2 Black, 2 50%, 2 80%, 3 30% income households.

OOSF Emergency Home Rehabilitation - 7 cases marked as completed in Program Year 2025 / 1 Female head household, 5 White, 1 Black, 3 50%, 2 80%, 2 30% income households.

HOME OOSF Summary – 2 cases marked as completed in Program Year 2025/ 2 white, non-hispanic, 1 30%, 1 50%.

SPCA Spay/Neuter Program was marked as completed in Program Year 2025– 104 persons, 86 white, 16 black, 2 asian, 5 Hispanic, 104 at 50%.

None of the CDBG-CV activities that were assisted by the city in 2025 were direct beneficiary activities.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,002,670	1,702,134.50
HOME	public - federal	537,503	34,323.12

Table 3 - Resources Made Available

Narrative

Elm Park Improvements: FFY 2018, 2021-2024 CDBG funds have been expended on engineering and construction for this park improvement project. Construction to be completed in Program Year 2026. No additional CDBG funds will be allocated to this activity.

Little League Blvd Reconstruction: Construction was completed by fall 2025. Funds are fully expended.

Memorial Park Exercise Facility: FFY 2023 CDBG funds were expended in Program Year 2025 to complete the Memorial Park project.

Fire Equipment: FFY 2018-2020 CDBG funds were expended to purchase SCBA for the fire department. Final payment will be made in 2026.

Willow Street Design: The FFY 2021 Willow Street Design project was underway in Program Year 2025. Additional CDBG funds may be allocated to this activity in future years.

Owner-Occupied Singlw-Family Rehabilitation: FFY 2024 funds were expended towards conducting income-intake interviews to qualify homeowners for assistance.

CDBG-CV

Newberry Park Improvements: CDBG-CV funds have been expended on this park improvement project for design. Construction expected to be completed in 2026.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City of Williamsport	100	100	Allocation amounts are pre-determined by HUD.

Table 4 – Identify the geographic distribution and location of investments

Narrative

Elm Park Improvements	City-Wide (LMA)
Little League Blvd Reconstruction	City-Wide (LMA)
Newberry Park Improvements	Block group number 420810009002 (LMA)
Memorial Park Exercise Facility	City-Wide (LMA)
Willow Street Design	City-Wide (LMA)
Fire Equipment	City-Wide (LMA)
Owner-Occupied Single-Family Rehabilitation	Direct Benefit (LMI)
Administration	City-wide

The City of Williamsport has an overall low-and moderate-income percentage of 57.5%.

The City does not have any federally designated program target areas for CDBG or HOME. The City is pursuing a Municipal Assistance Program (MAP) grant through Pennsylvania DCED to conduct a citywide housing needs assessment. Findings from the plan will help guide future neighborhood specific endeavors.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City uses federal funds to leverage resources for private, state, and local funds. With CDBG and HOME funds as a match, the City receives funding for a variety of projects from sources such as 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, participants and/or non-profit organizations contribute funding to City projects addressing both housing and infrastructure improvements.

Elm Park Improvements: \$667,249.23 of FFY 2018 and 2021-2024 CDBG funds have been expended on engineering and construction for this park improvement project. \$257,652.93 is available to complete the project. Construction to be completed in Program Year 2026. It is located on public property.

Little League Blvd Reconstruction: This project was designed and bid in Program Year 2024 but was unable to move to construction due to weather conditions. Construction was completed in 2025. \$702,764.65 of FFY 2019, 2020, 2023 and 2024 funds were expended. It is located on public property.

Memorial Park Exercise Facility: \$59,374.90 of FFY 2023 CDBG funds were expended in Program Year 2025. Total CDBG investment was \$204,700. The National Fitness Campaign has provided a \$30,000 grant for this project. It is located on public property.

Willow Street Design: \$3,361.83 was expended. The FFY 2021 Willow Street Design project was underway in Program Year 2025. \$80,957.40 has been allocated to this project. This project is located on public property.

Fire Equipment: \$125,283.83 of FFY 2018-2020 entitlement were expended on the purchase of SCBA Program Year 2025. This project was completed in October 2025 but final draw not processed until early 2026. A total of \$140,250.00 from FFY 2018-2021 was allocated to this purchase.

