
DRAFT ANNUAL ACTION PLAN FY 2026



**Community Development Block Grant
and
HOME Investment Partnership Grant

for**

**Town of Cheektowaga
Amherst Cheektowaga Tonawanda
Consortium**

April 1, 2026 - March 31, 2027

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 Plan covers the period from FY 2025 through FY 2029 (April 1, 2025 to March 31, 2030).

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, increasing the supply of supportive housing for those with special needs, and transitioning those with housing insecurities into a more stable environment.
- To provide a suitable living environment through safer, more livable neighborhoods, 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 Consolidated 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 and HOME 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, 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 annual Consolidated Annual Performance Evaluation Report (CAPER) annually submitted to HUD. It has succeeded in using those funds to assist thousands 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.

In addition, we continue to review and analyze our rehab loan portfolio of past recipients, and work with our Town Attorney's Office to recapture delinquent payments and payoffs from those in violation of their loan agreements. Thus, increasing program income and allowing us to reinvest said funds in our neighborhoods in the form of additional housing rehabilitation loans and infrastructure projects.

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 Cheektowaga Town Hall 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 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 at all Town libraries, the Village Clerk's offices in Depew and Sloan, the Town Clerk's office, and on the Towns' website. 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.

The Office of Community Development continued its online Community Needs Assessment Survey, which was located on the front page of the Town of Cheektowaga website, with hard copies available at the Town Clerk's Office and the Cheektowaga Senior Center. This year, 25 people completed the survey. As in past years, the results and comments were shared with the Town Board and other department heads 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.

Majority of the comments received during the public comment period were via the online Community Needs Assessment Survey. Comment topics ranged from storm sewer mitigation, rodent control, veterans and senior programming, and sidewalk concerns. 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, 3301 Broadway Street, Cheektowaga, NY 14227**, by telephone at **(716) 897-7200, ext. 5**, 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 2026 Annual Plan, we continued our online Community Needs Assessment Survey to help us understand what our residents see as necessary improvements and enhancements in quality of life.

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 enhance coordination amongst service agencies in Town to residents in need, the Cheektowaga Community Collaborative was created in 2015. The purpose of this group is to educate community stakeholders on services available, so everyone can better connect residents in need. In 2026 as part of the expansion of the Resurrection Life Food Pantry, a dedicated space will be provided for social service agencies to be in one place and easily accessible to not only residents visiting the pantry, but any Cheektowaga resident in need.

The establishment of a partnership with Housing Opportunities Made Equal (H.O.M.E) provides Town residents an advocate for victims of perceived housing discrimination, and offers informational workshops on discrimination. Fair Housing Resources and the generation of Fair Housing News will also be handled by H.O.M.E. and a link to their website is available on the Town's Community Development webpage

The Town of Cheektowaga also has a long-standing 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), by 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.

Though the Town of Cheektowaga Office of Community Development does not provide CDBG funding to the Legal Aid Bureau of Buffalo and the WNY Law Center, frequent referrals are made for legal services. Both agencies have 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.

The Town of Cheektowaga provides financial aid to the Girls Scouts of WNY, as well as our Summer Day Camp Program and Teen Camp. In addition, funding is provided to the Boys & Girls Club of Cheektowaga to assist with club operating costs. The purpose of these investments is to provide a safe environment for the children of Cheektowaga, that will provide entertainment, help develop career readiness, reduce crime and juvenile delinquency, and provide affordable and quality childcare. New this year, we will be providing funding to the Boy Scouts of America to support the creation of a new local pack that will further support low-income families in Cheektowaga.

Lastly, we provide funding for a part-time Senior Van Driver to transport seniors with no other means of transportation to the Center for activities, lunch, case management services, and special events.

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 Parachute

Credit Counseling Inc. to provide credit counseling for those households at risk of mortgage default or foreclosure.

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 SHELTER CORP
	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 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 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 OF WNY
	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	Resurrection Life
	Agency/Group/Organization Type	Regional organization
	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?	This 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.
9	Agency/Group/Organization	HOUSING OPPORTUNITIES MADE EQUAL, INC.
	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
	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 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.

