

## Executive Summary

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

#### 1. Introduction

In compliance with HUD's regulations, the City of Williamsport has prepared this Consolidated Plan which will be utilized for FFY 2025-2029. This Consolidated Plan highlights challenges and opportunities in focus areas such as housing, community development, and economic development within the City of Williamsport.

The Consolidated Plan also establishes goals for the City of Williamsport over the next five years by outlining initiatives the City of Williamsport will undertake to address identified needs. This Five-Year Consolidated Plan is a collaborative effort between the City of Williamsport, SEDA-Council of Governments (SEDA-COG), social service agencies, housing providers, community and economic development agencies, and the community at large. The planning process was accomplished through a series of public meetings and stakeholder consultation.

#### 2. Summarize the objectives and outcomes identified in the Plan

The "vision" of this Five-Year Consolidated Plan is to serve as a planning document, an application, and a strategic plan for the City of Williamsport. As part of the Plan, the community must develop goals and objectives. The following goals, objectives and outcomes have been identified for the City of Williamsport for the period of FFY 2025 through FFY 2029 for the CDBG and HOME programs.

##### **Housing Priority (High Priority):**

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. The specific objectives that support this goal are as follows: increase homeownership; reduce housing blight and deterioration among owner-occupied households; improve rental housing opportunities; and provide safe and accessible housing.

- **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.

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

The FFY 2020 through 2023 Consolidated Annual Performance Evaluation Report (CAPER) has been submitted to HUD regarding how the City expended its funds.

The FFY 2024 Consolidated Annual Performance Evaluation Report (CAPER) will summarize the use of FFY 2024 CDBG funds from January 1, 2024, to December 31, 2024, and will be submitted to HUD by March 31, 2025.

#### **4. Summary of Citizen Participation Process and consultation process**

In preparation for the Five-Year Consolidated Plan, a notice was mailed out on November 12, 2024, to community service and development providers, businesses, developers, nonprofit organizations, philanthropic organizations, and community and faith-based organizations regarding the initiation of the CDBG application preparation schedule. This notice announced the upcoming application cycle and provided guidance on submitting project proposals in accordance with HUD Citizen Participation requirements and the city's Citizen Participation Plan.

As a component of the planning process, the City of Williamsport held its first public hearing on November 26, 2024. The hearing provided residents, agencies, and organizations with the opportunity to discuss the community's CDBG program and provide suggestions for future CDBG program priorities and activities. The process for distribution of the Five-Year Consolidated Plan was also provided.

SEDA-COG then notified all the agencies and organizations that were contacted as part of the consultation process, to let them know that the Five-Year Consolidated Plan and Action Plan were on public display. The comment period for the City of Williamsport began on January 27, 2025, for a period of 30 days. A copy of the "Draft Five-Year Consolidated Plan and the FFY 2025 Annual Action Plan" were placed on display at the following locations:

1. City of Williamsport 100 West 3rd Street, Williamsport, PA 17701
2. City of Williamsport Website <https://cityofwilliamsport.org/news/document-center/>
3. SEDA-COG's Website <https://seda-cog.org/departments/community-development/hud-documentation/>

A final public hearing was held on February 11, 2025. This meeting gave the public a final opportunity to comment on the plan. The comment period for the Five-Year Consolidated Plan and FFY 2025 Annual Action Plan ended on February 26, 2025. Please refer to the public comment summary, below, and the minutes of the public hearing for further comment documentation.

On February 17, 2026, a public hearing was held regarding a proposed substantial amendment to the 2025 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 2025 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 February 2, 2026. A copy of the substantial amendment was placed on display at the following locations:

1. City of Williamsport 100 West 3rd Street, Williamsport, PA 17701
2. City of Williamsport Website <https://cityofwilliamsport.org/news/document-center/>
3. SEDA-COG's Website <https://seda-cog.org/departments/community-development/hud-documentation/>

The comment period was scheduled to end on March 4, 2026. Please refer to the minutes of the public hearing for further comment documentation.

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

Notices were advertised in the *Sun Gazette*, the newspaper of general circulation, regarding the public hearings, and to invite public comment. Other forms of public comment were also invited and accepted for thirty (30) days regarding the Five-Year Consolidated Plan and the Annual Action Plan.

Comments received at the public hearings, as well as during the thirty (30) day comment period, are included as public hearing minutes, attached at the end of the Plan. No comments were received.

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

All comments and suggestions received to date have been accepted and incorporated into the Five-Year Consolidated Plan. No comments were received.

## **7. Summary**

The main goal of the Five-Year Consolidated Plan is to study the living conditions, as well as the community and economic development challenges and opportunities faced by the residents of the City of Williamsport through this study effort, baseline goals were established to work towards improving the housing conditions and address community and economic development needs.

The City of Williamsport will use this Consolidated Plan as a guide for allocating its CDBG and HOME funds over the next five (5) years, and to provide direction to stakeholder organizations to address the housing and community and economic development needs.

For FFY 2025, the City of Williamsport will receive:

- City of Williamsport CDBG: \$1,002,670
- City of Williamsport HOME: \$237,503.04

## 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 agencies and contacts are responsible for preparing the Consolidated Plan and the administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	Jamie Shrawder	SEDA-COG Community Development
CDBG Administrator	Tyler Dombroski	SEDA-COG Community Development
CDBG/HOME Administrator	Valerie Fessler	City of Williamsport Community Development

**Table 1 – Responsible Agencies**

#### Narrative (optional)

The mission of the Community Development Program at SEDA-COG is to work with local governments and their citizens to improve communities and the lives of community residents through infrastructure and community facility projects. SEDA-COG's Community Development Program offers services to the region's counties, communities, municipal authorities, and locally based organizations.

Success is assisting a community through the planning, development, design, funding, and construction of much needed public infrastructure or community facility projects. In the last 30 years, SEDA-COG's Community Development Program has assisted with nearly 1,000 public infrastructure and community facility projects, resulting in community investments of nearly half a billion dollars.

#### Consolidated Plan Public Contact Information

Jamie Shrawder  
SEDA - Council of Governments  
201 Furnace Road, Lewisburg, PA 17837  
570-524-4491 (v) 570-524-9190 (f)  
Email: [jshrawder@seda-cog.org](mailto:jshrawder@seda-cog.org)

Tyler Dombroski  
SEDA - Council of Governments  
201 Furnace Road, Lewisburg, PA 17837  
570-524-4491 (v) 570-524-9190 (f)  
Email: [tdombroski@seda-cog.org](mailto:tdombroski@seda-cog.org)

Valerie Fessler, Director  
Community & Economic Development  
City of Williamsport  
100 W 3<sup>rd</sup> Street  
Williamsport, PA 17701  
(570) 327-7513  
[vfessler@cityofwilliamsport.org](mailto:vfessler@cityofwilliamsport.org)

## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

The City of Williamsport and its CDBG Administrator, SEDA-COG, consulted with local agencies, groups and organizations during November 2024 through January 2025. Input from the consultation meetings was used in the development of the specific strategies and priorities for this Five-Year Consolidated Plan. Public hearings were scheduled in accordance with the City's adopted Citizen Participation Plan to provide the public an opportunity to comment on the development of this Plan. Continuum of Care participants and other organizations were notified of the FFY 2025-2029 Five-Year Consolidated Plan and the FFY 2025 Annual Action Plan process through an outreach letter and/or e-mail.

### **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 of Williamsport consulted with the Lycoming County Housing Authority 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 assisted in preparing the FFY 2025 - 2029 Consolidated Plan and the FFY 2025 Annual 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.

The City of Williamsport works with the following agencies to enhance coordination:

- a. Lycoming County Housing Authority
- b. Economic Development Agencies
- c. Social Service Agencies
- d. Philanthropic Funding Institutions

**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.**

The City of Williamsport falls within the 33-county Eastern Pennsylvania Continuum of Care. This organization is broken into five regional homeless advisory boards. The City of Williamsport and Lycoming County are part of the Northern Tier Region Homeless Advisory Board (RHAB). Each year the Continuum of Care conducts a gaps analysis, using data from the homeless service system, to identify needs and gaps within the Continuum of Care. This analysis includes a review of needs both at the Continuum of Care level, but also at the region and county level. The Continuum of Care Funding Committee uses this analysis to inform funding decisions about the needs of people experiencing homelessness, including chronically homeless, families with children, veterans, and youth.

The Lycoming County Housing Authority provides public housing for Section 8 residents. Various social service institutions also provide supportive services for persons at risk of becoming homeless as well as address the needs of individuals who are currently homeless. This includes providing emergency, short- and long-term shelter options for individuals and families.

Many of the organizations consulted and notified of the FFY 2025-2029 Five-Year Consolidated Plan and the FFY 2025 CDBG and HOME Annual Action Plan are members of the Coordinated Task Force. The purpose of the task force is to coordinate services, prevent duplication of efforts, share information, and promote networking. The NT RHAB recently began participating in the Coordinated Task Force to bring awareness to services available to the homeless and the at risk of homelessness.

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

The City of Williamsport is not a recipient of ESG funds. The ESG program is administered by the Pennsylvania Department of Community and Economic Development (DCED).

The Continuum of Care has two mechanisms by which local organizations may be involved in funding decisions, developing performance standards/evaluating outcomes, and developing funding policies/procedures.

## Demo

1. **Regional Homeless Advisory Board meetings** - There are five regions in the Pennsylvania Continuum of Care, each represented by a Regional Homeless Advisory Board RHAB. The City of Williamsport and Lycoming County are part of the Northern Tier Region Homeless Advisory Board (RHAB). Local organizations are encouraged to participate in these meetings. These meetings serve to keep Continuum of Care members updated on what is going on in the Continuum of Care, solicit input from members on needs within the Continuum of Care, and allow members to connect with one another and share resources.
2. **Funding Committee** - Each Regional Homeless Advisory Board has two representatives on the Continuum of Care's Funding Committee. Each year the Continuum of Care conducts a gaps analysis, using data from the homeless service system to identify needs and gaps within the Continuum of Care. This analysis includes a review of needs both at the Continuum of Care level, but also at the region and county level. The Continuum of Care Funding Committee uses this analysis to inform funding decisions about the needs of people experiencing homelessness, including chronically homeless, families with children, veterans, and youth. The Funding Committee also leads the process of developing performance evaluation standards. All Continuum of Care funded projects are evaluated based on their performance annually, which informs which projects are renewed for ongoing funding.

**Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

1	<b>Agency/Group/Organization</b>	Lycoming Neighborhood Development Corporation
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The city consults with LNDC to plan for the construction and rehabilitation of affordable housing. LNDC is one of two within the City of Williamsport.

Demo

2	<b>Agency/Group/Organization</b>	Lycoming Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public advertisement and outreach letter; coordination to understand public housing and Section 8 needs.
3	<b>Agency/Group/Organization</b>	Lycoming-Clinton Counties Commission for Community Action (STEP), Inc.
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Education Services-Employment Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public advertisement and outreach letter.
4	<b>Agency/Group/Organization</b>	Coordinated Task Force
	<b>Agency/Group/Organization Type</b>	Regional organization

Demo

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	STEP helps administer the Coordinated Task Force for Lycoming County, which is an organization that has representatives from many local social service agencies. This group meets once a month to discuss issues that their agencies and/or their clients are facing.
5	<b>Agency/Group/Organization</b>	Williamsport/Lycoming Chamber of Commerce
	<b>Agency/Group/Organization Type</b>	Services-Employment Regional organization Business Leaders Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public advertisement and outreach letter. The city works closely with the organization on development projects and has consulted with the Chamber regarding the promotion of the designated Opportunity Zones in the City.
6	<b>Agency/Group/Organization</b>	YWCA
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Services-homeless

Demo

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public advertisement and outreach letter. discussion of projects, consultation regarding its request for FFY 2022 CDBG funding for building repairs. The organization is also a member of the Coordinated Task Force
7	<b>Agency/Group/Organization</b>	Williamsport Branch YMCA
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public advertisement and outreach letter.
8	<b>Agency/Group/Organization</b>	Firetree Place
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public advertisement and outreach letter; discussion of projects, consultation regarding its request for FFY 2022 CDBG funding for its After School program.
9	<b>Agency/Group/Organization</b>	UPMC Susquehanna
	<b>Agency/Group/Organization Type</b>	Services-Health Major Employer

Demo

	<b>What section of the Plan was addressed by Consultation?</b>	Lead-based paint hazards (Health Agency)
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public advertisement and outreach letter.
10	<b>Agency/Group/Organization</b>	Roads To Freedom Center for Independent Living
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public advertisement and outreach letter. The Center for Independent Living is a member of the Coordinated task force, and the organization provides accessible housing assistance for income-eligible clients in partnership with the City.
11	<b>Agency/Group/Organization</b>	Veterans Affairs Williamsport Clinic
	<b>Agency/Group/Organization Type</b>	Services-Health Other government - Federal
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public advertisement and outreach letter.

Demo

12	<b>Agency/Group/Organization</b>	American Rescue Workers
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public advertisement and outreach letter.
13	<b>Agency/Group/Organization</b>	GREATER LYCOMING HABITAT FOR HUMANITY
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public advertisement and outreach letter. The City consulted with Habitat for Humanity regarding its request for FFY 2022 CDBG funds.
14	<b>Agency/Group/Organization</b>	SALVATION ARMY
	<b>Agency/Group/Organization Type</b>	Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the</b>	Public advertisement and outreach letter.

Demo

	<b>consultation or areas for improved coordination?</b>	
15	<b>Agency/Group/Organization</b>	Sojourner Truth Ministries
	<b>Agency/Group/Organization Type</b>	Services-homeless Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public advertisement and outreach letter.
16	<b>Agency/Group/Organization</b>	James V. Brown Library
	<b>Agency/Group/Organization Type</b>	Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public advertisement and outreach letter.
17	<b>Agency/Group/Organization</b>	Central Pennsylvania Food Bank
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the</b>	Public advertisement and outreach letter. Williamsport serves as one of two Healthy Food Hubs in the Central Pennsylvania Food 27-county jurisdiction.

Demo

	<b>consultation or areas for improved coordination?</b>	
18	<b>Agency/Group/Organization</b>	North Penn Legal Services
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public advertisement and outreach letter. North Penn Legal Services provides free legal representation in non-criminal matters including eviction from housing, discrimination, family law, and consumer protection issues.
19	<b>Agency/Group/Organization</b>	Eastern Continuum of Care
	<b>Agency/Group/Organization Type</b>	Publicly Funded Institution/System of Care Continuum of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public advertisement and outreach letter.
20	<b>Agency/Group/Organization</b>	Family Promise of Lycoming County
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children

Demo

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public advertisement and outreach letter. Family Promise of Lycoming County provides homeless services throughout the county. The City consulted with Family Promise regarding its request for FFY 2022 CDBG funds.
21	<b>Agency/Group/Organization</b>	HOPE ENTERPRISES
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public advertisement and outreach letter.
22	<b>Agency/Group/Organization</b>	PA Career Link
	<b>Agency/Group/Organization Type</b>	Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Non-housing Community Development Strategy Other Government - State
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public advertisement and outreach letter.

Demo

23	<b>Agency/Group/Organization</b>	River Valley Health and Dental Center
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public advertisement and outreach letter.
24	<b>Agency/Group/Organization</b>	AIDS Resource Alliance
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public advertisement and outreach letter. This organization is a member of the Coordinated Task Force.
25	<b>Agency/Group/Organization</b>	UPMC - Community Health - LifeCenter
	<b>Agency/Group/Organization Type</b>	Services-Health Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public advertisement and outreach letter.

Demo

26	<b>Agency/Group/Organization</b>	KidsPeace
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public advertisement and outreach letter.
27	<b>Agency/Group/Organization</b>	Lycoming County SPCA
	<b>Agency/Group/Organization Type</b>	Regional organization nonprofit animal control
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public advertisement and outreach letter; attendance at public hearing. The organization was consulted regarding its request for FFY 2022 CDBG funding.
28	<b>Agency/Group/Organization</b>	Community Services Group
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public advertisement and outreach letter. Community Services Group is a member of the Coordinated Task Force.

Demo

29	<b>Agency/Group/Organization</b>	North Central Sight Services
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public advertisement and outreach letter.
30	<b>Agency/Group/Organization</b>	Williamsport Municipal Water Authority
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Economic Development Non-housing Community Development Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public advertisement and outreach letter.
31	<b>Agency/Group/Organization</b>	Williamsport Sanitary Authority
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the</b>	Public advertisement and outreach letter.

Demo

	<b>consultation or areas for improved coordination?</b>	
32	<b>Agency/Group/Organization</b>	County of Lycoming Planning & Community Development
	<b>Agency/Group/Organization Type</b>	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - County Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public advertisement and outreach letter. The County administers a supportive housing program for persons who are homeless or at risk of homelessness. The City of Williamsport coordinates with the County Planning department for Hazard Mitigation Planning and flooding mitigation strategies.
33	<b>Agency/Group/Organization</b>	Lycoming-Clinton Mental Health
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Publicly Funded Institution/System of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Health Agency
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public advertisement and outreach letter.

Demo

34	<b>Agency/Group/Organization</b>	Big Brothers Big Sisters Lycoming County
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public advertisement and outreach letter.
35	<b>Agency/Group/Organization</b>	Hometown Internet LLC
	<b>Agency/Group/Organization Type</b>	Digital Divide Broadband Internet Service Providers
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Economic Development Non-Housing Community Development Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public advertisement and outreach letter.
36	<b>Agency/Group/Organization</b>	River Valley Internet, LLC
	<b>Agency/Group/Organization Type</b>	Digital Divide Broadband Internet Service Providers
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Economic Development Non-Housing Community Development Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted.</b>	Public advertisement and outreach letter.

Demo

	<b>What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
37	<b>Agency/Group/Organization</b>	Lycoming County United Way
	<b>Agency/Group/Organization Type</b>	Regional organization Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Market Analysis Non-Housing Community Development Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public advertisement and outreach letter.
38	<b>Agency/Group/Organization</b>	Lycoming County Visitors Bureau
	<b>Agency/Group/Organization Type</b>	Regional organization Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Economic Development Non-Housing Community Development Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public advertisement and outreach letter.
39	<b>Agency/Group/Organization</b>	Lycoming-Clinton Joinder Programs
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities

Demo

		Services-Health Child Welfare Agency Publicly Funded Institution/System of Care Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Lycoming-Clinton Joinder Program is a social service agency responsible for providing State-mandated services and supports to residents in Lycoming County. The Joinder provides services including Children & Youth, Early Intervention, Health Choices (behavioral health), Mental Health & Intellectual Disabilities / Autism Services, Child & Adolescent Service System Program (CASSP), and Aging Services. They were provided with a public advertisement and outreach letter. The organizations under the Joinder are members of the Coordinated Task Force.
40	<b>Agency/Group/Organization</b>	Susquehanna Greenway
	<b>Agency/Group/Organization Type</b>	Services-Health Business Leaders Civic Leaders Foundation
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Non-Housing Community Development Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public advertisement and outreach letter.