Owner-Occupied Single-Family Rehabilitation: \$1,440.00 of FFY 2024 funds were expended towards conducting income-intake interviews to qualify homeowners for assistance. An additional \$141,897.23 of FFY 2021, 2024 and 2025 are allocated to this project.

CDBG-CV Projects

Newberry Park Improvements: \$617,620.98 of CV funds, and \$9,875 of FFY 2020 CDBG funds have been allocated to this park improvement project located on public property. Project construction is awarded but delayed due to permitting.

The City of Williamsport is a distressed community. In agreement with CPD 02-1, as a distressed community, the City of Williamsport is exempted from the requirement to provide a HOME match in 2025.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	
2. Match contributed during current Federal fiscal year	
3 .Total match available for current Federal fiscal year (Line 1 plus Line 2)	
4. Match liability for current Federal fiscal year	
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
825,929.24	23,715.34	0	0	849,644.58

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number						
Dollar Amount						
Sub-Contracts						
Number						
Dollar Amount						
	Total	Women Business Enterprises	Male			
Contracts						
Number						
Dollar Amount						
Sub-Contracts						
Number						
Dollar Amount						

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number						
Dollar Amount						

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired						
Businesses Displaced						
Nonprofit Organizations Displaced						
Households Temporarily Relocated, not Displaced						
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number						
Cost						

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	13	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	13	0

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	6	0
Number of households supported through Rehab of Existing Units	5	16
Number of households supported through Acquisition of Existing Units	2	0
Total	13	16

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

City programs were under monitoring throughout the duration of 2025. Based on HUD advice, programs were temporarily halted to ensure that the findings identified in the monitorings were sufficiently addressed prior to new fund expenditure.

The City's Office of Community and Economic Development staff are currently reviewing previous programs, as well as exploring new program ideas, to determine the highest impact uses for funds moving forward. Pending the resolution of all findings from the monitoring, the City will use efforts from this process to determine which projects to administer. City staff have also contracted with Hailstone

Economic to assist in revising policies and procedures to ensure new or existing programs will run efficiently and avoid future findings.

Accessibility Improvements – 7 cases marked as completed in Program Year 2025 / 2 Female head household, disability member in the each household, 5 White, 2 Black, 2 50%, 2 80%, 3 30% income households.

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HOME OOSF Summary – 2 cases marked as completed in Program Year 2025/ 2 white, non-hispanic, 1 30%, 1 50%.

No assistance was provided through the Homebuyer GAP funds. It continues to be a challenge to find income eligible, prepared buyers. Households below 80% level have difficulty accumulating financial resources to meet minimal purchase, credit, asset requirements and post-purchase standards. The GAP program offers financing based on need, (maximum 20% assistance) as a deferred repayment, 0% loan. The buyer must provide a minimum 4% investment of personal funds and attend credit/homeownership training from a HUD approved counseling agency.

Discuss how these outcomes will impact future annual action plans.

Future Annual Action Plans will better reflect the new or revitalized programming offered. The city will continue to provide its affordable housing programs as funding is available. Efforts to establish CHDOs to perform work in the City are still underway. At least two community partners have been identified as possible options.

The City intends to utilize the recommendations from the housing needs analysis to guide future programming and any potential target neighborhoods. Additional grant funding is also being pursued to help diversify housing project types and markets.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	5	0
Low-income	5	2
Moderate-income	118	0
Total	128	2

Table 13 – Number of Households Served

Narrative Information

Accessibility Improvements – 7 cases marked as completed in Program Year 2025 / 2 Female head household, disabled member in the each household, 5 White, 2 Black, 2 50%, 2 80%, 3 30% income households.

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CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)
Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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 combated chronic homelessness by supporting 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. Upon discussions with several members of the Coordinated Services Task Force, they have expressed the need to do a more in-depth homelessness/transitional housing study and the involvement of mental health services. This is still being discussed and said to happen in the near future.

The most recent Point-in-Time survey for which data is available at the County level, which was conducted in January 2025, found 29 unsheltered adults.

