



DRAFT ANNUAL ACTION PLAN FY 2023



**Community Development Block Grant
and
HOME Investment Partnership Grant
for**

**Town of Cheektowaga
Amherst Cheektowaga Tonawanda
Consortium**

April 1, 2023- March 31, 2024



Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The Town of Cheektowaga is a federal entitlement community under the U.S. Department of Housing and Urban Development's Community Development Block Grant (CDBG) program. The Town of Cheektowaga in conjunction with the Towns of Amherst 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 Agency for the ACT HOME Consortium. In its 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 a HUD entitlement community, the town is required to prepare a 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. The CP covers the period from FY 2020 through FY 2024 (April 1, 2020 to March 31, 2024).

The Annual Plan is guided by three overarching goals derived from the CP that are applied according to community 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.

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 Annual Plan 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.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The Strategic Plan provides a framework to address the needs of the Town of Cheektowaga for the next five years using CDBG and HOME 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 increase safety and neighborhood aesthetics in Cheektowaga.

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 Consolidated Plan.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

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.

Through the review and analysis of the rehab loan portfolio of past recipients, the Town has continued its success in recapturing delinquent payments and increased program income over the past few years. Because of the increased revenue, the Town has been able to complete additional public infrastructure projects in targeted low-income neighborhoods, that otherwise would not be possible.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

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

The Town 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 Town will publish a summary of the proposed Annual Plan and a notice of availability of the document for public review in the Cheektowaga 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 Annual Plan will be available online as well as at all Town libraries, the Village Clerks' offices in Depew and Sloan, the Town Clerks' office, and on the Towns' website. The summary will describe the contents and purpose of the Annual Plan and will include a list of the locations where copies of the entire proposed Plan may be examined. In addition, the Town will provide a copy of the plan to citizen groups and individuals that request it.

Notice of a public hearing to be held during the development of the Annual Plan to invite public comments and inquiries will be placed in the legal section of the Cheektowaga BEE at least 10 days prior to the date of the hearing and as a display ad in this paper. 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 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 Plan.

In an effort to expand public input to the Annual Action Plan process, this year, the Office of Community Development created an online Community Needs Assessment Survey, which was placed on the front page of the Town of Cheektowaga website. Residents were notified of survey availability on Town social media pages, as well as at the first public hearing. As a result, 41 residents completed the survey. The results and comments were shared with the Town Board and will be used in determining what projects to fund and at what levels.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The only comments received during the public comment period were via the online Community Needs Assessment Survey. Comments ranged from rodent control issues, necessary parks updates, sidewalk needs, and code enforcement deficiencies. All the comments can be read in the Citizen Participation Comments attachment.

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

All comments were accepted and will be used in determining what projects to fund and at what level.

7. Summary

N/A

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

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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 Community Development Block Grant funded 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 of Amherst 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 Plan can be made **to Rachel Straker, Director, Office of Community and Economic Development, Town of Cheektowaga, 275 Alexander Avenue, Cheektowaga, NY 14211**, by telephone at **(716) 897-7200, ext. 3**, or via email at **rstraker@tocny.org**. All questions and comments are encouraged.

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The Town of Cheektowaga has developed and coordinated outreach efforts to maximize input from a large cross-section of stakeholders. In the consultation stage of the 2023 Annual Plan, we put forth additional efforts to get greater input from residents by creating an online Community Needs Assessment Survey. The survey asked residents to rate various components of the Town and provide additional suggestions about what can be improved. The survey was deemed successful, and the Town plans to utilize this form of outreach during all future Consolidated and Annual Action planning.

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(l)).

In an effort to strengthen the foundation in our community, the Cheektowaga Community Collaborative was created in 2015. The purpose of this group, comprised of various Town departments, non-profit organizations, and school personnel is to educate each other on services available, so each organization can better connect residents to other agencies based on need. The Collaborative continues to meet on a regular basis to share information and ideas in an effort to address the obstacles Town residents are facing on a daily basis. The Collaborative also held its second annual Community Summit to provide further networking opportunities among agencies and expand regular participation in the Collaborative.

The Town of Cheektowaga has also established a working relationship with Belmont Housing Resources for WNY, Inc. to administer a housing counseling program, financial education services for first-time homebuyers, counseling for households in danger of mortgage default or at-risk of becoming homeless, and counseling relating to tenant-landlord disputes. Consultation on reverse mortgages is also available for eligible senior homeowners.

