



TOWN OF CHEEKTOWAGA

FY 2020-2024 Consolidated Plan and FY 2020 Annual Action Plan



Community Development Block Grant and HOME Investment Partnership Grant

Amherst-Cheektowaga-Tonawanda (ACT) Consortium



Executive Summary

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

1. Introduction

The Towns of Amherst, Cheektowaga, and Tonawanda are federal entitlement communities under the U.S. Department of Housing and Urban Development’s Community Development Block Grant (CDBG) program. The Towns of Amherst, Cheektowaga, and Tonawanda also receive HUD HOME funding through their participation in the Amherst-Cheektowaga-Tonawanda (ACT) HOME Consortium. The Town of Amherst acts as the Lead Grantee for the ACT HOME Consortium. In this capacity, the Town of Amherst submits grant applications, executes fund disbursements, and prepares reports on all HOME Investment Partnerships Program funds utilized by the three towns.

As HUD entitlement communities, the towns are required to prepare this Five-Year Consolidated Plan (CP) for the aforementioned federal grant programs to guide funding for housing, community development and economic development activities within their communities. This CP covers the period from FY 2020 through FY 2024 (April 1, 2020 to March 31, 2024).

Purpose of the Consolidated Plan

The purpose of the Consolidated Plan (CP) is to guide federal funding investments over the next five years. The CP is guided by three overarching goals that are applied according to a community’s needs. The goals are:

- To provide decent housing by preserving the affordable housing stock, increasing the availability of affordable housing, reducing discriminatory barriers, increasing the supply of supportive housing for those with special needs, and transitioning homeless persons and families into housing.
- To provide a suitable living environment through safer, more livable neighborhoods, greater integration of low- and moderate- income residents throughout the Consortium, increased housing opportunities, and reinvestment in deteriorating neighborhoods.
- To expand economic opportunities through more jobs paying self-sufficient wages, homeownership opportunities, development activities that promote long-term community viability, and the empowerment of low- and moderate- income persons to achieve self-sufficiency.

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Focus of the Plan

As required by HUD, the identification of needs and the adoption of strategies to address those needs must focus primarily on low- and moderate-income individuals and households. The CP must also address the needs of special needs populations, e.g., the elderly, persons with disabilities, large families, single parents, homeless individuals and families, and public housing residents.

Structure of the Plan

The Consolidated Plan consists of three major sections: a housing and community development needs assessment, a housing market analysis, and a strategic plan that identifies those priority housing and community development needs and strategies that the Towns will use with the available HUD resources over the next five years. This plan was formulated using HUD's eConPlan tool, which dictates the plan's structure and provides a series of pre-populated tables. Where necessary, the Town of Cheektowaga has updated or supplemented the HUD-provided tables with more accurate or relevant data.

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

The Strategic Plan provides a framework to address the needs of the Town of Cheektowaga for the next five years using CDBG, HOME, and ESG funds. The three overarching objectives guiding the proposed activities are:

- Providing Decent Affordable Housing
- Creating Suitable Living Environments
- Creating Economic Opportunities

Outcomes show how programs and activities benefit a community or the people served. The three outcomes that will illustrate the benefits of each activity funded by the CDBG, HOME, and ESG programs are:

- Improve Availability/Accessibility
- Improve Affordability
- Improve Sustainability

The overall goal of the CDBG program is the development of viable urban communities that will provide decent housing, a suitable living environment and expanded economic opportunities, principally for low-

to- moderate income persons. The main focus of the Town's program is in the area of housing and neighborhood preservation. The CDBG program's broad goals can be accomplished by a variety of eligible activities including housing rehabilitation, improvements to public facilities and infrastructure, recreation improvements, code enforcement, economic development activities and public services.

The Town also uses CDBG funds to create a suitable living environment by funding public services that improve the lives of its low-moderate income residents by providing services to seniors, youth and battered spouses, as well as providing special police foot patrols to enhance Cheektowaga's neighborhoods.

An annual Action Plan is prepared each year that identifies specific projects and activities that will be carried-out to address the needs identified in the CP. The Town of Cheektowaga's 2020 Annual Plan includes the following activities: Housing Rehabilitation, Public Services and Public Facilities. These and other activities are described in more detail throughout this Plan.

3. Evaluation of past performance

The Town has successfully implemented its prior year allocations of CDBG and HOME funds as shown in its Consolidated Annual Performance Evaluation Report (CAPER) that is submitted annually to HUD. It has succeeded in using those funds to assist hundreds of homeowners in extending the life of their homes, reducing the housing cost burden to low moderate-income residents, and enhancing the quality of life for citizens of the Town of Cheektowaga and Villages of Depew and Sloan.

The Town has created Home ownership opportunities for income eligible families through its HOME program acquisition/rehab and new home construction program. The Town has also recently formed a collaboration with the Buffalo & Erie County land bank to acquire residential properties via tax foreclosure auctions and other acquisitions from bank owned properties through the enforcement actions of the newly initiated Town Zombie/Abandoned/Vacant Property Program. These newly acquired properties have and will be utilized to create additional Affordable Home opportunities to income eligible homebuyers. The sales proceeds from these new or rehabilitated properties is focused to future new home projects.

Through the review and analysis of the rehab loan portfolio of past recipients, the Town has been successful in recapturing delinquent payments and increased program income over the past few years. Because of the increased revenue, focus continues to be given to increased public capital improvement infrastructure projects in targeted low-income neighborhoods.

4. Summary of citizen participation process and consultation process

The Citizen Participation Plan sets forth the procedures and policies the Towns of Amherst, Cheektowaga, and Tonawanda will use to encourage citizen participation in the development, operation and reporting of their annual Community Development Block Grants, HOME Investment Partnership

Grant, and the Consolidated Plan. Citizens are encouraged to participate in the development of the Consolidated and Annual Plans, any substantial amendments to the Plans, and the Performance Report. This participation by low- and moderate-income persons, particularly those living in designated target areas and in areas where Community Development Block Grant funds are proposed to be used, and by residents of predominantly low- and moderate-income neighborhoods (as defined by the Federal guidelines) is particularly encouraged, as is the participation of all residents, including seniors, minorities, and persons with disabilities.

Each town also invites residents of public and assisted housing developments to participate in the process of developing and implementing the Consolidated and Annual Plans. The Towns will provide copies of this Citizen Participation Plan upon request. As an office policy, all members of the community are encouraged to comment on the housing and community development needs in their neighborhoods at any time throughout the year by stopping in the Community Development Department's office located in the Alexander Community Center or via email.

In order to afford citizens, public agencies, and other interested parties a reasonable opportunity to examine its contents and to submit comments, the Towns will publish a summary of the proposed Consolidated and Annual Plan and a notice of availability of the document for public review in the Amherst BEE, the Cheektowaga BEE and the Ken-Ton BEE as a display advertisement at least 30 days prior to its submission to the Department of Housing and Urban Development. Complete copies of the Consolidated and Annual Plans will be available online as well as at all Town libraries, the Amherst Planning Department, the Village Clerks' offices in Depew, Sloan, Kenmore and Williamsville, the Town Clerks' offices, and on the Towns' websites. The summary will describe the contents and purpose of the Consolidated and Annual Plans and will include a list of the locations where copies of the entire proposed Plans may be examined. In addition, the Towns will provide a copy of the plan to citizen groups that request it and copies on disk to individuals.

Notice of a public hearing to be held during the development of the Annual and Consolidated Plan to invite public comments and inquiries will be placed in the legal sections of the Amherst BEE, the Cheektowaga BEE and the Ken-Ton BEE and the Metro Source at least 10 days prior to the date of the hearing and as a display ad in these papers. The Town will consider any comments or views of citizens received in writing, or orally at the public hearings, during the preparation of the final Annual and Consolidated Plan. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons, therefore, shall be attached to the final Annual and Consolidated Plan.

5. Summary of public comments

A summary of public comments will be added, if applicable, at the end of the public display period.

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

If applicable, a summary of comments not accepted and the reasons for not accepting them will be added at the end of the public display period.

7. Summary

See above.

The Process

PR-05 Lead & Responsible Agencies - 91.200(b)

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	CHEEKTOWAGA TOWNSHIP	Office of Community and Economic Development

Table 1– Responsible Agencies

Narrative

The Town of Amherst Community Development Department is the lead agency for the preparation of the Five-Year Strategic Plan and administration of the HOME programs. The Towns of Cheektowaga and Tonawanda serve as Participating Grantees in the ACT HOME Consortium.

The Town of Cheektowaga Office of Community and Economic Development is primarily responsible for administering programs covered by the Consolidated Plan.

Consolidated Plan Public Contact Information

The Town of Amherst Community Development Department administers the Amherst HOME Consortium allocation for the three towns of Amherst, Cheektowaga, and Tonawanda. The Town's Office of Community and Economic Development is responsible for the Consolidated Plan process in collaboration with the towns of Cheektowaga and Tonawanda along with the Erie County Consortium. Inquiries related to this Consolidated Plan can be made to:

Richard J. Willis, Director, Office of Community and Economic Development

Town of Cheektowaga

275 Alexander Avenue

Cheektowaga, NY 14211

Phone: 716.897-7200, ext. 3

Email: rwillis@tocny.org

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

1. Introduction

The public participation process for the Five-Year Consolidated Plan and Analysis of Impediments to Fair Housing were designed as one single, extended outreach process. Although each process involved a distinct set of public meetings and stakeholder interviews, Cheektowaga developed a coordinated outreach effort to maximize input from a large cross-section of stakeholders. A consultant was hired by the ACT Home Consortium to lead outreach initiatives primarily focused on stakeholder meetings and one-on-one and group interviews. Many housing, social service agencies, and other organizations serving Cheektowaga were consulted during the development of this Consolidated Plan. They provided information and context that was invaluable to the planning process. Just like for all other CDBG-related activities, Cheektowaga also strongly encouraged all known stakeholders to participate.

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 Town of Cheektowaga Office of Community and Economic Development participated in an outreach effort to maximize input from a large cross-section of stakeholders. This outreach effort included public meetings, published meeting notices, stakeholder meetings, in-person interviews, and telephone interviews. Furthermore, the Department implements a range of affordable housing and community development activities, including administration of the CDBG and HOME programs; preparation of the CP, the Consolidated Annual Performance Evaluation Report (CAPER), and the Annual Plan; technical assistance for and collaboration with non-profit and for-profit housing developers and social service agencies; and rehabilitation and other affordable housing projects.

The Town of Cheektowaga has coordinated with the Towns of Amherst and Tonawanda in the planning and implementation of the Consolidated Plan. These three towns cooperate on initiatives extensively due to their participation in the ACT HOME Consortium. The Town has also worked with Erie County in the implementation of the Consolidated Plan.

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 Town of Cheektowaga and the HOME Consortium work with the Homeless Alliance of Western New York, our Continuum of Care for the homeless and at risk population of the area, to identify and meet the needs of this population and work to provide shelter and affordable, stable housing to prevent homelessness. Because homelessness is less concentrated in Cheektowaga and the remainder of the

ACT Consortium, it is not as noticeable as it is in the nearby City of Buffalo. No homeless shelters are located within the ACT Consortium, and rapid re-housing is difficult due to the suburban nature of the Consortium. The Town of Cheektowaga does not receive any ESG funding and any monetary assistance is through CDBG.

The Town contracts with HUD-certified housing counseling agencies to provide one-on-one counseling with low-moderate income eligible residents with housing issues who are often at risk of homelessness. This counseling includes credit/financial issues, apartment searches, tenant-landlord issues, fair housing issues, etc. Belmont Housing Resources for WNY administers the Section 8 rental assistance program for all of Erie County (except for City of Buffalo) and provides the greatest amount of housing and credit counseling for individuals and families. The Town also refers residents to the WNY Law Center for no-cost foreclosure and bankruptcy legal assistance, as well as the Consumer Credit Counseling Service to provide credit counseling for those households at the risk of mortgage default or foreclosure.

In addition, the Town provides links to a program entitled "Keeping Your Home" that provides foreclosure prevention counseling, financial literacy and public outreach to reduce the likelihood that owners are forced from their home. In connection with Belmont Housing Resources of WNY, local banks, legal service agencies and a local newspaper, the Town will provide training and information to citizens about their options and available resources.

The Town provides funding for a Domestic Violence Counseling service to interact with the Cheektowaga Police Department and identify and intervene with victims of domestic violence to prevent homelessness in this fragile population, finding suitable living accommodations and addressing other needs as identified. The Cheektowaga Police Department also operates a special program which works with the County, Social Services agencies, and local hospitals to address needs of mentally challenged individuals encountered on the streets and in need of intervention to prevent 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 and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The Town of Cheektowaga does not receive ESG funds.

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

Table 2– Agencies, groups, organizations who participated

1	Agency/Group/Organization	Amherst
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Town was consulted via in-person interview to obtain information on the housing and community development needs of township residents.
2	Agency/Group/Organization	CHEEKTOWAGA TOWNSHIP
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Town was consulted via in-person interview to obtain information on the housing and community development needs of township residents.
3	Agency/Group/Organization	Town of Tonawanda
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Town was consulted via in-person interview to obtain information on the housing and community development needs of township residents.
4	Agency/Group/Organization	Belmont Housing Resources for WNY, Inc.
	Agency/Group/Organization Type	Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted via stakeholder meeting with public housing authorities to obtain information regarding public housing residents and units.
5	Agency/Group/Organization	Kenmore Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted via stakeholder meeting with public housing authorities to obtain information regarding public housing residents and units.
6	Agency/Group/Organization	Rental Assistance Corporation of Buffalo
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted via stakeholder meeting with public housing authorities to obtain information regarding public housing residents and units.
7	Agency/Group/Organization	Tonawanda Housing Authority
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted via stakeholder meeting with public housing authorities to obtain information regarding public housing residents and units.
8	Agency/Group/Organization	Lt. Col. Matt Urban Human Services Center of WNY
	Agency/Group/Organization Type	Services - Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted via stakeholder meeting with Community Based Organizations and Community Housing Development Organizations to obtain information regarding affordable housing.
9	Agency/Group/Organization	Olmsted Center for Sight (211WNY)
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted via stakeholder meeting with regional agencies to obtain information about the needs of the clients served by the agency.
10	Agency/Group/Organization	BUFFALO ERIE NIAGARA LAND IMPROVEMENT CORP
	Agency/Group/Organization Type	Housing Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted via stakeholder meeting with regional agencies to obtain information about the needs of the clients served by the agency.
11	Agency/Group/Organization	Buffalo Niagara Partnership
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted via stakeholder meeting with regional agencies to obtain information about the needs of the clients served by the agency.

12	Agency/Group/Organization	Empire State Development
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted via stakeholder meeting with regional agencies to obtain information about the needs of the clients served by the agency.
13	Agency/Group/Organization	Greater Buffalo-Niagara Regional Transportation Council
	Agency/Group/Organization Type	Services - Transportation
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted via stakeholder meeting with regional agencies to obtain information about the needs of the clients served by the agency.
14	Agency/Group/Organization	New York State Department of Transportation
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted via stakeholder meeting with regional agencies to obtain information about the needs of the clients served by the agency.
15	Agency/Group/Organization	Niagara Frontier Transportation Authority
	Agency/Group/Organization Type	Services - Transportation
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted via stakeholder meeting with regional agencies to obtain information about the needs of the clients served by the agency.

16	Agency/Group/Organization	RURAL TRANSIT SERVICE INC.
	Agency/Group/Organization Type	Services - Transportation
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted via stakeholder meeting with regional agencies to obtain information about the needs of the clients served by the agency.
17	Agency/Group/Organization	Buffalo and Erie County Workforce Investment Board
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted via stakeholder meeting with regional agencies to obtain information about the needs of the clients served by the agency.
18	Agency/Group/Organization	The ARC Erie County
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted via stakeholder meeting with health and human services agencies to obtain information about the needs of the clients served by the agency.
19	Agency/Group/Organization	Best Self Behavioral Health
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted via stakeholder meeting with health and human services agencies to obtain information about the needs of the clients served by the agency.
20	Agency/Group/Organization	Big Brothers and Big Sisters
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted via stakeholder meeting with health and human services agencies to obtain information about the needs of the clients served by the agency.
21	Agency/Group/Organization	CATHOLIC CHARITIES OF BUFFALO
	Agency/Group/Organization Type	Services-Children Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted via stakeholder meeting with health and human services agencies to obtain information about the needs of the clients served by the agency.
22	Agency/Group/Organization	Child and Family Services
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted via stakeholder meeting with health and human services agencies to obtain information about the needs of the clients served by the agency.
23	Agency/Group/Organization	Erie County Health Department
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted via stakeholder meeting with health and human services agencies to obtain information about the needs of the clients served by the agency.
24	Agency/Group/Organization	Erie County Department of Mental Health
	Agency/Group/Organization Type	Health Agency Other government - County
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted via stakeholder meeting with health and human services agencies to obtain information about the needs of the clients served by the agency.
25	Agency/Group/Organization	Erie County Office for People with Disabilities
	Agency/Group/Organization Type	Services-Persons with Disabilities Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted via stakeholder meeting with health and human services agencies to obtain information about the needs of the clients served by the agency.
26	Agency/Group/Organization	Evergreen Health Services
	Agency/Group/Organization Type	Housing Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted via stakeholder meeting with health and human services agencies to obtain information about the needs of the clients served by the agency.
27	Agency/Group/Organization	New Life Residential Center
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted via stakeholder meeting with health and human services agencies to obtain information about the needs of the clients served by the agency.
28	Agency/Group/Organization	People, Inc.
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted via stakeholder meeting with health and human services agencies to obtain information about the needs of the clients served by the agency.
29	Agency/Group/Organization	United Way
	Agency/Group/Organization Type	Services-Health Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted via stakeholder meeting with health and human services agencies to obtain information about the needs of the clients served by the agency.
30	Agency/Group/Organization	Cazenovia Recovery Systems, Inc.
	Agency/Group/Organization Type	Services - Housing Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted via stakeholder meeting with affordable special needs housing agencies to obtain information about the needs of the clients served by the agency.
31	Agency/Group/Organization	Erie County Dept. of Senior Services
	Agency/Group/Organization Type	Services-Elderly Persons Other government - County

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted via stakeholder meeting with affordable special needs housing agencies to obtain information about the needs of the clients served by the agency.
32	Agency/Group/Organization	Habitat for Humanity Buffalo
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted via stakeholder meeting with affordable special needs housing agencies to obtain information about the needs of the clients served by the agency.
33	Agency/Group/Organization	Norstar Development USA LP
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted via stakeholder meeting with affordable special needs housing agencies to obtain information about the needs of the clients served by the agency.
34	Agency/Group/Organization	Western New York Independent Living
	Agency/Group/Organization Type	Housing Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted via stakeholder meeting with affordable special needs housing agencies to obtain information about the needs of the clients served by the agency.