Addressing the emergency shelter and transitional housing needs of homeless persons

In 2025, the city continued to support emergency shelter and transitional housing services through local nonprofit organizations and social service agencies by working closely with the Coordinated Task Force. Recently, the city updated its Community and Economic webpage to make services more available to agencies and people looking for assistance:

<https://www.cityofwilliamsport.org/departments/community-economic-development/community-assistance/>.

According to the Point-In-Time Count conducted in 2025, 45 adults without children were in transitional shelters and 47 adults without children were in emergency shelters. Homeless families with children accounted for 48 persons in emergency shelters and 23 persons in transitional shelters. There were six chronically homeless individuals in emergency shelters during the 2025 Point in Time count and four chronically homeless families in emergency shelters during the 2025 Point in Time Count. There was one veteran in transitional shelters and one in emergency shelters. There were four persons with chronic substance abuse in transitional shelters and one in emergency shelters. There were 19 victims of domestic violence in emergency shelters and zero victims of domestic violence in transitional shelters. Zero persons with AIDS was in emergency shelter during the 2025 Point in Time count. There were seven unaccompanied youth in emergency shelters, four unaccompanied youth in transitional shelters.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, 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 2025, the city continued 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.

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 2025, the city continued to support services to assist homeless persons and families in making the transition to permanent housing and independent living. Emergency shelters continued to be at capacity and are struggling to comply with CDC guidelines. ESG, United Way, and Homeless Assistance Program (HAP) funds have repurposed some shelter funding to provide shelter through hotels and motels. Additionally, the Clinton County Housing Coalition received \$302,950 in ESG-CV funds and provided emergency shelter, Rapid Re-Housing, and homelessness prevention services to be distributed across Lycoming, Clinton, and Tioga counties. The city is looking at ways to create non-congregate housing shelters with non-profits for homeless people.

The City was awarded \$888,134 of HOME ARP funds to assist individuals or households who are homeless, at risk of homelessness, and other vulnerable populations, by providing housing, rental assistance, supportive services, and non-congregate shelter, to reduce homelessness and increase housing stability. The city plans to assist STEP with supportive services to further their initiatives in reducing the risks of homelessness.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

As of February 18, 2026, the Lycoming County Housing Authority (LCHA) provides 463 units of public housing and administers 675 Housing Choice Vouchers (HCVs). There are currently 1,365 families on the public housing waiting list and 1,140 families on the Section 8 waiting list. The Section 8 waiting list closed in May 2025. The LCHA has been designated as a high performer in both the Public Housing and Section 8 programs.

The Authority has 463 public housing units located throughout Lycoming County. In addition, LCHA has 241 market rate units that are under ownership by their non-profit subsidiary Lycoming Housing Finance, Inc. These are unsubsidized units.

313 public housing units are located in Williamsport, 134 (44%) are intended for general occupancy and 179 (56%) are reserved for elderly households. The 313 units of LCHA's public housing developments are in good condition and in need minor rehabilitation. The Authority's most recent NSPIRE inspection score is 97%.

The LCHA Housing Choice Voucher Program allows an increase in the payment standard of up to 110% to allow more flexibility to families looking for secure housing. The waiting list for the Housing Choice Voucher Program has been closed since 2025. LCHA reports that it can take from 2 - 10 years for persons on the waiting list to receive a voucher. LCHA issued 66 vouchers in 2025 with 54 or 82% of applicants successfully leasing up under the program. LCHA reports that 72% of voucher holders find units within 30 - 60 days and 28% 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 rental units that do not pass HQS inspection 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 LCHA, all the public housing had an occupancy rate above 99% over the last year.

LCHA reports that it is meeting the need of low-income families, elderly and disabled residents with the current housing stock. The 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. LCHA'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.

In 2025, LCHA upgraded the elevator at Mary Slaughter Apartments, replaced the intercom system at Mary Slaughter Apartments and replaced the cooling tower at the Peter Herdic Apartments. Other projects were also completed on units outside of the city's jurisdiction.