Demo

41	<b>Agency/Group/Organization</b>	Lycoming Economic Development Foundation
	<b>Agency/Group/Organization Type</b>	Business Leaders Foundation
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Economic Development Non-Housing Community Development Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public advertisement and outreach letter.
42	<b>Agency/Group/Organization</b>	First Community Foundation Partnership
	<b>Agency/Group/Organization Type</b>	Civic Leaders Foundation
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Market Analysis Non-Housing Community Development Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public advertisement and outreach letter.
43	<b>Agency/Group/Organization</b>	City of Williamsport
	<b>Agency/Group/Organization Type</b>	Agency - Managing Flood Prone Areas Agency - Emergency Management Other government - Local

Demo

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Non-housing Community Development Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public advertisement and outreach letters were directed to the Bureau of Codes, Public Works, and Recreation Departments. The Community Development Department works regularly with these City departments to identify projects, including properties that are a health and safety hazard.
44	<b>Agency/Group/Organization</b>	River Valley Transit
	<b>Agency/Group/Organization Type</b>	Public Transportation
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Non-housing Community Development Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public advertisement and outreach letter.
45	<b>Agency/Group/Organization</b>	Williamsport Area School District
	<b>Agency/Group/Organization Type</b>	Services-Education Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public advertisement and outreach letter. The School District is a member of the Coordinated Task Force.

Demo

46	<b>Agency/Group/Organization</b>	Central Pennsylvania Workforce Development
	<b>Agency/Group/Organization Type</b>	Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public advertisement and outreach letter. CPWDC, also known as Advance Central PA, serves as a workforce development resource for jobseekers and employers in central Pennsylvania.
47	<b>Agency/Group/Organization</b>	West Branch Drug and Alcohol
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public advertisement and outreach letter; this organization is a member of the Coordinated Task Force.
48	<b>Agency/Group/Organization</b>	Community Care Behavioral Health
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public advertisement and outreach letter; this organization is a member of the Coordinated Task Force.

# Demo

49	<b>Agency/Group/Organization</b>	Clean Slate Center
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public advertisement and outreach letter; this organization is a member of the Coordinated Task Force.
	<b>Agency/Group/Organization Type</b>	Services – Housing Services – Children Services – Elderly Persons Services – Education Services – Employment Regional Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public advertisement and outreach letter.

Table 2 – Agencies, groups, organizations who participated

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

All agency types were consulted and contacted during the planning process.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Northern Tier Region Homeless Advisory Board (RHAB)	This is incorporated in the Five-Year Consolidated Plan and the Annual Action Plans.
City of Williamsport Consolidated Plan 2020-2024	City of Williamsport	This is incorporated in the Five-Year Consolidated Plan and the Annual Action Plans.
Greater Williamsport Comprehensive Plan, 2017	City of Williamsport	This is incorporated in the Five-Year Consolidated Plan and the Annual Action Plans.
Lycoming County Community Needs Assessment, 2021 and 2024	STEP, Inc.	This is incorporated in the Five-Year Consolidated Plan and the Annual Action Plans.
FFY 2020/2021/2022/2023/2024 CDBG Annual Action Plan	City of Williamsport	This is incorporated in the Five-Year Consolidated Plan and the Annual Action Plans.
FFY 2020/2021/2022/2023 CDBG CAPER	City of Williamsport	This is incorporated in the Five-Year Consolidated Plan and the Annual Action Plans.
Lycoming County Hazard Mitigation Plan, 2020	County of Lycoming	This is incorporated in the Five-Year Consolidated Plan and the Annual Action Plans.
Williamsport Area Transportation Study, 2018	County of Lycoming	This is incorporated in the Five-Year Consolidated Plan and the Annual Action Plans.
Comprehensive Economic Development Strategy	SEDA-COG	They are incorporated in the Five-Year Consolidated Plan and the Annual Action Plans.

**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(l))**

Due to the relatively small size, population, and tax base of the city along with the rural character of the greater region, almost all of the consulted agencies provide services on either a county or multi-county level. As a result of this administrative structure, the city's efforts to implement the strategies produced from this Five-Year Consolidated Plan will require continued cooperation with partner agencies.

**Narrative (optional)**

The City of Williamsport has consulted and coordinated with various agencies and organizations, municipal-wide, county-wide, and Commonwealth-wide. A culmination of these efforts resulted in the development of the FFY 2025-2029 Five Year Consolidated Plan and the subsequent FFY 2025 Annual Action Plan.



## **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**

The FFY 2025-2029 Consolidated Plan and FFY 2025 Annual Action Plan have many components that require and encourage citizen participation. These components include:

- Email and written letter outreaches to local organizations; and
- Consultation interviews and discussions with various stakeholders; and
- Two public hearings at different stages of the application preparation schedule; and
- Newspaper advertisements encouraging participation and comment; and
- Public display of the draft Consolidated Plan and Annual Action Plans.

Through the citizen participation process, public input was used to identify what challenges and opportunities exist in Williamsport, as well as developing goals to mitigate these issues.

Demo

**Citizen Participation Outreach**

Demo

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	Notice to community organizations	Minorities  People with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	Sent via US mail and e-mail to community organizations and agencies	No comments received.	None.	N/A
2	Consultation meetings and interviews	Minorities  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	Varied. Refer to attached sign-in sheets for attendance records.	Comments utilized throughout the Consolidated Plan and Annual Action Plan.	All comments were accepted. Note sheets are attached to this Consolidated Plan.	N/A

Demo

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)
3	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Assistance provided upon request</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	Varied. Refer to attached sign-in sheets for attendance records.	Refer to minutes of public hearings attached to this Consolidated Plan.	All comments were accepted.	N/A

Demo

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	Newspaper Ad	Minorities  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	All advertisements circulated in the local newspaper of general circulation, the <i>Sun Gazette</i>	No comments received.	No comments received.	<a href="https://www.sungazette.com/">https://www.sungazette.com/</a>
5	Five Year Consolidated Plan and Annual Action Plan Comment Period	Minorities  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	Available during office hours of the Williamsport Department of Community and Economic Development and electronically on City and SEDA-COG website	See attached summary of comments.	All comments were accepted.	<a href="https://seda-cog.org/departments/community-development/hud-documentation/">https://seda-cog.org/departments/community-development/hud-documentation/</a>

Table 4 – Citizen Participation Outreach

## Needs Assessment

### NA-05 Overview

#### Needs Assessment Overview

The City of Williamsport has utilized the prepopulated Comprehensive Housing Affordability Strategy (CHAS) data provided by HUD's Consolidated Plan template. This data is based on the ACS 2016-2020 Five-Year Estimates and the 2020 U.S. Census.

The ACS is administered continuously, with a target of approximately 1 in 40 households (2.5%) each year for data collection. ACS estimates used for the Low- to Moderate-Income Summary Data combine 5 years of surveys, meaning that the effective sample size is 1 in 8 households (12.5%). The fact that the ACS has a smaller sample than the decennial Census long form means that resulting estimates have larger confidence intervals and are less precise, especially for small areas.

This CHAS data demonstrates the extent of housing problems and housing needs, particularly for low-income households. The CHAS data is used by local governments to plan how to spend HUD funds and may also be used by HUD to distribute grant funds.

Additional qualitative information regarding housing and homeless needs, as well as special population needs, social service needs, community and economic development needs, etc. was obtained from consultation meetings with various social service agencies, housing providers, and municipal staff. Information obtained from the city's public hearings was also taken into consideration.

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

### Summary of Housing Needs

Based on a comparison between the 2010 and 2020 population, the city had a 3% decrease in residents. However, households increased by 6%. This suggests that the average amount of people living in family households or multi-person households decreased. The median income of the community increased by 15.0%.

In order to calculate the change in real dollars, the Consumer Price Index (CPI) is used to calculate the inflation rate for a given period. Utilizing the Bureau of Labor and Statistics' CPI calculator, \$35,826 in 2009 equates to \$43,771.61 expressed in 2020 dollars. By taking into consideration the rate of inflation, the median income in Williamsport has not kept up with the rate of inflation.

56.5% of households in the city are less than 80% HAMFI, indicating a predominance of low-to-moderate income households. 30.8% of these LMI households are occupied by elderly people. The highest number of households with children under the age of 6 have an income of less than 30% HAMFI. The less than 80% HAMFI households make up 69.5% of the households with children under 6 years of age, indicating the majority of households with young children are considered low to moderate income, with the majority being very low-income households.

The data also reports:

- 55.6% (4,195) of all households in the 0% - 100% HAMFI have housing problems.
- 905 owner households in the 0% - 100% HAMFI have a housing problem. Owner households comprise only 21.6% of the 4,195 households that have a housing problem.
- 3,290 renter households in the 0% - 100% HAMFI have a housing problem. Renter households comprise 78.4% of the 4,195 households that have a housing problem.
- 4,070 (97%) of the households with any housing problem are low to moderate income with annual incomes at or below 80% of HAMFI.
- 3,245 (98.6%) of renter households with any housing problem are low to moderate income with annual incomes at or below 80% of the HAMFI.
- 88.4% of all households in the 0 – 100% AMI have a housing cost burden of 30% or more of their income on housing costs.
- Elderly households tend to be the most cost burdened.
- Crowding is only a problem in low-to-moderate income households.

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	29,340	28,435	-3%
Households	10,835	11,505	6%
Median Income	\$35,826.00	\$41,190.00	15%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

**Number of Households Table**

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80-100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Total Households	2,515	1,535	2,445	1,050	3,960
Small Family Households	795	435	600	590	1,965
Large Family Households	185	0	155	4	215
Household contains at least one person 62-74 years of age	340	340	475	185	810
Household contains at least one person age 75 or older	375	240	230	50	215
Households with one or more children 6 years old or younger	510	105	445	140	325

**Table 6 - Total Households Table**

Data 2016-2020 CHAS  
Source:

## 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	115	15	15	20	165	0	10	30	0	40
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0	0	20	0	20
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	25	35	65	0	125	0	0	25	0	25
Housing cost burden greater than 50% of income (and none of the above problems)	1,360	270	45	0	1,675	90	210	50	0	350

	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)	250	555	405	25	1,235	55	70	245	80	450
Zero/negative Income (and none of the above problems)	90	0	0	0	90	20	0	0	0	20

Table 7 – Housing Problems Table

Data 2016-2020 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	1,505	320	125	20	1,970	90	220	125	0	435
Having none of four housing problems	845	720	1,490	530	3,585	75	270	705	500	1,550
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data 2016-2020 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	625	365	70	1,060	15	30	70	115
Large Related	105	0	30	135	10	0	0	10
Elderly	375	255	70	700	100	105	119	324
Other	635	260	280	1,175	20	145	100	265
Total need by income	1,740	880	450	3,070	145	280	289	714

**Table 9 – Cost Burden > 30%**

Data 2016-2020 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	0	0	65	65	15	20	0	35
Large Related	0	0	0	0	10	0	0	10
Elderly	335	140	0	475	45	45	4	94
Other	0	540	100	640	20	0	0	20
Total need by income	335	680	165	1,180	90	65	4	159

**Table 10 – Cost Burden > 50%**

Data 2016-2020 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	0	35	60	0	95	0	0	45	0	45

	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	25	0	0	0	25	0	0	0	0	0
Other, non-family households	0	0	4	0	4	0	0	0	0	0
Total need by income	25	35	64	0	124	0	0	45	0	45

Table 11 – Crowding Information – 1/2

Data 2016-2020 CHAS  
Source:

	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								

Table 12 – Crowding Information – 2/2

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

According to the prepopulated 2016-2020 ACS data, there are 11,505 households in the City of Williamsport. Based on TableID S1101 from the ACS data, 35.9% of all households were single person households. Single person households aged 65 and over made up 12.2% of all households.

According to the 2024 Community Needs Survey conducted by STEP, Inc. in November of 2024, it was noted that on the 211 By Name List, there were 200 families that have identified themselves as homeless and looking for housing support in Lycoming County. This is significantly higher than 2023 when the number was approximately 130.

### 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.

#### Disabled

Based on TableID S1810 from the 2016-2020 ACS data, 18.3% of the population in Williamsport has a disability. 30.1% of persons over the age of 65 are considered to have a disability. 53.8% of persons over the age of 75 are considered to have a disability. Of the various disabilities tracked by TableID S1810 for the 2016-2020 ACS data, ambulatory disabilities were the most prevalent at 26.5% for those 65 years and over. When looking at those age 75 and over only, this increases to 38.6%. Independent living difficulty is also an issue for those age 65 and over at 47.6%.

## **Victims of Domestic Violence, Sexual Assault and Stalking**

Wise Options at the YWCA Northcentral PA offers comprehensive services for men, women and children who are impacted by domestic violence, sexual violence, or other violent crimes. Wise Options provides emergency shelter to individuals who are fleeing or homeless because of domestic violence, sexual assault and other violent crimes. Comprehensive services include: 24/7 crisis hotline handled by trained advocates; 24 hour availability of trained on-call advocates who provide medical advocacy to victims being evaluated in medical settings for injuries resulting from a crime; victim advocacy and accompaniment during law enforcement interviews; individual advocacy and crisis counseling to victims needing immediate assistance, support and advocacy; court orientation, preparation, and accompaniment in civil, criminal matters; and facilitation and support in obtaining Protection from Abuse and Protection from Sexual Violence and Intimidation Orders, emergency shelter, in-person crisis intervention and safety planning, emergency financial assistance, individual and group counseling, and providing information, referral and advocacy to outside agencies.

Wise Options Shelter has 54 beds, not including toddler beds or cribs. 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 operates a rapid rehousing program, providing individuals experiencing homelessness because of violence with security deposits and rent, as well as individual case management as they rebuild their lives. Wise Options offered supportive services to 1,743 individuals in fiscal year 2024.

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

The housing cost burden is by far the most common problem. Very 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 very low income.

- Of the total renter households in the City in the 0 - 100% income range (5,555) in Table 8, 52% (2,910) have a housing cost burden of greater than 30% of income or higher, and 57.6% of those 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 (1,985) in Table 8, 40.3% (800) have housing cost burden of greater than 30% of income and 43.75% of those have housing cost burden of greater than 50% of income.

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

56.5% of households in the city are less than 80% HAMFI, indicating a predominance of low-to-moderate income households. 30.8% of these LMI households are occupied by elderly persons. The highest number of households with children under the age of 6 have an income of less than 30% HAMFI. The less than 80% HAMFI households make up 69.5% of the households with children under 6 years of age,

indicating the majority of households with young children are considered low to moderate income, with the majority being very low-income households.

Overcrowding is more predominant among low-income households, and the elderly are more likely to be cost burdened.

**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.

LHA is partnering with STEP Inc. and providing a preference on both of our public housing and Section 8 waiting lists to those who are exiting these programs (and therefore at risk of being homeless) and in need of additional housing support. The hope is that participants in need will be able to remain in their apartments with a voucher or transition to public housing if needed. The preference will go into effect in 2025.

Characteristics of low-income individuals and families with children who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered were collected through prior consultation interviews with housing and social service agencies.

According to the Family Promise Center, 32 homeless families were served 2023.

- 123 individuals; 66 adults, 57 children 0-5years (36) 6-12 years (11), 12-18 (10)
- The average stay was 66 days.
- 83% were single female households
- The largest barriers to getting families employed or staying employed is the lack of access to childcare, transportation, and educational barriers.
- Most families came into our program due to domestic violence or family break-up.
- All of the families in our shelter received food stamps, medical coverage, and 80% received cash assistance.

- Those who didn't receive cash assistance were due to either owing fines on criminal charges or having to pursue child support and felt it was unsafe for the child/mother.
- Four families who had section 8 vouchers could not find housing that would accept the vouchers.
- Six families that received rapid rehousing dollars couldn't find housing within the given time frame to use the funds.

Obtaining health care services can be a significant issue for families with children. Although most households have access to health insurance, the shortage of providers and affordability of care is an issue. Specialists that accept medical assistance are not found in the region. Behavioral specialists and mental health professionals were noted as being so overstretched that even getting in to see one often took months and by that time the individual's issues had compounded even more. Medical debt can compound and create financial insecurity for a family, and if the family is already struggling, this can move them into a crisis.

Children can often be an employment hindrance for low-income individuals, particularly single mothers trying to find employment. Childcare is a necessity. The individual can either watch their child, which keeps the individual from working, or the individual can go to work and not pay for childcare. As a result, the child may be left unattended for an extended period. The need for affordable childcare has been identified as a top concern in the 2024 Lycoming County Needs Assessment performed by STEP, Inc.

**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:**

Local at-risk population data is not available. HUD's criteria for defining at risk of homelessness is an individual or family who:

- Has an annual income below 30% of median family income for the area; AND
- Does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place defined in Category 1 of the "homeless" definition; AND
- Meets one of the following conditions:
  - 1) Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for assistance; OR
  - 2) Is living in the home of another because of economic hardship; OR
  - 3) Has been notified that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance; OR
  - 4) Lives in a hotel or motel and the cost is not paid for by charitable organizations or by Federal, State, or local government programs for low-income individuals; OR
  - 5) Lives in an SRO or efficiency apartment unit in which there reside more than 2 persons or lives in a larger housing unit in which there reside more than one and a half persons per room; OR
  - 6) Is exiting a publicly funded institution or system of care; OR

- 7) Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipients approved consolidated plan.

According to the Continuum of Care (CoC), the methodology used to generate estimates is based on historical incidence, such as the yearly Point in Time Counts and Homeless Management Information System (HMIS) data, which is a local information technology system used to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at risk of homelessness. Providers participating in the PA HMIS are required to collect and record certain data elements for all new and continuing clients in the HMIS.

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

Housing characteristics that have been linked with instability and an increased risk of homelessness were collected through prior consultation interviews with housing and social service agencies. Issues include housing affordability, housing availability, evictions, mental health, domestic violence, and others. General observations centered on tenant issues with their landlords. Individuals and families from low-income backgrounds may be afraid to complain to or about their landlords concerning their housing problems.

- If the tenant's relationship with their landlord deteriorates, the individual or family might not be able to pay their security deposit if they moved to another apartment.
- Also, if the individual or families were to move to another apartment, they might lose their Section 8 Housing Choice Vouchers.
- Individuals with criminal records, sometimes even if they were just on probation, can be forced into situations where they have to live in apartments with questionable landlords. This can put individuals trying to straighten themselves out into poor situations.
- Rent to own apartments can create poor housing situations for tenants because there is not an incentive for their landlords to maintain the residence.

**Discussion**

Housing affordability and accessibility are ongoing challenges for low to moderate income persons which may include demographics such as the elderly, disabled, single parents, and victims of domestic violence.

Information for Table 12 is not available for the City of Williamsport.

## 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

For the purposes of this Five-Year Consolidated Plan, an evaluation has been made to determine if any racial or ethnic group is disproportionately affected by housing problems. A disproportionately greater need has been defined as a group having at least 10 percentage points higher than the percentage of persons as a whole.