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

N/A

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 utilizes 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, the digital Community Needs Assessment Survey was continued 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 2026 Draft Annual Plan extended from December 26, 2025 through January 26, 2026. Two public hearings were also held on October 14, 2025 and January 13, 2026. 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 initial stages of the planning period, 25 individuals responded.	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/

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)
2	Public Hearing	Non-targeted/broad community	1st Public Hearing held in person on October 14, 2025 and 2nd Public Hearing held on January 13, 2026. At the 1st public hearing, 2 residents signed up to speak.	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.	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)
3	Newspaper Ad	Non-targeted/broad community	Ad for 1st public hearing published October 2, 2025, notice of availability of draft copy of plan to public published December 18, 2025, and final public hearing notice published December 11, 2025.	N/A	N/A	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	Draft Action Plan is posted on the Town's website under the Community Development Department for review - Posted December 23, 2025.			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 FY 2026 draft Annual Action Plan is based on the prior year grant amount of \$956,973 in Community Development Block Grant Funds, with an anticipated \$415,391 in program income from previous years' rehabilitation and economic development activities. Upon HUD's release of the final allocations, any increase from the initial estimate 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 \$830,000 in 2026 HOME Investment Partnerships Grant funding, with an anticipated \$249,000 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.

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	956,973.00	415,391.00	0.00	1,372,364.00	4,227,524.00	

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 \$650,000 grant from the New York State Affordable Housing Corporation (NYS AHC) in 2025 that provides a forgivable grant to eligible homeowners towards 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 publicly owned land or property located within the jurisdiction that may be used to address the needs

identified in the plan

N/A

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	Improve Housing Stock	2025	2029	Affordable Housing Non-Homeless Special Needs	Town Wide	Residential Housing Rehabilitation Weatherization Assistance	CDBG: \$542,773.00	Homeowner Housing Rehabilitated: 60 Household Housing Unit
2	Neighborhood Revitalization	2025	2029	Affordable Housing Non-Housing Community Development	Walden Avenue Depew Sloan Town Wide	Public Infrastructure Public Facilities	CDBG: \$241,298.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10892 Persons Assisted
3	Reduce the Risk of Homelessness	2025	2029	Affordable Housing Homeless	Town Wide	Housing Counseling	CDBG: \$12,500.00	Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted
4	Affirmatively Further Fair Housing	2025	2029	Affordable Housing Public Housing Non-Homeless Special Needs	Town Wide	Fair Housing Counseling	CDBG: \$15,000.00	Public service activities for Low/Moderate Income Housing Benefit: 85 Households Assisted
5	Support Community Service Needs	2025	2029	Non-Housing Community Development	Town Wide	Public Services	CDBG: \$194,008.00	Public service activities other than Low/Moderate Income Housing Benefit: 23117 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Economic Development	2025	2029	Non-Housing Community Development	Town Wide	Economic Development	CDBG: \$92,313.00	Jobs created/retained: 5 Jobs Businesses assisted: 1 Businesses Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Improve Housing Stock
	Goal Description	
2	Goal Name	Neighborhood Revitalization
	Goal Description	
3	Goal Name	Reduce the Risk of Homelessness
	Goal Description	
4	Goal Name	Affirmatively Further Fair Housing
	Goal Description	
5	Goal Name	Support Community Service Needs
	Goal Description	
6	Goal Name	Economic Development
	Goal Description	

AP-35 Projects - 91.420, 91.220(d)

Introduction

The proposed projects for the estimated allocation of 2026 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 2025-2029 Consolidated Plan.

#	Project Name
1	Housing Rehabilitation
2	Environmental Hazard Testing
3	Weatherization
4	Sump Pump Grant
5	Senior At-Home Safety Program
6	Rehabilitation Activity Delivery Costs
7	Housing Counseling
8	Summer Camp Financial Aid
9	Teen Club
10	Police Foot Patrols
11	Senior Citizen Van Driver
12	Domestic Violence Counseling
13	Village of Depew - Senior Center Operations & Programming
14	Boys & Girls Club
15	Boy Scouts of America
16	Fair Housing Education & Counseling
17	Town Park - Lions Pavilion Roof Replacement
18	Senior Center - Gazebo Roof Replacement
19	Village of Depew - Sidewalk Replacement
20	Village of Sloan - Firehall Bathroom ADA Compliance
21	Cheektowaga HUB Resources
22	Economic Development
23	Program Administration