Through a partnership with Child and Family Services, a Haven House advocate is available at the Cheektowaga Police Department to assist domestic violence victims with necessary services such as safety planning, legal advocacy, support with child needs, and support with economic needs. The advocate is also able to serve as a liaison between the court and the police, and make necessary referrals based on individual needs.

Supportive Services Corp. will continue to administer weatherization services for low-income owner and tenant households (excluding multi-unit complexes) providing energy efficient heating, insulation, windows, and weatherproofing. Referrals are made by the Town on an ongoing basis to this program.

We continue to provide funding to the Cheektowaga Police Department to execute foot patrols in low-mod income areas in the Town. The patrols focus on building trust between citizens and their police officers, creating positive interactions between officers and youth, and improving the quality of life in these neighborhoods. New this year, the Police Department has requested funding for the purchase of e-bikes to be used in executing annual foot patrols and increasing officer efficiency.

Though the Town of Cheektowaga Office of Community Development does not provide CDBG funding to the WNY Law Center, frequent referrals are made for legal services. The WNY Law Center has the ability to represent low-income residents at no charge not only in civil matters, but also in various real estate issues, including, but not limited to title issues and working with homeowners in jeopardy of foreclosure to find solutions.

More recently, the Town of Cheektowaga has begun to provide funding for operating costs to the Boys & Girls Club of Cheektowaga. This club is located on the Cheektowaga-Buffalo border, and its purpose is to provide a safe after school environment for the children of Cheektowaga, that will help develop career readiness, reduce crime and juvenile delinquency, and provide affordable and quality childcare.

Lastly, we provide funding for a Senior Outreach Assistant who provides needs assessment services to seniors and linkages to appropriate social service agencies.

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

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

The Town does contract with a HUD-certified housing counseling agency to provide one-on-one counseling for 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 the City of Buffalo) and provides the greatest amount of housing and financial 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 risk of mortgage default or foreclosure.

More recently, the Amherst-Cheektowaga-Tonawanda HOME Consortium submitted its American Rescue Plan funding blueprint to HUD for approval. The purpose of these funds is to assist those that are homeless or at-risk of homelessness, as well as provide assistance to other vulnerable populations, therefore giving the Consortium an additional tool to address the needs of those in our communities.

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

N/A

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	CHEEKTOWAGA TOWNSHIP
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development Public Facility & Infrastructure Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Various Town departments were consulted via an Activity Proposal form, to obtain information on infrastructure needs in low-mod neighborhoods, as well other housing and community development needs of Town residents.
2	Agency/Group/Organization	VILLAGE OF DEPEW
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Village of Depew was consulted via an Activity Proposal Form to obtain information about the various needs of its constituents. Funding will be provided based on determined need.
3	Agency/Group/Organization	VILLAGE OF SLOAN
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Village of Sloan was consulted via an Activity Proposal Form to obtain information about the various needs of its constituents. Funding will be provided based on determined need.

4	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?	Service Gaps
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted via an Activity Proposal Form to obtain information about the various needs of clients served by the agency. Funding will be provided based on determined need.
5	Agency/Group/Organization	Cheektowaga Senior Services
	Agency/Group/Organization Type	Services-Elderly Persons Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted via an Activity Proposal Form to obtain information about the various needs of clients served by the agency. Based on need, funding will be provided for outreach services for seniors.
6	Agency/Group/Organization	Belmont Housing Resources for WNY, Inc.
	Agency/Group/Organization Type	Housing PHA Services-homeless Services-Education Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted via an Activity Proposal Form to obtain information on the need for counseling relating to housing and financial issues. Based on need, funding will be provided for counseling relating to various housing and financial issues.
7	Agency/Group/Organization	Supportive Services Corporation
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted via an Activity Proposal Form to obtain information about the needs of clients served by the agency. Based on information received, we will continue to provide funding for the weatherization program.
8	Agency/Group/Organization	The John R. Oishei Foundation
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Services-Education Services-Employment Services - Victims Foundation
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Service Gaps