According to Table S2502 from the 2016-2020 ACS data, the total number of White households in the City of Williamsport is 9,677 households (84.1.0%); the number of Black/African American households is 1,338 households (11.6%); the number of American Indian and Alaska Native is 72 households (.06%), the number of Asian households is 122 households (1.1%); the number of Native Hawaiian and Other Pacific Islander is 0 households (0.0%), and the number of Hispanic Households is 181 households (1.6%).

### 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	1,900	615	0
White	1,395	535	0
Black / African American	360	79	0
Asian	0	0	0
American Indian, Alaska Native	20	0	0
Pacific Islander	0	0	0
Hispanic	30	0	0

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

Data Source: 2016-2020 CHAS

\*The four housing problems are:

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

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

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	1,165	365	0
White	925	340	0
Black / African American	230	25	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	4	0	0

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

Data 2016-2020 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**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	895	1,550	0
White	775	1,410	0
Black / African American	40	70	0
Asian	65	0	0
American Indian, Alaska Native	0	25	0
Pacific Islander	0	0	0
Hispanic	20	0	0

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

Data 2016-2020 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**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	130	920	0
White	90	720	0
Black / African American	35	139	0
Asian	0	0	0
American Indian, Alaska Native	0	25	0
Pacific Islander	0	0	0
Hispanic	0	0	0

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

Data 2016-2020 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**

Based on total households per race, the largest percentage with one or more problems is amongst the Asian households in the 50-80% Area Median Income bracket. 65 or 122 (53.3%) total Asian households in the city report one or more housing problems. 49.7% of total African American/Black households in the city at 100% or less of Area Median Income have one or more housing problem. 32.9% of White households in the city at 100% or less of Area Median Income have one or more housing problems. 29.8% of total Hispanic households at or below 100% Area Median Income report one or more housing problems. American Indian, Alaska Native households report one or more housing problems only in the 0-30% Area Median Income bracket. This represents 27.7% of the total households in that category.

## 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.

### Introduction

During the planning process for the preparation of the City's Five-Year Consolidated Plan, an evaluation and comparison was made to determine if any racial or ethnic group is disproportionately affected by severe housing problems in the municipality. Disproportionately greater need is defined as a group having at least 10 percentage points higher than the percentage of persons.

Severe housing problems are distinguished from housing problems by a threshold of more than 1.5 persons per room as opposed to more than 1 persons per room for overcrowding, as well as a cost burden threshold of over 50% of income as opposed to over 30% of income.

According to Table S2502 from the 2016-2020 ACS data, the total number of White households in the City of Williamsport is 9,677 households (84.1.0%); the number of Black/African American households is 1,338 households (11.6%); the number of American Indian and Alaska Native is 72 households (.06%), the number of Asian households is 122 households (1.1%); the number of Native Hawaiian and Other Pacific Islander is 0 households (0.0%), and the number of Hispanic Households is 181 households (1.6%).

### 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	1,595	920	0
White	1,180	755	0
Black / African American	295	150	0
Asian	0	0	0
American Indian, Alaska Native	20	0	0
Pacific Islander	0	0	0
Hispanic	30	0	0

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

Data 2016-2020 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**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	540	990	0
White	480	785	0
Black / African American	65	195	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	4	0

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

Data 2016-2020 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**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	250	2,195	0
White	210	1,970	0
Black / African American	0	105	0
Asian	15	49	0
American Indian, Alaska Native	0	25	0
Pacific Islander	0	0	0
Hispanic	20	0	0

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

Data 2016-2020 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**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	20	1,030	0
White	0	805	0
Black / African American	20	154	0
Asian	0	0	0
American Indian, Alaska Native	0	25	0
Pacific Islander	0	0	0
Hispanic	0	0	0

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

Data 2016-2020 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**

28.4% of the Black/African American households in the city have one or more housing problems. The percentage of American Indian, Alaska Native households with one or more housing problems is 27.7% in the 30%-50% of Area Median Income category. American Indian, Alaska Native household represent only 0.4% of the city's total population. In the 50%-80% Area Median Income category, 12.3% of all Asian households in the city have one or more of the four housing problems. Asian households represent 1.4% of the city's total population.

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

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

### Introduction:

For the purposes of this Five-Year Consolidated Plan, an evaluation has been made to determine if any racial or ethnic group is disproportionately affected by housing problems. A disproportionately greater need has been defined as a group having at least 10 percentage points higher than the percentage of persons as a whole.

According to Table S2502 from the 2016-2020 ACS data, the total number of White households in the City of Williamsport is 9,677 households (84.1.0%); the number of Black/African American households is 1,338 households (11.6%); the number of American Indian and Alaska Native is 72 households (.6%), the number of Asian households is 122 households (1.1%); the number of Native Hawaiian and Other Pacific Islander is 0 households (0.0%), and the number of Hispanic Households is 181 households (1.6%).

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	7,425	1,785	2,170	125
White	6,395	1,370	1,720	105
Black / African American	655	335	320	14
Asian	70	49	4	0
American Indian, Alaska Native	50	0	20	0
Pacific Islander	0	0	0	0
Hispanic	145	4	30	0

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

Data Source: 2016-2020 CHAS

### Discussion:

Based on TableID DP05 from the 2016-2020 ACS data, 79.8% of the population in the City of Williamsport is White while 13.5% is Black, 1.4% is Asian, 0.4% is American Indian, Alaska Native, and 0% is Pacific Islander. 2.3% is Hispanic.

According to the CHAS 2016-2020 data populated by HUD, there is no racial or ethnic group that has a disproportionately greater housing cost burden.

### **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?**

The percentage of American Indian, Alaska Native households with one or more housing problems is 27.7% in the 30%-50% of Area Median Income category. American Indian, Alaska Native household represent only 0.4% of the city's total population. In the 50%-80% Area Median Income category, 12.3% of all Asian households in the city have one or more of the four housing problems. Asian households represent 1.4% of the city's total population.

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

There is a need to provide affordable, accessible, and safe housing for very low and low-to-moderate income households.

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

Of the nine Census Tracts, the highest minority concentration (37%) is located in Census Tract 4. The percentage of minority population in Census Tract 6 is 30% and in Census Tract 1 is 25%. The remaining tracts all have minority populations of less than 20%. There are no specific areas or neighborhoods with concentrations of Asian or American Indian, Alaska Native populations.

## NA-35 Public Housing – 91.205(b)

### Introduction

As of January 4, 2025, the Lycoming County Housing Authority (LCHA) provides 464 units of public housing and administers 675 Housing Choice Vouchers (HCVs). There are currently 1,694 families on the public housing waiting list and 801 families on the Section 8 waiting list. The Section 8 waiting list is currently closed.

### 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					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							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	

# Demo

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# 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

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							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

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
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

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							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 28.6% elderly or disabled families and 71.4% non-elderly/disabled families. The Section 8 Housing Choice Voucher Waiting list has 24.8% elderly or disabled families and 75.2% non-elderly families. The elderly/disabled 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 includes veterans, displaced, economic activities and current Lycoming County residents. 71% 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. 42.3% of the applicants on the waiting list are white and 45.1% of the applicants are black. 2% of applicants are Hispanic and 10% 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. 55.8% of the applicants are at or below 30% of the AMI. 75.2% of the applicants are families with children and 24.8% are elderly or disabled families. 39.7% of the applicants are white and 46.4% are black. 3.7% of applicants are Hispanic and 6.7% 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 1,694 families on the public housing waiting list. The total population is 3,614 individuals.

The Housing Choice Voucher Waiting List is closed.

There are currently 801 families on the HCV waiting list. The total population is 1,951 individuals.

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

While there was no loss of landlords in the last year, there appears to be a reduction in the number of available rental units in Lycoming County. This may be due to renters not relocating or moving during COVID, as well as the moratorium on evictions, and rental assistance programs that have been available as a result of the pandemic. LCHA is currently recruiting new landlords.

Safe and affordable housing is a greater need for lower income groups and is of particular concern to elderly and disabled population segments due to accessibility challenges. Elderly homeowners on a fixed income may struggle to maintain their homes because they are faced with rising utilities, maintenance, tax burdens, and an inability to make accessibility modifications to their homes. Like much of the rest of the country, the City of Williamsport has an aging baby boomer population. For younger and middle-aged families, female headed households made up a majority of applicants to both the HCV and Public Housing programs.

### **Discussion**

The City of Williamsport seeks to increase the percentage of homeowners in the community by assisting current City renters 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, the City of Williamsport is also supporting increased home ownership by minority households in agreement with National goals.

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 and 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 apartments, this is not always feasible.

The Lycoming Housing Authority recognizes that safe, affordable housing is an important component of the municipality and county's health. Although a median priced for-sale home is affordable to a household earning the median income in Lycoming County, it remains unattainable for lower wage earners.

The ability of Lycoming County to provide affordable housing is directly linked to the personnel capacity of its for profit and nonprofit development partners, available financial resources, and land development issues. Unfortunately, the availability of public funding is always limited, and competition for such funding is great. Lycoming County must continue to seek public sector housing funds to address its affordable housing deficit.

## **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)	57	0	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	140	7	0	0	0	0
Chronically Homeless Individuals	5	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	8	4	0	0	0	0
Unaccompanied Child	14	0	0	0	0	0
Persons with HIV	1	0	0	0	0	0

**Table 26 - Homeless Needs Assessment**

**Data Source**  
**Comments:**

Data is from the 2024 Point-In-Time Count for Lycoming County. Data is not available to complete the other categories of the unsheltered Homeless Needs 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 in 2024, 41 adults without children were in transitional shelters and 99 adults without children were in emergency shelters. Homeless families with children accounted for 34 persons in emergency shelters and 23 persons in transitional shelters. There were 5 chronically homeless individuals in emergency shelters during the 2024 Point in Time count and 0 chronically homeless families in emergency shelters during the 2024 Point in Time Count. There were 3 veterans in transitional shelters and 5 in emergency shelters. There were 3 persons with chronic substance abuse in transitional shelters and 3 in emergency shelters. There were 31 victims of domestic violence in emergency shelters and 6 victims of domestic violence in transitional shelters. One person with AIDS was in emergency shelter during the 2024 Point in Time count. There were 9 unaccompanied youth in emergency shelters, 5 unaccompanied youth in transitional shelters. There were 7 unsheltered persons, 1 unsheltered person with severe mental illness and 1 unsheltered person with chronic substance abuse.

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

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>

**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.

Prepopulated data from HUD concerning homelessness is not available. Local statistics concerning homelessness are also not available.

According to the 2024 Continuum of Care (CoC) gaps analysis, 366 households experiencing homelessness in Lycoming County presented to the CoC Coordinated Entry system in calendar year 2023. Of these households, 136 were households with children. 13 were veteran households (2 veteran households with children; 11 veteran households without children).

According to 2024 Point in Time (PIT) Count data from the 33 County Eastern Pennsylvania Continuum of Care, there were 166 households experiencing homelessness in Lycoming County during the PIT Count. Of these households, 21 were households with children – this includes 12 households with children in emergency shelter and 9 households with children in transitional housing. There were no unsheltered households with children identified during the 2024 PIT Count.

The 2024 PIT Count data from the 33 County Eastern PA CoC indicates that eight veterans were identified in Lycoming County during the PIT Count. Of these 5 were in emergency shelter and 3 were in transitional housing.

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

Of the 366 households experiencing homelessness in Lycoming County who presented to the Coordinated Entry System in 2023:

- 43.2% identified as White, Non-Hispanic (158 heads of household)
- 23.2% identified as Black, Non-Hispanic (85 heads of household)
- 21.9% were race/ethnicity unknown (primarily domestic violence survivors for whom demographic data is kept confidential) (80 heads of household)
- 6.6% identified as Hispanic/Latino (All Races) (24 heads of household)
- 4.6% identified as Multi-Racial (17 heads of household)
- 0.3% identified as Native Hawaiian or Pacific Islander (1 head of household)
- 0.3% identified as Asian or Asian American (1 head of household)

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

The Williamsport Housing Alliance performed a Point in Time count of households experiencing homelessness (sheltered or unsheltered) in January 2024. There was a total of 7 unsheltered persons, a total of 133 persons in emergency shelters and a total of 64 persons in transitional housing. Other homeless subpopulations include severely mentally ill (15 individuals in emergency shelter, 7 individuals in transitional housing, 1 unsheltered), chronic substance abuse (3 persons in emergency shelter, 3 in transitional housing, 1 unsheltered), persons with HIV/AIDS (1 person), veterans (5 in emergency shelter and 3 in transitional housing), and victims of domestic violence (31 in emergency shelter and 6 in transitional housing).

### **Discussion:**

According to the 2024 Community Needs Survey conducted by STEP, Inc. in November of 2024, it was noted that on the 211 By Name List, there were 200 families that have identified themselves as homeless and looking for housing support in Lycoming County. This is significantly higher than 2023 when the number was approximately 130.

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. The 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 population 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:

The assessment of non-homeless special needs includes the following:

- Elderly persons (age 62 years and older)
- Persons with mental, physical and/or developmental disabilities
- Persons with alcohol or other drug additions
- Persons with HIV/AIDS and their families
- Victims of domestic violence

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

- **Elderly persons (age 62 years and older):**  
The STEP Office of Aging serves older adults in Lycoming and Clinton counties. The STEP Office of Aging provides over 34 programs for older adults from congregate meals, Meals on Wheels Program, Care Management, and operating five Centers for Healthy Aging in Lycoming County, one of which is in the City of Williamsport.

Based on TableID S0101 from the 2016-2020 ACS data, 12.5% of the city's population is estimated to be 65 years of age or older. This equates to about 3,647 residents. This number is only going to increase with the aging population of baby boomers.

- **Persons with mental, physical and/or developmental disabilities:**  
Based on TableID S1810 from the 2016-2020 ACS data, 17.2% of the population in Williamsport has a disability. This equates to about 4,932 residents. Of the various disabilities tracked by TableID S1810 for the 2016-2020 ACS data, cognitive difficulty was the most prevalent at 9%.
- **Persons with alcohol or other drug additions:**  
Drug and alcohol usage continues to be an ongoing issue in Williamsport and throughout the state of Pennsylvania. According to the 2021 National Survey on Drug Use and Health, 13.07 - 15.10% of Pennsylvanians aged 12 and older engaged in illicit drug use in the past month ([www.samhsa.gov](http://www.samhsa.gov)).

There are several drug and alcohol centers in the City of Williamsport including West Branch Drug and Alcohol Abuse Commission, Genesis House, and White Deer Run. Drug and Alcohol Abuse Commission Director, Shea Madden, states amongst other barriers for this population, "housing continues to be an issue, rentals are generally in poorer condition and rent is high."

- **Persons with HIV/AIDS and their families:**  
Although the HIV/AIDS population of both communities is low, bigotry, misinformation, and stigmas associated with this condition are strong to this day. According to Kirsten Burkhart of AIDS Resources (a non-profit community-based organization dedicated to fighting disease including HIV/AIDS & STDs), "many individuals who contract HIV/AIDS delay getting help due to embarrassment."

Individuals that contract HIV/AIDS can often have other infections too. This can be due to routine demonstration of “high risk behavior” such as sharing needles from drug use, having multiple sexual partners without using protection, etc. There is a higher prevalence of “risky behavior” with individuals that also have mental health issues.

- **Victims of domestic violence:**

Wise Options at the YWCA Northcentral PA offers comprehensive services for men, women and children who are impacted by domestic violence, sexual violence, or other violent crimes. Wise Options provides emergency shelter to individuals who are fleeing or homeless because of domestic violence, sexual assault and other violent crimes. Wise Options Shelter has 54 beds, not including toddler beds or cribs. 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 operates a rapid rehousing program, providing individuals experiencing homelessness because of violence with security deposits and rent, as well as individual case management as they rebuild their lives. Wise Options offered supportive services to 1,743 individuals in fiscal year 2024.

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

For housing and supportive services, some local individuals and families “know the system” and are readily aware of what is available. Other individuals and families who are in hard times might not be quite as knowledgeable because they are in a new and hectic situation. As a result, it can be difficult to determine how well the public is aware of the services that are available to them and if additional services are needed.

The Lycoming-Clinton Counties Commission for Community Action (STEP), Inc. is required to complete a Community Assessment every three years and upon any major change in the service area. The Community Assessment for Lycoming County was completed using four connected methodologies: analysis of objective secondary data, a survey of the adult population of Lycoming County which includes customers of social service agencies, a survey of partner agencies working in Lycoming County, and a series of four virtual focus groups of service professionals and community members to delve further into the topics identified in prior surveys. The 2024 Community Assessment data collection was primarily done virtually as the return rate from the prior year’s online surveys illustrated it was a successful method.

- **Elderly persons (age 62 years and older):**

The needs of senior citizens and persons with disabilities have been a long-standing focus of Lycoming County human service providers. The county has a rapidly ageing (60 and older) population, leading to an increasing need for senior services. There is also much greater awareness of how services for persons with disabilities can enhance quality of life. The ongoing pandemic has affected these vulnerable populations on many fronts; human service providers

discussed the importance of ensuring they have access to services and socialization. Across the various data sources, the themes around seniors and persons with disabilities support services are awareness of aging in place and affordable housing, awareness of protective services, outreach services; socialization, mental health issues; human resource demands; services for persons with disabilities, and services for seniors.

According to the 2024 Community Needs Assessment it was found that affordable housing works best when it includes one-floor living, access to amenities, low utility costs, and no yard to maintain. Rather than move into an assisted living facility or independent housing arrangement, many seniors prefer to age in-place in their own home. Often this requires home modifications to make a house safe and accessible for a senior. Beyond these structural changes to their home, many seniors also require additional support services, such as personal care assistance, to age in place successfully. Funding and immediate construction for these modifications as our senior population expands dramatically over the next 5 years is a top concern at this time. There may also be a need for additional education on protective services and more outreach regarding services/resources available.

- **Persons with mental, physical and/or developmental disabilities:**

According to the 2024 Community Needs Assessment adequate services are being provided to persons with disabilities. Transportation, specifically that operates more often than existing options was not as lacking in Lycoming County. The need for more accessible apartments, which are also affordable for families on fixed income, was also noted by the focus group and survey respondents. Assistive technology access was discussed and while there are resources in the community that offer them, it was stated more outreach about them would be helpful. The Center for Independent Living reports that accessible housing units are difficult to find.

- **Persons with alcohol or other drug additions:**

Housing continues to be an issue because rental properties are in poor condition and the rents are high, plus clients may have a criminal record and have to settle for units that are in poor condition. West Branch Drug and Alcohol has a housing case manager to work with their clientele.

- **Persons with HIV/AIDS and their families:**

AIDS Resources serve local residents diagnosed with HIV/AIDS as well as conducts public education in an effort to prevent other sexually transmitted diseases, risky behavior, etc.

Persons living with HIV/AIDS risk losing their housing due to compounding factors such as increased medical costs and limited incomes or reduced ability to keep working due to related illnesses. Stable housing allows persons living with HIV/AIDS to access comprehensive healthcare and adhere to complex HIV/AIDS drug therapies.