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

LCHA continued to post employment and housing opportunities on its website and in its quarterly newsletter that is distributed to all public housing residents and at each job site. Housing opportunities include information on the Section 32 program and FSS program. LCHA continued to assist prospective homeowners by holding the note on the property and providing financial assistance and council to program participants. LCHA continued to have a Resident Advisory Board that offered insight and feedback on its Annual and Five-Year Plan. The Board reviewed the capital fund plan as well as any programmatic changes, development/disposition plans. A public housing also held/holds a position on LCHA's Board of Directors. LCHA has an active resident council. LCHA runs a successful Family Self Sufficiency program and has distributed over \$758,723 to graduates since its inception in 1999, many of whom have purchased homes.

Actions taken to provide assistance to troubled PHAs.

There were no troubled PHA's. Additionally, the City does not manage any public housing authorities.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

The City and the Lycoming County Housing Authority updated its Impediments to Fair Housing Choice in 2020. The city continued to support several non-profits as they pursue a further in-depth analysis of housing needs and mental health study.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The city continued to seek additional funding sources to address underserved needs. The city continued to support activities that create an environment for businesses to remain, expand or relocate to Williamsport. The city continued to pursue economic development opportunities through revitalization efforts. The City of Williamsport utilized Act 13 funds that support public facilities and housing rehabilitation projects that benefit LMI individuals. The city continued to revise and modify programs as they relate to affordable housing.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The guidelines for the City's Housing Rehabilitation program were complied with the lead-based paint hazards at 24 CFR 35. The city continued to pursue lead hazard reduction procedures and will continue until the total number of lead contaminated homes has been significantly reduced.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The resources and opportunities that the city has for minimizing the number of families with incomes below the poverty line were limited. Since poverty is a function of income, its effect on housing opportunity and choice is apparent. Conversely, without adequate, stable housing, alleviating poverty is more difficult. Still, the means of addressing both issues are fragmented.

Several structural barriers to poverty were addressed through different local policies. For example, the City of Williamsport adopted a Section 3 Action Plan which requires the employment of Section 3 households in construction contracts when possible. Admittedly, contractors often already have the workforce necessary to complete a construction project though. However, the City encouraged contractors awarded CDBG funded contracts to hire Section 3 persons, made all opportunities for contracts known to Section 3 businesses, and required contractors to report on Section 3 labor hours for each project.

More direct efforts to alleviate poverty by combining case management, social services, job training, and housing assistance were more common through collaboration with the Coordinated Services Task Force. In addition to CDBG and HOME activities included in the FFY 2025 Annual Action Plan, the city continued

to promote and participate in local coordination with service providers and regional organizations to encourage public/private partnerships, develop new opportunities, and ensure that the goals and objectives of the Consolidated Plan are addressed in a holistic manner. This strategy provided the best avenue to addressing poverty in the city.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City and SEDA-COG coordinated activities amongst public and private agencies, and other organizations that serve the municipality. Many public and private agencies provide services on either a county or multi-county level. As a result of this administrative structure, the efforts to implement the strategies produced from this Five-Year Consolidated Plan required greater cooperation across Lycoming County.

The city joined with non-profit CHDO's, for-profit developers and various local groups to increase housing opportunities for targeted income groups. The city communicated with housing service providers, banks, and realtors making them aware of City programs. The city continued to work with community-based organizations that effectively deliver programs and services through monthly meetings with 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.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City of Williamsport continued 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 Services Task Force to ensure coordination. Communication is very open in the group and typically all members will respond in less than 24 hours.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City of Williamsport updated its Analysis of Impediments to Fair Housing Choice (AI) in 2020. The AI is a review of a jurisdiction's laws, regulations, and administrative policies, procedures and practices affecting the location, availability, and accessibility of housing, as well as an assessment of conditions, both public and private, affecting fair housing choice. The chart in the discussion includes recommended actions to affirmatively further fair housing choice planned through 2026, many of which are ongoing and will be taken into consideration for 2026. The city continued to explore inclusionary options such as adjustment of minimum parting requirements for new units and incentives for partnerships with developers to provide a variety of affordable housing options for low- to moderate-income households.