35	Agency/Group/Organization	Peaceprints of WNY
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted via stakeholder meeting with homeless service providers to obtain information about the nature and extent of homelessness in Erie County.
36	Agency/Group/Organization	Compass House
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted via stakeholder meeting with homeless service providers to obtain information about the nature and extent of homelessness in Erie County.
37	Agency/Group/Organization	HOMELESS ALLIANCE OF WESTERN NEW YORK
	Agency/Group/Organization Type	Housing Services-homeless Continuum of Care

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted via stakeholder meeting and in-person interview to obtain information about the nature and extent of homelessness in Erie County.
38	Agency/Group/Organization	My Place Home for the Homeless, Inc.
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted via stakeholder meeting with homeless service providers to obtain information about the nature and extent of homelessness in Erie County.
39	Agency/Group/Organization	Restoration Society, Inc.
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted via stakeholder meeting with homeless service providers to obtain information about the nature and extent of homelessness in Erie County.
40	Agency/Group/Organization	Salvation Army
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted via stakeholder meeting with homeless service providers to obtain information about the nature and extent of homelessness in Erie County.
41	Agency/Group/Organization	Saving Grace Ministries
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted via stakeholder meeting with homeless service providers to obtain information about the nature and extent of homelessness in Erie County.
42	Agency/Group/Organization	Buffalo Niagara Association of Realtors
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted via phone calls and emails to collect information regarding on the housing market.
43	Agency/Group/Organization	Neighborhood Legal Services
	Agency/Group/Organization Type	Services - Legal
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted via phone calls and emails to collect information regarding legal services provided.
44	Agency/Group/Organization	Cheektowaga Youth and Recreation Department
	Agency/Group/Organization Type	Services-Children Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted via stakeholder meeting with health and human services agencies to obtain information about the needs of the clients served by the agency.
46	Agency/Group/Organization	Cheektowaga Community Collaborative
	Agency/Group/Organization Type	Services-Health Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted via stakeholder meeting with health and human services agencies to obtain information about the needs of the clients served by the agency.
47	Agency/Group/Organization	Cheektowaga Senior Services
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The agency was consulted via stakeholder meeting with health and human services agencies to obtain information about the needs of the clients served by the agency.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

There were no types of agencies that the Town did not consult, either through focus group meetings, personal interviews and/or questionnaires.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		
2019 Cheektowaga Annual Action Plan	Town of Cheektowaga	Goals of the Strategic Plan relate to previous years efforts, adjusting based on previous outcomes to maximize benefit of CDBG and HOME investments
2018 Cheektowaga CAPER	Town of Cheektowaga	Goals of the Strategic Plan relate to previous years efforts, adjusting based on previous outcomes to maximize benefit of CDBG and HOME investments
2019 Housing Market Report for: Cheektowaga, NY	Town of Cheektowaga	Goals of the Strategic Plan are consistent with the near to medium term strategic priorities and goals identified in the Housing Market Report.
2010 Town of Cheektowaga Comprehensive Plan	Town of Cheektowaga	Strategic Plan goals and priorities were created to align with the overall vision and land use pattern of the Town of Cheektowaga
2019 Draft Analysis of Impediments to Fair Housing	ACT Consortium, Erie County Consortium	The current goals and strategies to overcome current barriers to fair housing are drawn from this plan
2016 Erie County CEDS	Erie County Industrial Development Agency	The Strategic Plan's economic development strategy is designed to align with and complement the CEDS at the local level

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))

The Town of Cheektowaga has coordinated with the Towns of Amherst and Tonawanda in the planning and implementation of the Consolidated Plan. These three towns cooperate on initiatives extensively due to their participation in the ACT HOME Consortium. The Town has also worked with Erie County in the implementation of the Consolidated Plan. This is important, as many of the initiatives that must be implemented, such as homelessness prevention and economic development initiatives, are regional in scope by nature.

Narrative

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 Towns of Amherst, Cheektowaga, and Tonawanda are committed to increasing citizen awareness and involvement in the preparation and implementation of the CDBG, HOME and ESG Programs. Through the citizen participation process, the Town’s will become more aware and sensitive to low-and moderate-income citizen’s needs and the needs of people with disabilities and the organizations representing persons with disabilities. It will also afford an opportunity to better inform the public of the purpose of the CDBG, ESG and HOME grants and the funding allocation process, and ensure that selected projects are meeting the needs of the Consortium’s constituents.

The Town of Cheektowaga’s goal for citizen participation is to ensure broad participation of its residents; housing, economic development, and other service providers; local departments; nonprofit organizations; neighborhood groups; and other stakeholders in the planning and implementation of community development and housing programs. The Town, through the ACT HOME Consortium, has laid out a Citizen Participation Plan (CPP) to broaden citizen participation. The purpose of the CPP is to establish the process by which citizens, public agencies, and other interested parties can actively participate in the development of the Consolidated Plan, Annual Action Plan, Substantial Amendments, and the Consolidated Annual Performance and Evaluation Report (CAPER), and to set forth the Town’s policies and procedures for citizen participation.

Prior to the solicitation and selection of the 2020 projects, a series of meetings were held with representatives of municipalities, community-based organizations and housing-related agencies to encourage citizen participation. A summary table of all the meetings held during the 2020 Consolidated Plan citizen participation process is included on the following page. See the Citizen Participation Appendix for all sign-in sheets, meeting summaries, comment sheets, and summary of community needs survey.

The formal public comment period on the Draft 2020-2024 Consolidated Plan extended from December 12, 2019 to January 13, 2020. A public hearing was held on January 28, 2020 to accept and review comments on the draft. All hearings were advertised in the Cheektowaga Bee and posted on Cheektowaga’s website.

In accordance with 24 CFR 91.100(4), the Town of Cheektowaga will notify adjacent units of local government of the non-housing community development needs included in its Consolidated Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Stakeholder Meeting	Public Housing Authorities	A stakeholder meeting was held on June 24, 2019 at 9:00 am at the Delavan Grider Community Center. Representatives of five agencies attended.	Access to public transportation is a must for anyone with Section 8 voucher. Concentration of Section 8 vouchers in small areas of suburbs. Complaints include problem tenants, garbage, maintenance, etc. Language barriers can be a problem. Affordability and availability add to fair housing problem. Need more awareness of Rental Registry with landlords and municipalities. Lack of supply of affordable housing.	All comments were accepted.	

2	Stakeholder Meeting	CBOs/CHDOs	A stakeholder meeting was held on June 24, 2019 at 11:00 am at the Delavan Grider Community Center. Representatives of 15 agencies attended.	Issues with landlords include absentee landlords and zombie properties; failure to maintain properties; refusal to accept Section 8 vouchers. Community resistance to affordable housing persists. There is a need to educate landlords & tenants about fair housing. Difficulty in reaching target population, especially immigrants (language barrier). Inconsistent code enforcement by municipalities is a problem. Affordable housing is an issue in the City and suburbs.	All comments were accepted.	
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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	Stakeholder Meeting	Regional Agencies	<p>A stakeholder meeting was held on June 24, 2019 at 1 pm at the Delavan Grider Community Center.</p> <p>Representatives of 11 agencies attended.</p>	<p>Need to increase supply of affordable housing, particularly in areas where jobs are located. Lack of transportation to jobs and services is a problem. Need better access to affordable childcare and to healthy and affordable food options. Must align workforce training and education with needs of employers, particularly manufacturing jobs requiring math and science skills.</p>	<p>All comments were accepted.</p>	

4	Stakeholder Meeting	Health and Human Services	A stakeholder meeting was held on June 24, 2019 at 3 pm at the Delavan Grider Community Center. Representatives of 11 agencies attended.	Need safe, affordable housing and housing options for those with intellectual and developmental disabilities. Cost and quality of housing is a problem. It is difficult to find staff due to low wages and declining workforce. Lack of transportation affects access to services. Need more resources for housing/emergency shelter for at-risk populations (youth, domestic abuse victims, those with substance abuse or mental health issues) and for homelessness prevention. Need services to teach life skills to youth	All comments were accepted.	
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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)
				<p>and adults and to facilitate youth employment. Housing, transportation, access to care and services are issues for seniors. Food insecurity is an issue in Buffalo and the first-ring suburbs and centralized food distribution centers are one good way to provide access to healthy and affordable food options.</p>		

5	Stakeholder Meeting	Affordable Special Needs Housing	A stakeholder meeting was held on June 26, 2019 at 9 am at the Belle Center. Eleven agency representatives attended.	Ability of agencies to acquire properties for rehab has been impacted by rising acquisition costs. Rising property values and resulting increases in tax burden have made it difficult for low-mod people to access housing market and for existing homeowners to keep homes. People above poverty line are not eligible for assistance. Attracting homebuyers with mixed incomes helps stabilize neighborhoods. Resistance to affordable housing persists.	All comments were accepted.	
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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)
6	Stakeholder Meeting	Homeless Assistance Providers	A stakeholder meeting was held on June 26, 2019 at 11 am at the Belle Center. Eleven agency representatives attended.	Persons discharged from prison, many of whom are seniors who have had lengthy incarcerations, often have nowhere to go and need housing and support services. Discharge into homelessness is a concern. There is a critical need for affordable housing, particularly for single males and single mothers with children. Concern about equal access and discrimination against LGBTQ populations. Need for social services assistance and crisis housing for youth.	All comments were accepted.	

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)
7	Public Hearing	Non-targeted/broad community	The Town of Cheektowaga held a public hearing on October 22, 2019 to provide information on estimated amount of CDBG and HOME funds available and to obtain views of citizens on housing and community development needs.	No comments were received.	N/A	
8	Newspaper Ad	Non-targeted/broad community	Notice of availability of the FY 2020-FY 2024 Consolidated Plan and the FY 2020 Annual Action Plan for public review and comment was published in the Cheektowaga Bee on 12/12/19 and on the Town website.	No comments were received.	N/A	

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)
9	Public Hearing	Non-targeted/broad community	The Town of Cheektowaga held a public hearing on January 28, 2020 to review and accept comments on the Draft FY 2020-FY 2024 Consolidated Plan.	Refer to Summary of Comments for Public Hearing January 28, 2020.	N/A	

Table 4– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Amherst-Cheektowaga-Tonawanda HOME Consortium is comprised of three towns with total population of 285,049. Amherst is the largest of the three towns, representing 43.5% of the Consortium followed by Cheektowaga, 30.8%, and Tonawanda, 25.7%. As shown in the table below, the percentage distribution for owner and renter occupied units is somewhat similar to the population distribution among the towns. In each of the towns, renter occupied units represent 29-30% of all occupied units in each town.

The Needs Assessment sections specific to the Town of Cheektowaga are this overview, NA-40 Homeless Needs, and NA-50 Non-Housing Community Development Needs. Data in this section was drawn primarily from HUD's Comprehensive Housing Affordability Strategy (CHAS) data set (2012-2016), which is a special tabulation of American Community Survey (ACS) data from the Census Bureau. CPD Maps were created to show the geographic distribution and concentration of cost burdened households based on the most recent CHAS data.

Housing Cost Burden

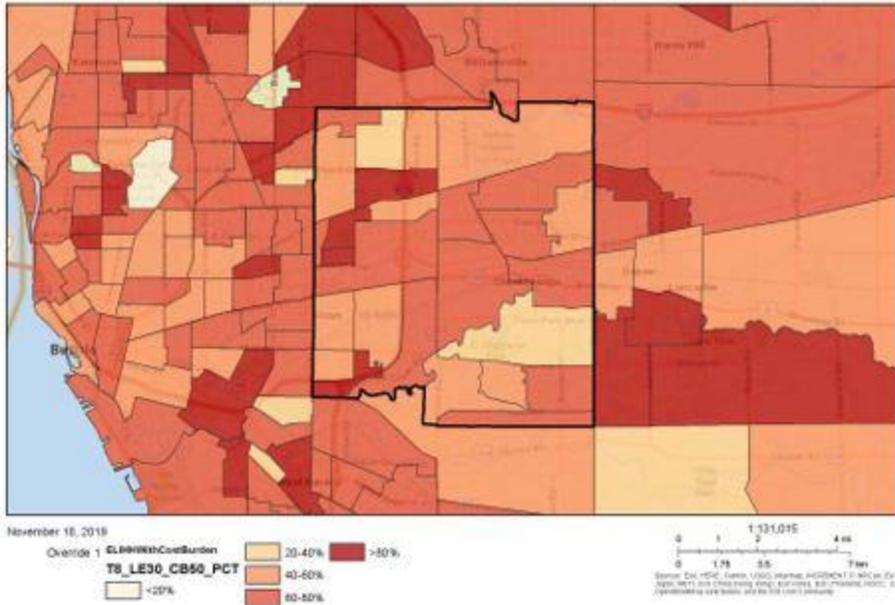
Cost burden is categorized by "HUD Adjusted Median Family Income", or HAMFI, which refers to the median family income calculated by HUD for each jurisdiction in order to determine Fair Market Rents and income limits for HUD programs. HUD defines housing cost burden as paying more than 30% of household income for housing.

The following map shows the percentage of low-income households that are cost burdened by census tract. The highest concentration of low-income households that are cost burdened are the western portions of the Town along Genesee Street and near the interchange of Interstate 90 and Interstate 190.

HUD defines severe housing cost burden as a household that pays more than 50% of household income for housing costs. The highest concentration of severe cost burden for extremely low-income (ELI) households (those earning 0%-30% of the area's median family income) is in the western portions of the Town along Genesee Street and near the interchange of Interstate 90 and Interstate 190. The map below further illustrates 60 to 80% of extremely low-income households are experiencing severe cost burden within much of the Town.

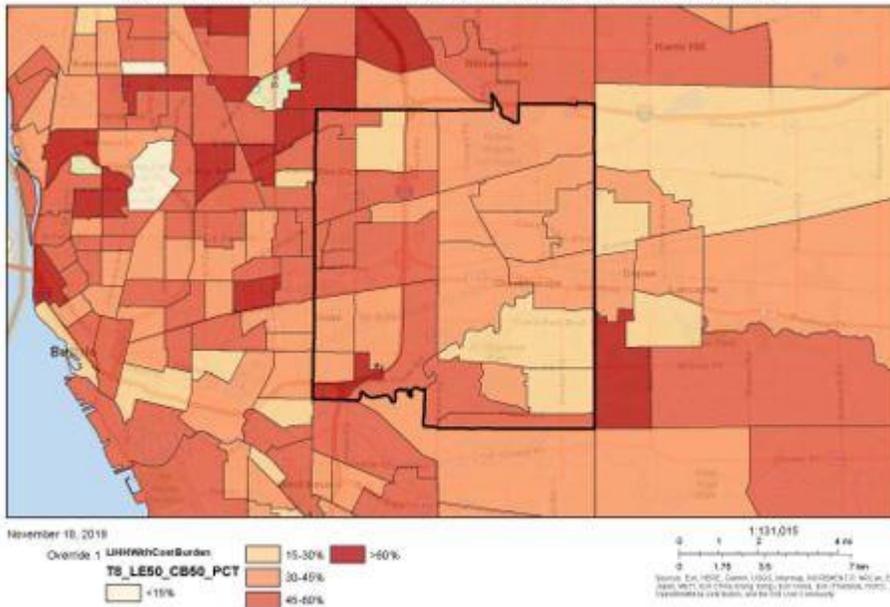
The pattern of severe cost burden for the larger category of very low-income households (those earning 31%-50% of the area's median family income) is roughly the same with greater concentration along the western edge of the Town adjacent to the City of Buffalo.

Town of Cheektowaga - Extremely Low-Income (0-30% AMI) - Severe Cost Burden



ELI Severe Cost Burden

Town of Cheektowaga - Low-Income (0-50% AMI) - Severe Cost Burden



LI Severe Cost Burden

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The Town of Cheektowaga and the Villages of Depew and Sloan identified the following needs: infrastructure improvements, including sidewalk replacement, drainage and sewer improvements, etc. to prevent neighborhood deterioration, reduce safety and health hazards and help maintain property values.

How were these needs determined?

According to the Town of Cheektowaga Comprehensive Plan (2010), the community has an aging infrastructure, with its associated higher maintenance costs. High priority actions identified in the Comprehensive Plan include the following:

“Investment in public infrastructure that helps promote private sector investment and prevent deterioration of neighborhoods. The Town of Cheektowaga will invest in ADA-compliant ramps at intersections and replace hazardous sidewalks in low- and moderate-income neighborhoods. Other proposed public improvements include new storm drainage, sanitary sewer manholes, road reconstruction and related improvements to the Cedargrove neighborhood. The Town should continue to invest in public infrastructure, particularly in problem neighborhoods, to help keep them healthy, attractive and safe. High priority items are matters of health and safety, followed by investments that would have the greatest positive impact on the image and quality of life of the neighborhood.”

Describe the jurisdiction's need for Public Improvements:

The Town of Cheektowaga and Villages of Sloan and Depew have an extensive parks and recreation system that include facilities that serve low-to-moderate income neighborhoods. Funding for needed prioritized improvements will help ensure the quality and longevity of these facilities for low-to-moderate income residents.

How were these needs determined?

The 2010 Comprehensive Plan stated that the Town of Cheektowaga will continue to make investments in this park system. The Town should continue to make regular improvements at its parks and recreation facilities and possible handicap accessibility improvements at municipal buildings.

Describe the jurisdiction's need for Public Services:

The Town of Cheektowaga uses CDBG funds to create a suitable living environment by funding public services that improve the lives of its low-moderate income residents by providing services to seniors, youth and battered spouses, as well as providing special police foot patrols to enhance Cheektowaga's neighborhoods. The Town and Villages have selected public service activities that are focused on the needs of senior citizens, youth, battered and abused spouses, abused children, crime awareness, and tenant/landlord needs.

The Town of Cheektowaga will be opening a Boys & Girls Club in the year 2020 to further focus on the needs of youth. The club will open and be operated in the Alexander Community Center which was originally a public school until the late 1980's when the Town acquired the building to use for many of the department offices including the Youth & Recreation Department. The program will help supplement the current youth programs and focus a great amount of attention to membership to low-mod income families.

Three of the four Cheektowaga school districts recently qualified for the Community Eligibility Provision of the National School Lunch Program, which means over 40% of families in the district qualify for some sort of government assistance. This means all students in the district are eligible for free breakfast and lunch during the school year. However, during the summer months these students have no nutritional supports. The Youth & Recreational Services Department would like to fill this gap by offering free lunches, in conjunction with the National School Lunch Program, at different parks throughout the Town. The Department would need outreach workers to manage the programs at the different sites for 6-8 weeks during the summer.

Transportation remains a significant obstacle for many Consortium residents limiting the ability for those without vehicles to get to work, obtain services, access medical care, go shopping, etc. The Consortium communities will continue to work with Erie County and the Greater Buffalo Niagara Regional Transportation Council to expand and improve public transportation options, while also seeking to provide mobile services into Consortium neighborhoods whenever possible.

How were these needs determined?