- **Victims of domestic violence:**

Wise Options at the YWCA Northcentral PA offers comprehensive services for men, women and children who are impacted by domestic violence, sexual violence, or other violent crimes. Wise Options provides emergency shelter to individuals who are fleeing or homeless because of domestic violence, sexual assault and other violent crimes. Comprehensive services include: 24/7 crisis hotline handled by trained advocates; 24 hour availability of trained on-call advocates

who provide medical advocacy to victims being evaluated in medical settings for injuries resulting from a crime; victim advocacy and accompaniment during law enforcement interviews; individual advocacy and crisis counseling to victims needing immediate assistance, support and advocacy; court orientation, preparation, and accompaniment in civil, criminal matters; and facilitation and support in obtaining Protection from Abuse and Protection from Sexual Violence and Intimidation Orders, emergency shelter, in-person crisis intervention and safety planning, emergency financial assistance, individual and group counseling, and providing information, referral and advocacy to outside agencies.

Wise Options Shelter has 54 beds, not including toddler beds or cribs. 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 operates a rapid rehousing program, providing individuals experiencing homelessness because of violence with security deposits and rent, as well as individual case management as they rebuild their lives. There are currently 33 adults and 59 kids being serviced by the RRH program. Wise Options offered supportive services to 1,743 individuals in fiscal year 2024. 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.

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:**

**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:**

Many supportive service providers are located throughout Lycoming County and can have service areas coterminous with the county or perhaps even on a more regional scale. Special needs population statistics can be challenging to obtain. Additionally, supportive services and evaluations of public needs

are more regionally focused. The City of Williamsport does not have the population or tax base to support supportive services of special needs populations solely within its municipal limits.

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
- Improving flood pump station improvements
- Updating firefighting apparatus/equipment

#### **Codes Enforcement**

- Perform inspections in blighted areas, which are often low/moderate income areas. This activity will help to arrest the decline and complement 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.

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

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 Improvements:**

- 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 including installation of ADA compliant curb ramp.

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

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:**

- Supportive services to social service and non-profit organizations, including, but not limited to youth, childcare, food banks, homeless and health service providers.

The West End Christian Community Center indicated that the number of people served over the past three years has doubled, averaging 140 meals a day four days a week. The food pantry is providing emergency food boxes to 55 families in November 2024. There is a major increase in the homeless in the Newberry section of Williamsport where meals had historically been served one to two a week are now served daily. Areas of great concern are food insecurity, homelessness, overcrowding and mental health support.

The United Way indicated that there is a lack of places in the downtown city that are walkable to receive help with homelessness. What has been tossed around previously with constituents providing human services is the idea of a catch-all "Intervention Center" where an individual experiencing homelessness or at risk of homelessness can walk to the Center and receive help with various needs such as temporary shelter, mental health counseling, financial literacy education, a nutritious meal, social services including getting help recovering lost documents or signing up for assistance, a warm shower, a haircut, use of a phone, and just a comfortable environment to rest from the burdens of life. To illustrate the need, help with housing/shelter is the number one call that PA 211 gets in Lycoming County regularly. Out of the 3,099 calls in that category last year, 1,615 of them were seeking some form of shelter. Having a walkable intervention center could be step one in meeting people where they are at, caring for their needs, and bolstering them to independence.

There is a need for affordable childcare options in Williamsport, and all of Lycoming County. According to the 2024 Community Needs Assessment from STEP, Inc. Education/childcare is the third highest need as ranked in this report. The shortage of childcare locations is well documented and needs to be addressed through a multi-faceted approach that focuses on early education/childcare and its impact on the workforce and economy. Low wages for experienced teachers/caregivers is a major source of this problem as their jobs do not pay a living wage. Lack of quality childcare facilities leads to parents exiting the workforce to care for children, which has a deleterious effect on the economy. When considering affordable childcare, the options for working families are even more limited.

According to the 2024 Community Needs Assessment adequate services are being provided to persons with disabilities. Transportation, specifically that operates more often than existing options, is as lacking in Lycoming County. The need for more accessible apartments, which are also affordable for families on fixed income, was also noted by the focus group and survey respondents. Assistive technology access was discussed and while there are resources in the community that offer them, it was stated more outreach about them would be helpful.

According to the 2024 Community Needs Assessment, adequate services are being provided to seniors, except as it relates to affordable housing. The lack of affordable and accessible housing options was discussed as a concern for older adults, particularly if they have any mobility issues. A lack of weekend transportation is a major issue affecting the quality of life of seniors. Transportation for veterans, seniors living in the rural communities, and weekend and evening options were noted by community survey respondents, as well. Focus groups also indicated a lack of weekend transportation as a major issue affecting the quality of life of seniors.

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. The 2024 Community Needs Assessment prepared by STEP, Inc. was also utilized. The Lycoming-Clinton Counties Commission for Community Action (STEP), Inc. is required to complete a Community Assessment every three years and upon any major change in the service area. The Community Assessment for Lycoming County was completed using four connected methodologies: analysis of objective secondary data, a survey of the adult population of Lycoming County which includes customers of social service agencies, a survey of partner agencies working in Lycoming County, and a series of four virtual focus groups of service professionals and community members to delve further into the topics identified in prior surveys. The 2024 Community Assessment data collection was primarily done virtually as the return rate from the prior year's online surveys illustrated it was a successful method. Based on the 2024 Community Assessment conducted housing affordability, the state of housing, and individuals experiencing homelessness are the current needs for Lycoming County.

# **Housing Market Analysis**

## **MA-05 Overview**

### **Housing Market Analysis**

According to the 2016-2020 ACS data, the median list price of homes in Williamsport is \$113,200. Most residential properties are 1 unit detached structures, or 2-4 units and the majority are 3 or more bedrooms.

The median rent is \$628. Only 10% of rental units are available to those at 30% HAMFI. The majority, nearly 60%, are available to those at least 80% HAMFI.

There is a need for housing that is affordable for 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. By far the most severe housing problem is the housing cost burden greater than 30% or more. This is the worst for the elderly.

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

### Introduction

Based on TableID DP04 from the ACS data, there are 13,377 housing units in the City of Williamsport. There are 11,505 occupied units, leaving 1,872 vacant units, for a vacancy rate of 14%

4,678 units are owner-occupied and 6,827 are renter occupied. The ratio of owner-occupied to renter-occupied is 41:59. A majority of the occupied housing units are rentals.

Single-family detached homes are the single most common housing type in Williamsport, accounting for 42% of the city's housing units. 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	5,635	42%
1-unit, attached structure	1,755	13%
2-4 units	3,190	24%
5-19 units	1,550	12%
20 or more units	1,210	9%
Mobile Home, boat, RV, van, etc	35	0%
<b>Total</b>	<b>13,375</b>	<b>100%</b>

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

Data Source: 2016-2020 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	30	1%	480	7%
1 bedroom	180	4%	2,015	30%
2 bedrooms	635	14%	2,090	31%
3 or more bedrooms	3,835	82%	2,240	33%
<b>Total</b>	<b>4,680</b>	<b>101%</b>	<b>6,825</b>	<b>101%</b>

**Table 28 – Unit Size by Tenure**

Data Source: 2016-2020 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.

As of January 4, 2024, the Lycoming County Housing Authority (LCHA) provides 464 units of public housing and administers 675 Housing Choice Vouchers (HCVs). There are currently 1,694 families on the public housing waiting list and 801 families on the Section 8 waiting list. This list is currently closed.

The City of Williamsport's Redevelopment Authority and Land Bank were granted \$2M in ARPA funds to further their missions of elimination of blight. Their goal is not only to eliminate blight but also to remediate safety issues and to improve neighborhoods.

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 received PHFA PHARE funds to implement rental rehabilitation programs in the Oliver/Scott Street Area (BNIP), the Park Avenue High Street Area (PAN), the Historic District or Adopted List of Historic Property outside of the Historic District. The city had three targeted PHARE Grant Programs. Each required that units occupied by lower income tenants benefit from the renovations. Property owners must agree to keep rents at affordable, fair market levels for a period of 10 years. If property owners do not, they will be required to repay funds. The "Park Avenue Neighborhood" rental units and the Historic PHARE which addresses both owner occupied and tenant units both ended in 2024. These programs supported safer housing for a lower income target tenant and property owner population. The PHARE program required 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.

On average, three homes are rehabilitated annually with most families being white, and half female head of household.

There is a 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. LIST

**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.

The largest housing problem in the City of Williamsport is housing affordability according to the CHAS 2016-2020 data populated by HUD. According to the data, an estimated 1,235 renter households are cost overburdened by 30% or more, and an estimated 425 owner households are cost overburdened by 30% or more. 1,675 renter households and 350 owner households are cost overburdened by 50% or more.

According to the 2016-2020 CHAS data, 510 out of 2515 households living between 0-30% HAMFI have one or more children 6 years of age or younger, and 715 of the 2515 have at least one person over 62 years of age. For those living between 30-50% HAMFI, 580 out of 1,535 households have at least one person 62 years of age or older, and for 50-80% HAMFI, 705 out of 2,445 households have at least one person 62 years of age or older. This shows that greater than 47% of households living between 0-80% HAMFI have young children or elderly living in the home.

The elderly homeowners are affected most by the cost overburden of 30% or more problem. 1,175 of 4,250 renters (27.6%) and 418 of 872 (47.9%) owner households cost overburdened by 30% or more are elderly.

According to TableID DP04 from the 2016-2020 ACS data, the half of the housing in Williamsport was built before 1939 (50%), 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 1940-1979 (34%), followed by the years between 1980-2009 (12%). Very little housing in Williamsport has been built between 2000 and later (4%).

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

There is a need for housing that is affordable for 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. By far the most severe housing problem is the housing cost burden greater than 30% or more. This is the worst for the elderly.

Based on TableID S1810 from the 2016-2020 ACS data, 18.3% of the population in Williamsport has a disability. 30.1% of persons over the age of 65 are considered to have a disability. 53.8% of persons over the age of 75 are considered to have a disability. Of the various disabilities tracked by TableID S1810 for the 2016-2020 ACS data, ambulatory disabilities were the most prevalent at 26.5% for those 65 years and over. When looking at those age 75 and over only, this increases to 38.6%. Independent living difficulty is also an issue for those age 65 and over at 47.6%.

According to the 2024 Community Needs Assessment it was found that affordable housing works best when it includes one-floor living, access to amenities, low utility costs, and no yard to maintain. Rather than move into an assisted living facility or independent housing arrangement, many seniors prefer to

age in-place in their own home. Often this requires home modifications to make a house safe and accessible for a senior. Beyond these structural changes to their home, many seniors also require additional support services, such as personal care assistance, to age in place successfully. Funding and immediate construction for these modifications as our senior population expands dramatically over the next 5 years is a top concern at this time.

There is a need for more accessible apartments, which are also affordable for families on fixed income, for the disabled.

## **Discussion**

Despite public funding housing tools including HOME/Weatherization, the Section 8 Housing Choice Voucher program, Public Housing, and Low-Income Housing Tax Credit properties, housing affordability as well as accessibility continues to remain a challenge within the municipality. These challenges will likely grow as the city's housing stock and population continues to age.

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

### Introduction

HAMFI, which is an acronym referenced below, stands for HUD Area Median Family Income. This is the median family income calculated by HUD for each jurisdiction in order to determine Fair Market Rents (FMRs) and income limits for HUD programs. HAMFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments that are made.

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	101,900	113,200	11%
Median Contract Rent	571	628	10%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,765	25.9%
\$500-999	4,365	64.0%
\$1,000-1,499	570	8.4%
\$1,500-1,999	20	0.3%
\$2,000 or more	100	1.5%
<b>Total</b>	<b>6,820</b>	<b>99.9%</b>

Table 30 - Rent Paid

Data Source: 2016-2020 ACS

### Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	945	No Data
50% HAMFI	2,540	499
80% HAMFI	5,180	1,388
100% HAMFI	No Data	1,955
<b>Total</b>	<b>8,665</b>	<b>3,842</b>

Table 31 – Housing Affordability

Data Source: 2016-2020 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	726	799	968	1,246	1,339
High HOME Rent	689	694	856	1,110	1,184
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 945 of the total number of rental units are affordable to families at 30% HAMFI.

Based on the CHAS data in the chart above, a majority of available rental housing is available for between \$500 and \$999. Only one quarter of rental housing is available at \$500 or less a month. About 10% of the remaining rental housing in Williamsport is available for \$1,000 or more a month.

According to the 2016-2020 CHAS data in Table 31, only 3,984 rental and owner-occupied units out of 12,507 (31.8%) are affordable for low-income families and individuals with incomes at or below 50% of Area Median Income. According to the 2016-2020 CHAS data in Table 6, there are 4,053 rental and owner-occupied families with incomes at or below 50% of Area Median Income. This represents a shortfall in affordable housing units.

According to the 2016-2020 CHAS data in the Table 31, only 945 rental units (no owner-occupied data available) out of 8,665 (11%) are affordable for low-income families and individuals with incomes at or below 30% of Area Median Income. According to the 2016-2020 CHAS data in Table 6, there are 2,515 rental and owner-occupied families with incomes at or below 30% of Area Median Income. This represents a shortfall in affordable housing units.

Once again, there appears to be a lack of access to home ownership opportunities for low-income families and individuals.

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?**

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.

Between 2009 and 2020, median home values in Williamsport increased 11% while the price of rent increased 10% according to Table 29.

Based on a comparison between the 2009 and 2020 population, the City of Williamsport had a 3% decrease in residents. However, households increased by 6%. This suggests that the average amount of people living in family households or multi-person households decreased.

## **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 \$628, significantly lower than the HOME rents/Fair Market rents. These values indicate that median rent price is affordable in the municipality.

This data will not be a factor in the City's strategy to produce or preserve affordable housing.

## **Discussion**

There is a need for housing that is affordable for 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. By far the most severe housing problem is the housing cost burden greater than 30% or more. This is the worst for the elderly.

Based on TableID S1810 from the 2016-2020 ACS data, 18.3% of the population in Williamsport has a disability. 30.1% of persons over the age of 65 are considered to have a disability. 53.8% of persons over the age of 75 are considered to have a disability. Of the various disabilities tracked by TableID S1810 for the 2016-2020 ACS data, ambulatory disabilities were the most prevalent at 26.5% for those 65 years and over. When looking at those age 75 and over only, this increases to 38.6%. Independent living difficulty is also an issue for those age 65 and over at 47.6%.

According to the 2024 Community Needs Assessment it was found that affordable housing works best when it includes one-floor living, access to amenities, low utility costs, and no yard to maintain. Rather

than move into an assisted living facility or independent housing arrangement, many seniors prefer to age in-place in their own home. Often this requires home modifications to make a house safe and accessible for a senior. Beyond these structural changes to their home, many seniors also require additional support services, such as personal care assistance, to age in place successfully. Funding and immediate construction for these modifications as our senior population expands dramatically over the next 5 years is a top concern at this time. There is also a need for more accessible apartments, which are also affordable for families on fixed income, for the disabled.

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

### Introduction

HUD does not prepopulate data for Table 36. The “total vacant units” figure provided in Table 36 is based on information provided in TableID DP04 from the 2016-2020 ACS data. The “abandoned vacant units” figures was provided by the City of Williamsport Codes Office.

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

### Definitions

The following definitions are used in the table below:

- **Selected Housing Conditions:**
  - Over-crowding (1.01 or more persons per room)
  - Lacking a complete kitchen
  - Lack of plumbing facilities and/or other utilities
  - Cost overburden
- **Substandard Condition:** Does not meet local code standards or contains one of the selected housing conditions.
- **Suitable for Rehabilitation:** The amount of work required to bring the unit up to local code standards is less than the fair market value of the property.
- **Not Suitable for Rehabilitation:** The amount of work required to bring the unit up to local code standards exceeds the fair market value of the property after rehabilitation work is complete.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	975	21%	3,080	45%
With two selected Conditions	0	0%	155	2%
With three selected Conditions	0	0%	45	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	3,700	79%	3,545	52%
<b>Total</b>	<b>4,675</b>	<b>100%</b>	<b>6,825</b>	<b>100%</b>

**Table 33 - Condition of Units**

Data Source: 2016-2020 ACS

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	160	3%	685	10%
1980-1999	245	5%	670	10%
1950-1979	965	21%	2,080	30%
Before 1950	3,305	71%	3,385	50%
<b>Total</b>	<b>4,675</b>	<b>100%</b>	<b>6,820</b>	<b>100%</b>

**Table 34 – Year Unit Built**

Data Source: 2016-2020 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	4,270	91%	5,465	80%
Housing Units build before 1980 with children present	165	4%	15	0%

**Table 35 – Risk of Lead-Based Paint**

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			1,872
Abandoned Vacant Units	0	10	10
REO Properties			
Abandoned REO Properties			

**Table 36 - Vacant Units**

## Need for Owner and Rental Rehabilitation

According to Table 33, the city has 975 owner occupied structures with one selected condition that qualifies it as substandard. This equates to 21% of the city's owner-occupied housing stock. However, 800 of those owner-occupied units are cost burdened according to Table 7. Thus, only 175 housing units are either overcrowded, lack a complete kitchen, or lack plumbing facilities and/or other utilities.

According to Table 33, the city has 3,080 renter occupied structures with one selected condition that qualifies it as substandard. This equates to 45% of the city's renter occupied housing stock. However, 2,910 of those renter occupied units are cost burdened according to Table 7. Thus, only 170 housing units are either overcrowded, lack a complete kitchen, or lack plumbing facilities and/or other utilities.

The data above reports that 6,690 units in the city were built prior to 1950. Housing units built before 1950 account for 71% of the owner-occupied units and 50% of the rental units. Maintenance of the housing stock through rehabilitation is the primary means available to the City of Williamsport to ensure safe and decent housing in the community for low-income households.

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

Based on the data from Table 35, it is estimated that 9,738 housing units were built prior to 1980 in the municipality. This figure represents 84.7% of the housing stock.

According to the Environmental Protection Agency, “homes built before 1978 are more likely to have lead-based paints. Deteriorating lead-based paint (peeling, chipping, chalking, cracking, damaged, or damp) is a hazard and needs immediate attention.”

Given that over 80% of the city’s housing stock predates 1980, it is reasonable to assume that at least 80% of the rental and owner-occupied families with incomes at or below 80% of Area Median Income, live in housing with potential lead base paid hazards.

### **Discussion**

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

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

According to the 2016-2020 ACS, it is estimated that there are 1,872 vacant housing units in the City of Williamsport. 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. Lycoming Housing Authority receives federal funds to modernize and repair all public housing units.

### Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				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:

Public housing developments in the city include the following: Michael Ross, PD Mitchell, Roundhouse Townhomes, Peter Herdic Highrise and William Hepburn.

**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:**

As of January 4, 2025, the Lycoming County Housing Authority (LCHA) provides 464 units of public housing and administers 675 Housing Choice Vouchers (HCVs). There are currently 1,775 families on the public housing waiting list and 1,251 families on the Section 8 waiting list. This list is currently closed.