Table 7 – Project Information

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

The 2026 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	Town Wide
	Goals Supported	Improve Housing Stock
	Needs Addressed	Residential Housing Rehabilitation
	Funding	CDBG: \$283,421.00
	Description	Low-interest and no-interest repayment loans, as well as deferred, interest free loans will be awarded to income qualified low-moderate income homeowners to undertake necessary repairs to their homes including accessibility and emergency concerns. CDBG housing rehab for 2026 will be accomplished with entitlement funds and revolving loan funds.
	Target Date	3/31/2027
	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.
2	Planned Activities	Housing Rehabilitation for needed repairs to bring properties to code and provide safe, secure housing units.
	Project Name	Environmental Hazard Testing
	Target Area	Town Wide
	Goals Supported	Improve Housing Stock
	Needs Addressed	Residential Housing Rehabilitation

	Funding	CDBG: \$17,000.00
	Description	Lead-based paint risk assessment/evaluation and asbestos testing for CDBG and HOME rehabilitation activities and clearance testing after repairs.
	Target Date	3/31/2027
	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	Town Wide
	Goals Supported	Improve Housing Stock
	Needs Addressed	Residential Housing Rehabilitation
	Funding	CDBG: \$40,000.00
	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, thermostats, furnaces, and hot water tanks.
	Target Date	3/31/2027

	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	Town Wide
	Goals Supported	Improve Housing Stock
	Needs Addressed	Residential Housing Rehabilitation
	Funding	CDBG: \$15,000.00
	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	3/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 12 households will benefit from this program.
	Location Description	Town-wide, Villages of Depew (west of Transit Road) and Sloan.
5	Planned Activities	Housing Rehabilitation to prevent sewage back up and storm overflow.
	Project Name	Senior At-Home Safety Program
	Target Area	Town Wide

	Goals Supported	Improve Housing Stock
	Needs Addressed	Residential Housing Rehabilitation
	Funding	CDBG: \$10,000.00
	Description	Fire districts across the country, including those in the Town, are seeing an increase in non-emergency 911 calls relating to someone, typically a senior, who has fallen, but is not injured and needs help getting up. As a result of these calls, others of a more serious nature are seeing increased wait times. The Town is looking to be proactive and reduce the burden on fire districts, by providing seniors with safety items, such as grab bars and railings.
	Target Date	3/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated 10 persons will be assisted.
	Location Description	Town Wide, Villages of Depew (west of Transit Road) and Sloan
	Planned Activities	The Town will contract to install railings and grab bars in the homes of eligible individuals.
6	Project Name	Rehabilitation Activity Delivery Costs
	Target Area	Town Wide
	Goals Supported	Improve Housing Stock
	Needs Addressed	Residential Housing Rehabilitation
	Funding	CDBG: \$177,352.00
	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	3/31/2027

	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	Costs associated with the administration of the housing rehabilitation and economic development activities implemented under eligible HUD activities.
7	Project Name	Housing Counseling
	Target Area	Town Wide
	Goals Supported	Reduce the Risk of Homelessness
	Needs Addressed	Housing Counseling
	Funding	CDBG: \$12,500.00
	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.
	Target Date	3/31/2027
	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: 05U
	Project Name	Summer Camp Financial Aid

8	Target Area	Town Wide
	Goals Supported	Support Community Service Needs
	Needs Addressed	Public Services
	Funding	CDBG: \$23,306.00
	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 Girl Scouts of WNY are looking for financial assistance for their Summer Camp Program, which provides outdoor education, and therapeutic recreation. Such activities teach new skills, create lasting friendships, and foster positive mental health. CDBG funds will provide financial assistance for both programs to low-moderate income residents, utilizing \$23,306 of revolving loan funds.
	Target Date	3/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 28 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.
9	Planned Activities	HUD Matrix Code: 05L Town SDC Financial Aid 05Z Girl Scouts of WNY Children will attend recreational, educational, and enrichment activities.
	Project Name	Teen Club
	Target Area	Town Wide
	Goals Supported	Support Community Service Needs
	Needs Addressed	Public Services
	Funding	CDBG: \$5,085.00