Given its continued aging population, the Town of Cheektowaga anticipates increasing demand for transportation services for seniors as well as low income persons for employment opportunities. Specific actions include transportation services through the purchase of a new senior van, and coordination with the Village of Depew for transportation services. The Town is currently collaborating with public service agencies to identify and plan additional means of transport for those in need of employment other than the traditional public transportation systems. The Town will continually monitor transportation needs and identify creative ways to meet this growing need. In addition, other identified high priorities included promoting crime prevention and public safety activities, fair housing, investing in Neighborhood Business District Development, and providing microenterprise support.

Based on the needs analysis above, describe the State's needs in Colonias

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Town of Cheektowaga, as a mature first-ring suburb of the City of Buffalo, faces a challenge in ensuring the stability and viability of its neighborhoods and in maintaining the quality of its housing stock. The Town on Cheektowaga's home rehabilitation program provides deferred loans. From 2015-2019 the program rehabbed a total of 155 owner occupied units, 87 of which, had lead-based paint hazards, and 78 were occupied by seniors. Forty-one percent of the units rehabbed were within target areas. In this context, the Town's main goal continues to be the preservation and improvement of its housing stock and its neighborhoods.

Cheektowaga's built environment is characterized by a large stock of single-family residential units (63% of all housing units are detached singles, and 83% of all residentially zoned parcels are "one-family residential"), many of which were intentionally clustered together to segregate homes from other land uses, and approximately half of which were built prior to 1960, suggesting that present-day upkeep costs can reach prohibitive heights in extreme cases of deferred maintenance. While Cheektowaga's neighborhoods are all home to proud histories, long-time residents (41% of housing units are occupied by a resident who moved in before the year 2000), unique local assets, and stable or rising property values, nearly five consecutive decades of population loss are bound to manifest in the Town's housing market(s).

According to the Town of Cheektowaga Housing Market Report (2019), average single-family residential housing prices experienced increases between 2009 and 2018. The average assessed value increased by eight percent from 2009 to 2018 from \$98,286.22 to \$106,764.36. While these increases were not even town-wide, the upward tendencies observed in average prices suggest that Cheektowaga's housing submarkets remain competitive within the region. The Housing Market Report identified walkability, school district ranking, air quality and greenspace, and the rehabilitation of older housing stock as positive factors that would maintain or even increase the Town's competitiveness within the regional housing market.

While not all of Cheektowaga's mature, residential submarkets stand to gain from aggressive pursuit of these features, "place-making" efforts in submarkets with low relative prices and levels of reinvestment combined with programs aimed at reinforcing place-based conditions and capacities in stable and stronger neighborhoods, are likely to build a firmer foundation on which more resilient built, social, and natural environments come together to create unique, appealing, in-demand places that are more than the sums of their parts.

Housing activities such as rehabilitation will continue as the Town's major CDBG activity. Resources for housing rehabilitation are provided on a town-wide basis with an emphasis on low-to-moderate income neighborhoods, particularly those bordering the City of Buffalo. Within the housing rehabilitation program, focus areas include low-income neighborhoods such as the Pine Ridge/Walden, Genesee/Walden, Eggert/Delavan, Cedargrove Heights and Clinton-Rossler areas.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

In determining priorities for the allocation of federal funds, Cheektowaga recognizes the need to foster a competitive local economy that expands economic opportunities for present and future residents. This section describes the local workforce, the nature of current employment, and activities that coordinate economic development efforts among local and regional agencies.

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	62	0	0	0	0
Arts, Entertainment, Accommodations	4,909	5,711	13	14	1
Construction	1,495	1,744	4	4	0
Education and Health Care Services	7,205	5,881	20	14	-6
Finance, Insurance, and Real Estate	3,171	3,006	9	7	-2
Information	745	774	2	2	0
Manufacturing	4,207	3,903	11	9	-2
Other Services	1,791	1,998	5	5	0
Professional, Scientific, Management Services	3,767	3,007	10	7	-3
Public Administration	0	0	0	0	0
Retail Trade	5,743	8,916	16	22	6
Transportation and Warehousing	1,444	3,081	4	7	3
Wholesale Trade	2,397	3,345	6	8	2
Total	36,936	41,366	--	--	--

Table 5 - Business Activity

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

Economic Development Market Analysis

As of 2019, economic indicators suggest that the Town of Cheektowaga may be performing on a par with Erie County as a whole, but slightly behind New York State, and the nation. The unemployment rate in the Town in September 2019 was 3.8%, compared to Erie County’s rate of 3.9%, the State unemployment of 3.7%, and the national unemployment rate of 3.6%. Unemployment in the Town hit a high annual average in 2012 (8.6%) but has been declining at a moderate rate over the succeeding years. Although Cheektowaga has also experienced a growth in the total number of jobs, the table below indicates a shift in the nature of the economy. Comparing the Business Activity table to the comparable table for the 2006-2010 ACS shows a 23.5% drop in the number of manufacturing jobs within the Town and an 8% drop in the number of jobs in the Retail Trade sector. There has been a corresponding increase of 64.8% in the number of jobs in Finance, Insurance, and Real Estate and an increase of 34.2% in the number of Professional, Scientific, Management Services jobs in the Town. At the time of Cheektowaga's Comprehensive Plan in 2010, its two largest employers and primary economic drivers were the Buffalo-Niagara International Airport and the Walden Galleria Mall. The Town cited its transportation infrastructure as its greatest economic development asset, including the airport, highways and surface roads, and rail.

Labor Force

Total Population in the Civilian Labor Force	47,409
Civilian Employed Population 16 years and over	44,285
Unemployment Rate	6.58
Unemployment Rate for Ages 16-24	24.21
Unemployment Rate for Ages 25-65	4.37

Table 6 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector		Number of People
Management, business and financial	7,820	

Occupations by Sector		Number of People
Farming, fisheries and forestry occupations	2,375	
Service	4,755	
Sales and office	13,570	
Construction, extraction, maintenance and repair	3,055	
Production, transportation and material moving	2,455	

Table 7 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	35,860	84%
30-59 Minutes	6,026	14%
60 or More Minutes	1,015	2%
Total	42,901	100%

Table 8 - Travel Time

Data Source: 2011-2015 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	1,090	270	1,060
High school graduate (includes equivalency)	11,355	820	3,505
Some college or Associate's degree	13,515	690	2,835

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	10,215	295	1,475

Table 9 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	70	150	104	354	1,410
9th to 12th grade, no diploma	619	364	405	1,040	2,400
High school graduate, GED, or alternative	1,950	2,905	2,645	10,125	7,840
Some college, no degree	3,355	2,600	2,305	5,015	2,630
Associate's degree	719	1,620	1,665	3,845	905
Bachelor's degree	1,140	3,305	1,860	2,835	923
Graduate or professional degree	118	1,525	915	1,590	745

Table 10 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	17,776
High school graduate (includes equivalency)	29,922
Some college or Associate's degree	35,108
Bachelor's degree	42,322
Graduate or professional degree	49,963

Table 11 – Median Earnings in the Past 12 Months

Alternate Data Source Name:
2011-2015 ACS

Data Source Comments:

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

The Education and Health Care Services sector employs the largest number of workers, which represents 18% of employed residents, followed by the Retail Trade sector, which employs 15% of Town residents, Manufacturing which employs 11%, and Professional, Scientific, Management Services which employ 10% of residents.

Describe the workforce and infrastructure needs of the business community:

Consistent with trends seen elsewhere in the Buffalo Niagara Region, there has been some improvement in the educational attainment of the labor force in the Town of Cheektowaga, although perhaps to a lesser degree than other communities in the ACT Consortium. In comparing data from the 2006-2011 ACS with data from the 2011-2015 ACS, the number of workers who have not completed high school has declined while the number of workers with a High School diploma or equivalent and who have Some College or an Associate's Degree has remained fairly steady. The number of workers with a Bachelor's Degree or Higher has increased. Based on this trend, the need for skills development, particularly for workers without any College education, remains a pressing need. There is a need to provide skills training programs as an alternative to higher education and to provide training in "soft skills" that are essential, and often absent, in individuals who seek jobs in the retail sector, which is a major employer in the Town.

A report by Erie Community College found that the most significant workforce needs in the region relate to the aging population, the need for workers to remain current with ever-changing technology, and the skills gap that results from a mismatch between educational programs and workforce needs.

Numerous stakeholders also brought up transportation as a significant need for job seekers and a barrier to employment, particularly for low-income shift workers or others with atypical work hours. While commute time is not an issue for workers in the Town of Cheektowaga, with 84% commuting less than 30 minutes, stakeholders' interviews cited transportation for low-income residents who do not have cars as being a major obstacle for them to obtain and keep jobs, and to access job training and employment related services.

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

The Town of Cheektowaga is an urbanized first-ring suburb that is facing many of the same obstacles as the City of Buffalo. As with the region as a whole, the Town has experienced a decline in manufacturing, including the closing of the American Axle plant in 2012 with a loss of 86 jobs[1], the closing of the Quad-Graphics plant in 2011 eliminating 400 jobs, and more recently the elimination of manufacturing at the Ingersoll Rand plant in 2019[2] with a loss of 300 jobs.

This long pattern of economic decline has spurred significant investment by the State in the region and the implementation of New York State's Buffalo Billion Plan has had a significant impact over the Buffalo Niagara Region in terms of both creating economic opportunity and improving the workforce development infrastructure.

Buffalo Manufacturing Works is a featured New York State investment in facilities, machinery, equipment, and operations designed to enable new product and process development with particular emphasis on the region's growth sectors in advanced manufacturing including machinery, food processing, chemicals, medical devices, and pharmaceuticals. The center is operated by EWI, a non-profit engineering services R&D company that provides services and support to help local industry develop more efficient operational processes and facilitate entry into new markets.

Buffalo Manufacturing Works provides Applied R&D services in the areas of flexible automation and controls, advanced materials and testing, additive manufacturing and advanced fabrication. In addition, the center provides services in Process Excellence, Export Assistance, and Workforce Development.

The State invested significantly in the 88-acre RiverBend facility located in Buffalo, that has been subsequently purchased by Tesla Motors, Inc. for the large-scale production of rooftop solar power systems. Tesla is anticipated to create thousands of new jobs, readily available to Consortium residents, over the next 5-10 years.

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

There exists a disconnect between the skills possessed by job seekers and those required for many of the available employment opportunities. Stakeholders pointed specifically to trends toward advanced manufacturing creating a skills gap for both older employees and job seekers and new entrants to the labor pool. New and ongoing public and private investments in advanced manufacturing, energy-related fields, and the technology sector are anticipated to only widen that gap. In addition, there is a need to provide skills training programs as an alternative to higher education and to provide training in “soft skills” that are essential, and often absent, in individuals who seek jobs in the retail sector, which is a major employer in the Town.

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.

The ACT Consortium participates in the workforce development and training initiatives sponsored by the Buffalo and Erie County Workforce Investment Board. This includes WorkSourceOne, a one-stop career center that offers counseling and career exploration, resume preparation and letter writing services, job search planning and preparation, career training, job referral and placement, math and reading assistance, GED preparation, a state of the art resource center, supportive services, and financial aid. Erie Community College also participates in the WorkSourceOne initiative as a one-stop shop for these resources. WorkSourceOne operates four Affiliate Career Service Centers: two in Williamsville, one in Buffalo, and one in Orchard Park. These centers are accessible to residents of all communities in the Consortium, including Cheektowaga.

Erie County’s Board of Cooperative Educational Services (BOCES) provides a wide range of training and career programs to high school students and adults and operates the Harkness Career & Technical Center in the Town of Cheektowaga. Erie 1 BOCES offers career training and free literacy programs to help adults meet their career goals by developing essential skills for gainful employment and job advancement, including programs in such high-demand fields as CNC machining and welding. In addition, Erie 1 BOCES Workforce Development provides workforce training services to both large and small employers.

Erie Community College provides customized non-credit professional development training to local businesses and community residents through its Workforce Development program, including upgrade training to skilled professionals who have already obtained a degree and technical and soft-skills training needed for job retention and advancement. ECC also works with businesses, particularly in the manufacturing, healthcare, retail, and services businesses to assess training needs and create customized programs for employees.

The Northland Workforce Training Center, located in Buffalo, provides training to help workers capitalize on new economic opportunities in the advanced manufacturing and energy fields. Other agencies providing employment and workforce development programs to Erie County residents include: The Salvation Army; Mental Health Peer Connection; Goodwill Work Experience Contract Program; ECC CAST Program; and Goodwill Subsidized Employment Services.

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

Yes

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.

In 2016, the Erie County Industrial Development Agency finalized a five-year update of a CEDS that was adopted in 2011 and that encompasses all of Erie County. The 2016 CEDS took into account the findings and strategic initiatives derived from recent regional planning and economic development efforts, including the Western New York Regional Economic Development Council (WNYREDC) Strategy for Prosperity in Western New York and One Region Forward – A New Way to Plan for Buffalo Niagara. These planning efforts include among their primary strategic principles the preparation of a stronger workforce, through, among other actions, expanding training and apprenticeship programs (and making them more inclusive), aligning skills training with the current and future job market, and promoting better connections between schools and job readiness.

The ACT Consortium is an active participant in the One Region Forward sustainable economic development plan, which was adopted in 2015 and which sets forth a comprehensive economic development strategy for Erie County and Niagara County. One Region Forward incorporates recommended strategies and actions that support economic development, manage infrastructure costs, provide accessibility to jobs, education, and healthcare, and improve neighborhoods by offering more housing choices.

The Town of Cheektowaga's Comprehensive Plan in 2010, which outlines the goals and objectives of the Town in such areas as: the image and identity of the Town; neighborhood revitalization; regional leadership; zoning and planning; regional cooperation; quality of services and facilities; transportation; and economic growth. The Plan acknowledges that Cheektowaga must address its local issues in accordance with the Regional Framework for Growth, a precursor to One Region Forward which was adopted by Erie and Niagara Counties in 2006 and which sets forth key principles to guide development.

Also, the Cheektowaga Economic Development Corporation (CEDC) provides financial assistance via very low interest loans to small/medium-size businesses locating to or expanding present operations within the Town of Cheektowaga that will create new employment opportunities for low-to-moderate income individuals.

Discussion

EnVision Centers

The ACT HOME Consortium is not in close proximity to any existing EnVision Centers; however, Consortium Initiatives and the Consolidated planning process overlap significantly with the membership of the EnVision Network and feature providers active within the Four Pillars of Envision Support; The Economic Empowerment Pillar, the Educational Advancement Pillar, the Health and Wellness Pillar, and the Character and Leadership Pillar.

The Consolidated Plan stakeholder meetings elicited feedback from representatives of Public Housing Authorities, Industrial Development Agencies, Economic Development Agencies, and other Non-Profit Corporation serving a variety of Consortium needs. Stakeholder efforts align directly with Envision Center Goals in the area of expanding economic opportunity and in closing the skills gap that exists between many residents of HUD-assisted housing and the jobs available in and around Consortium communities. The existing service networks and ongoing economic growth and workforce development initiatives create an excellent environment for a future Bricks and Mortar EnVision Center.

The One Region Forward and Erie County CEDS initiatives seek to target workforce development activities that have high levels of synergy with the Workforce Investment Board's initiatives, including CDBG-funded adult basic education programs. This will help these young workers improve their employment options in the regions increasingly advanced and competitive economy.

MA-50 Needs and Market Analysis Discussion

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

To look at housing problems, HUD CPD data was used to display the percentage of low-income households (those earning 0%-50% of HUD Area Median Family Income) experiencing one or more severe housing problems. Housing problems include:

- Housing units lacking complete kitchen facilities and/or complete plumbing facilities
- Overcrowding (more than 1.5 persons per room)
- Housing costs greater than 50% of household income

In this case, "concentration" is defined as having a value within the top two quintiles of the distribution, which in this case is a value over 66.39%. There are no census tracts within Cheektowaga that qualify as having a concentration of households with multiple housing problems.

Table 13 shows estimated number and percent of units lacking complete kitchen facilities, complete plumbing facilities as well as the extent of overcrowding for each town within the Consortium. Substandard housing conditions or overcrowding do not represent a significant portion of the housing problems confronting households in Cheektowaga.

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

The Analysis of Impediments to Fair Housing Choice (2019) identified three census tracts with significant concentrations of both poverty and minority populations. More specifically, these Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs), are defined as areas where the non-white fraction of the population is more than double the overall non-white fraction of the population in the community and where the local poverty rate (census tract) is more than twice as large as the community poverty rate.

The three census tracts listed in Table 14 have been identified as concentrated areas of racial and ethnic minorities and low-income populations. All three of these are situated in the older, Northwest/West Central area of Cheektowaga, either adjacent to or nearly adjacent to the City of Buffalo.

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

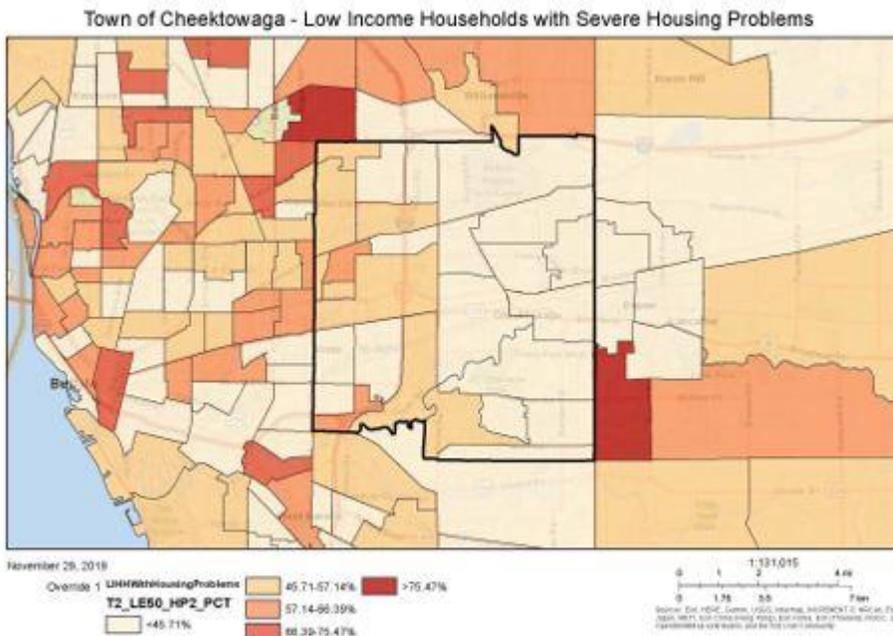
These Census Tracts are primarily residential neighborhoods adjacent to the City of Buffalo without parks or large public resources. The neighborhoods are characterized by older housing stock, lower rates of owner-occupied housing, increasing median rents, and higher housing cost burden.

Are there any community assets in these areas/neighborhoods?