SEDA-COG worked with the city in FFY 2025 to address the Fair Housing goal of increasing public awareness of Fair Housing rights on behalf of its grantees. During Fair Housing month, SEDA-COG partnered with the PA Human Relations Commission (PHRC), to provide an in-person and interactive Fair Housing Fundamentals training for housing professionals in the region. The Fair Housing Fundamentals training included an overview of the history of Fair Housing, relevant Fair Housing laws, protected classes, and discriminatory actions, as well as information on how to navigate both the reasonable accommodation and the Fair Housing complaint processes.

Fair Housing Issue/Barrier to Affordable Housing: Racially/Ethnically Concentrated Areas of Poverty:
Goal #1: Provide education to housing services providers and developers
Strategies:
(A) Continue to participate in Fair Housing Month to raise awareness about fair housing rights and how to file grievances
(B) Issue an annual proclamation to recognize key local players who have made a positive contribution to fair housing
(C) Explore the feasibility of developing a mandatory landlord education program
(D) Include a contract clause to ensure that CDBG/HOME recipients fulfill the obligation to affirmatively further fair housing
(E) Continue to submit an annual Right To Know request to PHRC and address any greivances received
(F) Pass and Enforce an anti-discrimination ordinance
(G) Ensure that municipal staff understand and have access to fair housing educational materials that are shared with the public
(H) Create a Fair Housing Hub on the SEDA-COG website and promote it to community partners
(I) Include tenant rights information on the Fair Housing Hub
(J) Publicize and promote an annual fair housing hearing to provide residents with the opportunity to ask questions and share concerns
(K) Provided a fair housing workshop for housing providers
Goal #2: Continue to fund existing housing programs
Strategies:
(A) Inform the local Center for Independent Living (MyCIL) about new projects
(B) Explore the feasibility of creating a program that provides resources to help older adults age in place
(C) Provide materials about utility assistance programs available at City Hall
(D) Create a link to SEDA-COG's weatherization program on the Fair Housing Hub
(E) Continue to address blight by allocating CDBG funding
(F) When opportunities arise, support public and private efforts to create new units of affordable housing
(G) Consider affordable housing needs when allocating CDBG funding

Fair Housing Issue/Barrier to Affordable Housing: Access to Opportunity
Goal #1: Continue to fund public services for vulnerable populations such as low and moderate income households
Strategies:
(A) Explore feasibility of creating a program that provides resources to help older adults age in place
(B) Support MyCIL efforts through agency sharing
(C) Contribute to SEDA-COG's Transportation study and advocate for Williamsport's inclusion in the pilot route
(D) Establish a partnership between social service agencies and local banks to help connect with and assist first time homebuyers
(E) Provide outreach materials in Spanish to connect with local Hispanic/Latino mortgage applicants
Goal #2: Increase supply of affordable housing
Strategies
(A) Inform MyCIL about new projects
(B) Incentivize developers to build affordable/accessible housing, particularly on lots where blighted properties are razed
(C) When opportunities arise, support public and private efforts to create new units of affordable housing
Fair Housing Issue/Barrier to Affordable Housing: Community Health
Goal #1: Improve the quality of existing housing, including home repairs and accessibility modifications
Strategies:
(A) Establish a partnership between code enforcement staff and social service agencies to address quality issues with landlords who are reluctant to make repairs
(B) Ensure that new multi-unit developments include accessible housing as required by ADA
(C) Ensure that out-of-state landlords with rental quality issues are directly addressed by code enforcement staff
(E) Continue to address blight by allocating CDBG funding
Fair Housing Issue/Barrier to Affordable Housing: Public Transit

Goal #1: Maintain key partnerships with STEP and RVT to ensure access to lower opportunity areas
Strategies:
(A) Contribute to SEDACOG's Transportation study and advocate for Williamsport's inclusion in the pilot route
(B) Assess the accessibility of sidewalks and other public spaces and identify other priority projects
Fair Housing Issue/Barrier to Affordable Housing: Lender Discrimination
Goal #1: Continue to support fair housing services offered by the City of Williamsport's Fair Housing Commission and West Branch Valley Association of Realtors
Strategies:
(A) Establish a partnership between social service agencies and local banks to help connect with and assist first time homebuyers
(B) Ensure that municipal staff understand and have access to fair housing educational materials to share with the public
(C) Establish a relationship with HUD-Approved housing counseling agency to offer financial education including credit rehabilitation and first-time homebuyer program in the area
(D) Provide a fair housing workshop for lenders and Realtors