In addition, LHA has 241 market rate units that are under ownership by their non-profit subsidiary

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

The 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 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. 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. 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
William Hepburn Apartments	91
PD Mitchell Apartments	91
505/Town Homes	91
Mary Slaughter Apartments	91
Michael Ross Apartments	97

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 to address the needs of families and to market projects.

According to the Lycoming Housing Authority's Admission and Continued Occupancy Policy, HUD rules require public housing authorities to inspect each of its dwelling units prior to tenant move-in, at move-out, and annually during occupancy. The Housing Authority adheres to this policy to maintain safe, satisfactory living conditions for its public housing tenants. Below is a description of the inspection process utilized to monitor the physical condition of the Housing Authority's public housing units.

**Move-In Inspection:**

The lease must require the public housing authority and the family to inspect the dwelling unit prior to occupancy to determine the condition of the unit and equipment in the unit. A copy of the initial inspection, signed by the public housing authority and the resident, must be provided to the tenant and be kept in the resident file.

**Move-Out Inspection:**

The public housing authority must inspect the unit at the time the resident vacates the unit and must allow the resident to participate in the inspection if he or she wishes, unless the tenant vacates without notice to the public housing authority. The public housing authority must provide to the tenant a statement of any charges to be made for maintenance and damage beyond normal wear and tear.

The difference between the condition of the unit at move-in and move-out establishes the basis for any charges against the security deposit so long as the work needed exceeds that for normal wear and tear.

**Annual Inspection:**

The public housing authority is required to inspect all occupied units annually using HUD's Uniform Physical Condition Standards (UPCS). Under the Public Housing Assessment System (PHAS), HUD's physical condition inspections do not relieve the public housing authority of this responsibility to inspect its units.

**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 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)	69		44		
Households with Only Adults	30		73		
Chronically Homeless Households	30		39		
Veterans	30		39		
Unaccompanied Youth					

**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**

Mental illness is often a contributing factor to homelessness. Mental health Case management works with the individual to maintain stability through services such as therapy, medication management, Independent Living Services, and regular contact with the individual.

The Commonwealth of Pennsylvania Department of Human Services offers the following services in Lycoming County:

The Office of Income Maintenance: This department serves low-income persons through programs that include the Supplemental Nutrition Assistance Program (SNAP), Temporary Assistance for Needy Families (TANF) or cash assistance, Medical Assistance (including the Children's Health Insurance Program or CHIP), employment and training, child support, child care assistance, SUN Bucks, the Low-Income Home Energy Assistance Program (LIHEAP), and the Refugee Resettlement Program.

The Department of Human Services 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

The Office of Child Development and Early Learning serves children and families in early learning, subsidized childcare 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 work 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 Mental Health and Substance Abuse Services works to transform the children's behavioral health system to a system that is family driven and youth guided, implement services and policies to support recovery and resiliency in the adult behavioral health system, and assure that behavioral health services and supports recognize and accommodate the unique needs of older adults.

To coordinate the facilities and services available locally, improving access and efficiency, the Coordinated Services Task Force was established. 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 Homeless Assistance Program (HAP) program from the Pennsylvania Department of Human Services with grant administration 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. Lycoming County United Way does not provide this funding directly to individuals.

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.

Saving Grace Shelter on Campbell Street in Williamsport accommodates up to 24 people in two areas: one area for men and the other area for women and women (or men) 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. This shelter can provide housing for up to 30 days. 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 YWCA Northcentral PA is an emergency shelter for individuals who are victims of domestic violence that is comprised of 54 beds, not including toddler beds and cribs. The YWCA Northcentral PA also administers a rapid rehousing program that works with area landlords to house people who are fleeing violence or homeless as a result of violence. Family Promise of Lycoming County offers emergency shelter for families with 14 beds available.

The Pennsylvania Department of Human Services 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. It is called the Fresh Start Program and is a work therapy program. The transitional housing program includes a three- phased program toward self-sufficiency. Men remain in the transitional program for 9 - 12 months.

Liberty House is a transitional housing program located at the YWCA of Northcentral PA. The program provides comprehensive support to women and children who are homeless in an effort to help them gain self-sufficiency and move towards permanent housing. Services include life skills and education workshops and goal setting as well as individual counseling/case management. Liberty House has a total of 54 beds, not including toddler beds and cribs. 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 of becoming homeless.

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

### **Introduction**

The assessment of special need facilities and groups is listed for the following groups:

- Elderly persons (age 62 years and older)
- Persons with mental, physical and/or developmental disabilities
- Persons with alcohol or other drug addictions
- Persons with HIV/AIDS and their families
- Victims of domestic violence
- Public Housing residents

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**

- **Elderly and frail elderly persons (age 60 years and older):**

It is in the best interest for residents as well as social service providers for seniors to stay in their homes for as long as possible. From a resident standpoint, individuals will generally live longer if they are in their own homes as opposed to a nursing home. From a service standpoint, it is also less of a drain on resources to have individuals living in nursing homes or other facilities.

*STEP Office of the Aging* assists residents with living independently through a variety of programs.

- **Persons with mental, physical and/or developmental disabilities:**

*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.

*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 individuals.

*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.

- **Persons with alcohol or other drug additions:**

Even though persons with drug or alcohol dependencies are considered persons with disabilities for the purpose of non-discrimination, this does not prevent public housing authorities from denying admission for reasons related to alcohol and drug abuse.

Public housing authorities are required to establish standards that prohibit admission of an applicant to the public housing program if they have engaged in certain criminal activity or if the public housing authority has reasonable cause to believe that a household member's current use or pattern of use of illegal drugs, or current abuse or pattern of abuse of alcohol may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents.

These standards can make access to public housing challenging for persons with a history of alcohol and drug abuse.

*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 identification 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.

Community Residential Resources (CRRs), commonly referred to as group homes, are typically used as a step down from State MH Institutions. The primary function of the CRR is to teach people independent living skills to support the individual's successful transition back to the community. Individuals can stay in the CRR for up to a year. Case management also supports individuals returning from institutions by assisting them with procuring and maintaining appropriate housing. The Agency currently employs a Community Based Care Manager (CBCM) whose specific role is to work with individuals diagnosed with serious mental illness enrolled in Medicaid find appropriate housing.

- **Persons with HIV/AIDS and their families:**

Persons living with HIV/AIDS risk losing their housing due to compounding factors such as increased medical costs and limited incomes or reduced ability to keep working due to related illnesses. Stable housing allows persons living with HIV/AIDS to access comprehensive healthcare and adhere to complex HIV/AIDS drug therapies.

*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.

- **Victims of domestic violence:**

YWCA Wise Options offers emergency shelter and rapid rehousing as well as supportive services to victims of domestic violence, sexual assault, and other violent crimes. Advocates work closely with survivors to locate additional community resources, heal through their trauma, and rebuild their lives. Survivors are accommodated based on their individual need; shelter is not limited to a certain number of days, but the goal is to get individuals connected to other housing options as soon as possible. The rapid rehousing program operates on a declining subsidy, with the maximum amount of rental support being 24 months.

- **Public Housing residents**

Roughly 69.5% of Housing Choice Vouchers in Lycoming County are allocated to families with at least one member of the household that is either 62 years older or has a disability.

Additionally, roughly 75.1% of LHA's public housing units are either for families that have at least one member of the household that is either 62 years older or has a disability.

Accessibility for housing units is a priority for a majority of voucher recipients and public housing residents.

*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.

*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.

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

Community Residential Resources (CRRs), commonly referred to as group homes, are typically used as a step down from State MH Institutions. The primary function of the CRR is to teach people independent living skills to support the individual's successful transition back to the community. Individuals can stay in the CRR for up to a year. Case management also supports individuals returning from institutions by assisting them with procuring and maintaining appropriate housing. The Agency currently employs a Community Based Care Manager (CBCM) whose specific role is to work with individuals diagnosed with serious mental illness enrolled in Medicaid find appropriate housing.

Lycoming County has been approved for a PHARE application to fund a Master Lease program to provide supportive housing for persons returning from mental and physical health institutions. The program is intended for those at risk of homelessness, those experiencing homelessness, for individuals transitioning from correctional facilities, mental health and other institutions into the rental housing market. The Lycoming County Supportive Housing program will be supported by over a dozen social and human service providers and governmental agencies that represent and work with clients in need of housing and supportive housing services. The program will provide financial assistance to those in need as well as housing related services to help these individuals and families succeed in finding and keeping their housing situation.

Hospitals must have written discharge policies for "appropriate referral and transfer plans" including evaluation of a patient's capacity for self-care and possibility of being cared for in "the environment from which she/he entered the hospital." The actual discharge varies with the individual being discharged, their primary and behavioral health needs, and resources and supports available. While planners try to send individuals home or to family, sometimes they discharge to a nursing home, rehab hospital or as last resort, non-HUD funded shelter.

In many hospitals, hospital discharge planners, nurses and social workers are responsible to develop the discharge plan with the patient and his/her family or caregivers. These individuals coordinate with housing and service providers including nursing homes, assisted living facilities, personal care homes, and subsidized housing facilities in identifying appropriate placements.

**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)**

**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.

**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.

**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))**

Not applicable.

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

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

There are a variety of barriers to affordable housing. There are developmental barriers that include land acquisition costs, construction costs and permit fees. Often 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 affect 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 2024 Community Needs Assessment for Lycoming County, the issues include lack of value put on education by parents, increased school truancy, recruitment and retention of employees, and lack of childcare options for working parents. In terms of education, Lycoming County's percentage of high school graduates planning to go to college is 40%, which is lower when compared to Pennsylvania at 60%. Looking at educational attainment, nearly 50% of Lycoming County's population aged 25 or older have either only a high school education or do not have a diploma. This is higher than the state and national percentages. Conversely, the percentage of adults over the age of 25 with a Bachelors, Graduate, or Professional degree is lower compared to Pennsylvania and the nation. While Lycoming County is slightly better than Pennsylvania and the rest of the nation regarding its literacy rate, it is still problematic with 41% of customers surveyed claiming to be aware of adults in the community who cannot read, which is increased from 2021 when it was 29%.

The three main themes are: quality early care and education options, difficulty in recruiting and retaining employees, and employability and life skills training.

### 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	184	383	2	2	0
Arts, Entertainment, Accommodations	1,331	1,301	12	7	-5
Construction	488	459	4	3	-2
Education and Health Care Services	2,550	6,172	23	34	10
Finance, Insurance, and Real Estate	556	946	5	5	0
Information	180	285	2	2	0
Manufacturing	1,363	3,031	13	17	4
Other Services	459	772	4	4	0
Professional, Scientific, Management Services	624	1,282	6	7	1
Public Administration	0	0	0	0	0
Retail Trade	1,288	1,174	12	6	-5
Transportation and Warehousing	489	646	5	4	-1
Wholesale Trade	452	1,062	4	6	2
Total	9,964	17,513	--	--	--

**Table 40 - Business Activity**

Data 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)  
Source:

## Labor Force

Total Population in the Civilian Labor Force	13,830
Civilian Employed Population 16 years and over	13,055
Unemployment Rate	5.73
Unemployment Rate for Ages 16-24	10.92
Unemployment Rate for Ages 25-65	3.36

**Table 41 - Labor Force**

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People
Management, business and financial	2,520
Farming, fisheries and forestry occupations	625
Service	1,760
Sales and office	2,730
Construction, extraction, maintenance and repair	705
Production, transportation and material moving	760

**Table 42 – Occupations by Sector**

Data Source: 2016-2020 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	10,403	87%
30-59 Minutes	1,274	11%
60 or More Minutes	322	3%
<b>Total</b>	<b>11,999</b>	<b>100%</b>

**Table 43 - Travel Time**

Data Source: 2016-2020 ACS

## Education:

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

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	600	55	785
High school graduate (includes equivalency)	2,965	220	1,200
Some college or Associate's degree	3,060	110	905
Bachelor's degree or higher	3,150	65	345

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

Data Source: 2016-2020 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	30	25	65	315	105
9th to 12th grade, no diploma	305	340	205	490	540
High school graduate, GED, or alternative	2,060	1,475	755	2,150	1,530
Some college, no degree	2,755	880	545	925	390
Associate's degree	190	815	175	740	275
Bachelor's degree	170	1,050	450	920	410
Graduate or professional degree	0	290	355	490	265

**Table 45 - Educational Attainment by Age**

Data Source: 2016-2020 ACS

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

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,833
High school graduate (includes equivalency)	26,970
Some college or Associate's degree	29,610
Bachelor's degree	39,507
Graduate or professional degree	72,222

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

Data Source: 2016-2020 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 35% of the total jobs. The data shows that there is a 10% undersupply of labor (more jobs than workers) in this sector.
2. Manufacturing. Jobs in the Manufacturing sector comprise 17.3% of the total jobs. The data shows that there is a 4% undersupply of labor (more jobs than workers) in this sector.

The remaining sectors comprise less than 10% of the total 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 low unemployment rate, number of retirements, childcare issues, and transportation are all challenges. Recruiting from outside the area has also proven to be difficult, due primarily to the lower pay offered. Employers stress the low cost of living, employment benefits provided, and the community's cultural amenities, yet the lower pay scale works as a disincentive.

The retention of employees is also a challenge as the employees are looking for different types of flexibility, such as shorter work weeks and work from home options, which some employers cannot accommodate. As the workforce has moved to allow more remote work over the last several years, this is also impacting the pool of qualified employees

The needs for infrastructure improvements were determined through informal discussion as well as during public meetings with the City Council and staff. Priority infrastructure needs of the Council focused on streets, sidewalks/curb cuts, and recreational facilities.

- Many sections of the city are heavily traveled for three reasons: 1) Routes 15, 220 and 180 merge at the city; 2) the city is a regional center for commerce; and 3) Lycoming College and Pennsylvania College of Technology have both a considerable off-campus (but in city) enrollment and a fair number of commuting students for day and evening classes. These add up to heavier than normal street traffic, foot traffic, and parking problems.
  - Sidewalk and curb cut improvements that enhancement the city's walkability will continue to be a high priority that increase foot traffic for local businesses.
  - Street and parking planning will also continue to be reviewed and modified.

- Improved, accessible public recreational facilities are also a focus for the city in order to ensure that those who live, work and visit in the city have quality accessible opportunities to keep them living in, working in, and visiting the city. Amenities such as the city parks and swimming pool increase the likelihood of people staying or relocating which leads to increased tax revenue and economic success of the downtown, which in turn leads to more jobs and city-wide improvements.

Unemployment rates in Lycoming County in 2020 peaked at 11.5%. In July of 2024, the rate was at 3.9%. With the unemployment rate low, there are fewer adults looking for employment and thus jobs are available, yet hard to match with appropriate candidates.

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.

**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 need revitalization. Investments made in these zones are eligible for deferral or elimination of federal taxes on capital gains. 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 in designated LERTA areas.

Job training for youth and adults was seen as an area of need across community survey, partner survey, and focus groups, just as it was in 2021. Fifty-five percent of partner survey participants stated that youth job training needs are not getting enough attention, while 42% stated that adult job training opportunities in Lycoming County need to be focused on.

Along with the need for employment-related training, life skill training was noted as something particularly important. Employers can often teach skills, but it is much more difficult to do so with individuals that lack personal responsibility, time management, and other skills that create a strong work ethic. Discussion within the focus groups highlighted the need for job training to incorporate life skills that shape a person into a better employee. These skills include time management, teamwork,

work ethic, initiative, and communication. Enhancing both the financial literacy and life skills for youth and adults will help create a better workforce in Lycoming County. Focus groups noted soft skills or life skills throughout as areas of need for adults, as well as youth transitioning to the workforce.

Budgeting programs that include practical approaches and tools for flexible budgeting techniques, as well as strategies of how to deal with life's challenges are needed. Better understanding of banking, credit, insurance, along with homeowner responsibilities and renter rights are also areas that many human service customers see educational need.

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

Lycoming County's percentage of high school graduates planning to go to college is 40%, which is lower when compared to Pennsylvania at 60%. Looking at educational attainment, nearly 50% of Lycoming County's population aged 25 or older have either only a high school education or do not have a diploma. This is higher than the state and national percentages. Conversely, the percentage of adults over the age of 25 with a Bachelors, Graduate, or Professional degree is lower compared to Pennsylvania and the nation. While Lycoming County is slightly better than Pennsylvania and the rest of the nation regarding its literacy rate, it is still problematic with 41% of customers surveyed claiming to be aware of adults in the community who cannot read, which is increased from 2021 when it was 29%.

According to the Business Activity table above, there is a 10% undersupply of labor (more jobs than workers) in Education and Health Care Services, the largest employment sector in the county. This corresponds with the lower percentage of college graduates in the county.

Job training for youth and adults was seen as an area of need across community survey, partner survey, and focus groups, just as it was in 2021. Fifty-five percent of partner survey participants stated that youth job training needs are not getting enough attention, while 42% stated that adult job training opportunities in Lycoming County need to be focused on.

The largest percentage of persons not in the labor force by educational attainment are those who did finish high school followed by those who did not. The available job opportunities in manufacturing may not require a high school diploma or require only technical training to meet the demand for manufacturing workers. Unemployed adults need programs that will provide them with the technical skills needed for employment to help fill this gap as well. This corresponds with the 4% undersupply of labor (more jobs than workers) in this sector.

**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.

Central operations are 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.

Programs offered by PA CareerLink® include:

- **Occupational Skills Training for Unemployed and Employed Workers:**  
Increases an individual's ability to obtain a job, enter a new career path or receive a promotion that leads to self-sufficiency. The goal of this skills training will result in full-time employment that pays family sustaining wages and offers health care benefits.
- **Trade Adjustment Assistance Act:**  
PA CareerLink® also provides re-employment services and income support to assist individuals who have become either unemployed or had hours reduced as a result of increased imports from, or shifts in production to, foreign countries. These supportive services supported by the Trade Adjustment Assistance Act may be expanded to secondary workers of businesses or suppliers to the primary company or firm. The goal of the Trade Act programs is to help trade-affected workers return to suitable employment as quickly as possible.
- **On-the-Job Training (OJT):**  
OJT is designed for individuals who already possess some job-related skills and have been laid off, are making career changes or are re-entering the labor force. An OJT gives the individual an opportunity to acquire new job-specific skills and knowledge, while receiving the same wages and benefits as current employees in the same or similar position.
- **Adult Basic Education and GED Classes:**  
Designed to help individuals develop basic skills by using real life contextual learning with an emphasis on finding and keeping family-sustaining employment. General Educational Development (GED) classes prepare individuals for the high school equivalency examination.
- **Job Preparation, Retention and Advancement Skills Workshops:**  
Helps fine tune the soft skills that employers are looking for in every employee.
- **Special Initiative Training Programs:**

Often available for a limited time based on funding, vary in length and scope depending on factors such as the needs of employers, the needs of job seekers, and anticipated growth in emerging industries.

- **Incumbent Worker Training:**

Employers often seek resources to assist in training their incumbent workforce on new equipment, technologies or processes or developing their skills in quality, safety, leadership or supervisory competencies.

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

Municipalities located within Lycoming County including the city participate in a Comprehensive Economic Development Strategy (CEDS) through the County's SEDACOG membership. Each County in the SEDACOG region (11 total counties) appoints one Commissioner and a second Representative to serve on the SEDACOG Board.