	Description	The Town of Cheektowaga Youth and Recreation Department offers a Teen Club Summer Camp Program, which provides structured recreational activity for teens ages 13- 15 throughout the summer season. Through our program, financial assistance is offered to low-moderate income residents. This project will be accomplished with \$5,085 of revolving loan funds.
	Target Date	3/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 5 teens will be provided financial 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: 05D Teens will attend recreational, educational, and enrichment activities.
10	Project Name	Police Foot Patrols
	Target Area	Cedargrove Heights Walden Avenue Pine Hill/Genesee St. Sloan Clinton
	Goals Supported	Support Community Service Needs
	Needs Addressed	Public Services
	Funding	CDBG: \$30,500.00
	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	3/31/2027

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 22,519 people will benefit in census blocks 100.01(1), 100.02(1), 100.02(3), 101.02 (1, 2, & 3), 101.03(3), 103(1 & 2), 104(1 & 2), 105(2), 106(2), 108.08(2), 109.01(1), 109.02(1, 2, & 4), & 110(1 & 2)
	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.
11	Project Name	Senior Citizen Van Driver
	Target Area	Town Wide
	Goals Supported	Support Community Service Needs
	Needs Addressed	Public Services
	Funding	CDBG: \$7,235.00
	Description	Van service will be provided for seniors with no other means of transportation to attend the Senior Center for activities, lunch, case management services, and special events.
	Target Date	3/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated 85 seniors will benefit from this service.
	Location Description	Town-Wide
	Planned Activities	HUD Matrix Code: 05a
12	Project Name	Domestic Violence Counseling
	Target Area	Sloan Town Wide

	Goals Supported	Support Community Service Needs
	Needs Addressed	Public Services
	Funding	CDBG: \$18,500.00
	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	3/31/2027
	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.
13	Project Name	Village of Depew - Senior Center Operations & Programming
	Target Area	Depew
	Goals Supported	Support Community Service Needs
	Needs Addressed	Public Services
	Funding	CDBG: \$49,000.00

	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	3/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 150 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.
14	Project Name	Boys & Girls Club
	Target Area	Town Wide
	Goals Supported	Support Community Service Needs
	Needs Addressed	Public Services
	Funding	CDBG: \$21,000.00
	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. Activity will be accomplished with \$21,000 of revolving loan funds.
	Target Date	3/31/2027

	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: 05I The Boys & Girls Club will serve the youth of Cheektowaga and provide safe after-school programming.
15	Project Name	Boy Scouts of America
	Target Area	Town Wide
	Goals Supported	Support Community Service Needs
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000.00
	Description	The Great Falls Council of Scouting America seeks to expand its Cub Scout program into underserved neighborhoods within the Town of Cheektowaga, providing safe, structured, and enriching after-school opportunities for boys and girls in grades K-5. The program will focus on identifying and partnering with elementary schools across Cheektowaga to form new Cub Scout packs, each chartered through a local civic, faith-based, or community organization to ensure sustainability and strong neighborhood connections.
	Target Date	3/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that approximately 20 people will benefit from this activity.
	Location Description	Town-Wide

	Planned Activities	Matrix Code: 05z
16	Project Name	Fair Housing Education & Counseling
	Target Area	Town Wide
	Goals Supported	Affirmatively Further Fair Housing
	Needs Addressed	Fair Housing Counseling
	Funding	CDBG: \$15,000.00
	Description	Local not-for profit will provide fair housing counseling and education to Town residents.
	Target Date	3/31/2027
	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.
17	Project Name	Town Park - Lions Pavilion Roof Replacement
	Target Area	Walden Avenue
	Goals Supported	Neighborhood Revitalization
	Needs Addressed	Public Facilities
	Funding	CDBG: \$98,175.00

	Description	There is a high demand for replacement of various components of community facilities in the Town of Cheektowaga. Funds will be used for roof replacement of the Lions Pavilion located in Cheektowaga Town Park.
	Target Date	3/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that approximately 1,135 people will benefit from this activity.
	Location Description	Cheektowaga Town Park and its surrounding neighborhoods located in the Walden Avenue Target Area.
	Planned Activities	Matrix Code: 03e
18	Project Name	Senior Center - Gazebo Roof Replacement
	Target Area	Town Wide
	Goals Supported	Neighborhood Revitalization
	Needs Addressed	Public Facilities
	Funding	CDBG: \$54,623.00
	Description	There is a high demand for replacement of various components of community facilities in the Town of Cheektowaga. Funds will be used for roof replacement of the Gazebo located at the Cheektowaga Senior Center.
	Target Date	3/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated 6000 seniors will benefit from this service.
	Location Description	Town-Wide