CR-40 - Monitoring 91.220 and 91.230

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

The Office of Economic & Community Development oversaw Williamsport's housing and community development programs and is responsible for all performance measurement activities. The standards and procedures of the Office of Economic & Community Development for monitoring were designed to ensure that:

1) Objectives of the National Affordable Housing Act are met; 2) Program activities are progressing in compliance with the specifications and schedule for each program; and 3) Recipients are in compliance with other applicable laws, implementing regulations, and the requirements to affirmatively further fair housing and minimize displacement of low-income households.

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 ensure those activities:

1) comply with all regulations governing their administrative, financial, and programmatic operations; 2) achieve performance objectives within schedule and budget; and 3) comply with the Consolidated Plan.

The Office of Economic & Community Development utilized project checklists to insure and document program compliance. The Director of the Office of Economic & Community Development was also responsible for the timely implementation of activities. Quarterly, the Director reviewed 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. The city was compliant with the timeliness standard in 2025.

All subrecipients of CDBG and HOME funds are subject to monitoring. The Office of Economic & Community Development maintained a written policy for the monitoring of its subrecipients. Fiscal monitoring included 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. Outreach was conducted using the SEDA-COG MBE/WBE/S-3 list and locally known contacts.

When activities require outside contracting, Williamsport encouraged participation by minority owned businesses. Williamsport maintained records concerning the participation of minority owned businesses to assess the results of its efforts.

In the preparation of the Consolidated Annual Performance and Evaluation Report (CAPER), the Office of Economic & Community Development reviewed whether the specific objectives outlined in this strategic plan are being met. Further, this review was 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 was be sought in this analysis.

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

The City of Williamsport entered into a formal legal agreement with SEDA-COG to provide administration of the grant(s). SEDA-COG Community Development Staff managed project development and application preparation responsibilities including citizen participation requirements, preparation of the Consolidated and Annual Action Plans, and satisfaction of federal regulatory requirements related to plan submission, including the Consolidated Action Plan Evaluation Report (CAPER).

Specific grant administration responsibilities included assistance in record keeping and financial management (including preparation and approval of invoice forms and IDIS draws), contract review and finalization of project scope, project coordination, procurement; regular review of required policies/plans, preparation, approval, and submission of progress reports, and close-out/monitoring. Specific project management responsibilities carried out on a project-by-project basis included Labor Standards Enforcement and completion of the required Environmental Review(s).

As the grantee, the city retained control of grant funds and will retain overall control of the financial management system through invoice drawdown and preparation of bank drafts. After final execution of the contract between the Department of Housing and Urban Development (HUD) and the city, SEDA-COG assisted the city in preparing the necessary contract documents. SEDA COG set up, maintained, and requisitioned funds through the IDIS system. The City of Williamsport, however, had final authority on the actual issuance of payment.

Specifically related to projects funded with CDBG during program year 2025, the city expended funds on the Elm Park and Newberry Park Improvement projects, completed the Memorial Park Exercise Facility and Little League Blvd Reconstruction projects, and purchased SCBA for the fire department. They also utilized funds to qualify home owners for emergency housing rehabilitation. Several substantial and minor amendments were completed to reallocate funds.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The city published notices in the Williamsport Sun-Gazette and on the City's website regarding the availability of the 2025 CAPER for review. A newspaper advertisement was published in the Williamsport Sun-Gazette on March 6, 2026, and a notice was added to the Community Development page of the City's web site (cityofwilliamsport.org) to make citizens aware that the draft 2025 CAPER was available for public review and public comment. The public hearing date of March 12, 2026, was also provided in the notice.

SEDA-COG notified all the organizations that initially participated in the consultation process, during the development of the FFY 2025-FFY 2029 Consolidated Plan and FFY 2025 Action Plan, that comments for the FFY 2025 CAPER were being accepted.