SEDACOG's 5-Year Comprehensive Economic Development Strategy (CEDS) was developed in coordination with the SEDACOG Board and SEDACOG CEDS Committee which represents the main economic interests of the Region and includes private sector representatives as a majority of its membership. The Committee collectively provides a very broad-based range of input into the CEDS process and has the responsibility for working with staff to develop and update the region's CEDS for review and approval by the SEDACOG Board of Directors. This plan was ultimately approved by the 22 member SEDACOG board.

The goals that have been developed as part of the 5-year CEDS will be used to identify and evaluate projects and proposals in the region. The strategic goals are:

1. Encourage the protection, modernization, and expansion of existing businesses and job opportunities, and where appropriate, encourage entrepreneurship and the recruitment of new business and industry consistent with the character of the Region.
2. Aggressively encourage the deployment of technology and widespread accessibility to broadband services and capabilities.
3. Encourage the upgrading of skills and talents for the Region's workforce and the creation of family-sustaining wages.
4. Encourage the prudent utilization of the Region's natural resources in an environmentally sustainable manner (including land, water, natural gas, and lumber).
5. Improve and expand infrastructure, flood resiliency, and conservation/greening efforts to enhance the older and rural centers throughout the area for business and economic development.
6. Encourage the promotion of the Region as a destination for travel, recreation, and tourism.

7. Cultivate efforts for the Region to become resilient in the face of natural disasters, pandemics, and economic downturns.

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

The city may consider using public financing such as CDBG for economic development purposes over the next five-year period.

### **Discussion**

Economic trends are fundamental to the understanding of the housing market because of the relationship between jobs, income, and housing choice. An area that is adding jobs attracts new households. Conversely, an area that is declining as an employment center might lose population (and therefore households) over time.

## **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.

HUD has not provided prepopulated data illustrating where households with multiple housing problems are located. The best information that the city has concerning households with multiple housing problems is only focused municipality wide. Discussion on this topic is provided in the Needs Assessment portion of the Consolidated Plan.

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

HUD defines a Racially or Ethnically Concentrated Area of Poverty as a census tract where:

- (1) the non-white population comprises 50 percent or more of the total population; and
- (2), the percentage of individuals living in households with incomes below the poverty rate is either:
  - (a) 40 percent or above; or
  - (b) three times the average poverty rate for the metropolitan area, whichever is lower.

Of the nine Census Tracts, the highest minority concentration (37%) is located in Census Tract 4. The percentage of minority population in Census Tract 6 is 30% and in Census Tract 1 is 25%. The remaining tracts all have minority populations of less than 20%. There are no specific areas or neighborhoods with concentrations of Asian or American Indian, Alaska Native populations.

Census Tracts 4, 6 and 8 have the greatest concentration of low-income households. CT1, BG1; CT3 BGs 1, 2, 4, 6 & 7; CT5 BG 1 & 2; CT9 BG2; and CT10 BG3 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 accommodate the Pennsylvania College of Technology campus.

**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 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.

## **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 a family with free tablets and affordable internet access in an effort to bridge the digital divide commonly experienced among low-income residents. The program is 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 ensures 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.**

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

The Lycoming County 2020 All Hazard Mitigation Plan Update identified the following goals:

- Prevent hazards from impacting the community by focusing on providing technical assistance and building more capacity at the municipal level
- Protect the people, property, and environment in hazard areas
- Maintain and enhance emergency services capabilities in the community
- Protect natural resources within the hazard areas
- Ensure that stakeholder groups have the necessary information to mitigate against hazard impacts
- Implement structural projects to reduce the impact 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. The City of Williamsport is a majority of areas of reduced risk due to the Levee with smaller portion of .2% and 1% probability of flooding areas.

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 following priorities have been identified for the City of Williamsport for the period of FFY 2025 through FFY 2029 for its CDBG and HOME program:

#### **Housing Priority**

- **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.

#### **Community and Economic Development Priority**

- **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.

#### **Other Special Needs Priority**

- **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.

#### **Administration, Planning, and Management Priority - (High Priority)**

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

- **AM-1 Overall Coordination** - Provide program management and oversight for the successful administration of Federal, State, and locally funded programs, including planning services for special studies, annual action plans, five-year consolidated plans, substantial amendments,

consolidated annual performance and evaluation reports (CAPER), environmental reviews and clearances, fair housing, and compliance with all Federal, State, and local laws and regulation.

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

### Geographic Area

1	Area Name:	City of Williamsport
	Area Type:	Local Target Area
	Other Target Area Description:	-
	HUD Approval Date:	-
	% of Low/ Mod:	57.5%
	Revital Type:	Comprehensive
	Other Revital Description:	Low- and Moderate-Income Qualifying Areas throughout the City of Williamsport
	Identify the neighborhood boundaries for this target area.	This is based on the municipal boundaries.
	Include specific housing and commercial characteristics of this target area.	Lack of housing accessibility for elderly and disabled residents, aging and deteriorating housing stock, commercial structures, and public infrastructure.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	This was done through consultation meetings and interviews, community notices, public hearings, and other planning documents.
	Identify the needs in this target area.	The needs are public service programs, housing rehabilitation, new construction, demolition, job creation and retention, public and community facility improvements, infrastructure improvements, code enforcement, and public safety improvements.
	What are the opportunities for improvement in this target area?	The opportunities are developable land and sites for redevelopment for housing and job creation.
	Are there barriers to improvement in this target area?	The largest barriers are funding and lack of interest from private investors.

Table 47 - Geographic Priority Areas

### General Allocation Priorities

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

for HOPWA)

The City of Williamsport allocates at least 70% of its CDBG funds to service areas with populations of at least 51% low- and moderate-incomes. The following census tracts and block meet these parameters:

- Census Tract 1, Block Group 1: 67.5%
- Census Tract 3, Block Group 1: 68.2%
- Census Tract 3, Block Group 2: 56.3%
- Census Tract 3, Block Group 4: 64.8%
- Census Tract 3, Block Group 6: 81.5%
- Census Tract 3, Block Group 7: 73.2%
- Census Tract 4, Block Group 1: 89.6%
- Census Tract 4, Block Group 2: 86.0%
- Census Tract 4, Block Group 3: 83.8%
- Census Tract 4, Block Group 4: 96.4%
- Census Tract 4, Block Group 5: 80.1%
- Census Tract 5, Block Group 1: 53.1%
- Census Tract 5, Block Group 2: 55.6%
- Census Tract 6, Block Group 2: 71.4%
- Census Tract 8, Block Group 1: 87.7%
- Census Tract 8, Block Group 2: 87.2%
- Census Tract 9, Block Group 2: 56.1%
- Census Tract 10, Block Group 3: 67.6%

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.

The city's population is predominately low- and moderate-incomes, 57.5%.

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

### Priority Needs

1.	Priority Need Name	Housing Priority
	Priority Level	High Priority
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	City Wide
	Associated Goals	HS-1 Fair Housing HS-2 Housing Stock
	Description	There is a need to support Fair Housing activities, improve the quality of the housing stock, and develop affordable rentals.

	<b>Basis for Relative Priority</b>	<ul style="list-style-type: none"> <li>Consultation meetings and interviews with city staff, housing and social service providers.</li> </ul>
<b>2.</b>	<b>Priority Need Name</b>	<b>Community and Economic Development Priority</b>
	<b>Priority Level</b>	High Priority
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-Housing Community Development
	<b>Geographic Areas Affected</b>	City Wide
	<b>Associated Goals</b>	DV-1 Community Facilities DV-2 Infrastructure DV-3 Employment

	<b>Description</b>	There is a need to improve community facilities, infrastructure, and support the local economy.
	<b>Basis for Relative Priority</b>	<ul style="list-style-type: none"> <li>• FFY 2025 Public Hearings</li> <li>• Consultation with city staff and Council</li> </ul>
<b>3.</b>	<b>Priority Need Name</b>	<b>Other Special Needs Priority</b>
	<b>Priority Level</b>	High Priority
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-Housing Community Development
	<b>Geographic Areas Affected</b>	City Wide
	<b>Associated Goals</b>	SN-1 Public Safety SN-2 Social Services

	<b>Description</b>	There is a need to adapt to changing residents' needs in the aftermath of the Coronavirus pandemic.
	<b>Basis for Relative Priority</b>	<ul style="list-style-type: none"> <li>• FFY 2025 Public Hearings</li> <li>• Consultation with city staff and Council</li> <li>• Consultation meetings and interviews with social service providers</li> </ul>
<b>4.</b>	<b>Priority Need Name</b>	<b>Administration, Planning, and Management Priority</b>
	<b>Priority Level</b>	High Priority
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-Housing Community Development
	<b>Geographic Areas Affected</b>	City Wide
	<b>Associated Goals</b>	AM-1 Overall Coordination

	<b>Description</b>	Provide program management and oversight for the successful administration of Federal, State, and locally funded programs, including planning services for special studies, annual action plans, five-year consolidated plans, substantial amendments, consolidated annual performance and evaluation reports (CAPER), environmental reviews and clearances, fair housing, and compliance with all Federal, State, and local laws and regulations.
	<b>Basis for Relative Priority</b>	Consultation with city staff and Council

**Table 48 – Priority Needs Summary**

### **Narrative (Optional)**

- **High Priority** - Activities are assigned a high priority if the city is anticipated to utilize CDBG funds to finance activities during the Five-Year Consolidated Plan period.
- **Low Priority** - Activities are assigned a low priority if the activity is not anticipated to be funded by the city during the Five-Year Consolidated Plan period.

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

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	<p>The County of Lycoming has been approved to use \$200,000 in PHARE funding for a Master Leasing program that provides tenant based rental assistance to those persons who are faced with possible homelessness. The city will not use HUD funding for this program but will partner with Lycoming County as necessary to ensure 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.</p> <p>Lycoming County has also received PHARE funding to offer a supportive housing program for persons who are at risk of becoming homeless.</p>
TBRA for Non-Homeless Special Needs	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 people who have special needs.
New Unit Production	The city is producing new units working with its CHDOS, Greater Lycoming Habitat for Humanity and Lycoming Neighborhood Development Corp.
Rehabilitation	The City will continue to use its federal funds to assist low-income homeowners with housing rehabilitation and accessible housing rehabilitation.
Acquisition, including preservation	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 five-year period for the City of Williamsport runs from January 1, 2025, through December 31, 2029. The city will receive \$1,002,670 for CDBG and \$237,503.04 for HOME for FFY 2025. Given that funding allocations are unknown for future federal fiscal years, an allocation amount of \$1,000,000 for CDBG and \$300,000 for HOME is utilized for each federal fiscal year between FFY 2026 through FFY 2029 in projection immediately below.

The accomplishments of these projects will be reported following the conclusion of each program year, in the Consolidated Annual Performance and Evaluation Report (CAPER).

### 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: \$		
<b>CDBG</b>	<b>Public-federal</b>	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	<b>\$1,002,670</b>			<b>\$1,002,670</b>	<b>\$4,000,000</b>	The City anticipates that it will receive \$4,000,000 of CDBG funds in program years two - five.
<b>HOME</b>	<b>public - federal</b>	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	<b>\$237,503.04</b>	<b>\$300,000</b>	<b>0</b>	<b>\$537,503.04</b>	<b>\$800,000</b>	The City anticipates that it will receive \$800,000 in HOME funds in program years two - five.

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**

In addition to the CDBG and HOME Entitlement funds, the City of Williamsport anticipates the following resources may be available to private individuals/families and local non-profit organizations to undertake the strategies identified in the Five-Year Consolidated Plan:

- American Rescue Plan – State Local Fiscal Recovery Funds
- Emergency Solutions Grant
- First Time Home Buyers Assistance Program
- Infrastructure Investment and Jobs Act
- Low-Income Housing Tax Credit Program (LIHTC)
- Pennsylvania Department of Transportation Multi-Modal transportation Fund
- Pennsylvania Department of Conservation and Natural Resources grant programs
- Pennsylvania Assistive Technology Foundation
- Weatherization Program
- Pennsylvania Housing Finance Agency
- Pennsylvania Municipal Liquid Fuels Program
- Public Housing Developments
- Section 8 Rental Assistance Program
- U.S. Department of Agriculture (USDA) Rural Development single Family Housing Programs

Other resources that may be available to the City of Williamsport in FFY 2025 to address needs identified in the FFY 2025-2029 Five Year Consolidated Plan are listed below:

- FFY 2018-2024 CDBG Funds
- Local general funds
- Pennsylvania Municipal Liquid Fuels Program

The City of Williamsport is considered a distressed community; the City 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**

Publicly owned property will likely be utilized for any Public Facility or Infrastructure projects.

**Discussion**

The City of Williamsport will continue to work cooperatively with private, public, and non-profit agencies and partners to address the needs identified in the Consolidated Plan. The City of Williamsport anticipates that projects funded in FFY 2025 will require minimal additional matching funds. Other goals identified in the Consolidated Plan and not funded utilizing CDBG or HOME funds in FFY 2025, may utilize other public or private funds, as necessary.

## 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 Affordable Housing Rental	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
Central PA Continuum of Care	Government agency	Homelessness	Region
SEDA-COG	Government agency	Community Development – Public Facilities, Neighborhood Improvements, Public Services, Economic Development Planning	Region

**Table 51 - Institutional Delivery Structure**

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

Compared to other HUD grantees, the city is quite small in size, population, and tax base. Given this reality, a majority of the efforts discussed in this FFY 2025-2029 Consolidated Plan need to be addressed with the assistance of other organizations. Many of these organizations are located throughout Lycoming County, some even outside of Lycoming County.

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 partnered 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.

These organizations' service areas can be coterminous with the county or even on a more regional scale. As a result, services and evaluation of public needs are often more regionally focused. This can be both a strength and a weakness. Communities often have similar challenges, so it makes sense to address issues with a collaborative, regionally oriented mentality. However, the city also then does not always have direct control with how it addresses its challenges, including in the context of the FFY 2025-2029 Consolidated Plan.

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X	X	X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X

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			
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 PA Department of Human Services 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 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. administers HEMAP funds in Lycoming County. Both agencies are in the City of Williamsport.
- Utility Assistance. The County Department of Public Assistance administers the State funded Low Income Energy Assistance Program (LIHEAP), which helps 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 month's 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 helps 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	DV-1/DV-2 Public Facilities and Infrastructure	2025	2029	Non-Housing Community Development	City-wide	Public Facilities	CDBG: \$3,625,000	Public facility or infrastructure; Activities other than low-moderate income housing benefit: 27,754 Persons Assisted; Other: 1
2	HS-2 Housing Rehabilitation	2025	2029	Affordable Housing	City-Wide	Affordable Housing	CDBG: \$250,000 HOME: \$437,000	Homeowner Housing Rehabilitation: Household Housing Unit 10; Other:1
3	HS-2 Accessible Housing	2025	2029	Affordable Housing	City-Wide	Affordable Housing	CDBG: \$125,000	Homeowner Housing Rehabilitated: 5 Household Housing Unit Other: 1
4	Blight Elimination	2025	2029	Blight Elimination	City-Wide	Blight Elimination	CDBG: \$0	Buildings Demolished: 0 Other: 0
5	HS-2 Home Ownership	2025	2029	Affordable Housing	City-Wide	Affordable Housing	HOME: \$375,000	Direct Financial Assistance to Homebuyers: 5 Household Assisted
6	AM-1 Administration	2025	2029	Administration	City-Wide	Affordable housing; blight elimination; homelessness prevention; public facilities	CDBG: \$1,002,670 HOME: \$100,503.04	Other: 1
7	HS-2 Construction of New Housing	2025	2029	Affordable Housing	City-Wide	Affordable Housing	HOME: \$425,000	Construction of single-family homes: 6 households assisted

**Table 53 – Goals Summary**

## Goal Descriptions

Goal Name		Goal Description
1	GOAL NAME	Public Facilities and Infrastructure
		Public facilities and infrastructure projects include street reconstruction and related improvements, curb ramp reconstruction, park and recreational facility improvement and installation of accessibility measures at city-owned facilities.
2	GOAL NAME	Housing Rehabilitation
	GOAL DESCRIPTION	This goal assists income eligible households to make code, safety, and other needed repairs to their homes.
3	GOAL NAME	Accessible Housing
		This program offers grants of up to \$25,000 for accessibility improvements for residential properties occupied by income eligible persons with disabling conditions.
4	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.
5	GOAL NAME	Home Ownership
	GOAL DESCRIPTION	The homebuyer assistance program makes the purchase of homes more affordable for residents. 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.
6	GOAL NAME	Administration
	GOAL DESCRIPTION	The goal is to administer the CDBG and HOME programs according to HUD regulations.
7	GOAL NAME	Construction of New Housing
	GOAL DESCRIPTION	The city will also assist with home ownership activities working with one of its two CHDO's. The city will also work with a CHDO to construct six new single-family homes with Habitat for Humanity.

**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 achieve the following affordable housing goals during the five year period:

- Provide for the rehabilitation of 10 owner-occupied single-family homes.
- Provide accessibility improvements for 5 income eligible households.
- Provide 6 new construction affordable owner-occupied single-family homes.
- Provide 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 Housing Authority is not under a Section 504 Voluntary Compliance Agreement.

According to the Lycoming Housing Authority there is no need to increase the number of accessible units. In 2024, the Authority converted 8 apartments into fully accessible units. There are plans to convert an old administrative office space into a 2-bedroom accessible unit in 2025. LHA also plans to renovate one unit to meet ADA standards at the Mary Slaughter Apartments in 2025.

LHA plans to renovate one unit to meet ADA standards at the Mary Slaughter Apartments in 2025.

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

LCHA posts 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 are provided through the Section 32 Homeownership program and the Family Self-Sufficiency program. The Section 32 Homeownership program is intended to assist public housing or Section 8 participants in purchasing their own home through the disposition of public housing units. LCHA identified that the down payment is the primary barrier to homeownership for program participants. LCHA assists prospective homeowners by holding notes on the property and helping and counseling to program participants. A low-income family purchased the last Section 32 homeownership home in 2024. All the homes have been removed from the public housing inventory and occupied by homeowners.

The Family Self-Sufficiency Program is a five-year program designed to assist families to become economically self-sufficient. Participants work with a case manager to identify goals, and the steps needed to become free from welfare assistance. Escrow accounts are created for families that experience an increase in rent due to an increase in earned income. LCHA gave \$79,593.69 in escrow funds to four families graduating from the program in 2023. Most families identify homeownership as their number one goal. Families on the Section 32 Homeownership program are encouraged to also participate in the FSS program to further their ability to successfully purchase a home through that program. LCHA has 28 families who participate in the FSS program.

In addition to the FSS and Homeownership program for LCHA participants, LCHA 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. A Section 8 participant also has a reserved position on LCHA's Board of Directors. LCHA posts all changes to the

administrative plans and policies at all development sites and welcomes resident comments and feedback.