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted via monthly meetings, as well as an Activity Proposal form to obtain information on the need for additional public services for the low-moderate income resident of the Town of Cheektowaga, Village of Sloan, and Village of Depew. Funding will be allocated based on the needs determined by this working group.
9	Agency/Group/Organization	HOUSING OPPORTUNITIES MADE EQUAL
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities Services-Education Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted with an Activity Proposal Form. As a result, we will partner with the agency to advocate for victims of perceived housing discrimination and offer informational workshops on discrimination. Advertising for Fair Housing issues will also be handled by HOME and a link to their website is provided on the Town of Cheektowaga Office of Community & Economic Development website.
10	Agency/Group/Organization	Child and Family Services
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Service Gaps

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>This agency was consulted via an Activity Proposal form to obtain information about the various needs of clients served by the agency. We will continue to fund the Haven House Domestic Violence advocate housed at the Town of Cheektowaga Police Department.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

N/A

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	Homeless Alliance of WNY	The Homeless Alliance of WNY is the designated Continuum of Care (CoC) agency for Erie County. The Town of Cheektowaga supports the efforts of the Homeless Alliance of WNY as the Collaborative Applicant of the Continuum of Care. Although homelessness is not perceived as a significant problem in the Town of Cheektowaga, persons who are homeless or at-risk, have access to the various elements of the CoC that are available. Cheektowaga works with the County, and various Town agencies, and the CoC to assist and provide services to Town residents.

Table 3 - Other local / regional / federal planning efforts

Narrative

AP-12 Participation - 91.401, 91.105, 91.200(c)

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

The Town of Cheektowaga's goal for citizen participation is to ensure broad participation of its residents, local service providers, Town 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) that establishes 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).

In an effort to broaden citizen participation, the Office of Community and Economic Development recently started utilizing the Town's Social Media pages to notify residents of upcoming public comment periods and/or public hearings, as well as program and service offerings. In addition, with the hopes of reaching a larger population of residents, a digital Community Needs Assessment Survey was created and posted on the front page of the Town's website. The purpose of this survey is for residents to rate our programs, services, and infrastructure, and provide feedback on what they view as needs and gaps. Through this process, the Town will become more aware and sensitive to community needs and ensure that selected projects are meeting the needs of constituents.

This year, the formal public comment period for the 2023 Draft Annual Plan extended from December 16, 2022 through January 16, 2023. Two public hearings were also held on October 25, 2022 and January 24, 2023. The public comment period, as well as both hearings were advertised in the Cheektowaga Bee and posted on Cheektowaga's website.

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	Online Resident Survey	Non-targeted/broad community	Posted an online Community Needs Assessment Survey for Town residents to complete during the 1st 30 day public comment period.	Comments are attached in the Citizen Participation Comments attachment.	All comments were accepted and will be utilized in planning CDBG funded projects and level of funding.	https://tocny.org/community-needs-assessment-survey/
2	Public Hearing	Non-targeted/broad community	1st Public Hearing held in person on October 25, 2022 and 2nd Public Hearing held on January 24, 2023.			http://www.tocny.org/Departments/CommunityDevelopment.aspx

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	Newspaper Ad	Non-targeted/broad community	Ad for 1st public hearing published October 13, 2022, notice of availability of draft copy of plan to public published December 15, 2022, and final public hearing notice published January 12, 2023.	None	None	www.cheektowagabee.com

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Internet Outreach	Non-targeted/broad community	Availability of draft Action Plan for review is posted on the Town's website under the Community Development Department - Posted December 15, 2022.	None	N/A	http://www.tocny.org/Departments/CommunityDevelopment.aspx

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The Town of Cheektowaga's draft Annual Action Plan is based on the prior year grant amount of \$982,992. Per HUD's final announcement of funding the Town is expecting to receive a similar amount as FY 2022 in Community Development Block Grant funding for 2023 with an anticipated \$428,975 in program income from previous years' rehabilitation and economic development activities. Any increase in CDBG funding in the final allocation will be absorbed in the Housing Rehabilitation Program, while any decrease will cause reassessment of public services and administration activities in relation to HUD mandated caps. Any necessary adjustments to Public Services will be on a pro-rata basis and will also be absorbed in the Housing Rehabilitation Program. The Amherst, Cheektowaga, Tonawanda HOME Consortium anticipates receiving \$941,900 in 2023 HOME Investment Partnerships Grant funding, with an estimated \$300,067 to the Town of Cheektowaga, and an additional \$200,000 expected to be earned in program income from previous years HOME rehabilitation, homebuyer, and acquisition rehabilitation 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.