	Planned Activities	Matrix Code: 03a
19	Project Name	Village of Depew - Sidewalk Replacement
	Target Area	Depew
	Goals Supported	Neighborhood Revitalization
	Needs Addressed	Public Infrastructure
	Funding	CDBG: \$51,000.00
	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	3/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that approximately 1530 people will benefit from this activity.
	Location Description	Low to moderate areas of the Village of Depew - Census Tract 97.02 Block Group 1
	Planned Activities	HUD Matrix Code: 03L Replacement of existing sidewalks in low to moderate areas of the Village of Depew utilizing private contractors.
20	Project Name	Village of Sloan - Firehall Bathroom ADA Compliance
	Target Area	Sloan
	Goals Supported	Neighborhood Revitalization
	Needs Addressed	Public Facilities
	Funding	CDBG: \$37,500.00

	Description	There is a high demand for replacing and improving aging community facilities in the Village of Sloan. The restrooms at the firehall are original to the building built in 1964, and do not meet federal guidelines for ADA compliance. CDBG funds will be used to bring such facilities into compliance.
	Target Date	3/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated approximately 3,757 people will benefit from this activity
	Location Description	Village of Sloan, Census Tract 99 Block Groups 1, 2, & 3
	Planned Activities	HUD Matrix Code: 03O
21	Project Name	Cheektowaga HUB Resources
	Target Area	Town Wide
	Goals Supported	Support Community Service Needs
	Needs Addressed	Public Facilities
	Funding	CDBG: \$29,382.00
	Description	The Cheektowaga Resource HUB is a centralized space where low- to moderate-income residents of Cheektowaga, Sloan, and Depew can access services from partner agencies. CDBG funds will support the purchase of exterior identification signage, that will also display HUB hours and highlight onsite agencies. In addition, funding will be used to execute architectural design features, intended to enhance the function of interior spaces. This project is expanding on the established HUB model that was created prior to COVID-19.
	Target Date	3/31/2027

	Estimate the number and type of families that will benefit from the proposed activities	It is estimated approximately 3,200 people will benefit from this activity annually
	Location Description	Town Wide, Villages of Depew (west of Transit Road) and Sloan
	Planned Activities	HUD Matrix Code: 03e
22	Project Name	Economic Development
	Target Area	Town Wide
	Goals Supported	Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: \$92,313.00
	Description	The Town will provide a low-interest loan of variable duration and training to micro-enterprises that need 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 with revolving loan funds.
	Target Date	3/31/2027
	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.

23	Project Name	Program Administration
	Target Area	Town Wide
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$274,472.00
	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 2026 this activity will be accomplished with CDBG entitlement funds, as well as anticipated CDBG program income of \$60,000, and \$23,078 of anticipated CEDC revolving loan funds.
	Target Date	3/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Town-Wide
	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/East Delavan Avenue 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 have 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 Village of Depew 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 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	8
Pine Hill/Genesee St.	0
Depew	8
Sloan	3
Clinton	0
Town Wide	81

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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. Furthermore, it is illustrated in the Consolidated Plan that 60 to 80% of extremely low-income households are experiencing severe cost burden within much of the Town.

As a result, 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.

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

The Town of Cheektowaga adopted a comprehensive plan in 2021 that called for multiple actions and various policy changes to aid in the reduction and elimination of housing barriers and challenges facing the community.

Attempts have been made since the comprehensive plan to address these barriers and challenges through board action and the Town promoting initiatives where fit. The first example was the resolution introduction of electing the community to be a designated pro-housing community. This initiative saw partial support from board members but ultimately did not receive the needed resolution to file with the State. Currently there is interest in reintroducing this item in the new year (2026) for reconsideration of this designation.

Additional attempts and endorsement of promoting affordable housing include the Town's filing and receipt of the Restore NY Grant and a municipal grant issued by the Erie County Department of Environment and Planning. The Restore NY project has yet to start construction, but will see 79 affordable housing units with ground floor commercial uses on the south end of Harlem Road.