The following are some of the community assets in the area: Cedargrove Park, Cheektowaga Masonic Center, Maryvale Drive Presbyterian Church, Cheektowaga Public Swimming Pool, Russel J. Salvatore Learning Center, Christ Temple Assemble, Baker Academy, St. John Gualbert, New Apostolic Church, and Villa Maria College.

Are there other strategic opportunities in any of these areas?

There are a number of residential neighborhoods in the area that have been targets of residential rehabilitation. The area offers proximity to job centers that include the Walden Galleria, the airport, St. Joseph Hospital, and manufacturing firms. In addition, the area is adjacent to major rail and highway access points.



LI Severe Housing Problems

	Number	Percent
Substandard Housing		
Occupied Housing Units	38,912	
Lacking complete Kitchen facilities	1,062	2.73%
Lacking complete plumbing facilities	347	0.89%
Occupants per Room		
1.00 or Less	38,656	
1.01 to 1.50 (Overcrowded)	193	0.50%
1.51 or more (Severe Overcrowded)	63	0.16%

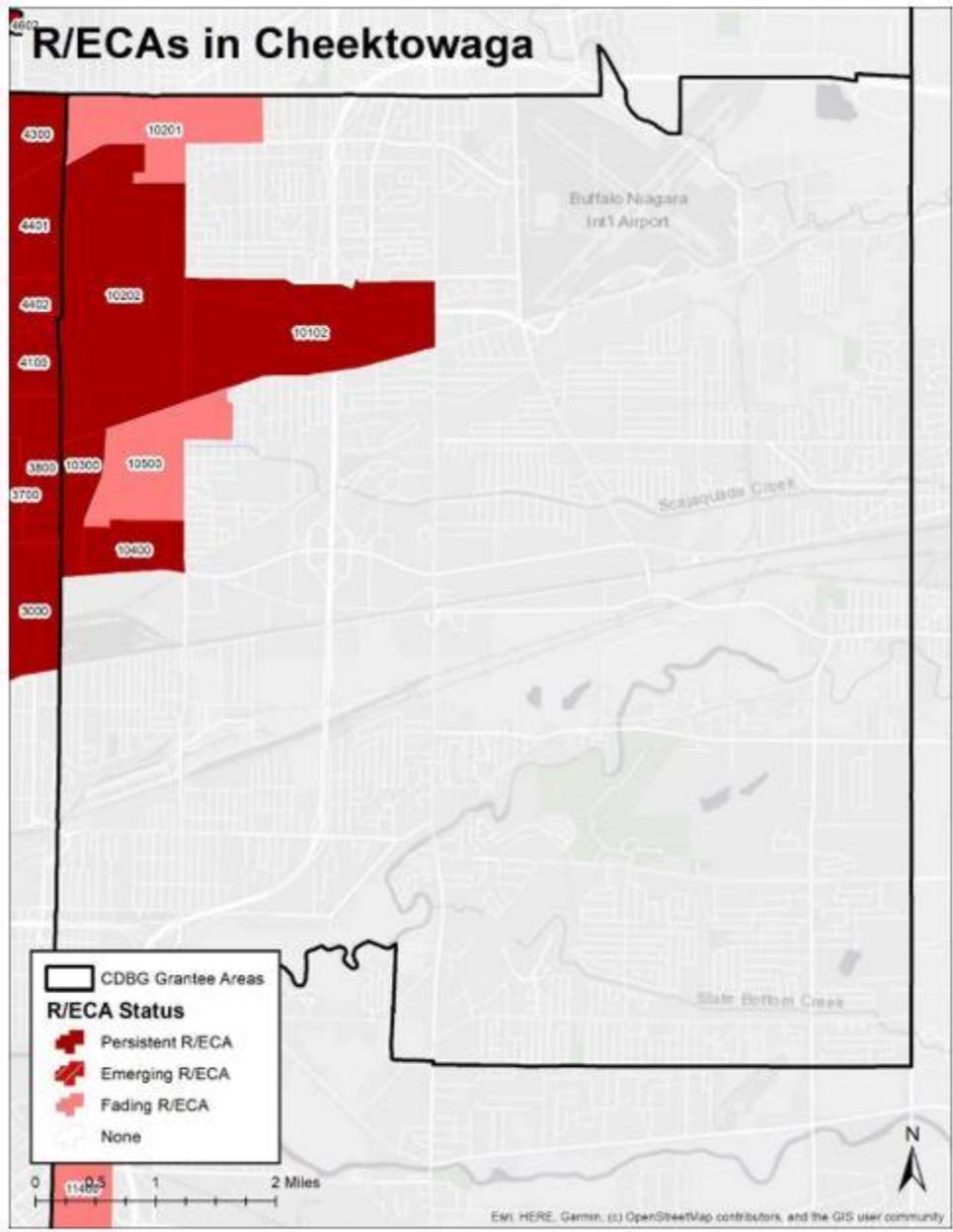
Table 13– Housing Problems in Cheektowaga
Source: 2011-2015 ACS

Table 13

Tract ID	Population	% Non-White	Poverty Rate
010102	3,719	41.8%	70.6%
010300	1,432	69.9%	51.5%
010400	2,153	47.1%	25.7%

Table 14– Cheektowaga - Racially or Ethnically Concentrated Areas of Poverty
Source: 2013-17 U.S. Census, ACS, Analysis of Impediments to Fair Housing Choice (2019)

Table 14



RECAP Map

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.

In 2017, the Erie County Broadband Committee commissioned a Broadband Feasibility Study that studied the existing Broadband Infrastructure, identified service gaps, and made recommendations for improving broadband availability. The New York State Broadband Program Office (NYS BPO) defines broadband for the purposes of their grant programs as an Internet delivery service of 100Mbps or better to download Internet content to the user. The NYS BPO relaxes these criteria for remote or rural areas that are challenged for infrastructure and may need to rely on wireless, or mixed technologies of fiber optics and wireless to deliver Internet services. In these special cases an eligible broadband service must support 25Mbps download speeds or better.

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

There are two predominant broadband service providers in Erie County and the ACT HOME Consortium—Verizon and Spectrum—who offer broadband services to residential and small business customers. Verizon offers digital subscriber lines (DSL) services over their traditional copper plant and high order services across their fiber optic network service called FiOS™. FiOS™ offers plans ranging from 50Mbps to 500Mbps. Verizon's DSL services do not meet the FCC's or NYS broadband bandwidth requirement of 25Mbps download speed (source: ECC Technologies Erie County Broadband Feasibility Study)

Verizon and Spectrum service levels vary, depending upon the infrastructure and services available in different parts of the County. The study found that the ACT HOME Consortium communities, and other first ring suburbs, are for the most part well served in terms of access and competition.

The Erie County Broadband Committee is exploring an Open Access Network (OAN) to improve broadband service and is in the process of identifying funding for a Broadband Business Plan.

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

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

Erie County is committed to anticipating and mitigating to whatever extent possible, the vulnerability of housing occupied by low- and moderate-income households to increased natural hazards associated with climate change throughout the County and including the ACT HOME Consortium communities. The Erie County Environmental Compliance Service Division secured a \$100,000 New York State Climate Vulnerability Assessment grant to analyze County-wide hazards, and to identify infrastructure investments to better prepare for and protect against identified threats. Early findings downplay the immediate risk of flooding, but identify numerous areas of concern that impact ACT HOME Consortium communities, including:

- High temperature events and specifically the impact on low income and vulnerable populations that may not have the means to cool their environment
- Vector borne disease and disease transmission through increased tick population
- High precipitation events that can lead to sewer backups and localized flooding
- High wind events and damage, specifically in older neighborhoods and older housing often populated by low- and moderate-income persons

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

Phase II of the Climate Vulnerability Assessment will likely entail resiliency planning although the County is already looking at mitigation steps ranging from increased weatherization funding, to an increase in cooling stations in lower income areas, and infrastructure improvements and upgrades to accommodate higher volume weather events.

Additionally, the County has partnered with the New York State Energy Research and Development Authority to develop the Erie County Low-Income Program for Sustainable Energy (ECLIPSE) that will be available throughout the ACT HOME Consortium. ECLIPSE is intended to create a community-scale program to provide integrated energy services for Low- to Moderate-Income (LMI) households by purchasing energy in bulk for as many as 60,000 Home Energy Assistance Program (HEAP) recipients in Erie County. An interdepartmental county team will work with partners, such as utilities and community organizations, to develop strategies to recruit LMI households into this bulk purchasing program.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

Strategic Plan Overview

The Amherst-Cheektowaga-Tonawanda (ACT) HOME Consortium is made up of the Towns of Amherst, Cheektowaga, and Tonawanda. The Town of Amherst acts as the Participating Jurisdiction ("PJ") for the ACT HOME Consortium. In this capacity, the Town of Amherst submits grant applications, executes fund disbursements, and prepares reports on all HOME Investment Partnerships Program funds utilized by the three towns.

Assisting income eligible homeowners remains a priority for the Consortium. Consequently, the towns will continue to use their owner-occupied housing rehabilitation programs as the principal vehicle to assist homeowners. Each Consortium town operates its own loan program with CDBG and HOME funds. Amherst and Tonawanda have substantial waiting lists, but Cheektowaga has a small limited waiting list. A majority of homes assisted through the program will undergo the removal of at least some lead paint hazards. In addition to eligible corrective work, access improvements, such as wheelchair ramps and doorway modifications, are also eligible work items for physically disabled persons in low- and moderate- income households.

The Strategic Plan provides a framework to address the needs of the Town of Cheektowaga for the next five years using CDBG, HOME, and ESG funds. The three overarching objectives guiding the proposed activities are:

- Providing Decent Affordable Housing
- Creating Suitable Living Environments
- Creating Economic Opportunities

Geographic Priorities

The Town of Cheektowaga will focus the majority of CDBG funds in the defined LMI areas. Poverty levels have been increasing town-wide and most notably on the western edge of Cheektowaga.

Priority Needs

In Cheektowaga, priority needs include:

- Residential Rehabilitation - Owner-Occupied
- Residential Rehabilitation–Owner-Occupied & Rental-Occupied Weatherization Program

- Residential Rehabilitation – Owner-Occupied Sump-Pump Grant Program
- Code Enforcement
- Housing Counseling
- Neighborhood Revitalization – Acquisition, Demolition, & Disposition
- Public Services – Summer Day Camp, Youth Services
- Public Services – Crime Awareness
- Public Services – Senior Services and Transportation
- Public Services – Domestic Violence Counseling
- Public Services – Hub Coordinator & Job Training
- Public Infrastructure & Improvements
- Public Facilities
- Assistance to homeless persons
- Economic Development - Rehabilitation, Direct Assistance, Technical Assistance & Micro-Enterprise Assistance

Influence of Market Conditions

This plan identifies the need to preserve existing affordable housing opportunities while advancing efforts to create a diverse supply of additional affordable units. Ultimately, the Consortium is working to ensure that a mix of housing types exists within each community to accommodate households of all types and income levels. The Consortium’s housing strategies will be especially guided by the increasing mismatch between incomes and housing costs and the specific accommodations necessary to ensure that special needs populations have adequate affordable housing options.

The increasing poverty rate within the Town will have a significant influence on the allocation of resources. For example, since 2018 CDBG funding has been directed to assist in combating the increasing percentage of poverty in the Town by directing funds to assist with a Hub Coordinator. The Resurrection Life food pantry serves approximately 1,000 low income families, making it one of the most active food pantries in the region, which creates a demand for increased resources and capacity.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 12 - Geographic Priority Areas

1	Area Name:	Cedargrove Heights
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	Infrastructure Improvements
	Identify the neighborhood boundaries for this target area.	Kensington Expressway (Route 33) to the north, I-90 NYS Thruway to the east, Harlem Road to the west, Genesee Street to the south.
	Include specific housing and commercial characteristics of this target area.	Originally military housing from 1940's, "Outer" ring – 4-family dwellings built during World War II that looks like barracks housing, "Inner" ring – 1-2 family dwellings, Commercial: Genesee (south) individual commercial establishments and strip malls.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Meetings with Community Association; Mobile Safety Net Group; public hearings, and with the Food Bank and local church both operating in this area.
Identify the needs in this target area.	Housing rehab, Infrastructure improvements, Neighborhood "appeal" enhancements, Public services including health, transportation, jobs training and education.	
What are the opportunities for improvement in this target area?	Neighborhood sustainability, Housing that does not look like barracks!, Trees and infrastructure/public improvements to enhance livability.	
Are there barriers to improvement in this target area?	Poverty and low-income households, Landlords – non-owner occupied units/homes, Mainly multi-family low-income housing.	
2	Area Name:	Depew
	Area Type:	Local Target area
	Other Target Area Description:	

	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Meadowlawn Road and Rehm Road to the north, Transit Road to the east, Dick Road to the west, Rowley Road and Zurbick Road to the south.
	Include specific housing and commercial characteristics of this target area.	Housing 1920's-1970's, Commercial: NW corner – strip mall, large box grocer, Small retail shops & neighborhood businesses (services).
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Inquiry of Village administrators/residents, Small retail shops & neighborhood businesses (services).
	Identify the needs in this target area.	Housing rehab; infrastructure; public services for Seniors.
	What are the opportunities for improvement in this target area?	Neighborhood improvements, sustainability.
	Are there barriers to improvement in this target area?	Poverty and low-moderate income households.
3	Area Name:	Pine Hill/Genesee St.
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Buffalo-Amherst border to the north, Harlem Road to the east, Eggert Rd/Buffalo border to the west, Genesee Street to the south.
	Include specific housing and commercial characteristics of this target area.	Older housing stock from 1900's-1950's, Commercial: Individual commercial establishments on Harlem (east) and strip plazas, Neighborhood Services.

	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Meetings with Community Association, Mobile Safety Net, public hearings.
	Identify the needs in this target area.	Housing rehab, Demolition of older vacant structures which became unoccupied for extended periods and deteriorated.
	What are the opportunities for improvement in this target area?	Neighborhood preservation and sustainability.
	Are there barriers to improvement in this target area?	Poverty and low-moderate income households, Close proximity to Buffalo blight.
4	Area Name:	Sloan
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Broadway to the north, Harlem Road to the east, Wagner Avenue to the west, William Street to the south.
	Include specific housing and commercial characteristics of this target area.	Housing stock from 1900's through 1980's, Commercial: Limited. Some establishments north (Broadway), south (William), and east (Harlem).
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Inquiry of Village administrators/residents.
	Identify the needs in this target area.	Housing rehab, Some demolition of vacant structures, Infrastructure improvements, Park improvements and equipment.
	What are the opportunities for improvement in this target area?	Neighborhood preservation and sustainability, Livability improvements.
Are there barriers to improvement in this target area?	Poverty and low-moderate income households, Proximity to Buffalo city-line blight, Major railroad yard at the northern boundary.	
	Area Name:	Walden Avenue

5	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Genesee Street to the north, Harlem Road to the east, City of Buffalo to the west, Walden Avenue to the south.
	Include specific housing and commercial characteristics of this target area.	Older housing stock 1900's - 1940's, Larger 2-story "city" dwellings (west and south), Commercial: Walden (south) individual commercial establishments mixed with housing, Harlem (east) strip malls, Neighborhood services.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Meetings with Community Association, Mobile Safety Net, public hearings.
	Identify the needs in this target area.	Major housing rehabilitation to stabilize the neighborhood and continue sustainability, Demolition of vacant structures, Infrastructure improvements.
	What are the opportunities for improvement in this target area?	Neighborhood sustainability and preservation, Façade improvements on Harlem (east) and Walden (south).
Are there barriers to improvement in this target area?	Poverty, location/border city blight, Landlords – non-owner-occupied homes, Large railroad yard on the south boarder of the area which limits development and growth in the commercial areas.	
6	Area Name:	Clinton
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	

	Identify the neighborhood boundaries for this target area.	William Street to the north, Harlem Rd. to the east, City of Buffalo to the west, Clinton St/French Rd. to the south.
	Include specific housing and commercial characteristics of this target area.	Older housing stock 1900's - 1940's, Larger 2-story "city" dwellings, Commercial: Clinton Street (south) individual commercial establishments mixed with housing, Rossler (east) strip malls, Neighborhood services.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Meetings with Community Association, Mobile Safety Net, public hearings.
	Identify the needs in this target area.	Housing rehabilitation to stabilize the neighborhood and continue sustainability, Demolition of vacant structures, Infrastructure improvements.
	What are the opportunities for improvement in this target area?	Neighborhood sustainability and preservation, Façade improvements on Harlem (east) and Walden (south).
	Are there barriers to improvement in this target area?	Poverty, location/border city blight, Landlords – non-owner-occupied homes.
7	Area Name:	Town Wide
	Area Type:	Other
	Other Target Area Description:	Other
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Wehrle Drive to the north, Transit Road to the east, City of Buffalo to the west, Clinton Street to the south.
	Include specific housing and commercial characteristics of this target area.	Older 1800's to new homes, large mall, commercial and industrial.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	

	Identify the needs in this target area.	Housing rehabilitation to stabilize the neighborhood and continue sustainability, Demolition of vacant structures, Infrastructure improvements.
	What are the opportunities for improvement in this target area?	Neighborhood sustainability and preservation.
	Are there barriers to improvement in this target area?	Poverty, location/border city blight, Landlords – non-owner-occupied homes.

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

Assistance will be directed to both specific areas of the Town and on a Town-wide basis. Housing rehabilitation funds are made available to income-eligible homeowners on a Town-wide basis, including the Village of Sloan and the Cheektowaga portion of the Village of Depew. Funds are allocated between the Town and Villages based on relative census data for populations in those locales.

As noted in the Market Analysis, the highest concentration of severe cost burden for extremely low-income (ELI) households (those earning 0%-30% of the area’s median family income) is in the western portions of the Town along Genesee Street and near the interchange of Interstate 90 and Interstate 190. The pattern of severe cost burden for the larger category of very low-income households (those earning 31%-50% of the area’s median family income) is roughly the same with greater concentration along the western edge of the Town adjacent to the City of Buffalo.

Within the housing rehabilitation program, areas of focus will include low-income neighborhoods and those with high percentages of severe cost burdens such as the Pine Ridge, Genesee, Eggert/Delavan, and Cedargrove Heights areas. Public services, including community policing, will be carried out in these areas of Town as well as in low-income neighborhoods in the Villages of Depew and Sloan. Demolitions, playground improvements, and drainage and sewer improvements are also planned for the Villages of Depew and Sloan. Minority concentrations where assistance will be provided occur primarily in the Walden Avenue, Pine Ridge, Genesee, Eggert/Delavan and Cedargrove neighborhoods.