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	982,992	428,975	0	1,411,967	1,384,168	
Other	public - federal	Other	0	0	0	0	0	

Table 5 - 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 was awarded a \$450,000 grant from the New York State Affordable Housing Corporation (NYS AHC) in 2021 that is wrapping up, and is also planning on applying for an additional \$450,000 in the near future. Under the NYS AHC Grant Program, eligible single-family homeowners are given a forgivable grant toward the rehabilitation of their home. The grant matches the Town's CDBG or HOME rehabilitation funds in the form of 60% grant funds, 40% loan funds.

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

identified in the plan

N/A

Discussion

N/A

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

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Residential Rehabilitation
	Goal Description	
2	Goal Name	Provide Weatherization Assistance
	Goal Description	
3	Goal Name	Provide Sump Pump Assistance
	Goal Description	
4	Goal Name	Housing Counseling
	Goal Description	
5	Goal Name	Acquisition/Demolition/Disposition
	Goal Description	

6	Goal Name	Public Services-Summer Day Camp, Youth Services
	Goal Description	
7	Goal Name	Public Services-Crime Awareness
	Goal Description	
8	Goal Name	Public Services-Senior Services & Transportation
	Goal Description	
9	Goal Name	Public Services-Domestic Violence
	Goal Description	
10	Goal Name	Public Infrastructure
	Goal Description	
11	Goal Name	Public Facilities
	Goal Description	
12	Goal Name	Economic Development
	Goal Description	

AP-35 Projects - 91.420, 91.220(d)

Introduction

The proposed projects for the estimated allocation of 2023 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	Environmental Hazard Testing
3	Weatherization
4	Sump Pump Grant
5	Rehabilitation Activity Delivery Costs
6	Housing Counseling
7	Summer Day Camp
8	Police Foot Patrols
9	Senior Outreach Assistant
10	Domestic Violence Counseling
11	Village of Depew - Senior Center Operations & Programming
12	Boys & Girls Club
13	Fair Housing Education & Counseling
14	Acquisition
15	Demolition
16	Storm Sewer Improvements
17	Village of Depew - Sidewalk Replacement
18	Village of Sloan - Wrazen Park Playground Equipment
19	Economic Development
20	Program Administration

Table 7 – Project Information

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

The 2023 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: \$38,702
	Description	Low-interest and no-interest repayment loans, as well as deferred, interest free loans to income qualified low-moderate income homeowners to undertake necessary repairs to their homes including accessibility and emergency concerns. CDBG housing rehab for 2023 will be accomplished with entitlement funds and revolving loan funds.
	Target Date	3/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 25 households will benefit from this program.
	Location Description	Town-Wide, Villages of Depew (west of Transit Road) and Sloan.
	Planned Activities	Housing Rehabilitation for needed repairs to bring properties to code and provide safe, secure housing units.
2	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
	Funding	CDBG: \$7,500
	Description	Lead-based paint risk assessment/evaluation and asbestos testing for CDBG and HOME rehabilitation activities and clearance testing after repairs.
	Target Date	3/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	25 Low- to moderate-income households will be assisted.
	Location Description	Town-wide, Villages of Depew (west of Transit Road) and Sloan.
	Planned Activities	HUD Matrix Code: 14i The Town contracts with a qualified environmental firm prior to rehabilitation to conduct a risk assessment to determine lead-based paint hazards and conducts a clearance test at the completion of the project to ensure elimination of all lead hazards.
3	Project Name	Weatherization
	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: \$40,000
	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	3/31/2024

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 25 households will benefit from the program.
	Location Description	Town-wide, Villages of Depew (west of Transit Road) and Sloan.
	Planned Activities	HUD Matrix Code: 14f Housing Rehabilitation for needed repairs to improve energy efficiency in housing units.
4	Project Name	Sump Pump Grant
	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: \$10,000
	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	3/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 8 households will benefit from this program.
	Location Description	Town-wide, Villages of Depew (west of Transit Road) and Sloan.
	Planned Activities	Housing Rehabilitation to prevent sewage back up and storm overflow.
	Project Name	Rehabilitation Activity Delivery Costs

5	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: \$156,192
	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	3/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 25 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	Housing Counseling
	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	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, first-time home buyer information, etc. The Town also provides referrals to existing mortgage foreclosure services with other non-profits. \$12,500 of revolving loan funds will be utilized towards this activity.
	Target Date	3/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 100 households will be assisted.
	Location Description	Town-Wide, Villages of Depew (west of Transit Road) and Sloan.
	Planned Activities	HUD Matrix Code: 05R
7	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: \$20,000
	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.
	Target Date	3/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 20 children will be provided tuition assistance to attend camp at reduced or no cost.