LCHA has an active Resident Council that consists of five Board members. The role of the LCHA Resident Council is to improve the quality of life and resident satisfaction and participate in self-help initiatives to enable residents to create a positive living environment for families in public housing.

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

No

**Plan to remove the 'troubled' designation**

NA

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

### **Barriers to Affordable Housing**

There are a variety of barriers to affordable housing. There are developmental barriers that include land acquisition costs, construction costs and permit fees. Often 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 affect 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 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, many of which are ongoing and will be taken into consideration for 2025. Additionally, as mentioned in the 2020-2024 Consolidated Plan, the city will continue to explore inclusionary options such as adjustment of minimum parting requirements for new units and incentives for or partnerships with developers to provide a variety of affordable housing options for low- to moderate-income households.

### **Discussion:**

The following strategies have been proposed as strategies to maintain existing affordable housing and create opportunities for new units of affordable housing, per the city's Analysis of Impediments Fair Housing Study:

- Publicizing and promoting an annual fair housing hearing to provide residents with the opportunity to voice concerns related to fair housing.
- Ensuring municipal staff have access and understand fair housing educational materials to be shared among the public.
- Continue to educate homeowners, residents and housing professionals about laws, rights, and responsibilities.
- When opportunities arise, support public and private efforts to create new units of affordable housing.
- Consider accessible housing needs when allocating CDBG funding.
- Continue to submit an annual right-to-know request to PHRC, addressing any/all complaints received.
- Inform local and regional CIL about related projects.
- Support CIL efforts through information management.
- Participate in annual Fair Housing and Home Ownership month activities.
- A re-evaluation of the AI will occur as although the AI is a great informational document, there is not much of a list of actionable items. This evaluation with action ideas to remove any impediments is underway.

## **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.

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

The city is a member of the Coordinated Services Task Force that meets once per month. The Task Force is comprised of approximately 80 organizations that meet to share information and resources. The Task Force’s responsibilities include obtaining the information needed to apply for Continuum of Care and related Housing Assistance Program funding. The Coordinated Task Force shares information and

resources regarding homeless individuals/households and their needs.

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

Emergency shelter and transitional housing services are provided by a number of organizations in Williamsport. 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.

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 people.

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

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 pipelines, 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 people 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.

Several structural barriers to poverty are addressed through different local policies. For example, the city has 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.

More direct efforts to alleviate poverty by combining case management, social services, job training, and housing assistance are more common through collaboration with the Task Force.

The goals of the FFY 2025-2029 Consolidated Plan concerning economic development include:

#### **Community and Economic Development Priority - (High Priority)**

There is a need to improve the public and community facilities, infrastructure, employment 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.

**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.

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

Providing access and increasing the supply of affordable housing is integrally tied to the city's antipoverty strategy. The most successful way to implement this antipoverty strategy is through providing affordable housing. Collaboration between the City, SEDA-COG, public and private partners, and other non-profit organizations will continue to be necessary over the next five years to meet the goals of the FFY 2025-2029 Consolidated Plan, the Analysis of Impediments Fair Housing Study, and other goals mutually beneficial for the city and its partners as it relates to both poverty and affordable housing.

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

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

## **SP-80 Monitoring – 91.230**

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

The Office of Economic & Community Development oversees 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 are 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 insure 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 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. The city was not compliant with the timeliness standard in 2023. A Timeliness Workout Plan is in place.

All subrecipients of CDBG and HOME funds are subject to monitoring. The Office of Economic & Community Development maintains a written policy for the monitoring of its subrecipients. Fiscal monitoring includes 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 is conducted using the SBA HUBZone database, HUD Section 3 business registry, SEDA-COG MBE/WBE/S-3 list and locally known contacts.

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.

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.

In Program Year 2023, the city has entered into a formal legal agreement with SEDA-COG to provide full administration of the grant(s). SEDA-COG Community Development Staff will manage 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 will include 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 to be carried out on a project-by-project basis include Labor Standards Enforcement and completion of the required Environmental Review(s).

As the grantee, the city will retain 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 shall assist the city in preparing the necessary contract documents. SEDA-COG shall set up, maintain, and requisition funds through the IDIS system. The City of Williamsport, however, shall have final authority on the actual issuance of payment.

The chief elected official shall serve as the contact person between the city and SEDA-COG in order to assist in the coordination of grant management activities. The City Council may also utilize other necessary expertise, at their discretion. Specific activities may require certain delivery services over and above the activities listed. HUD funds may be utilized to support archaeological, architectural, and/or engineering services, in addition to legal consultation.

SEDA-COG is an established Council of Governments created by eleven (11) counties with a mandate to provide planning and development assistance services to governments within its region. The agency provides a variety of services and has a successful track record in community development, project development, and contract administration. SEDA-COG's Community Development Program is also an approved Commonwealth vendor under ITQ Solicitation No. 4400007410 and Vendor Contract No.

4400014141 for Technical Assistance – Federal Grant or Loan Programs. SEDA-COG is also a COSTARS Participating Member (No. 3186).

SEDA-COG's Community Development team consists of fourteen experienced professionals and numerous support personnel, including secretarial, word and data processing, and graphics staff. Additional specialized technical expertise is available through other SEDA-COG program staff with credentials in business development, finance, accounting, design, construction management, inspection, and supervision.

SEDA-COG's Community Development team is comprised of the following individuals:

- Tyler Dombroski, Director
- Jamie Shrawder, Program Manager
- Tonia Troup, Program Analyst
- Leslie Hosterman, Program Analyst
- VACANT, Program Analyst
- Carol Kearney High, Program Analyst
- Angie Kemberling, Senior Program Analyst
- Leslie Hosterman, Program Analyst
- Hanorah Lucas, Program Analyst
- Sarah Biddle, Program Assistant
- Andrea Genovese, Program Assistant
- Susan Shaffer, Program Assistant
- Debra Lyons, Program Assistant

The grant is managed by Jamie Shrawder, with supervision provided by Tyler Dombroski, Director of the Community Development Program at SEDA-COG. Collectively, team members have over 50 years of experience in the housing and community development field, successfully administering and completing over 1,000 federally funded projects.

## Expected Resources

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

#### Introduction

#### 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 City of Williamsport	Public-Federal	Public Facilities, Administration	\$1,002,670	<b>\$0</b>	\$0	\$1,002,670	\$0	Funds for housing and non-housing community development needs in accordance with 2025-2029 Consolidated Plan
HOME City of Williamsport	Public-Federal	Acquisition, Homebuyer Assistance, Housing rehabilitation Administration	\$237,503.04	<b>\$300,000</b>	<b>\$0</b>	\$537,503.04	\$0	Funds for housing community development needs in accordance with 2025-2029 Consolidated Plan

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**

In addition to the CDBG and HOME Entitlement funds, the City of Williamsport anticipates the following resources may be available to private individuals/families and local non-profit organizations to undertake the strategies identified in the Five-Year Consolidated Plan:

- American Rescue Plan – State Local Fiscal Recovery Funds
- Emergency Solutions Grant
- First Time Home Buyers Assistance Program
- Infrastructure Investment and Jobs Act
- Low-Income Housing Tax Credit Program (LIHTC)
- Pennsylvania Department of Transportation Multi-Modal transportation Fund
- Pennsylvania Department of Conservation and Natural Resources grant programs
- Pennsylvania Assistive Technology Foundation
- Weatherization Program
- Pennsylvania Housing Finance Agency
- Pennsylvania Municipal Liquid Fuels Program
- Public Housing Developments
- Section 8 Rental Assistance Program
- U.S. Department of Agriculture (USDA) Rural Development single Family Housing Programs

Other resources that may be available to the City of Williamsport in FFY 2025 to address needs identified in the FFY 2025-2029 Five Year Consolidated Plan are listed below:

- FFY 2018-2024 CDBG Funds
- Local general funds
- Pennsylvania Municipal Liquid Fuels Program

The City of Williamsport is considered a distressed community; the City 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**

Publicly owned property will likely be utilized for any Public Facility or Infrastructure projects.

**Discussion**

The City of Williamsport will continue to work cooperatively with private, public, and non-profit agencies and partners to address the needs identified in the Consolidated Plan. The City of Williamsport anticipates that projects funded in FFY 2025 will require minimal additional matching funds. Other goals identified in the Consolidated Plan and not funded utilizing CDBG or HOME funds in FFY 2025, may utilize other public or private funds, as necessary.

A substantial amendment was approved by Williamsport City Council on March 5, 2026, to reallocate funds from the Scott Street Pocket Park to Street Reconstruction as follows. Habitat for Humanity is not pursuing the park at this time, and street reconstruction needs additional funds to ensure construction costs are met.

**1. Scott Street Pocket Park**

Current Budget: \$45,000	Budget	Change	\$(45,000)	Modified	Budget	\$0.00

**2. Street Reconstruction**

Current Budget: \$597,997	Budget Change \$45,000	Modified Budget \$642,997
---------------------------	------------------------	---------------------------



## **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	DV-1/DV-2 Public Facilities and Infrastructure	2025	2029	Non-Housing Community Development	City-wide	Public Facilities	CDBG: \$727,136	Public facility or infrastructure; Activities other than low-moderate income housing benefit: 27,754 Persons Assisted; Other: 1
2	HS-2 Housing Rehabilitation	2025	2029	Affordable Housing	City-Wide	Affordable Housing	CDBG: \$75,000 HOME: \$108,753.04	Homeowner Housing Rehabilitation: Household Housing Unit 5; Other:1
3	HS-2 Accessible Housing	2025	2029	Affordable Housing	City-Wide	Affordable Housing	CDBG: \$0	Homeowner Housing Rehabilitated: 0 Household Housing Unit Other: 0
4	Blight Elimination	2025	2029	Blight Elimination	City-Wide	Blight Elimination	CDBG: \$0	Buildings Demolished: 0 Other: 0
5	HS-2 Home Ownership	2025	2029	Affordable Housing	City-Wide	Affordable Housing	HOME: \$75,000	Direct Financial Assistance to Homebuyers: 2 Household Assisted
6	AM-1 Administration	2025	2029	Administration	City-Wide	Affordable housing; blight elimination; homelessness prevention; public facilities	CDBG: \$200,534 HOME: \$23,750	Other: 1
7	HS-2 Construction of New Housing	2025	2029	Affordable Housing	City-Wide	Affordable Housing	HOME: \$30,000 PI: \$300,000	Construction of single-family homes: 6 households assisted

**Table 55 – Goals Summary**

## Goal Descriptions

1	GOAL NAME	Public Facilities and Infrastructure
		Public facilities and infrastructure projects include street reconstruction and related improvements, curb ramp reconstruction, park and recreational facility improvement and installation of accessibility measures at city-owned facilities.
2	GOAL NAME	Housing Rehabilitation
	GOAL DESCRIPTION	This goal assists income eligible households to make code, safety, and other needed repairs to their homes.
3	GOAL NAME	Accessible Housing
		This program offers grants of up to \$5,000 for accessibility improvements for residential properties occupied by income eligible persons with disabling conditions.
4	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.
5	GOAL NAME	Home Ownership
	GOAL DESCRIPTION	The homebuyer assistance program makes the purchase of homes more affordable for residents. 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.
	GOAL NAME	Administration

<b>6</b>	<b>GOAL DESCRIPTION</b>	The goal is to administer the CDBG and HOME programs according to HUD regulations.
<b>7</b>	<b>GOAL NAME</b>	Construction of New Housing
	<b>GOAL DESCRIPTION</b>	The city will also assist with home ownership activities working with one of its two CHDO's. The city will also work with a CHDO to construct six new single-family homes with Habitat for Humanity.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

#### Projects

	Project Name
1.	Street Reconstruction
2.	City Parks Bike Path Phase 1
3.	Owner-Occupied Single Family Housing Rehabilitation
4.	Homebuyer Assistance
5.	Habitat for Humanity Housing Construction

Table 56 – Project Information

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

**STREET RECONSTRUCTION:** Streets throughout the City are deteriorating 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 several streets in low-income areas of the city. The estimate of probable cost for this project is \$600,000 and will be covered with 2025 CDBG funding. Selected streets for reconstruction include Center Street from High Street to Memorial Avenue, and Memorial Avenue from Walnut Street to Center Street. Both streets are located in BG4 CT 4 with 96.4% LMI. These streets provide direct access to the Lycoming Housing Authority Public Housing complexes, a food pantry, and social services offered by Sojourner Truth Ministries. Also funded is Elmira Street from Park Avenue to Kramer's Court which dissects two low-income block groups, BG4 CT4 96.4% LMI and BG1 CT 4 89.6% LMI. This street provides direct access to the American Rescue Workers which provides shelter space and social services, as well as a thrift store and the Family Dollar. Third Street from Arch Street to Poplar Street and Poplar Street from W. Third Street to Federal Avenue will also be reconstructed. These two streets provide city-wide benefit because they are used as the main route to connect the eastern and western portions of the city, and as access to the city school complexes. Fourth Street from Mulberry Street to Hepburn Street is also city-wide benefit because it is a main thoroughfare through the city's downtown commercial district with access to shopping, social services, the library, and other commercial necessities. The city has city-wide LMI at 57.5%.

These streets provide access to social services, churches, businesses, and low-income housing options for city residents. Therefore, this street reconstruction project meets the National Objective of LMA benefit. Additional funds have been added to this activity to ensure construction costs

are covered.

**CITY PARKS BIKE PATH PHASE 1:** Funding is in place to construct a bike park at Shaw Park to include a mountain bike track and a pump track. Construction will take place in 2025. The city has a Safe Streets for All (SSFA) grant that will be used to create a plan for bike/ped needs also in 2025. It can then be used to apply for construction grants for projects to be constructed in the 2027/2028 timeframe. With FFY 2025 CDBG funds, the city will construct a bike path around Shaw Park and Brandon Park with a connection to the Riverwalk. This loop is derived from the existing Williamsport Bike Routes map approved in 2017. It connects two access trails: Susquehanna Riverwalk and Miller's Run Greenway and consists of five miles of bike path: Miller's Run Connector, Riverwalk Connector and a Neighborhood loop.

The bike path will be available to and primarily benefit the entire city. Therefore, this park improvements project meets the National Objective of LMA benefit based on the city-wide LMI of 57.5%.

**SCOTT STREET POCKET PARK:** This project is a part of the city's Brodart Neighborhood Improvement Program (BNIP). It is one of three components of a comprehensive project intended to address a multitude of housing needs in Lycoming County called The Williamsport Housing Strategy. The County and the City of Williamsport have developed a partnership with area organizations to target both financial and human resources that address housing and infrastructure needs in the neighborhood immediately surrounding the former Brodart site. This is a coordinated effort that leverages a multitude of local and state resources.

The Greater Lycoming Habitat for Humanity has committed to building six (6) new homes for low-income, first-time homebuyers. A part of this plan is to include improvement to "green space" as part of this development. The space will include landscaping, benches, and green space for passive recreation and outdoor activities. In addition to growing the city's stock of low-income affordable housing with this project, Habitat for Humanity will also be improving the community. Providing the space for the families living in this area to recreate and relax has the potential to significantly improve the health and wellness of these residents.

As part of the Habitat for Humanity six Scott Street home builds, this park will primarily benefit the six households that will be qualified as low to moderate income to purchase a home from Habitat for Humanity. This activity has been eliminated because Habitat is not interested in pursuing the park at this time.

**OWNER-OCCUPIED SINGLE-FAMILY REHABILITATION:** Housing rehabilitation and preservation activities will improve accessibility and affordability of housing to Williamsport residents. This is especially for low- to moderate-income households who have difficulties maintaining their homes due to housing costs and the City's aging housing stock. According to the 2016-2020 ACS data, the median year of structures built in Williamsport is older than 1939. Homeowners who meet the income qualification criteria are eligible for various code-related improvements to their homes. CDBG funds were to be used for an emergency repair program.

**HOMEBUYER ASSISTANCE:** 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.

**HABITAT FOR HUMANITY NEW HOUSING CONSTRUCTION:** The city will also assist with home ownership activities working with one of its two CHDO's. The city also intends to reprogram \$300,000 of recaptured HOME funds as well as other program income into construction of new housing through Habitat for Humanity. Habitat for Humanity owns the property on which six new single-family homes will be constructed. Anticipated program income is included in this project but will actually be expended on the first project invoice.



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

1.	<b>Project Name</b>	<b>Street Reconstruction</b>
	<b>Target Area</b>	BG4 CT4 96.4% LMI and BG1 CT 4 89.6% LMI  City-wide 57.5% LMI
	<b>Goals Supported</b>	Public facilities and infrastructure
	<b>Needs Addressed</b>	Public facilities
	<b>Funding</b>	CDBG: \$642,997
	<b>Description</b>	Street Reconstruction and Streetscape work
	<b>Target Date</b>	12/31/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	27,754 – the street reconstruction projects have a City-wide benefit; the city has 57.5% LMI.  BG4 CT4 – 1,120 people  BG1 CT4 – 385 people

	<b>Location Description</b>	Selected streets for reconstruction include Center Street from High Street to Memorial Avenue, and Memorial Avenue from Walnut Street to Center Street. Both streets are in BG4 CT 4 with 96.4% LMI. These streets provide direct access to the Lycoming Housing Authority Public Housing complexes, a food pantry, and social services offered by Sojourner Truth Ministries. Also funded is Elmira Street from Park Avenue to Kramer's Court, which dissects two low-income block groups, BG4 CT4 96.4% LMI and BG1 CT 4 89.6% LMI. This street provides direct access to the American Rescue Workers which provides shelter space and social services, as well as a thrift store and the Family Dollar. Third Street from Arch Street to Poplar Street and Poplar Street from W. Third Street to Federal Avenue will also be reconstructed. These two streets provide city-wide benefit because they are used as the main route to connect the eastern and western portions of the city, and as access to the city school complexes. Fourth Street from Mulberry Street to Hepburn Street is also city-wide benefit because it is a main thoroughfare through the city's downtown commercial district with access to shopping, social services, the library, and other commercial necessities. The city has city-wide LMI at 57.5%.
	<b>Planned Activities</b>	Street reconstruction includes curbing, street excavation, rebuilding of subbase, new pavement, drainage improvements, and site restoration. The National Objective is Low/Mode Area Benefit (LMA). The matrix code is 03K, Street Improvements.
2.	<b>Project Name</b>	<b>City Parks Bike Path Phase 1</b>
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Public facilities and infrastructure
	<b>Needs Addressed</b>	Public facilities
	<b>Funding</b>	CDBG: \$84,139
	<b>Description</b>	Bike Path surrounding Shaw and Brandon Parks
	<b>Target Date</b>	12/31/2026

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	27,754 – Bike Path may be utilized by all city residents; therefore, there is City-wide benefit; the city has 57.5% LMI.
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	Construction of a bike path around Shaw Park and Brandon Park with a connection to the Riverwalk. This loop is derived from the existing Williamsport Bike Routes map approved in 2017. It connects two access trails: Susquehanna Riverwalk and Miller’s Run Greenway and consists of five miles of bike path: Miller’s Run Connector, Riverwalk Connector and a Neighborhood loop.
3.	<b>Project Name</b>	<b>Scott Street Pocket Park</b>
	<b>Target Area</b>	Scott Street, Williamsport
	<b>Goals Supported</b>	Public facilities and infrastructure
	<b>Needs Addressed</b>	Public facilities
	<b>Funding</b>	CDBG: \$0
	<b>Description</b>	Improvement to “green space” as part of this six-home development. The space will include landscaping, benches, and green space for passive recreation and outdoor activities.
	<b>Target Date</b>	12/31/2028
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Six low to moderate income households
	<b>Location Description</b>	Scott Street Habitat for Humanity home builds
	<b>Planned Activities</b>	Improvement to “green space” as part of this six-home development. The space will include landscaping, benches, and green space for passive recreation and outdoor activities.