The Town of Cheektowaga has also placed strong emphasis on identifying and eradicating vacant/abandoned/zombie residential properties around town. This problem stems from the economic down fall and real estate foreclosure crisis from a decade ago. A program was created with the assistance from a NYS Zombie grant. The program has utilized the newly created NYS Zombie Law to assist in forcing cooperation and pushing bank involved properties back to market for resale and reoccupancy quicker. A multitude of organizations and partners assist to help combat the problem. The Towns affiliation with the Buffalo Erie Niagara Land Improvement Corporation (BENLIC) land bank helps with a super bid power at tax foreclosure auctions to acquire various tax delinquent properties on the Town’s behalf for use in HUD HOME designated acquisition/rehab/resale to first-time homebuyer

projects and acquisition of vacant lots for infill affordable home new construction projects within established neighborhoods. Through BENLIC assistance, the Town has also been able to collaborate with Habitat for Humanity in providing vacant lots for this organization to construct new affordable homes. Habitat envisions constructing 4-5 homes per year under this agreement between the Town and BENLIC for the foreseeable future.

Housing activities such as rehabilitation will continue as the Town's major CDBG activity. Resources for housing rehabilitation are provided on a town-wide basis with an emphasis on low-to-moderate income neighborhoods, particularly those bordering the City of Buffalo.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 13 – Priority Needs Summary

1	Priority Need Name	Residential Rehab - Owner Occupied
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly
	Geographic Areas Affected	
	Associated Goals	Residential Rehabilitation
	Description	The program will improve the housing stock through the rehabilitation of owner-occupied units and reduction of lead-based paint hazards to benefit low- and moderate-income households by providing low-cost loans. Approval is based on income, owner-occupancy, payment of property taxes and sufficient equity. Activities include Housing Rehab, an Emergency Program, Mobile Home Rehab Program, and Accessibility Program.
	Basis for Relative Priority	23% of existing owner-occupied units have at least one housing condition deficiency. 91% of all owner-occupied residential units in the geographic area were built prior to 1980 and are possible candidates for containing lead-based paint hazards. The costs of new construction and limited availability of building sites makes sustaining and improving the aging housing stock a high priority.
2	Priority Need Name	Resident Rehab- Weatherization
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly
	Geographic Areas Affected	
	Associated Goals	Provide Weatherization Assistance
	Description	The Town will contract with Supportive Services Corporation/Weatherization or other non-profit corporation to provide energy audits for Town and Village residents. Any inefficiency identified in the audit may be eligible for grant funded work items such as insulation, caulking, or newer energy-efficient appliances.
	Basis for Relative Priority	The Town and Village have approximately 28,000 housing units of which 90% were built prior to 1980. Many of these homes have deteriorated to the point of becoming energy inefficient. Retaining decent affordable housing continues to be a high priority.
3	Priority Need Name	Resident Rehab- Sump-Pump Grant Program
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly
	Geographic Areas Affected	
	Associated Goals	Provide Sump Pump Assistance

	Description	Provide grants of up to \$1,200 to owner-occupants to provide funding for specifications, bid/estimates and installation of proper sump crock, pump and accessories, discharge, bubbler system, and code-mandated electrical and smoke/co detection devices.
	Basis for Relative Priority	Relief of overburdened Town and Village sanitary systems are a high priority. The Town and Village of Sloan are under New York State Department of Environment and Conservation scrutiny because of storm water infiltration into over-burdened sewer lines, which then overflow into local streams and lakes. Low-and-moderate income families do not have the resources required to provide for proper sump pump installation needed to correct the problem in their homes and prevent storm overflow.
4	Priority Need Name	Code Enforcement
	Priority Level	Low
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	
	Associated Goals	Code Enforcement
	Description	The Town can provide NYS Code Enforcement Officers to identify and correct housing code violations in order to sustain a decent living condition for all those in the neighborhood. Loans under the Town’s CDBG and HOME Residential Rehabilitation programs will be offered to assist homeowners in making required repairs.
	Basis for Relative Priority	The Town and both Villages have approximately 28,000 housing units of which 90% were built prior to 1980. Many homeowners have deferred maintenance to the point of becoming neighborhood “eyesores” and local residents have identified cleaning up these properties as a priority in maintaining a decent living condition.
5	Priority Need Name	Housing Counseling
	Priority Level	High

	Population	Extremely Low Low Moderate
	Geographic Areas Affected	
	Associated Goals	Housing Counseling
	Description	The Town contracts with HUD-certified housing counseling agencies to provide one-on-one counseling with low-moderate income eligible residents with housing issues, credit/financial issues, apartment searches, tenant-landlord issues, fair housing issues, etc. The Town also provides referrals to existing mortgage-foreclosure services with other non-profits.
	Basis for Relative Priority	American Community Survey statistics show that large segments of the Town's residents experience financial stress that may lead to housing instability issues. A housing counselor assists these residents with budgeting, financing, and referrals.
6	Priority Need Name	Neighborhood Revitalization-Acquisition/Demolition
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Acquisition/Demolition/Disposition
	Description	This program addresses vacant, substandard not-suitable for rehabilitation units in low-to-moderate income neighborhoods. Some properties will be acquired and demolished using CDBG funds. Subsequently, the lots will be sold to adjacent neighbors or re-used for affordable housing development through the Town's Community Housing Development Organization or by the Town itself.
	Basis for Relative Priority	The Town and local residents plan identified acquisition and demolition of severely distressed properties as a community priority.

7	Priority Need Name	Public Services-Summer Day Camp, Youth Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Public Services-Summer Day Camp, Youth Services
	Description	The Town of Cheektowaga Youth and Recreation Department offers a Summer Day Camp Program which provides structured recreational activity for youth ages 4-12 throughout the summer season. The Town is opening a Boys & Girls Club at the Alexander Community Center to provide a safe haven for youth activities.
	Basis for Relative Priority	Through neighborhood planning efforts, residents have identified the need to provide additional recreational activity and safe and secure locations for at-risk youth.
8	Priority Need Name	Public Services-Crime Awareness
	Priority Level	High
	Population	Extremely Low Low Moderate Elderly Elderly Frail Elderly Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Public Services-Crime Awareness

	Description	A Community Policing Program offers residents in low-moderate income areas of the Town and the Village of Sloan an opportunity to interact with police officers through neighborhood watch programs.
	Basis for Relative Priority	Through neighborhood planning efforts, residents have identified the need to provide a stronger presence of police officers in a non-confrontational environment.
9	Priority Need Name	Public Services-Senior Services & Transportation
	Priority Level	High
	Population	Extremely Low Low Moderate Elderly Elderly Frail Elderly Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Public Services-Senior Services & Transportation
	Description	Funding will pay for the cost of part-time outreach coordinators (counselors) who will perform outreach and needs assessment services in order to assist elderly residents with various issues and problems and link them to the appropriate agencies and service providers. Funds will also pay for the cost of the Senior Center support-staff and part-time drivers for Village of Depew Senior Citizen vans.
	Basis for Relative Priority	A large number of Town and Village residents are elderly and need assistance with various issues and problems. They also require greater accessibility to Town and Village Senior Centers, as well as shopping, medical services, etc.
10	Priority Need Name	Public Services-Domestic Violence Counseling
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Public Services-Domestic Violence
	Description	Funding will be provided to Child and Family Services/Haven House to supplement the cost of a full-time advocate to counsel victims of domestic violence and help them develop strategies to protect themselves from the offender. The advocate will assist the victim in obtaining safe shelter, long-term counseling and civil legal assistance. The advocate will also accompany the victim to Court and assist victims in speaking with the Police and Assistant District Attorney.
	Basis for Relative Priority	Create an increase in safety for victims of domestic violence.
11	Priority Need Name	Public Services- Community Hub, Job Training
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Non-housing Community Development
	Geographic Areas Affected	Other

	Associated Goals	Public Services-Food Pantry & Community Hub, Jobs
	Description	Staffing costs for a community hub coordinator to assist in connecting people to food pantry and social service programs for low-mod income residents. A local non-profit corporation hopes to offer employment services to area residents seeking to better their employment opportunities.
	Basis for Relative Priority	Through neighborhood planning efforts, residents have identified the need to provide additional recreational activity for at-risk youth, food, social services, and jobs training for low-and-moderate income residents.
12	Priority Need Name	Public Infrastructure & Improvements
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	
	Associated Goals	Public Infrastructure
	Description	There is a high demand for replacing aging infrastructure in Town and both Villages. Most of the critical water infrastructure is over 50 years old and there are several hundred miles of local roads and sidewalks that require replacement. Sewer lines are in need of repair and replacement in low-to-moderate areas of the Town and both Villages. Wherever possible, replacement projects will be done by Town employees while some other sidewalk repair projects will be done through private contractors.
	Basis for Relative Priority	Maintaining critical infrastructure such as drinking water systems and wastewater collection are necessary to sustain public health and the economic vitality of the Town. Local roads and sidewalks have been identified as a key priority to maintain the health and safety of residents and businesses.
13	Priority Need Name	Public Facilities
	Priority Level	High

	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Public Facilities
	Description	The Town and Villages have several public facilities that were built prior to 1930 and are in need of further renovation. CDBG funds will be used for building renovations at the Cheektowaga and Depew Senior Citizen Centers, Village of Sloan Senior Center, and Alexander Community Center. The Village of Sloan will continue efforts to update playgrounds with new accessible equipment.
	Basis for Relative Priority	Both neighborhood plans and the Town’s comprehensive land use plan have identified the need to maintain neighborhood assets and community gathering places that help keep social networks intact.
14	Priority Need Name	Economic Development-Rehab, Direct, Technical Asst
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Economic Development
	Description	The Town will provide a low-interest loan of variable duration and training to microenterprises that are in need of working capital to establish or sustain their business operations within the Town. The Town will also provide low interest loans to assist businesses that promise to hire low-moderate income workers, training them if necessary, to fulfill the requirements of the position.
	Basis for Relative Priority	

15	Priority Need Name	Provide Assistance to Homeless Population
	Priority Level	Low
	Population	Extremely Low
	Geographic Areas Affected	
	Associated Goals	Provide Assistance to Homeless Population
	Description	The Town will coordinate with, and provide referrals to, the Homeless Alliance of WNY, Matt Urban Center, and other agencies to identify emergency shelters and homeless service agencies that will provide the best services for the local homeless population or those at-risk of becoming homeless.
	Basis for Relative Priority	The increasing poverty within the Town has created additional concern about individuals falling into homelessness.

Narrative (Optional)

Many of the Priority Needs are in direct response to the increasing poverty within the Town of Cheektowaga and the transportation challenges, food insecurity, increased risk for youth, and demand for public and youth services that are increasing along with the increasing rate of poverty.

Additionally, the Town is mindful of the need to deliver a variety of social services to low- and moderate-income residents, as well as to at-risk populations including youths, seniors, disabled individuals, and victims of domestic violence. Centralized services and a strong network of service providers to make the appropriate referrals is essential to adjusting to the increase in the number of Town residents living in poverty or considered ‘working poor’.

The Cheektowaga Community Collaborative Hub and the Boys & Girls Club provide essential venues that offer services to those most in need.

Also, Affordable housing continues to be in ever increasing demand and need as quickly increasing market values in town are making less decent, safe and affordable homes available.

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

The Town of Cheektowaga will receive an amount of \$1,048,814 in Community Development Block Grant funding for PY 2020 per HUD’s final announcement of funding. The Town is expected to receive an anticipated amount of \$452,700 in program income from previous year’s rehabilitation and economic development activities. The Amherst, Cheektowaga, Tonawanda (A-C-T) HOME Consortium will receive \$938,950 in 2020 HOME Investment Partnerships Grant funding, with an anticipated \$312,983 to the Town of Cheektowaga and an additional \$623,000 is expected to be earned in program income from previous years HOME housing rehabilitation, homebuyer and acquisition-rehabilitation-resale activities. As lead agency for the A-C-T Consortium, the Town of Amherst reports the projects for HOME dollars in its Annual Action Plan. The Town of Cheektowaga has also submitted an application for a New York State Affordable Housing Grant to match and supplement the CDBG and HOME funding allocated to its housing rehabilitation program in the amount of \$450,000. Any increases or decreases in the allocations from HUD will be applied to the Homeowner Rehabilitation Programs for the Consortium.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,048,814	452,700	0	1,501,514	6,006,056	CDBG

Table 14 - Anticipated Resources

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

The Town of Cheektowaga is in the process of final disbursements of a 2018 grant in the amount of \$450,000 from the New York State Affordable Housing Corporation that offers eligible single family homeowners a forgivable grant amount toward the rehabilitation of their home. The grant matches the Town's CDBG or HOME rehabilitation funds 60/40. The Town has submitted another application in 2019 to the New York State Affordable Housing Corporation for an additional \$450,000 grant and anticipates to receive these funds in 2020 for additional housing rehabilitation matching loan/grant projects.

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

No publicly owned land or property located within the jurisdiction will be used to address identified needs.

Discussion

SP-40 Institutional Delivery Structure - 91.415, 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
Cheektowaga Department of Economic and Community Development	Departments and agencies	Economic Development Non-homeless special needs Ownership	Jurisdiction
Belmont Housing Resources for WNY, Inc.	Non-profit organizations	Non-homeless special needs Rental public services	Jurisdiction
Lt. Col. Matt Urban Human Services Center of WNY	Non-profit organizations	Rental	Region
SUPPORTIVE SERVICES CORPORATION OF WNY	Non-profit organizations	Ownership Rental	Region
Cheektowaga Senior Services	Departments and agencies	Non-homeless special needs public services	Jurisdiction
Cheektowaga Youth and Recreation Department	Departments and agencies	Non-homeless special needs public services	Jurisdiction
NEW OPPORTUNITIES COMMUNITY HOUSING DEVELOPMENT CORP	Non-profit organizations	Ownership	Jurisdiction
HOUSING OPPORTUNITIES MADE EQUAL, INC.	Non-profit organizations	Rental	Region
NYS Homes and Community Renewal and NYS Affordable Housing Corporation	Departments and agencies	Ownership	State
Child and Family Services	Non-profit organizations	Non-homeless special needs public services	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
VILLAGE OF DEPEW	Government	Non-homeless special needs neighborhood improvements public services	Jurisdiction
VILLAGE OF SLOAN	Government	Non-homeless special needs neighborhood improvements public services	Jurisdiction
University District Community Development Association	Non-profit organizations	Ownership	Jurisdiction
WESTERN NEW YORK LAW CENTER INC.	Non-profit organizations	public services	Region

Table 15 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

New York State and Erie County are fortunate to have an excellent network of service agencies that are able to provide an array of much needed supportive services for housing. In its communications with service agencies regarding the existence of gaps in the institutional structure for providing supportive services for housing, the general consensus discovered by Community Development staff was that basically there are no apparent gaps and that the existing agencies are well equipped to deal with the client base either through in-house resources or through referrals and networking with other existing social service agencies. The most common need expressed was for direct housing assistance through Section 8 Vouchers and Certificates.

The Town of Cheektowaga will continue to work with the Belmont Housing Resources of WNY of Western New York, the Section 8 administrator. However, the significant waiting list for these funds precludes much change in the next year.

In 2019 the Town commissioned a housing market study that identified the weaknesses and needs of various residential “submarkets”. Specifically, issues of mobility, resiliency, and connectivity have been identified as focal points and are to be addressed both in terms of both resources and delivery system. In addition, the Amherst/Cheektowaga/Tonawanda Consortium is in the process of adopting an Analysis of Impediments to Fair Housing Choice that is anticipated to include recommendations to improve the public, not-for-profit, and private delivery system within the Consortium communities.

Cheektowaga will work with the New York State Affordable Housing Corporation to administer funds to assist homeowners with housing rehabilitation incentives that can be utilized to match CDBG investments

In 2019 the Town began connecting energy efficiency, weatherization, and health and safety assistance to income qualified homeowners through the NYS Green and Healthy Home Initiative Program. This initiative assists to reduce energy costs and eliminate serious health and safety hazards in homes. The program is focused in the 14211, 14215, 14212 area codes in the western portion of town and close to the areas with the highest poverty levels in the City of Buffalo.

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

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

Table 16 - 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)

Counseling/Advocacy-The Consortium and its partners provide counseling and advocacy services that seek to identify the needs of the homeless and link with appropriate treatment and other supports, and assist in finding safe, affordable, permanent housing.

Legal Assistance - Nonprofit agencies, including Legal Services of Western New York, Legal Services for the Elderly and the Western New York Law Center assist Town of Cheektowaga residents with problems relating to legal matters such as foreclosure and bankruptcy.

Mortgage Assistance - The Town of Cheektowaga regularly directs residents to contact its partners, Belmont Housing Resources of WNY and the Consumer Credit Counseling Service of Western New York to assist in addressing mortgage issues ranging from obtaining a first time homebuyer's first mortgage to assisting in consolidating debt or saving a defaulted mortgage. The Western New York Law Center also serves as a partner agency for assistance in preventing mortgage foreclosure.

Rental Assistance - Belmont Housing Resources of WNY, Lt. Col. Matt Urban Center and Crisis Services all serve as referring agencies to help individuals address housing issues for homeless or potentially homeless individuals.

Utilities Assistance - Residents in need of assistance in paying utility bills are regularly forwarded to the Erie County Department of Social Services and the Cheektowaga Senior Center to determine their eligibility for HEAP funds.

Other Street Outreach Services - The Cheektowaga Police Department serves as the first contact point for individuals found homeless or on the street. They assist individuals in reaching the Crisis Services agency to obtain further assistance. The agency members of the Homeless Coalition of Western New York, particularly Restoration Assistance, Inc. in Cheektowaga also regularly conduct street outreach efforts.

Alcohol & Drug Abuse - The nonprofit agencies Restoration Assistance Inc. and Endeavor Health Services provide counseling services for those in need of assistance in this area.

Child Care - CAO of Western New York operates two Head Start Centers in northern Cheektowaga to provide childcare for low-income residents of the town.

Education - Erie I BOCES provides adult education in a variety of job-centered skills and programs, offering tuition assistance for qualifying individuals. They also offer contacts and referrals to employers to assist students in reaching employment.

Employment and Employment Training - Employment assistance and training are provided by Restoration Society, Vocational and Educational Services for Individuals with Disabilities, Workforce Investment Board, Niagara Frontier Vocational Training Center.

Healthcare - The county hospital, ECMC, operates a satellite office in the Cleve-Hill Plaza, offering accessible healthcare to individuals in the high-poverty 14215 zip code area shared by Cheektowaga and the neighboring City of Buffalo. St. Joseph's Hospital in Cheektowaga also provides 24-hour care for those in need.

HIV/AIDS - The Planned Parenthood of Buffalo and Erie County Mobile Outreach Unit screens clients for sexually transmitted diseases and other medical needs.

Life Skills - The nonprofit agencies Restoration Assistance Inc. and Erie I BOCES offer a range of life skill training to assist individuals in reaching their potential, particularly with respect to employment. Consumer Credit Counseling and Belmont Housing Resources of WNY offer financial training and services related to financial literacy, budgeting and managing debt.

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 Homeless Alliance of Western New York has identified the need for both a youth 'drop in center' to provide nighttime beds and improved access to daytime social services in order to better address the needs of the County as a whole and the Consortium communities. The Town has been taking steps to address daytime social services through the Cheektowaga Community Collaborative (C3) development of the Cheektowaga HUB. Transportation and access to services were identified as significant barriers for Town residents and the Cheektowaga HUB is an opportunity to deliver multiple services in an accessible location.