	Location Description	Town-Wide, Villages of Depew (west of Transit Road) and Sloan.
	Planned Activities	HUD Matrix Code: 05L Children will attend recreational, educational, and enrichment activities.
8	Project Name	Police Foot Patrols
	Target Area	Cedargrove Heights Walden Avenue Pine Hill/Genesee St. Sloan Clinton
	Goals Supported	Public Services-Crime Awareness
	Needs Addressed	Public Services-Crime Awareness
	Funding	CDBG: \$40,250
	Description	Community-based Policing program consisting of additional foot and bicycle patrols designed to prevent blighted conditions and rising crime levels in target neighborhoods. The goal is to improve the quality of life in all low-moderate neighborhoods in Town.
	Target Date	3/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 17,143 people will benefit in census blocks 101.03(3), 101.02 (1, 2, & 3), 106(1), 100.03(3), 102.02(1), 103(1), 105(3), 104(1 & 2), 107(3), 99(2), 109.01(1), 110(3), 109.02(1,2, & 4)
	Location Description	All HUD low-moderate income neighborhoods in Town.
	Planned Activities	HUD Matrix Code: 05i Additional foot and bicycle patrols are provided for designated neighborhoods.
9	Project Name	Senior Outreach Assistant
	Target Area	Town Wide
	Goals Supported	Public Services-Senior Services & Transportation
	Needs Addressed	Public Services-Senior Services & Transportation
	Funding	:

	Description	Funding will pay for part of the cost of an outreach worker who will perform needs assessment services for Seniors, assist them with various issues, and link them to the appropriate social service agencies and providers. \$10,000 of revolving loan funds will be utilized towards this project.
	Target Date	3/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 600 seniors will receive assistance under this program.
	Location Description	Town-Wide
	Planned Activities	HUD Matrix Code: 05a Outreach worker will support seniors and assist in connecting them to necessary public service providers.
10	Project Name	Domestic Violence Counseling
	Target Area	Sloan Town Wide
	Goals Supported	Public Services-Domestic Violence
	Needs Addressed	Public Services-Domestic Violence Counseling
	Funding	:
	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. \$19,265 of revolving loan funds will be utilized towards this project.
	Target Date	3/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 200 people will benefit from this service.
	Location Description	Town-Wide and the Village of Sloan.

	Planned Activities	HUD Matrix Code: 05g Advocate to provide counseling and assistance in obtaining safe shelter, long term counseling, and/or civil legal issues.
11	Project Name	Village of Depew - Senior Center Operations & Programming
	Target Area	Depew
	Goals Supported	Public Services-Senior Services & Transportation
	Needs Addressed	Public Services-Senior Services & Transportation
	Funding	CDBG: \$50,000
	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, consultants, utility costs, and recreation supplies and equipment. The purpose of this project is to provide enrichment and social contacts among seniors, and link them to the appropriate agencies and service providers.
	Target Date	3/31/2024
	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	HUD Matrix Code: 05A Seniors will remain engaged and gain knowledge to assist them in living a healthy, happy life.
12	Project Name	Boys & Girls Club
	Target Area	Town Wide
	Goals Supported	Public Services-Summer Day Camp, Youth Services
	Needs Addressed	Public Services-Summer Day Camp, Youth Services
	Funding	CDBG: \$23,750
	Description	Funding will be provided for operating expenses for the Boys & Girls Club housed at the Alexander Community Center. This after-school program is a safe haven providing recreational activities and support for persons ranging from 10 to 18 years of age.
	Target Date	3/31/2023