The city conducted its 15-day public comment period for its FFY 2025 CAPER between March 6, 2026, and March 21, 2026. No comments were submitted to the City of Williamsport or SEDA-COG concerning the FFY 2025 CAPER. The city provided a draft copy of the CAPER for public comments at the following locations:

- SEDA-COG website (www.seda-cog.org).
- City Community Development office at Trade and Transit Centre 1.

Please refer to the minutes of the public hearing, which provides comment documentation for the public hearing.

According to the 2020 Decennial Census data, ACS, the city has a Limited Proficiency population of 1.8% and a Hispanic population of 2.33%.

The City of Williamsport made every effort to make all programs and activities accessible to the learning, mobility, visually, hearing, language-impaired persons, and those with limited English proficiency. Therefore, persons with a disability or limited English proficiency that require an auxiliary aid, service, or accommodation to participate, were invited to contact SEDA-COG to discuss how to best accommodate needs. Translators were also made available at public meetings upon advance request.

Any complaints, grievances, or comments written and submitted to SEDA-COG were addressed within fifteen working days when practicable.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The city does not plan to change any program objectives at this time. The City has closed out several activities and reallocated funds from activities that were not moving forward or funds that were repaid to current active projects. The city also created the Fire Department Rescue Boat and Sojourner Truth Ministries Facilities Improvements projects with funds reallocated from completed projects.

Impact of COVID-19 on CDBG formula program: No impacts were experienced due to COVID-19.

Changes made to priorities or objectives in responding to coronavirus: No new changes were made in 2025.

Changes to CDBG Funded Programs due to Response to Coronavirus: No changes were made to the funded programs due to COVID.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

As of 2025, the City does not have any HOME-funded affordable rental housing that are still within affordability period. All prior projects are outside the affordability period and are inspected on a 4-year cycle consistent with local code requirements.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

The City has policies and procedures in place to affirmatively market housing. Management of City formerly assisted sites maintain Affirmative Marketing Plans that include advertisements stating requirement compliance with Equal Opportunity, Fair Housing and outreach actions. Management maintains web sites with detailed descriptions of living units, including units that are handicapped accessible and those that meet the needs of persons with visual/hearing impairment. All HOME assisted projects are required to display Fair Housing information in public areas. Advertisements include the Fair Housing Equal Opportunity logo. The following documents are displayed in site rental offices: Affirmative Fair Housing Marketing Plan, Tenant Grievance and Appeal Procedure, and Tenant Selection Criteria. Newspaper and other media announcements, and any printed materials, include the Equal Housing Opportunity logo, slogan, or statement.

Management Rental staff and persons involved with tenant selection for HOME units are trained 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 track applicant data and attend annual training from qualified professionals regarding fair housing law. All rental managements participate in the PHFA <http://www.pahousingsearch.com> listing service which includes assisted rentals, disaster, veterans, and homebuyer resources. Area support and social service agencies are aware of the availability and location of affordable housing. The city requires CHDO's to perform outreaches for all newly constructed units. The city provides Fair Housing Posters to Cooperative Task Force attendees, local agencies, and housing providers.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

All agreements for HOME funded rental units and Homebuyer units contain required appropriate affordability periods to ensure that the units remain affordable. City staff inspects and verifies occupancy as applicable, and the rents for HOME assisted units annually. The Fair Housing Amendments Act (FHAA) includes Accessibility Guidelines that dictate how all new multifamily housing of four or more units must be designed and constructed to be accessible. It also gives a renter the right to make accessibility modifications to a home or apartment as long as the unit is returned to its original condition when they leave.

No new multi-unit HOME funded activity was funded in 2025, but City rental projects must benefit lower income occupants, helping them retain housing as they age or if they become disabled. Factors such as the high cost of land for residential development and unprecedented increases in construction costs continue to constrain development.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	2	0	0	0	0
Total Labor Hours	2459.25				
Total Section 3 Worker Hours	0				
Total Targeted Section 3 Worker Hours	0				

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.	2				
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

Little League Blvd and Memorial Park Exercise Facility were completed in Program Year 2025.