One of the repeated health and human service delivery issues that was identified was coordination of those services. Specifically, stakeholders indicated a need for better coordination of transitional housing, and a need to support individuals as opposed to specific disorders, such as those that are developmentally disabled and may have behavioral issues.

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

The Homeless Alliance of Western New York utilizes HUD's Housing First approach, which is intended to eliminate barriers to permanent housing without preconditions such as sobriety, treatment, or service participation requirements. According to the Homeless Alliance Executive Director, the new approach is proving effective in getting people into housing, regardless of services they need or are receiving.

The Homeless Alliance of WNY has developed a 10-year plan for improving services to the homeless population. The plan is made up of fourteen goals, and is divided into four sections, Education and Empowerment, Continuum of Care Coordination, Community Supports, and System Change.

The plan highlights the need for wider awareness and use of mainstream resources and existing community services. It advocates educating consumers, service providers, and the local community to empower people to better access the benefits and services for which they or their clients are eligible.

The Continuum of Care Alignment section includes six goals that aim to improve Erie County's homeless service system. The goals range from developing and codifying systematic approaches for addressing obstacles and meeting gaps to improving data collection and performance measurement efforts.

The Community Supports section contains three goals; 1) Enhance knowledge of existing housing stock in Erie County; 2) Increase availability of safe, adequate, and affordable permanent housing for all populations in all areas of Erie County; and 3) Support the development of local jobs that pay a self-sufficient wage.

Finally, the System Change Section has two goals; 1) Strengthen existing local homeless and poverty related coalitions; and 2) Expand governmental funding for homeless housing, services, and other safety net programs.

While the housing crisis remains significant, the Homeless Alliance has been able to reduce both the chronically homeless and the number of homeless in shelters. The Alliance uses the Single Point of Access, a mental health referral system, to submit medical, hospitalization, treatment and housing information and to then connect that information to the various service providers. A coordinated entry system improved overall coordination with the County, and Housing First approach – with continued funding from HUD – have helped improve the situation and better meet the needs of at-risk populations.

The Town of Cheektowaga is seeking opportunities to provide additional funding to the C3 Hub to expand the capacity of services provided at the Cheektowaga Hub and to improve the reach of the services through mobility and additional locations in areas of need.

SP-45 Goals - 91.415, 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	Residential Rehabilitation	2020	2024	Affordable Housing Non-Homeless Special Needs		Residential Rehab - Owner Occupied	CDBG: \$3,457,555	Homeowner Housing Rehabilitated: 175 Household Housing Unit
2	Provide Weatherization Assistance	2020	2024	Affordable Housing		Resident Rehab-Weatherization	CDBG: \$150,000	Homeowner Housing Rehabilitated: 125 Household Housing Unit
3	Provide Sump Pump Assistance	2020	2024	Affordable Housing		Resident Rehab-Sump-Pump Grant Program	CDBG: \$15,000	Other: 25 Other
4	Code Enforcement	2020	2024	Affordable Housing		Code Enforcement	CDBG: \$0	Housing Code Enforcement/Foreclosed Property Care: 2900 Household Housing Unit
5	Housing Counseling	2020	2024	Affordable Housing		Housing Counseling	CDBG: \$62,500	Public service activities for Low/Moderate Income Housing Benefit: 500 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Acquisition/Demolition/Disposition	2020	2024	Affordable Housing		Neighborhood Revitalization-Acquisition/Demolition	CDBG: \$0	Buildings Demolished: 2 Buildings
7	Public Services-Summer Day Camp, Youth Services	2020	2024	Non-Housing Community Development		Public Services-Summer Day Camp, Youth Services	CDBG: \$250,000	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
8	Public Services-Crime Awareness	2020	2024	Public Service		Public Services-Crime Awareness	CDBG: \$175,000	Public service activities other than Low/Moderate Income Housing Benefit: 17745 Persons Assisted
9	Public Services-Senior Services & Transportation	2020	2024	Public Services		Public Services-Senior Services & Transportation	CDBG: \$280,000	Public service activities other than Low/Moderate Income Housing Benefit: 37500 Persons Assisted
10	Public Services-Domestic Violence	2020	2024	Public Services		Public Services-Domestic Violence Counseling	CDBG: \$45,000	Public service activities other than Low/Moderate Income Housing Benefit: 3000 Persons Assisted
11	Public Services-Food Pantry & Community Hub, Jobs	2020	2024	Public Services		Public Services-Community Hub, Job Training	CDBG: \$150,000	Public service activities other than Low/Moderate Income Housing Benefit: 3400 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	Public Infrastructure	2020	2024	Non-Housing Community Development		Public Infrastructure & Improvements	CDBG: \$832,500	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 13500 Persons Assisted
13	Public Facilities	2020	2024	Non-Housing Community Development		Public Facilities	CDBG: \$500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1890 Persons Assisted
14	Economic Development	2020	2024	Non-Housing Community Development		Economic Development-Rehab, Direct, Technical Asst	CDBG: \$88,500	Jobs created/retained: 25 Jobs Businesses assisted: 5 Businesses Assisted
15	Provide Assistance to Homeless Population	2020	2024	Homeless		Provide Assistance to Homeless Population	CDBG: \$0	Homelessness Prevention: 10 Persons Assisted

Table 17 – Goals Summary

Goal Descriptions

1	Goal Name	Residential Rehabilitation
	Goal Description	<p>The program will improve the housing stock through the rehabilitation of owner-occupied 1-4 family units and reduction of lead-based paint hazards to benefit low- and moderate-income households by providing low-cost loans. Approval is based on income, owner-occupancy, payment of property taxes and sufficient equity. Rehabilitation activities include interior and exterior system replacement, code violations, lead-based paint and asbestos remediation, and accessibility improvements. A separate Mobile Home Rehabilitation Program for mechanical systems, roofing and window replacement, and accessibility improvements.</p> <p>Additionally, an Emergency Program will provide for the repair or replacement of certain elements of a housing unit in emergency situations that impair the health and safety of the resident(s). The purpose of the loan is restricted to the cited emergency condition and the whole house must otherwise be in a habitable condition, defined as free from health and safety dangers.</p>
2	Goal Name	Provide Weatherization Assistance
	Goal Description	The Town's contract with Supportive Services Corporation/Weatherization or other non-profit corporation to provide energy audits for Town and Village residents. Any inefficiency identified in the audit may be eligible for grant funded work items such as insulation, caulking, or newer energy-efficient appliances.
3	Goal Name	Provide Sump Pump Assistance
	Goal Description	Provide grants of up to \$1,200 to owner-occupants to provide funding for specifications, bid/estimates and installation of proper sump crock, pump and accessories, discharge, bubbler system, and code-mandated electrical and smoke/co detection devices.
4	Goal Name	Code Enforcement
	Goal Description	The Town can provide NYS Code Enforcement Officers to identify and correct housing code violations in order to sustain a decent living condition for all those in the neighborhood. Loans under the Town's CDBG and HOME Residential Rehabilitation programs will be offered to assist homeowners in making required repairs.

5	Goal Name	Housing Counseling
	Goal Description	The Town contracts with HUD-certified housing counseling agencies to provide one-on-one counseling with low-moderate income eligible residents with housing issues, credit/financial issues, apartment searches, tenant-landlord issues, fair housing issues, etc. The Town also provides referrals to existing mortgage-foreclosure services with other non-profits.
6	Goal Name	Acquisition/Demolition/Disposition
	Goal Description	This program addresses vacant, substandard not-suitable for rehabilitation units in low-to-moderate income neighborhoods. Some properties will be acquired and demolished using CDBG funds. Subsequently, the lots will be sold to adjacent neighbors or re-used for affordable housing development through the Town's Community Housing Development Organization or by the Town itself.
7	Goal Name	Public Services-Summer Day Camp, Youth Services
	Goal Description	The Town of Cheektowaga Youth and Recreation Department offers a Summer Day Camp Program which provides structured recreational activity for youth ages 4-12 throughout the summer season. Youth and Recreation Department hopes to further expand a summer youth lunch program to income eligible households.
8	Goal Name	Public Services-Crime Awareness
	Goal Description	A Community Policing Program offers residents in low-moderate income areas of the Town and the Village of Sloan an opportunity to interact with police officers through neighborhood watch programs.
9	Goal Name	Public Services-Senior Services & Transportation
	Goal Description	Funding will pay for the cost of part-time outreach coordinators (counselors) who will perform outreach and needs assessment services in order to assist elderly residents with various issues and problems and link them to the appropriate agencies and service providers. Funds will also pay for the cost of the Senior Center support-staff and part-time drivers for Village of Depew Senior Citizen vans. Finally, the Town seeks to add to its fleet of handicapped accessible vehicles to promote health and wellness amongst its senior population.

10	Goal Name	Public Services-Domestic Violence
	Goal Description	Funding will be provided to Child and Family Services/Haven House to supplement the cost of a full-time advocate to counsel victims of domestic violence and help them develop strategies to protect themselves from the offender. The advocate will assist the victim in obtaining safe shelter, long-term counseling and civil legal assistance. The advocate will also accompany the victim to Court and assist victims in speaking with the Police and Assistant District Attorney.
11	Goal Name	Public Services-Food Pantry & Community Hub, Jobs
	Goal Description	Funding provided for a Community Hub coordinator to assist all local pantries with further identifying those in need. Additional outreach to connect all in need to necessary health and human service agencies. A local non-profit corporation hopes to offer employment services to area residents seeking to better their employment opportunities.
12	Goal Name	Public Infrastructure
	Goal Description	There is a high demand for replacing aging infrastructure in Town and both Villages. Most of the critical water infrastructure is over 50 years old and there are several hundred miles of local roads and sidewalks that require replacement. Sewer lines are in need of repair and replacement in low-to-moderate areas of the Town and both Villages. Wherever possible, replacement projects will be done by Town employees while some other sidewalk repair projects will be done through private contractors.
13	Goal Name	Public Facilities
	Goal Description	The Town and Villages have several public facilities that were built prior to 1930 and are in need of further renovation. CDBG funds will be used for building renovations at the Cheektowaga and Depew Senior Citizen Centers, and Alexander Community Center. The Village of Sloan will continue efforts to update playgrounds with new accessible equipment.
14	Goal Name	Economic Development
	Goal Description	The Town will provide a low-interest loan of variable duration and training to microenterprises that are in need of working capital to establish or sustain their business operations within the Town. The Town will also provide low interest loans to assist businesses that promise to hire low-moderate income workers, training them if necessary to fulfill the requirements of the position.

15	Goal Name	Provide Assistance to Homeless Population
	Goal Description	The Town will coordinate with, and provide referrals to, the Homeless Alliance of WNY, Matt Urban Center, and other agencies to identify emergency shelters and homeless service agencies that will provide the best services for the local homeless population or those at-risk of becoming homeless. The town also provides domestic-violence assistance to prevent homelessness in this vulnerable population.

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 Town of Cheektowaga collaborates with the Buffalo Erie Niagara Land Improvement Corp. (BENLIC) to acquire vacant/abandoned/foreclosed properties and vacant lots in targeted neighborhoods of Walden/Pine Ridge, Genesee/Pine Ridge and East Delevan/Pine Ridge areas to provide affordable housing. The Town will continue to identify and create one new construction or rehabilitated home and sale to income qualified first-time homebuyer family per year in these areas.

Also, planning is under way for the creation of two new Senior Rental Housing Projects totaling 155 new apartments. Two existing structures, one an old closed nursing facility vacant for over ten years and a closed Historic High School building in a low-mod income neighborhood will be converted to new senior housing creating additional opportunity for affordable housing.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

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

The primary source of information for obtaining information and actions to address LBP hazards was a meeting with representative of Erie County Department of Health. Actions include:

NYS Lead Based Paint Prevention Program

This is a core program funded by the State for identification and mitigation of elevated lead paint. This is a 5-year contract which is funded annually for \$500,000 to \$550,000 per year.

Elevated blood levels (EBL) in children is the most critical issue in dealing with lead-based paint. The State required the Erie County Department of Health to respond to all cases with elevated blood levels.

This involves case management with a nurse and follow-up referral to primary care physician.

Healthy Neighborhood Program

Funded by a NYS grant, this program has been operated by DOH for about 30 years. The program is continuing to be funded on a 5-year contract with the State, payable at about \$300,000 per year. Grant levels have stayed about the same for several years, which means some erosion with the effect of inflation.

The program conducts door-to-door complete “sweeps” of designated high-risk neighborhoods. The County has identified 12 high-risk areas by ZIP code. This includes eleven ZIP codes in the City of Buffalo, including three ZIP codes which overlap with Cheektowaga – 14211, 14212, and 14215. The 12th ZIP code is entirely in the City of Lackawanna.

Each year, DOH selects a total of two or three Census tracts which are within these 12 high-risk ZIP code areas for doing complete door-to-door sweeps. Census tracts are chosen based on assessment of at-risk population including income, number of children, number of renters and other socio-economic data.

Two field staff are assigned to this program and conduct about 1,000 interventions where the DOH rep has gained access to the residential unit. Most units are renter occupied. In addition to checking for lead based paint hazards, the inspector also checks for indoor air safety, potential asthma problem and potential unintentional injury hazard. As needed, DOH will provide smoke detectors, carbon monoxide detectors, and provide general assessment of healthy living condition.

Visits are preceded by a general notification to the neighborhood that a sweep will be conducted.

DOH cited that the City of Buffalo in recent years has demolished several homes in high-risk ZIP codes 14211 and 14212, which helped to remove properties that most likely had LBP hazards.

FOR THE FULL TEXT OF THIS SECTION SEE AD-25 (ADMINISTRATION), IN ATTACHMENTS: GRANTEE UNIQUE APPENDICES.

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

All rehabilitation housing applications submitted to the ACT Consortium Community Development Departments are reviewed for the lead-based paint risk assessment. Compliance includes visual assessments, verbal questioning during the intake and written questions on the application form. All housing cases include a visual assessment for lead-based paint hazards, including peeling, cracking, chipping or flaking paint.

If the unit meets the LBP hazard threshold, the unit is then inspected by an outside contractor specialist to assess the condition in detail and specify remediation action required. Upon completion of remediation, the same contractor performs a clearance inspection.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

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

The Consortium communities recognize that housing rehabilitation programs by themselves will not eliminate or reduce poverty. Where appropriate and feasible, the Consortium Towns will coordinate their housing programs with services designed to assist low income households to break the cycle of poverty. However, efforts to reduce poverty require a multi-faceted combination of youth services, housing assistance, social and human services, and employment training and job placement.

Since 2018 CDBG funding has been directed to assist in combating the increasing percentage of poverty in the Town by directing funds to assist with the C3 Hub Coordinator and assistance for Food Pantry coordination. The Resurrection Life Food pantry serves approximately 1,000 low income families, making it one of the most active food pantries in the region, which creates a demand for increased resources and capacity.

Three of the four Cheektowaga school districts recently qualified for the Community Eligibility Provision of the National School Lunch Program, which means over 40% of families in the district qualify for some sort of government assistance. This means all students in the district are eligible for free breakfast and lunch during the school year. However, during the summer months these students have no nutritional supports. The Youth & Recreational Services Department would like to fill this gap by offering free lunches, in conjunction with the National School Lunch Program, at different parks throughout the Town. The Department would need outreach workers to manage the programs at the different sites for 6-8 weeks during the summer.

The Town of Cheektowaga will be opening a Boys & Girls Club in the year 2020 to further focus on the needs of youth. The club will open and be operated in the Alexander Community Center which was originally a public school until the late 1980's when the Town acquired the building to use for many of the department offices including the Youth & Recreation Department. The program will help supplement the current youth programs and focus a great amount attention to membership low-mod income families.

Additionally, the Cheektowaga Community Collaborative (C3) links public service programs to persons in need. Recognizing the lack of transportation that hinders many Town residents in need of social and human services C3 created the Cheektowaga Hub. The Hub connects vulnerable populations to health insurance, food from the food pantry, legal and other services at Resurrection Life Church.

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

The Town of Amherst acts as lead PHA for the Erie County PHA Consortium. In this capacity, it contracts with Belmont Housing Resources to administer the Section 8 rent subsidy programs in Erie County. The Erie County P.H.A. has established an Action Plan for the Family Self-Sufficiency Program. This program

provides rent subsidies to eligible households in concert with other social services and programs on terms that encourage personal responsibility leading to financial independence.

The Cheektowaga Economic Development Corporation (CEDC) provides financial assistance to small/medium-size businesses locating to or expanding present operations within the Town of Cheektowaga that will create new employment opportunities for low-to-moderate income individuals.

Businesses assisted with CEDC loan funds in 2018 and 2019 include:

Speed Motor Express, LLC -- transportation services, warehousing, logistics and fulfillment

The CEDC loan proceeds were used for equipment, furnishings and fixtures as the company was expanding in the Town of Cheektowaga. The project involved acquisition of the property, renovations, new shelving and pallet material, equipment (forklifts) and hiring new employees as a result of the project expansion. The project included both owner capital injection and private bank financing. The CEDC funds were an important part of the entire project funds to ensure the project was completed timely and efficiently.

Latina Boulevard Foods, LLC – wholesale distributor of food and produce products

The CEDC loan proceeds were used for equipment, furnishings and inventory as the company was embarking upon a major expansion in the Town of Cheektowaga. The project involved construction and renovation to the existing commercial property, new shelving and pallet material, and hiring new employees as a result of the expansion. The project included both owner capital injection and private bank financing. The CEDC funds were essential in “gap financing” to ensure the project was completed timely and efficiently.

Conventional bank financing reduces a low-to-moderate income household's disposable income with the potential of placing them into poverty. The Consortium Towns offer 0% deferred payment loans, payable when the house is sold, to extremely low to very-low income persons to make housing repairs affordable.

Employment opportunities may be available for Community Development projects under the Section 3 requirement. Section 3 provides for preference to be given to a contractor who meets requirements for Section 3 certification by agreeing to hire low-income Town residents for that project.

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 Town monitors its subrecipients and housing development agencies on an on-going basis, utilizing a project/activity checklist and a project control form to ensure compliance with program regulations. This along with on-site reviews to conduct performance evaluations ensures annual compliance with the regulations. In addition, staff members have spent substantial hours reviewing and updating program policies and procedures to improve the management of our programs.

The Community Development Office also provides close oversight of several of our subrecipients, including the Villages of Depew and Sloan, and the Cheektowaga Economic Development Corporation. Such close oversight provides the opportunity to prevent compliance problems before they occur. On-site meetings are also held with subrecipients during the course of the year to review and assess the progress of program activities.