4.	<b>Project Name</b>	<b>Owner-Occupied Single-Family Rehabilitation</b>
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Housing rehabilitation
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$75,000  HOME: \$108,753.04
	<b>Description</b>	This project provides funds for the rehabilitation of income-qualified, owner-occupied single-family homes to a minimum code standard. Eligible rehabilitation activities include, but are not limited to, electrical, roofing, spouting, sidewalks, insulation, and plumbing. CDBG to be used for emergency repairs.
	<b>Target Date</b>	12/31/2028
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is anticipated that 5 families will benefit from this project.
	<b>Location Description</b>	City-wide; locations to be determined by need and income eligibility
	<b>Planned Activities</b>	Housing rehabilitation activities for income-eligible owners of single-family homes in the City will be provided to ensure safe and decent housing. CDBG funds are used for emergency repairs under National Objective LMH. The matrix code is 14A Rehabilitation – Single-Unit Residential.
5.	<b>Project Name</b>	<b>Homebuyer Assistance/CHDO</b>
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Home Ownership

	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$75,000
	<b>Description</b>	Homebuyer assistance program to help eligible households purchase a single-family home.
	<b>Target Date</b>	12/31/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is anticipated that 2 low to moderate income families will benefit from this project.
	<b>Location Description</b>	City-wide; locations to be determined by need and income eligibility
	<b>Planned Activities</b>	The program offers a maximum of 20% of the home purchase price as a deferred repayment, 0% interest loan
6.	<b>Project Name</b>	<b>Habitat for Humanity Housing Construction</b>
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Home Ownership
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$30,000 PI: \$300,000
	<b>Description</b>	Construction of new housing through Habitat for Humanity
	<b>Target Date</b>	12/31/2028
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Six low to moderate income families will benefit from construction of six homes

	<b>Location Description</b>	Scott Street, Williamsport
	<b>Planned Activities</b>	Construction of six single family homes
7.	<b>Project Name</b>	<b>General Program Administration</b>
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Affordable Housing Public Facilities Blight Elimination Public Services
	<b>Funding</b>	CDBG: \$200,534 HOME: \$23,750  For CDBG, the city will increase or decrease the administration allocation if necessary to not exceed 20%, based on the actual allocation from HUD for FFY 2024. For HOME, the city will increase or decrease the administration allocation if necessary to not exceed 10%, based on the actual allocation from HUD for 2024.
	<b>Description</b>	Program Administration
	<b>Target Date</b>	12/31/2032
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable
	<b>Location Description</b>	City-wide

	<b>Planned Activities</b>	This activity is for the administration of the CDBG and HOME programs. The project matrix code is 21A - General Program Administration.
--	---------------------------	---

## **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**

Generally, expenditures will be made on a City-wide basis, or in areas with predominant low- to moderate-income households.

#### **Geographic Distribution**

Target Area	Percentage of Funds
City-Wide	100%

**Table 57 - Geographic Distribution**

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

The entire City of Williamsport qualifies as a low-income area. Projects taking place within specific areas of the city are based on need, and the importance of the project to the City's goals and objectives.

#### **Discussion**

According to the 2016-2020 LMISD, 57.5% of the residents of Williamsport City are low- to moderate-income households. Many of the activities selected for funding are projects that benefit all city residents.

HUD defines a Racially or Ethnically Concentrated Area of Poverty as a census tract where:

- (1) the non-white population comprises 50 percent or more of the total population; and
- (2), the percentage of individuals living in households with incomes below the poverty rate is either:
  - (a) 40 percent or above; or
  - (b) three times the average poverty rate for the metropolitan area, whichever is lower.

Of the nine Census Tracts, the highest minority concentration (37%) is in Census Tract 4. The percentage of the minority population in Census Tract 6 is 30% and in Census Tract 1 is 25%. The remaining tracts all have minority populations of less than 20%. There are no specific areas or neighborhoods with concentrations of Asian or American Indian, Alaska Native populations.

Census Tracts 4, 6 and 8 have the greatest concentration of low-income households. CT1, BG1; CT3 BGs 1, 2, 4, 6 & 7; CT5 BG 1 & 2; CT9 BG2; and CT10 BG3 has a high concentration of low-income households.

Selection of projects to be financed with CDBG and HOME funds is orchestrated by the City of Williamsport's adopted Citizen Participation Plan. Criteria necessary to have a project funded includes but is not exclusively limited to the project's eligibility, financial need, and consistency with the FFY 2025-2029 Five-Year Consolidated Plan. The service area of a project is also of great importance,

particularly given that at least 70% of the City's CDBG project funds must be expended on low- to moderate-income benefit activities. The majority of the city's CDBG funds have a benefit to low- to moderate-income families or people. The following geographic areas are predominately low- to moderate-income based on the 2016-2019 ACS data:

- Census Tract 1, Block Group 1: 67.5%
- Census Tract 3, Block Group 1: 68.2%
- Census Tract 3, Block Group 2: 56.3%
- Census Tract 3, Block Group 4: 64.8%
- Census Tract 3, Block Group 6: 81.5%
- Census Tract 3, Block Group 7: 73.2%
- Census Tract 4, Block Group 1: 89.6%
- Census Tract 4, Block Group 2: 86.0%
- Census Tract 4, Block Group 3: 83.8%
- Census Tract 4, Block Group 4: 96.4%
- Census Tract 4, Block Group 5: 80.1%
- Census Tract 5, Block Group 1: 53.1%
- Census Tract 5, Block Group 2: 55.6%
- Census Tract 6, Block Group 2: 71.4%
- Census Tract 8, Block Group 1: 87.7%
- Census Tract 8, Block Group 2: 87.2%
- Census Tract 9, Block Group 2: 56.1%
- Census Tract 10, Block Group 3: 67.6%

The geographic locations for the FFY 2025 activities are as follows:

Project Name	Primary Benefit Area	LMI
Street Reconstruction		
Fourth Street (Mulberry to Hepburn)	City-wide (LMA)	57.5%
Memorial Ave (Walnut to Center)	BG4 CT4 (LMA)	96.4%
Center Street (Memorial to High)	BG4 CT4 (LMA)	96.4%
Elmira Street (Park to Kramer Court)	BG4 CT 4 & BG1 CT4 (LMA)	96.4%/89.6%
W Third Street (Arch to Poplar)	City-wide (LMA)	57.5%
Poplar Street (W Third to Federal)	City-wide (LMA)	57.5%
City Parks Bike Path Phase 1	City-wide (LMA)	57.5%
Owner-Occupied Single-Family Rehabilitation	City-wide (LMH)	100%
Homebuyer Assistance	City-wide (LMH)	100%
Habitat for Humanity Housing Construction	City-wide (LMH)	100%
Administration	City-wide	

# **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 sought to increase the percentage of homeowners in the community by assisting current City renters 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, the City of Williamsport is also supporting increased home ownership by minority households in agreement with National goals.

2. Reduce housing blight and deterioration among owner-occupied households.

Older housing units that require significant maintenance occupied by households with limited incomes result in deferred maintenance leading to disinvestment, declining property values, and possibly abandonment. 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 homes and avoid being institutionalized or 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 and elderly. People 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 apartments, this is not always feasible 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 homes and avoid being institutionalized or becoming homeless.

4. 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 and elderly. People 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 apartments, this is not

always feasible.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	13
Special-Needs	0
Total	13

**Table 57 - 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	6
Rehab of Existing Units	5
Acquisition of Existing Units	2
Total	13

**Table 58 - One Year Goals for Affordable Housing by Support Type**  
**Discussion**

The city is working with a CHDO to construct six new single-family homes with Habitat for Humanity. FFY 2023 & 2024 funds are also allocated to the construction of these six homes. The city also intends to provide \$300,000 of HOME Program Income to this effort.

The city is expecting to assist five (5) families with its owner-occupied single-family rehabilitation activities using CDBG funds. The City program offers forgivable loans for repairs to owner-occupied single-family homes to income-eligible homeowners. CDBG funds will be used for emergency cases that are not permitted under the HOME program. The city is currently revamping their HOME program to ensure compliance with all regulations. Housing rehabilitation using HOME funds is expected to be recommenced in 2026.

The city is expecting to provide homebuyer assistance to two (2) households in 2025. The City's Homebuyer program offers gap financing to assist eligible households purchase single-family homes. The program offers a maximum of 20% of the home purchase price as a deferred repayment, 0% interest loan.

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

### **Introduction**

As of January 4, 2024, the Lycoming County Housing Authority (LCHA) provides 464 units of public housing and administers 675 Housing Choice Vouchers (HCVs). There are currently 1,694 families on the public housing waiting list and 801 families on the Section 8 waiting list. The Section 8 waiting list is currently closed.

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

Capital fund activities planned for 2025 include:

- Replace cooling tower at Peter Herdic Apartments
- Replace kitchen with commercial grade materials at the Penn Vale Daycare Center
- Repair and upgrade elevator at the Mary Slaughter Apartments
- Renovate one unit to meet ADA standards at the Mary Slaughter Apartments
- Repair and re-seal gable windows at the Mary Slaughter Apartments

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

LCHA posts 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 are provided through the Section 32 Homeownership program and the Family Self-Sufficiency program. The Section 32 Homeownership program is intended to assist public housing or Section 8 participants in purchasing their own home through the disposition of public housing units. LCHA identified that the down payment is the primary barrier to homeownership for program participants. LCHA assists prospective homeowners by holding notes on the property and providing assistance and counseling to program participants. One Section 32 participant is in the process of obtaining financing to purchase the last Section 32 home. All other homes were successfully purchased by low-income families on the program.

The Family Self-Sufficiency Program is a five-year program designed to assist families to become economically self-sufficient. Participants work with a case manager to identify goals, and the steps needed to become free from welfare assistance. Escrow accounts are created for families that experience an increase in rent due to an increase in earned income. LCHA dispersed \$79,593.69 in escrow funds to four families graduating from the program in 2023. Most families identify homeownership as their number one goal. Families on the Section 32 Homeownership program are encouraged to also participate in the FSS program to further their ability to successfully purchase a home through that program. LCHA has 28 families who participate in the FSS program.

In addition to the FSS and Homeownership program for LCHA participants, LCHA 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. A Section 8 participant also has a reserved position on LCHA's Board of Directors. LCHA posts all changes to the administrative plans and policies at all development sites and welcomes resident comments and feedback.

LCHA has an active Resident Council that consists of five Board members. The role of the LCHA Resident Council is to improve the quality of life and resident satisfaction and participate in self-help initiatives to enable residents to create a positive living environment for families in public housing.

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

The PHA is not designated as troubled. LCHA received a High Performer designation for both Public Housing and Section 8.

**Discussion**

The City does not anticipate using CDBG or HOME funds for public housing activities in FFY 2024. LCHA is a county authority.

While there was no loss of landlords in the last year, there appears to be a reduction in the number of available rental units in Lycoming County. This may be due to renters not relocating or moving during COVID, as well as the moratorium on evictions, and rental assistance programs that have been available as a result of the pandemic. LCHA is currently recruiting new landlords.

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

### **Introduction**

Strategy, goals, and action steps for ending chronic homelessness are formulated at the Commonwealth. 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:

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

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 County Housing Authority. However, FFY 2025 CDBG funds from the City of Williamsport will not be used to support activities directly addressing homelessness.

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

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

According to the NT RHAB, no agency volunteered to conduct the Point-in-Time survey in January 2023. Therefore, the number of unsheltered people in Lycoming County is unknown.

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

Emergency shelter and transitional housing services are provided by a number of organizations in

Williamsport.

The Point-In-Time survey conducted for Lycoming County over a period of one night in January 2024 found that there were 133 persons in emergency shelter and 64 persons in transitional shelter.

In 2025, 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 2025, 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 continue assisting 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 2025, 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**

With the continued pandemic, a high demand for emergency shelter and rapid re-housing was identified. Emergency shelters have been at capacity and struggle to comply with changing CDC guidelines including social distancing, quarantine, and isolation.

In addition, 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 provides 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 services and non-profit organizations.

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

### **Introduction:**

There are a variety of barriers to affordable housing. There are developmental barriers that include land acquisition costs, construction costs and permit fees. Often 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 affect 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 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 2025, many of which are ongoing and will be taken into consideration for 2025. Additionally, as mentioned in the 2025-2029 Consolidated Plan, the city will continue to explore inclusionary options such as adjustment of minimum parking 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 to distribute social media outreach. The "Fair Housing Financial Awareness/Home Ownership Social Media" project reached out to Fair Housing institutions; two of which developed short video segments, within the scope of Financial Awareness/Home Ownership. The Pennsylvania Housing Finance Agency (PHFA) created a poster, "Getting a Home Loan: Be Your Own Best Advocate". The videos and poster were uploaded for broadcast on SEDA-COG's Facebook, LinkedIn, X (Twitter) and Instagram accounts during the months of April and July 2024. Grantees and community partners were encouraged to share the videos and poster across various social media platforms, with the goal of raising Fair Housing Financial Awareness and encouraging Home Ownership.

### **Discussion:**

The chart below details the strategies the city will employ to remove or ameliorate barriers to fair and affordable housing.

<b>Fair Housing Issue/Barrier to Affordable Housing: Racially/Ethnically Concentrated Areas of Poverty:</b>
<b>Goal #1: Provide education to housing services providers and developers</b>
Strategies:
(A) 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 grievances 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) Provide a fair housing workshop for housing providers
<b>Goal #2: Continue to fund existing housing programs</b>
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
<b>Fair Housing Issue/Barrier to Affordable Housing: Access to Opportunity</b>
<b>Goal #1: Continue to fund public services for vulnerable populations such as low and moderate income households</b>
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
<b>Goal #2: Increase supply of affordable housing</b>
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
<b>Fair Housing Issue/Barrier to Affordable Housing: Community Health</b>
<b>Goal #1: Improve the quality of existing housing, including home repairs and accessibility modifications</b>
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
<b>Fair Housing Issue/Barrier to Affordable Housing: Public Transit</b>
<b>Goal #1: Maintain key partnerships with STEP and RVT to ensure access to lower opportunity areas</b>
Strategies:
(A) Contribute to SEDA-COG'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
<b>Fair Housing Issue/Barrier to Affordable Housing: Lender Discrimination</b>
<b>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</b>
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

## **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 a positive business climate, which encourages retention, expansion, and growth. The city pursues economic development opportunities through revitalization efforts. The City of Williamsport receives Act 13 funds and uses these funds for improvements to existing infrastructure.

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

The City and the Lycoming County Housing Authority recently updated its Fair Housing Plan in 2020 to affirmatively further fair housing for vulnerable individuals and households such as seniors, the disabled, and at-risk youth.

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

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

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

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

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

The resources and opportunities that the city has for minimizing the number of families with incomes below the poverty line are limited. As 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. The means of addressing both issues are fragmented. Several structural barriers to poverty have been addressed through different local policies. For example, the City complies with Section 3 which requires the employment of Section 3 households in construction contracts when possible; however, contractors often already have the workforce necessary to complete a construction project. The 2018 Community Needs Assessment for Lycoming County identified barriers to employment, lack of employment training and financial literacy as impediments to community and economic development.

In addition to CDBG and HOME activities included in the FFY 2025 Annual Action Plan, the city is also continuing 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 provides

the best avenue to addressing poverty in the city.

### **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 organizations and groups to increase housing opportunities for targeted income groups. The city also provides information to housing service providers, banks, and realtors to make them aware of the City's programs.

The city will continue 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. 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**

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 2024 Annual Action Plan involve coordinating and partnering with state agencies, neighborhood groups, or social service organizations to efficiently leverage limited resources.

### **Discussion:**

The City and the Lycoming County Housing Authority updated its Analysis of Impediments to Fair Housing Choice in 2020 to affirmatively further fair housing for vulnerable individuals and households such as seniors, the disabled, and at-risk youth. In addition, the city will continue to monitor the community and economic development challenges and opportunities that the residents of the city face. The baseline goals established in the Consolidated Plan to improve the housing and development needs of the city will be modified if warranted due to changing conditions. Otherwise, the current consolidated plan continues to serve as a guide for allocating CDBG and HOME funds and to provide direction to stakeholder organizations to address the community needs.

## Program Specific Requirements

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

#### Introduction:

The City of Williamsport receives an annual allocation of CDBG funds. Since the city receives this Federal allocation, the questions below have been completed, as applicable. The City of Williamsport will use 100% of its FFY 2025 CDBG program funds for the benefit of low- and moderate-income persons.

#### 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
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 that years covered that include this Annual Action Plan	100%

#### Discussion:

The City of Williamsport is allocating 100% of the FFY 2025 annual allocation minus administration to LMI benefit activities. The City of Williamsport wishes to be evaluated over a three-year period (FFY 2025-2028) to determine that the minimum overall benefit of 70% of CDBG funds is used to benefit persons of low- and moderate-income.

**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 City's Home funds are identified in Section 92.205.
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

The city uses the HOME affordable homeownership limits for the area provided by HUD (95% of median purchase price for the area (found at- <https://www.hudexchange.info/resource/2312/home-maximum-purchase-price-after-rehab-value> ) as adjusted for existing and new housing.

**Please provide the following information: Did the PJ describe eligible applicants (e.g., categories of eligible applicants), its process for soliciting and funding applications or proposals (e.g., competition, first-come first-serve) and where detailed information may be obtained (e.g., application packages are available at the office of the jurisdiction or on the jurisdiction's Web site)?**

In general, only applicants at or below the 80% AMI adjusted for household size are eligible. There are printed brochures available outside of the Community Development Office and Bureau of Codes. The city website has similar information. Points of eligibility for the various programs are explained. This includes describing the type of property eligible for assistance (single family residential, rental property or property occupied by a person that is disabled), the eligible area (the Corporate City Limits in most cases), that there are income limits and that a waiting list is maintained. Income limits and any program changes are updated as they occur. Applicants may submit their name for entry on the applicable wait list through the city web page, visiting our office or by telephone.

**Does the City plan to limit the beneficiaries or give preferences to a particular segment of the low-income population? If so, please provide a description of that limitation or preference.**

Only households at or below 80% AMI are eligible. The Accessibility Program is directed to income eligible households containing a person that is disabled that is in need of home modifications to allow safe and continued occupancy.

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)).

Not applicable

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)).

Not applicable

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).

Not applicable