	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	HUD Matrix Code: 05z The Boys & Girls Club will serve the youth of Cheektowaga and provide safe after-school programming.
13	Project Name	Fair Housing Education & Counseling
	Target Area	
	Goals Supported	Housing Counseling
	Needs Addressed	Housing Counseling
	Funding	:
	Description	Local not-for profit will provide fair housing counseling and education to Town residents. Revolving loan funds in the amount of \$15000 will be utilized for this activity.
	Target Date	3/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 85 households will be assisted.
	Location Description	Town-Wide, Villages of Depew (west of Transit Road) and Sloan
	Planned Activities	HUD Matrix Code: 05J Services provided include, but are not limited to the following: assistance to victims of housing discrimination, paralegal counseling to assist in resolving landlord-tenant disputes, providing information on fair housing laws for tenants and landlords, housing/human service referrals, provide fair housing brochures, and execute education presentations or participate in community events.
14	Project Name	Acquisition
	Target Area	Pine Hill/Genesee St.
	Goals Supported	Acquisition/Demolition/Disposition

	Needs Addressed	Neighborhood Revitalization-Acquisition/Demolition
	Funding	CDBG: \$25,000
	Description	Funds will be used to acquire housing units for rehab or demolition and new construction with HOME funds and resale to income-eligible homebuyers.
	Target Date	3/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 1 housing unit will be assisted with these funds.
	Location Description	Pine Hill/Genesee Street
	Planned Activities	Funds will be used to acquire housing units for rehab or demolition and new construction with HOME funds and resale to income-eligible homebuyers, in an effort to expand affordable housing options.
15	Project Name	Demolition
	Target Area	Town Wide
	Goals Supported	Acquisition/Demolition/Disposition
	Needs Addressed	Neighborhood Revitalization-Acquisition/Demolition
	Funding	CDBG: \$25,000
	Description	Funds will be used to demolish an existing housing unit for construction of a new unit with HOME funds and subsequent sale to an income-eligible first-time homebuyer.
	Target Date	3/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated 1 housing unit will benefit.
	Location Description	Town-Wide
	Planned Activities	Funds will be used to demolish an existing housing unit for construction of a new unit with HOME funds and subsequent sale to an income-eligible first-time homebuyer, therefore expanding affordable housing options.

16	Project Name	Storm Sewer Improvements
	Target Area	Walden Avenue
	Goals Supported	Public Infrastructure
	Needs Addressed	Public Infrastructure & Improvements
	Funding	CDBG: \$250,000
	Description	There is a high demand for replacing aging infrastructure in the Town of Cheektowaga. Funds will be used for the replacement of storm sewers in low to moderate areas of the Town in conjunction with street reconstruction by Town employees and private contractors.
	Target Date	3/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated 924 people will benefit from this activity.
	Location Description	Walden Avenue
	Planned Activities	Funds will be used for the replacement of storm sewers in low to moderate areas of the Town in conjunction with street reconstruction by Town employees and private contractors.
17	Project Name	Village of Depew - Sidewalk Replacement
	Target Area	Depew
	Goals Supported	Public Infrastructure
	Needs Addressed	Public Infrastructure & Improvements
	Funding	CDBG: \$50,000
	Description	There is a high demand for replacing aging infrastructure in the Village of Depew. Funds will be used for sidewalk replacement in low to moderate areas of the Village.
	Target Date	3/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that approximately 600 people will benefit from this activity.
	Location Description	Low to moderate areas of the Village of Depew.

	Planned Activities	HUD Matrix Code: 03L Replacement of existing sidewalks in low to moderate areas of the Village of Depew utilizing private contractors.
18	Project Name	Village of Sloan - Wrazen Park Playground Equipment
	Target Area	Sloan
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$37,500
	Description	There is a high demand for replacing and improving aging community facilities in the Village of Sloan. The Village will replace dilapidated playground equipment at Wrazen Park.
	Target Date	3/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated approximately 1000 people will benefit from this activity.
	Location Description	Village of Sloan
Planned Activities	The Village will replace dilapidated playground equipment at Wrazen Park.	
19	Project Name	Economic Development
	Target Area	
	Goals Supported	Economic Development
	Needs Addressed	Economic Development-Rehab, Direct, Technical Asst
	Funding	:
	Description	The Town will provide a low-interest loan of variable duration and training to micro-enterprises 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. This activity is funded utilizing revolving loan funds.
	Target Date	3/31/2024