The Town continually considers ways to improve its programs and develop new strategies to achieve its primary goals. Positive input and suggestions from residents, businesses, non-profit organizations, and other entities are welcomed as a means of improving the Town's programs. Interaction with the Village of Depew, Village of Sloan, and neighborhood organizations, particularly in the Town's targeted neighborhoods (Walden Avenue, Pine Hill/Genesee Street, Clinton, and Cedargrove Heights) occurs through participation in neighborhood meetings throughout the year and will continue as an avenue to meaningful citizen participation in the community development planning process. In addition, during foot and bike patrols, the police hand out comment cards to residents inviting comments and concerns in their neighborhood. In 2019, 164 comments were received, as per the Year End Police Foot Patrol Report.

The Town of Cheektowaga Office of Economic and Community Development has a Minority and Women-Owned Business (MWBE) Utilization Policy to encourage the use of such qualified contractors. At least annually we conduct MWBE contractor outreach to identify qualified contractors to add to our lists. Review of the contractor lists also allows our office to ensure that the contractor maintains proper certifications, licenses, and is up to date on required insurances. One of the incentives we have adopted for MWBE firms is to afford a 10% variance above the lowest bid.

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The Town of Cheektowaga will receive an amount of \$1,048,814 in Community Development Block Grant funding for PY 2020 per HUD's final announcement of funding. The Town is expected to receive an anticipated amount of \$452,700 in program income from previous year's rehabilitation and economic development activities. The Amherst, Cheektowaga, Tonawanda (A-C-T) HOME Consortium will receive \$938,950 in 2020 HOME Investment Partnerships Grant funding, with an anticipated \$312,983 to the Town of Cheektowaga and an additional \$623,000 is expected to be earned in program income from previous years HOME housing rehabilitation, homebuyer and acquisition-rehabilitation-resale activities. As lead agency for the A-C-T Consortium, the Town of Amherst reports the projects for HOME dollars in its Annual Action Plan. The Town of Cheektowaga has also submitted an application for a New York State Affordable Housing Grant to match and supplement the CDBG and HOME funding allocated to its housing rehabilitation program in the amount of \$450,000. Any increases or decreases in the allocations from

HUD will be applied to the Homeowner Rehabilitation Programs for the Consortium.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,048,814	452,700	0	1,501,514	6,006,056	CDBG

Table 18 - Expected Resources – Priority Table

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

The Town of Cheektowaga is in the process of final disbursements of a 2018 grant in the amount of \$450,000 from the New York State Affordable Housing Corporation that offers eligible single family homeowners a forgivable grant amount toward the rehabilitation of their home. The grant matches the Town's CDBG or HOME rehabilitation funds 60/40. The Town has submitted another application in 2019 to the New York State Affordable Housing Corporation for an additional \$450,000 grant and anticipates to receive these funds in 2020 for additional housing rehabilitation matching loan/grant projects.

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

No publicly owned land or property located within the jurisdiction will be used to address identified needs.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Residential Rehabilitation	2020	2024	Affordable Housing Non-Homeless Special Needs	Town Wide	Residential Rehab - Owner Occupied	CDBG: \$691,511	Homeowner Housing Rehabilitated: 35 Household Housing Unit
2	Provide Weatherization Assistance	2020	2024	Affordable Housing	Town Wide	Resident Rehab- Weatherization	CDBG: \$30,000	Homeowner Housing Rehabilitated: 30 Household Housing Unit
3	Provide Sump Pump Assistance	2020	2024	Affordable Housing	Town Wide	Resident Rehab- Sump-Pump Grant Program	CDBG: \$3,000	Homeowner Housing Rehabilitated: 5 Household Housing Unit
4	Housing Counseling	2020	2024	Affordable Housing	Town Wide	Housing Counseling	CDBG: \$12,500	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
5	Public Services- Summer Day Camp, Youth Services	2020	2024	Non-Housing Community Development	Town Wide	Public Services- Summer Day Camp, Youth Services	CDBG: \$50,000	Public service activities other than Low/Moderate Income Housing Benefit: 130 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Public Services-Crime Awareness	2020	2024	Public Service	Cedargrove Heights Pine Hill/Genesee St. Clinton Town Wide	Public Services-Crime Awareness	CDBG: \$35,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 17745 Persons Assisted
7	Public Services-Senior Services & Transportation	2020	2024	Public Services	Depew Town Wide	Public Services-Senior Services & Transportation	CDBG: \$56,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 7600 Persons Assisted
8	Public Services-Domestic Violence	2020	2024	Public Services	Town Wide	Public Services-Domestic Violence Counseling	CDBG: \$9,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted
9	Public Services-Food Pantry & Community Hub, Jobs	2020	2024	Public Services	Town Wide	Public Services-Community Hub, Job Training	CDBG: \$30,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 680 Persons Assisted
10	Public Infrastructure	2020	2024	Non-Housing Community Development	Walden Avenue	Public Infrastructure & Improvements	CDBG: \$166,500	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3835 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Public Facilities	2020	2024	Non-Housing Community Development	Town Wide	Public Facilities	CDBG: \$100,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1890 Persons Assisted
12	Economic Development	2020	2024	Non-Housing Community Development	Town Wide	Economic Development-Rehab, Direct, Technical Asst	CDBG: \$17,700	Jobs created/retained: 5 Jobs Businesses assisted: 1 Businesses Assisted

Table 19 – Goals Summary

Goal Descriptions

1	Goal Name	Residential Rehabilitation
	Goal Description	<p>The program will use CDBG and HOME resources improve the housing stock through the rehabilitation of owner-occupied 1-4 family units and reduction of lead-based paint hazards to benefit low- and moderate-income households by providing low-cost loans. Approval is based on income, owner-occupancy, payment of property taxes and sufficient equity. Rehabilitation activities include interior and exterior system replacement, code violations, lead-based paint and asbestos remediation, and accessibility improvements. A separate Mobile Home Rehabilitation Program for mechanical systems, roofing and window replacement and accessibility improvements.</p> <p>Additionally, an Emergency Program will provide for the repair or replacement of certain elements of a housing unit in emergency situations that impair the health and safety of the resident(s). The purpose of the loan is restricted to the cited emergency condition and the whole house must otherwise be in a habitable condition, defined as free from health and safety dangers.</p>

2	Goal Name	Provide Weatherization Assistance
	Goal Description	Assist low income homeowners with weatherization assistance through the Weatherization Assistance Program to ensure safe affordable housing for Town and Village residents. This program will create more energy efficient housing units for low-moderate income homeowners by providing energy audits resulting in as-needed energy efficient furnaces, insulation, windows, caulking and, in some cases, energy efficient refrigerators. The energy savings will assist in creating a more affordable housing environment.
3	Goal Name	Provide Sump Pump Assistance
	Goal Description	Provide grants of up to \$1,200 to owner-occupants to provide funding for specifications, bid/estimates and installation of proper sump crock and accessories, pump, discharge and bubbler system, and code-mandated electrical and smoke/co detection devices.
4	Goal Name	Housing Counseling
	Goal Description	The Town contracts with HUD-certified housing counseling agencies to provide one-on-one counseling with low-moderate income eligible residents with housing issues, credit/financial issues, apartment searches, tenant-landlord issues, fair housing issues, etc. The Town also provides referrals to existing mortgage-foreclosure services with other non-profits.
5	Goal Name	Public Services-Summer Day Camp, Youth Services
	Goal Description	The Town of Cheektowaga Youth and Recreation Department offers a Summer Day Camp Program which provides structured recreational activity for youth ages 4-12 throughout the summer season. Youth and Recreation Department hopes to further expand a summer youth lunch program to income eligible households.
6	Goal Name	Public Services-Crime Awareness
	Goal Description	A Community Policing Program offers residents in low-moderate income areas of the Town and the Village of Sloan opportunity to interact with police officers through neighborhood watch programs.

7	Goal Name	Public Services-Senior Services & Transportation
	Goal Description	Funding will pay for the cost of part-time outreach coordinators (counselors) who will perform outreach and needs assessment services in order to assist elderly residents with various issues and problems and link them to the appropriate agencies and service providers. Funds will also pay for the cost of the Senior Center support-staff and part-time drivers for Village of Depew Senior Citizen vans. Finally, the Town seeks to add to its fleet of handicapped accessible vehicles to promote health and wellness amongst its senior population.
8	Goal Name	Public Services-Domestic Violence
	Goal Description	Funding will be provided to Child and Family Services/Haven House to supplement the cost of a full-time advocate to counsel victims of domestic violence and help them develop strategies to protect themselves from the offender. The advocate will assist the victim in obtaining safe shelter, long-term counseling and civil legal assistance. The advocate will also accompany the victim to Court and assist victims in speaking with the Police and Assistant District Attorney.
9	Goal Name	Public Services-Food Pantry & Community Hub, Jobs
	Goal Description	Improve the quality of life for families, youth and seniors in the community. Funding provided for a Community Hub coordinator, staffing costs to assist at-risk populations to connect with needed social service agencies and food pantry assistance. Additional outreach to connect all in need to necessary health and human service agencies. Assistance for an after-school programming with a new Boys and Girl Club of Depew in the Alexander Community Center to serve low-moderate income families from three local school districts.
10	Goal Name	Public Infrastructure
	Goal Description	There is a high demand for replacing aging infrastructure in Town and both Villages. Most of the critical water infrastructure is over 50 years old and there are several hundred miles of local roads and sidewalks that require replacement. Sewer lines are in need of repair and replacement in low-to-moderate areas of the Town and both Villages. Wherever possible, replacement projects will be done by Town employees while some other sidewalk repair projects will be done through private contractors.
11	Goal Name	Public Facilities
	Goal Description	Improvement of Public Facilities to meet the ADA accessibility requirements for such government buildings/ community center where accessibility to the public is necessary to seniors and severely disabled persons.

12	Goal Name	Economic Development
	Goal Description	The Town will provide a low-interest loan of variable duration and training to microenterprises that are in need of working capital to establish or sustain their business operations within the Town. The Town will also provide low interest loans to assist businesses that promise to hire low-moderate income workers, training them if necessary to fulfill the requirements of the position.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The proposed projects for the estimated allocation of 2020 CDBG and HOME funds have been determined through citizen participation, community outreach, Town departments, neighborhood organizations' and non-profit agencies' requests for funding based upon the goals and objectives of the 2020-2024 Consolidated Plan.

#	Project Name
1	Housing Rehabilitation
2	Weatherization Program
3	Housing Rehabilitation - Sump Pump Grant
4	General Program Administration
5	Program Delivery Expenses
6	Environmental Hazard Testing
7	Housing Counseling Services
8	Summer Day Camp
9	Senior Services Outreach Assistants
10	Village of Depew-Senior Center Operation & Programming
11	Police Foot Patrols
12	Economic Development
13	Village of Sloan - Grattan & Lehigh Street Curbs
14	Village of Depew - Sidewalk Replacement
15	Cheektowaga Community Collaborative (C3) Hub Assistance Program
16	Alexander Community Center Elevator
17	Straley Avenue Road Reconstruction
18	Domestic Violence Counseling
19	Boys & Girls Club

Table 20 – Project Information

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

The 2020 projects meet the criteria set forth by the Town in its five-year Consolidated Plan and the needs identified in the priorities of the plan.

AP-38 Project Summary

Project Summary Information

1	Project Name	Housing Rehabilitation
	Target Area	Cedargrove Heights Walden Avenue Pine Hill/Genesee St. Depew Sloan Clinton Town Wide
	Goals Supported	Residential Rehabilitation
	Needs Addressed	Residential Rehab - Owner Occupied
	Funding	CDBG: \$404,663
	Description	Low interest and no interest repayment loans as well as deferred interest free loans up to \$40,000 to income qualified low-moderate income homeowners to undertake necessary repairs to their homes including necessary accessibility and emergency concerns. CDBG housing rehab for 2020 will be accomplished with entitlement funds and program income. Any NYS AHC Grant funds will supplement the funding in target areas.
	Target Date	3/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 35 households will benefit from this program.
	Location Description	Town-wide, Village of Depew (west of Transit Rd.) and Sloan

	Planned Activities	Housing rehabilitation for needed repairs to bring properties to code and provide safe secure housing units. These repairs may include structural or mechanical systems such as roofing, siding, insulation, windows, doors, electrical, plumbing and heating.
2	Project Name	Weatherization Program
	Target Area	Cedargrove Heights Walden Avenue Pine Hill/Genesee St. Depew Sloan Clinton Town Wide
	Goals Supported	Provide Weatherization Assistance
	Needs Addressed	Resident Rehab- Weatherization
	Funding	CDBG: \$30,000
	Description	The Town contracts with Supportive Services Corporation to provide energy audits for Town and Village residents. Any inefficiency identified in the audit may be eligible for grant funded work items such as insulation, caulking, or newer energy-efficient appliances.
	Target Date	3/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 30 housing units will be assisted with weatherization services.
	Location Description	Town-wide, Village of Depew (west of Transit Rd.) and Sloan
	Planned Activities	Housing rehabilitation for needed repairs to improve energy efficiency in housing units.
	Project Name	Housing Rehabilitation - Sump Pump Grant

3	Target Area	Cedargrove Heights Walden Avenue Pine Hill/Genesee St. Depew Sloan Clinton Town Wide
	Goals Supported	Provide Sump Pump Assistance
	Needs Addressed	Resident Rehab- Sump-Pump Grant Program
	Funding	CDBG: \$3,000
	Description	Provide grants of up to \$1,200 to owner occupants to provide funding for specifications, bid/estimates and installation of proper sump crock, pump, discharge, and code mandated electrical and smoke/co detection devices.
	Target Date	3/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approx. 4 households will benefit from this program.
	Location Description	Town-wide, Village of Depew (west of Transit Rd.) and Sloan
	Planned Activities	Install proper sump crock, pump, discharge, and code mandated electrical and smoke/co detection devices.
4	Project Name	General Program Administration
	Target Area	
	Goals Supported	
	Needs Addressed	

	Funding	CDBG: \$300,303
	Description	Administration staff costs, fringe benefits, supplies and equipment, training, audit costs, etc. associated with planning and oversight, reporting and implementation of mandated HUD programs. General Program Administration for 2020 will be accomplished with CDBG entitlement funds of \$209,763, \$60,000 of Program Income, and \$30,540 of anticipated CEDC revolving loan funds received.
	Target Date	3/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	
5	Project Name	Program Delivery Expenses
	Target Area	Cedargrove Heights Walden Avenue Pine Hill/Genesee St. Depew Sloan Clinton Town Wide
	Goals Supported	Residential Rehabilitation Provide Sump Pump Assistance
	Needs Addressed	Residential Rehab - Owner Occupied Resident Rehab- Sump-Pump Grant Program
	Funding	CDBG: \$280,848

	Description	Administration staff costs, fringe benefits, supplies and equipment, training, etc. associated with program delivery and implementation of residential rehabilitation and economic development activities implemented under eligible HUD activities.
	Target Date	3/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	50 Low to Moderate Income Households will be assisted.
	Location Description	Town-Wide, Villages of Depew (west of Transit Road) and Sloan
	Planned Activities	
6	Project Name	Environmental Hazard Testing
	Target Area	Cedargrove Heights Walden Avenue Pine Hill/Genesee St. Depew Sloan Clinton Town Wide
	Goals Supported	Residential Rehabilitation
	Needs Addressed	Residential Rehab - Owner Occupied Resident Rehab- Sump-Pump Grant Program
	Funding	CDBG: \$6,000
	Description	Lead-based paint risk assessment/evaluation and asbestos testing for CDBG and HOME rehabilitation activities and clearance testing after repairs.
	Target Date	3/31/2021

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 12 Low to Moderate Income Households will be assisted.
	Location Description	Town-Wide, Villages of Depew (west of Transit Road) and Sloan
	Planned Activities	Risk assessments will be performed prior to the commencement of rehabilitation work to determine the presence of lead based paint. Also, at the completion of work, a clearance test will be performed to ensure the elimination of the lead hazard(s).
7	Project Name	Housing Counseling Services
	Target Area	Cedargrove Heights Walden Avenue Pine Hill/Genesee St. Depew Sloan Clinton Town Wide
	Goals Supported	Housing Counseling
	Needs Addressed	Housing Counseling
	Funding	CDBG: \$12,500
	Description	Belmont Housing Resources for WNY, Inc. is a HUD certified counseling agency that will provide tenant, pre-purchase, post-purchase, foreclosure, reverse mortgage, and mortgage default counseling services to low-moderate income residents.
	Target Date	3/31/2021

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 100 individuals will benefit from the counseling and financial education offered by the program.
	Location Description	Town-Wide, Villages of Depew (west of Transit Road) and Sloan
	Planned Activities	Counselors from Belmont Housing Resources for WNY, Inc. (Belmont) will offer financial education classes and individual financial and landlord/tenant counseling at the Main Street (Buffalo) offices of Belmont. These counseling services include credit counseling, reverse mortgage information, mortgage default and foreclosure prevention and landlord-tenant rights information as well as first time homebuyer assistance.
8	Project Name	Summer Day Camp
	Target Area	Cedargrove Heights Walden Avenue Pine Hill/Genesee St. Depew Sloan Clinton Town Wide
	Goals Supported	Public Services-Summer Day Camp, Youth Services
	Needs Addressed	Public Services-Summer Day Camp, Youth Services
	Funding	CDBG: \$25,000
	Description	The Town of Cheektowaga Youth and Recreation Department offers a Summer Day Camp Program which provides structured recreational activity for youth ages 4-12 throughout the summer season. Through our program, tuition assistance is offered to low-moderate income residents. In addition, a local non-profit corporation hopes to offer employment services to area residents seeking to better their employment opportunities.

	Target Date	3/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 40 children will be provided tuition assistance to attend camp at no cost.
	Location Description	Town-Wide, Villages of Depew (west of Transit Road) and Sloan
	Planned Activities	Children attend recreational, educational, and enrichment activities.
9	Project Name	Senior Services Outreach Assistants
	Target Area	Cedargrove Heights Walden Avenue Pine Hill/Genesee St. Depew Sloan Clinton Town Wide
	Goals Supported	Public Services-Senior Services & Transportation
	Needs Addressed	Public Services-Senior Services & Transportation
	Funding	CDBG: \$10,000
	Description	Funding will pay for the cost of two part-time outreach assistants who will perform needs assessment services in order to assist elderly residents with various issues and problems and link them to the appropriate agencies and service providers.
	Target Date	3/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1,500 seniors will receive assistance under this program.

	Location Description	Town-Wide, Villages of Depew (west of Transit Road) and Sloan
	Planned Activities	Outreach workers assist in connecting seniors to various public services.
10	Project Name	Village of Depew-Senior Center Operation & Programming
	Target Area	Depew
	Goals Supported	Public Services-Senior Services & Transportation
	Needs Addressed	Public Services-Senior Services & Transportation
	Funding	CDBG: \$46,000
	Description	Funding will pay for the cost of operating the Senior Center and providing recreation and van services for Village residents. Costs may include wages, fringe benefits and consultants providing recreation and van services as well as utility, van and recreation supplies and equipment to provide enrichment and social contacts between and link them to the appropriate agencies and service providers.
	Target Date	3/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 100 seniors will receive assistance under this program.
	Location Description	Village of Depew
	Planned Activities	Seniors will remain engaged and gain knowledge to assist them in living a healthy, happy life.
11	Project Name	Police Foot Patrols
	Target Area	Cedargrove Heights Pine Hill/Genesee St. Clinton Town Wide
	Goals Supported	Public Services-Crime Awareness

	Needs Addressed	Public Services-Crime Awareness
	Funding	CDBG: \$35,000
	Description	Community-based Policing program consisting of additional foot, bicycle, and K-9 patrols designed to prevent blighted conditions and rising crime levels in target neighborhoods. Improvement of quality of life in all low/mod neighborhoods Town wide.
	Target Date	3/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 16,935 people assisted in low-mod neighborhoods in the Town of Cheektowaga and Village of Sloan
	Location Description	All HUD low/mod income neighborhoods in Town
	Planned Activities	Additional foot and bicycle patrols are provided for designated target neighborhoods in the Town.
12	Project Name	Economic Development
	Target Area	Cedargrove Heights Walden Avenue Pine Hill/Genesee St. Depew Sloan Clinton Town Wide
	Goals Supported	Economic Development
	Needs Addressed	Economic Development-Rehab, Direct, Technical Asst
	Funding	CDBG: \$17,700

	Description	The Town will provide a low interest loan of variable duration and training to microenterprises that are in need of working capital to establish or sustain their business operation within the Town. The Town will also provide low interest loans to assist businesses that promise to hire low-moderate income workers, training them if necessary to fulfill the requirements of the position.
	Target Date	3/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	1 Business Assisted with approximately 7 Low-Mod Jobs Created/Retained.
	Location Description	Town Wide, Villages of Depew (west of Transit Road) and Sloan
	Planned Activities	Provide financial assistance to small and medium sized business locating, relocating, or expanding into the Town.
13	Project Name	Village of Sloan - Grattan & Lehigh Street Curbs
	Target Area	Sloan
	Goals Supported	Public Infrastructure
	Needs Addressed	Public Infrastructure & Improvements
	Funding	CDBG: \$37,500
	Description	Replacement of street curbing on Grattan and Lehigh Streets in the Village of Sloan low-mod income neighborhood in conjunction with the Village of Sloan repaving project.
	Target Date	3/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 810 households will be assisted in tract 99(2)
	Location Description	Grattan Street and Lehigh Street in the Village of Sloan

	Planned Activities	Housing rehabilitation for needed repairs to bring properties to code and provide safe secure housing units. These repairs may include structural or mechanical systems such as roofing, siding, insulation, windows, doors, electrical and plumbing.
14	Project Name	Village of Depew - Sidewalk Replacement
	Target Area	Depew
	Goals Supported	Public Infrastructure
	Needs Addressed	Public Infrastructure & Improvements
	Funding	CDBG: \$54,000
	Description	There is a high demand for replacing aging infrastructure in the Village of Depew. Sidewalk replacement will be performed by private contractors.
	Target Date	3/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 655 Persons Assisted in Census tract 98.20.01
	Location Description	Bryant Street in the Village of Depew
	Planned Activities	Replacement of existing sidewalks in low to moderate areas of the Village of Depew utilizing private contractors.
	Project Name	Cheektowaga Community Collaborative (C3) Hub Assistance Program

15	Target Area	Cedargrove Heights Walden Avenue Pine Hill/Genesee St. Depew Sloan Clinton Town Wide
	Goals Supported	Public Services-Food Pantry & Community Hub, Jobs
	Needs Addressed	Public Services- Community Hub, Job Training
	Funding	CDBG: \$30,000
	Description	There is an increasing percentage of poverty in the Town and the Villages within the boundaries of the Town. The Community Hub Assistance Program connects available social service programs to LMI individuals through a variety of community meetings, Senior Job Fairs, Mobile Food Pantry to Senior Citizen apartment complexes, Town wide Food Pantry Coordination, Hunger Awareness Programing, and Community Outreach with social service partners.
	Target Date	3/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 3000 Persons Assisted this fiscal year.
	Location Description	Town-Wide, Villages of Depew (west of Transit Road) and Sloan
	Planned Activities	Community C3 Hub coordination of public services to connect LMI families to available social services and coordination of all food pantries in town.
Project Name	Alexander Community Center Elevator	

16	Target Area	Cedargrove Heights Walden Avenue Pine Hill/Genesee St. Depew Sloan Clinton Town Wide
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$100,000
	Description	Installation of an elevator at the main building entrance to comply with ADA accessibility requirements for the government building/ community center which provides youth, adult recreation programming and public governmental agencies.
	Target Date	3/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	One new elevator installed in this government building / community center to increase handicap accessibility. The installation will benefit all persons Town-wide but an estimated 1890 seniors and severely disabled adults.
	Location Description	Town-Wide
	Planned Activities	Installation of an elevator to the Community Center to provide ADA compliance.
17	Project Name	Straley Avenue Road Reconstruction
	Target Area	Walden Avenue
	Goals Supported	Public Infrastructure
	Needs Addressed	Public Infrastructure & Improvements
	Funding	CDBG: \$75,000

	Description	There is a high demand for replacing aging infrastructure in the Town of Cheektowaga. Installation of new curbing in low to moderate areas of the Town in conjunction with street reconstruction by Town employees and private contractors.
	Target Date	3/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 2,370 Persons Assisted in tracts 104(1) & 104(2)
	Location Description	Straley Avenue in the Town of Cheektowaga
	Planned Activities	Installation of curbing along with Town reconstruction of the road.
18	Project Name	Domestic Violence Counseling
	Target Area	Cedargrove Heights Walden Avenue Pine Hill/Genesee St. Sloan Clinton Town Wide
	Goals Supported	Public Services-Domestic Violence
	Needs Addressed	Public Services-Domestic Violence Counseling
	Funding	CDBG: \$9,000
	Description	Funding will be provided to Child & Family Services/Haven House to supplement the cost of a full-time advocate to counsel victims of domestic violence and help them develop strategies to protect themselves from the offender. The advocate will assist the victim in obtaining safe shelter, long-term counseling and civil legal assistance. The advocate will also accompany the victim to court and assist victims in speaking with the police and Assistant District Attorney.
	Target Date	3/31/2021

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 600 people will be assisted.
	Location Description	Town-Wide and the Village of Sloan.
	Planned Activities	Advocate to provide counseling and assistance in obtaining safe shelter, long term counseling, and/or civil legal issues.
19	Project Name	Boys & Girls Club
	Target Area	Cedargrove Heights Walden Avenue Pine Hill/Genesee St. Depew Sloan Clinton
	Goals Supported	Public Services-Summer Day Camp, Youth Services
	Needs Addressed	Public Services-Summer Day Camp, Youth Services
	Funding	CDBG: \$25,000
	Description	The Town will be opening a Boys & Girls Club in 2020 for an afterschool safe haven program to provide youth recreational activities for persons 10-18 years of age.
	Target Date	3/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 100 people will be assisted.
	Location Description	Town-Wide

	Planned Activities	After school Safe Haven program to provide Youth activities programming.
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AP-50 Geographic Distribution - 91.420, 91.220(f)

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

The Town of Cheektowaga encompasses approximately 70 square miles with the City of Buffalo adjacent on its west side, West Seneca on the south, Depew/Lancaster Transit Road on the east, and the Town of Amherst on the north. The highest concentration of low-mod households and minority households can be found in the western portion of the Town, both north and south, consisting of the Genesee/Pine Ridge and Eggert Road/Delavan Street areas. This is the older portion of the Town that borders on the City of Buffalo and has the higher number of affordable housing units, both owner-occupied and rental, as well. Cedargrove just south of Route 33 is another area of low income concentration. As the population ages in the Town other pockets of low-mod income in the elderly households become evident throughout the Town in many of the established "higher income" neighborhoods which is why some of the projects are directed town wide. Finally, certain census tracts in the Villages of Depew and Sloan are also designated low income.

Certain funds have been allocated to the areas designated, resulting in the distribution of funds shown in the table below. However, the largest portion of funds are allocated to the rehabilitation loan programs which are available town wide and based on first come, first served residents; accordingly, some will actually occur in the targeted areas below, thus increasing the percentages for actual funds expended.

Geographic Distribution

Target Area	Percentage of Funds
Cedargrove Heights	1
Walden Avenue	5
Pine Hill/Genesee St.	1
Depew	7
Sloan	3
Clinton	1
Town Wide	82

Table 21 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The targeted areas receive special designations and the highest percentage of assistance as they have the oldest housing stock which requires additional costs to upgrade and maintain. The highest percentages of households with low-moderate income are also concentrated in this area of the Town.

The Villages of Depew and Sloan are designated funds under an allocation agreement with the Town of

Cheektowaga which includes them in the request for funds from HUD. The funds are shared in proportion of citizens in each Village. These funds are only eligible in the Village of Depew located in Cheektowaga west of Transit Road.

Discussion

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

The Town of Cheektowaga recognizes that housing programs by themselves will not eliminate or reduce poverty. Subsidized programs such as targeted in the Consortium Consolidated Plan can free up cash resources for living necessities, but these programs alone cannot raise a household above the poverty level.

The Town of Cheektowaga working with the Consortium Towns, understands the importance of coordination between public and private housing and social service agencies, have developed the Consolidated Plan through consultation and cooperation with such agencies. In doing so, the Towns have established a working relationship with numerous social and housing service providers which will serve as a foundation for coordination and cooperation in the implementation of the Annual Action Plan. Acknowledging that each agency plays a specific role in providing different types of services, the Towns will adhere to a policy of encouraging on-going communication, referrals and exchange of information among these agencies. Such a policy will allow the Towns to serve as catalysts to help ensure that the full range of appropriate resources are made known and available to service agencies in order to provide a thorough and complete approach to meeting priority housing, social and health needs of low income persons.

Where appropriate and feasible, the Consortium Towns will coordinate their housing programs with services designed to assist low income households to break the cycle of poverty.

Actions planned to address obstacles to meeting underserved needs

The Town of Cheektowaga knows that there is a large need for affordable rental housing in the Town that it cannot address with limited CDBG and HOME grant dollars. The Town of Amherst acts as lead PHA for the Erie County PHA Consortium. In this capacity, it contracts with Belmont Housing Resources for WNY to administer the Section 8 rent subsidy programs in Erie County. The Erie County PHA has established an Action Plan for the Family Self-Sufficiency Program. This program provides rent subsidies to eligible households in concert with other social services and programs on terms that encourage personal responsibility leading to financial independence.

Transportation is another unmet need for citizens. As a suburban community, the Town of Cheektowaga is a vehicle necessary for many of its residents. Over half the area of the Town is not serviced by public transportation. To offset this deficiency, the Town has worked with its Senior Department to provide vans and handicapped accessible vans for its elderly who often are without means to access services, groceries, and recreation. CDBG funds have been used to acquire vans for senior transportation and will do so again in the future.

The growth of businesses and jobs is vital to the success of a community. The Cheektowaga Economic Development Corp. (CEDC) has assisted businesses to grow, expand and provide new jobs to

lower income area residents by providing working capital loans from a revolving loan fund established with prior years' CDBG funds. In recent years, the CEDC has had little request for the funding and the HUD regulations proved to be too cumbersome for small business to accommodate. For future years, the CEDC hopes to develop a Micro Enterprise Loan Program which, with accompanying technical assistance, could better help new businesses develop in the Town.

In addition, Erie County's work force development offices and BOCES I provide training and employment opportunities to economically disadvantaged adults who need training and job skills to secure employment or to dislocated workers who are economically disadvantaged.

Employment opportunities may be available for Community Development projects under the Section 3 requirement. Section 3 provides for preference to be given to a contractor who meets requirements for Section 3 certification by agreeing to hire low-income Town residents for that project. The Town advises contractors working on projects funded with CDBG and HOME funds to post any job opening in the area of work and with agencies serving low income families.

The bank financing for home repair loans for low and moderate income persons reduces the amount of their disposable income with the potential of placing the low and moderate income person into poverty. Therefore, the Town of Cheektowaga offers low or no interest loans to low and moderate income persons to make house improvements, with affordable monthly payments, or the potential for repayment upon sale of the house.

The Town of Cheektowaga Youth & Recreation and Senior Departments provides community services to both young and old in the Town. From sports and skating at the Town's recreation facilities to community activities at Town parks, to volunteer opportunities, and social development for youth, these Departments seeks to enrich the lives of Town residents. Counseling programs and linkages to other agencies are available to link families and seniors to other agencies that can assist in all areas of life.

Actions planned to foster and maintain affordable housing

The Consortium Towns will continue to undertake housing rehabilitation, acquisition-rehab-resale projects, and first time homebuyer activities. Additionally, Cheektowaga funds and coordinates with agencies that provide housing counseling, foreclosure prevention, landlord-tenant education, and housing and services for victims of domestic violence. By focusing on geographic target areas with low-mod populations, and assisting low-mod income households, the Town assists residents with various aspects of obtaining and maintaining affordable housing.

Beginning in FY2019 The Amherst-Cheektowaga-Tonawanda (ACT) HOME Consortium has also established our own HOME Value Limits as outlined in 24 CFR §92.254 (a)(2)(iii) to establish a new HOME Value Limit for 1-unit existing structures. Over the last several years there has been a tremendous increase in housing values in the Towns of Amherst, Cheektowaga and Tonawanda. The ACT

HOME Consortium has had difficulty utilizing HOME Investment Partnership funding for our Homeowner Rehabilitation Programs due to the increase in housing values above these limits. The current value limits also greatly affect low-income seniors in need of home repairs, as most often their home's assessed values exceed these limits.

In addition, it has become increasingly difficult to perform a HOME-funded Acquisition-Rehab-Resale project and keep the rehabilitated home under these value limits, even in lower-income areas. As a result, the Consortium is limited in its ability to provide affordable housing programming in middle-to-higher-income neighborhoods for rehabilitated homes will appraise higher than these value limits.

To establish our HOME Value Limits an initial market analysis was conducted in accordance with 24 CFR §92.254 (a)(2)(iii) for 1-unit existing homes. The resulting Home Value Limit is \$174,800. The methodology applied included collecting sales data from each Town Assessor for the months of June and July 2019 for single-family homes (Code 210) with arms-length sales. The number of sales were 286 in June and 353 in July; resulting in the need for only two months of sales data for the analysis. The median sale value of the data set is \$184,000, that figure multiplied by 95% generates the value limit of \$174,800. The corresponding spread sheet with the Assessors' data used to arrive at this figure is available for review at the Amherst Planning Department.

The ACT Consortium has requested and received HUD's approval of this methodology approval for the established 1-unit Existing Structure HOME Value Limit. The Consortium will continue to use the HUD established HOME Value limits for the remaining 2-unit, 3-unit and 4-unit for existing homes, and for 1-4 units for all new builds.

Actions planned to reduce lead-based paint hazards

The Town of Cheektowaga will continue to undertake the following action to control lead based paint hazards during Fiscal Year 2020.

Houses built prior to 1978 showing deteriorated paint surfaces, exterior and interior, will be tested and if lead based paint is found it will be addressed. The three Towns have sponsored renovators' and remodelers' training for housing rehabilitation contractors offering certifications for inspections and procedures. Also, the Community Development offices will continue to notify contractors of new education/training opportunities offered during the year for the federally required interim control procedures.

Actions planned to reduce the number of poverty-level families

The Town of Cheektowaga recognizes that housing programs by themselves will not eliminate or reduce poverty. Subsidized programs such as targeted in the Consortium Consolidated Plan can free up cash

resources for living necessities, but these programs alone cannot raise a household above the poverty level. The Town Community Development Department continues to work with the Oishei Foundation's Mobile Safety Net to provide links with other community service agencies in the area to provide awareness of and access to services from food pantries, to job training, and all other public service programs available to those in need.

Actions planned to develop institutional structure

The Town continues to obtain training for staff in the Community & Economic Development Department to better enhance the skills of its staff. Because of the limited number of staff, more cross training of staff continues to be necessary. The Department has recently added the position of Planner to support our ongoing rehabilitation and economic development programs and to better foster citizen participation and outreach to citizens, thus better meeting the HUD regulatory requirements for participation of LMI residents in our program.

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

The Town of Cheektowaga, in connection with its partners at the ACT Consortium, understands the importance of coordination between public and private housing and social service agencies, have developed the Consolidated Plan through consultation and cooperation with such agencies. In doing so, the Towns have established a working relationship with numerous social and housing service providers which will serve as a foundation for coordination and cooperation in the implementation of its Consolidated Plan. Acknowledging that each agency plays a specific role in providing different types of services, the Towns will adhere to a policy of encouraging on going communication, referrals, and exchange of information among these agencies. Such a policy will allow the Towns to serve as catalysts to help ensure that the full range of appropriate resources are made known and available to service agencies in order to provide a thorough and complete approach to meeting priority housing, social, and health needs of low income persons.

The Cheektowaga Department of Senior Services is operated by 6 full-time, 25 part-time employees, and numerous senior volunteers. On 24-hour call with the Cheektowaga Police Department, the team provides assistance for any emergency that arises with our elderly residents. A full program of outreach services, referrals, and recreational activities are available for residents. The Department also works with thirty-five senior citizen groups throughout the Town that are located in churches, schools, and libraries, and serve seniors in the local neighborhoods. It acts as a facilitator by sponsoring a meeting of the leaders of these groups every two months to disseminate information to the group members, to exchange ideas and to conduct seminars on various topics.

To strengthen the safety net in communities such as Cheektowaga, where residents are struggling, the John R. Oishei Foundation created the Mobile Safety-Net Team Initiative to go into communities in the local area to assess how the effects of the downturn in the economy was impacting residents, help

connect residents with the services they need, build relationships with service providers and gather information about human service needs. In Cheektowaga, the Mobile Safety–Net Team has connected the Town’s Offices of Community & Economic Development, Youth & Recreation and Senior Departments with individuals, non-profit organizations, local schools and colleges to help understand and address the needs of the citizens in the Town. Through monthly meetings and sub-committees, the group continues to plan ways to address those needs. From food banks to job training, the group steadily looks to connect and not duplicate services available for Town residents. Where appropriate and feasible, the Town will coordinate its housing programs with services designed to assist low income households to break the cycle of poverty. In support of this, part of this year’s plan is to fund a HUB Coordinator position to oversee and continue to assist in connecting these vital social services to those in need.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
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 the years covered that include this Annual Action Plan.	90.00%

Discussion

Appendix - Alternate/Local Data Sources

1	Data Source Name 2011-2015 ACS
	List the name of the organization or individual who originated the data set.
	Provide a brief summary of the data set.
	What was the purpose for developing this data set?
	Provide the year (and optionally month, or month and day) for when the data was collected.
	Briefly describe the methodology for the data collection.
	Describe the total population from which the sample was taken.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.