	Estimate the number and type of families that will benefit from the proposed activities	It is estimated 5 Low-Mod Jobs will be 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.
20	Project Name	Program Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$196,598
	Description	Program administration includes staff costs, fringe benefits, supplies and equipment, training, audit costs, etc. associated with planning, oversight, reporting, and implementation of mandated HUD programs. In 2023 this activity will be accomplished with CDBG entitlement funds, as well as anticipated CDBG program income of \$60,000, and \$25,795 of anticipated CEDC revolving loan funds.
	Target Date	3/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	HUD Matrix Code: 21a

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. Cedargrove Heights 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 elderly households has 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. This year, in an effort to expand the eligible neighborhoods in the Village of Depew in which CDBG funds can be utilized, we plan to execute a Household Income Survey with the assistance of a consultant. This process has the potential to help approximately 550 households receive CDBG funding for neighborhood infrastructure improvements that otherwise, would not be possible.

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 program, which is available town-wide and based on a first-come, first-served basis; 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	0
Walden Avenue	18
Pine Hill/Genesee St.	0
Depew	7
Sloan	3
Clinton	0
Town Wide	72

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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 Consolidated Plan, 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. Infrastructure improvement projects 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.

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.

Discussion

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

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

In September of 2021, the Town of Cheektowaga adopted a comprehensive plan replacing the previous adopted plan from 1992. This newly adopted plan calls for multiple actions and policy changes meant to help better guide the community into the future. The items identified will shape how land use and housing are transformed over the coming decades in Cheektowaga. In addition, the adoption of the comprehensive plan itself allots the community increased access to funding opportunities at both the State and Federal level.

In the short term, the overarching goal is to reform the existing zoning regulations to enable more investment opportunity for everyone, from large developers to homeowners. The central theme behind these changes is to bolster land use density where it is feasible. Focusing development (re-development) towards a style that is driven by design standards, pedestrian & transit access, and the allowance of multiple land uses on designated parcels. A regulatory reform and mindset change of this nature would shift the zoning narrative towards what is desirable, and away from what is forbidden. Allowing projects to be more diverse and more eligible in order to address such issues as the need for increased housing diversity, such as low-income affordable housing.

The long-term plan in relation to housing calls for the continuation of enacting and participating in clean energy initiatives, increased education, and public outreach of current housing assistance programs. Currently a majority of the housing stock within the community dates to pre-1970 and is coupled with an aging homeowner population. Specific approaches towards corrective action regarding updating outdated housing stock calls for the continuation of our homeowner assistance programs.

In summary, the newly adopted comprehensive plan has an approach to housing that is hinged on a multi-pronged solution, as most identified

housing issues stem across multiple areas of focus.

Discussion

The Town of Cheektowaga will continue its program to rehabilitate existing low-income, owner-occupied, single-family and two-family housing units by providing a 0% or 1.5% interest payback or 100% deferred payment loan through CDBG and HOME Programs. In an effort to address the Town's waitlist of 100+ homeowners, and help more homeowners, the Town plans to hire a part-time code enforcement officer to assist full-time staff in the execution of its Housing Rehabilitation Program.

In an effort to increase the variety of affordable housing units, the Town of Cheektowaga successfully partners with the University District Community Development Association, Inc., a Community Development Housing Organization (CHDO) to construct new homes on vacant lots or acquire and rehabilitate abandoned housing units. Upon completion of the aforementioned units, they will then be sold to income eligible first time homebuyers (FTHB-an individual or family with an income below 80% of the median income) using HOME Investment Partnership Act Grant program subsidies to make the homes affordable. The Town also partners with the Buffalo Erie Niagara Land Bank Initiative (BENLIC) to acquire properties from the Erie County tax foreclosure auction at reduced rates to utilize in the acquisition, rehabilitation, new construction program executed with HOME funds.

Weatherization of existing low-income owner-occupied housing and rental housing (excluding multi-unit complexes) will continue through the Weatherization Assistance Program administered through Supportive Services Corporation.

The ACT Consortium of Towns will continue to support the activities of the Erie County Fair Housing Partnership and will actively participate in activities scheduled for April Fair Housing Month.

The Town's CDBG housing program also offer rehabilitation loans to single-family homeowners and owner-occupied two-family units to provide accessibility improvements.

The Town of Amherst will continue to act as the lead PHA for the Erie County PHA Consortium, acting as a conduit for the Housing Choice Voucher Program for eligible, very low income households in Erie County.

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 those targeted in the 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 also understands the importance of coordination between public and private housing and social service agencies and has developed the Annual Plan through consultation and cooperation with such agencies. In doing so, the Town continues its working relationship with numerous social and housing service providers, which serves 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 Town will adhere to a policy of encouraging on-going communication, referrals, and exchange of information among these agencies. Such a policy will allow the Town to serve as a catalyst 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.

Actions planned to address obstacles to meeting underserved needs

The Town of Cheektowaga is aware of a sizable need for affordable rental housing in the Town that cannot be addressed with limited CDBG and HOME grant dollars. As a result, the Town participates in the Erie County PHA Consortium as a community member. The Consortium, lead by the Town of Amherst, contracts with Belmont Housing Resources for WNY to administer the Section 8 Renters Assistance Program in Erie County.

Another unmet need for citizens in the Town is transportation. Over half the area of the Town is not serviced by public transportation. To offset this deficiency, the Town has worked with its Senior Services Department to provide vans, both handicapped accessible and regular, utilizing CDBG funds for its elderly residents who often are without means to access services, groceries, and recreation.

The growth of businesses and jobs is vital to the success of a community as well. 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 the past several months, there has been an increased interest in funding requests, and the Town has all intentions of supporting the Corporation financially in meeting the increased needs.

In addition, Workforce Buffalo and Erie 1 BOCES provide leadership in promoting the economic vitality of our region, by supporting job growth and ensuring that those that are unemployed, under-employed,

and dislocated have the education, skills, and workforce preparation to meet employer's needs. Employment opportunities may also 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 in excess of \$200,000, 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-moderate income persons reduces the amount of their disposable income with the potential of placing the low-moderate income person into poverty. Therefore, the Town of Cheektowaga offers low- or no-interest loans to low-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 Services departments provide community services to both young and old in the Town. From sports and skating at the Town's recreation facilities, community activities at Town parks, volunteer opportunities, and social development for youth, these Departments seek to enrich the lives of Town residents. Counseling programs and linkages to other agencies are available to connect families and seniors to other agencies that can assist in all areas of life.

Actions planned to foster and maintain affordable housing

The Town of Cheektowaga will continue to undertake housing rehabilitation and acquisition-rehab-resale projects to foster and maintain the affordable housing stock in Town. In addition, Cheektowaga funds and coordinates with agencies that provide housing and financial counseling, foreclosure prevention, landlord-tenant education, housing services, youth services, senior services, 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 FY 2019 The Amherst-Cheektowaga-Tonawanda (ACT) HOME Consortium 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, and as a result, the Consortium has had difficulty utilizing HOME Investment Partnership funding for our Homeowner Rehabilitation Programs and Acquisition-Rehab-Resale projects and in keeping the housing units under the established value limits, even in lower-income areas.

Actions planned to reduce lead-based paint hazards

The Town of Cheektowaga addresses lead-based paint hazards on an ongoing basis. Lead-Based Paint Risk Assessments are executed through the Housing Rehabilitation Program on housing units constructed prior to 1978. As a result if lead paint is found, it is addressed as part of the program. In addition, we monitor Lead-Based Paint Certified Contractors to ensure their certification is up-to-date and notify them if action needs to be taken.

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 those outlined 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 Community Development Department continues to work with the Cheektowaga Community Collaborative 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, additional cross training of staff will continue.

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

The Town of Cheektowaga understands the importance of coordination between public and private housing and social service agencies and have developed this Plan through consultation and cooperation with such agencies. In doing so, the Town continues to participate in the Cheektowaga Community Collaborative, which was created to connect the Town's Offices of Community & Economic Development, Youth & Recreation, and Senior Services with individuals, non-profit organizations, local schools, and colleges to help understand and address the needs of the citizens in the Town. Monthly meetings continue to involve conversation regarding how to address recent needs presented, as well as foster a working relationship with all social and housing service providers, acknowledging that each agency plays a specific role in providing different types of services, the Town will adhere to a policy of encouraging ongoing communication, referrals, and exchange of information among these agencies. Such a policy will allow the Town to serve as a catalyst 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.

Discussion

Emphasis continues to be placed on the Cheektowaga Community Collaborative, which is a partnership of the community, governmental departments, and social service providers for the underserved. This collaborative provides a strong foundation for Town residents by working together and sharing information from all involved to deliver and connect persons of need to all available services.

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.	100.00%

Discussion