The funding received from Erie County has been earmarked towards a two-scope project that sees the large scope contingent on additional funding. The smaller of two scopes would see the Town drafting and establishing the Galleria-Thruway District as defined in the plan to create a central zoning district with a focus towards enabling more complimentary land use opportunities such as residential, if the public deems it fitting. The larger of the scope would see a town-wide zoning re-write.

In summary, the Town has shown partial support and early initiative towards the objective of reducing, repairing, and eliminating barriers

towards equitable housing. Additional progress will be needed by the Town to carry the momentum gained.

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, the Office of Community Development has implemented a more modern Community Development Software Program that will take over some of the mundane day-to-day tasks and allow all staff to be more efficient and effective in what we do.

In an effort to increase the variety of affordable housing units, the Town of Cheektowaga successfully collaborates with the University District Community Development Association, Inc., a Community Housing Development 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, and 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.

Finally, the Town of Amherst continues 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.

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 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.

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 with 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/rehabilitation/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 with the goal of increasing residents overall quality of life.

Beginning in FY 2019, the Amherst-Cheektowaga-Tonawanda (ACT) HOME Consortium 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. As a result, the Consortium has had difficulty utilizing HOME Investment Partnership funding for our Homeowner Rehabilitation Programs and Acquisition/Rehabilitation/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 has taken numerous steps toward the elimination of lead-based paint hazards by implementing procedures, including educating rehabilitation loan recipients on the dangers of lead-based paint hazards, and its prevention through onsite distribution of federally approved pamphlets and brochures. The Town actions are supported by programming provided through the Erie

County Department of Health, including:

Erie County Lead Poisoning Primary Prevention & Primary Initiative Programs

The Lead Poisoning Primary Prevention Program (Lead Primary) and the Lead Poisoning Primary Prevention Initiative are county-wide programs available to all residents. These programs provide information and tools to aid in the prevention of children from being exposed to dangerous lead hazards. Activities are focused in neighborhoods that have been identified as “Communities of Concern” and “Areas of High Risk” where children are at highest risk for lead poisoning. Lead Primary carries out activities in 1-4-unit family homes, built before 1978, in zip codes identified by the New York State Department of Health. Children who reside in these zip codes are at highest risk for lead poisoning. Sometimes neighborhoods are identified to receive a concentrated intervention. These neighborhoods are called “Areas of High Risk” and are designated as such by the Erie County Commissioner of Health, based upon established NY State guidelines. Each home in the “area of high risk” receives an exterior inspection, and in some cases, an interior inspection and a lead education visit for the occupant. Repairs, utilizing lead safe work practices, must be made to any identified lead hazards. Lead Primary also works with Community Partners to make houses lead safe. For example, Lead Primary works with Section 8 Housing inspectors and with other community organizations such as the Tool Library, to assist property owners make their homes and rental units safe.

Home Renovation/Repair/Painting and Trainings

Every year hundreds of children are diagnosed with lead poisoning due to exposure to lead during home repairs and renovations. Under the strict EPA Renovation, Repair and Painting Rule, projects that disturb lead-based paint in homes, childcare facilities, and preschools built before 1978 must be tested for lead-based paint and work must be performed by lead-safe certified contractors. Generally, this rule does not apply to homeowners doing projects in their own homes. However, it does apply if you rent all or part of your home, operate a childcare center in your home or if you buy, renovate, and sell homes for profit (i.e., a house flipper).

While homeowners are not required to abide by the EPARRP Rule, Erie County does provide free training for them. Once the training has been completed, individuals will then be granted a free 1-year membership in The Tool Library, a nonprofit tool-lending library that is partnering with the ECDOH to provide affordable access to the tools needed to protect themselves and their families from lead exposure during the renovation process.

Finally, any homeowner planning to hire a contractor can also learn about the federal requirements for contractors to perform work in a lead safe manner, and any occupant who lives in pre-1978 housing can learn about the requirements for property managers and landlords to perform work on their rental units

in a lead safe manner.

Actions planned to reduce the number of poverty-level families

The Town of Cheektowaga applies a well-rounded approach to distributing CDBG funds. While supporting housing programs is extremely important for residents' quality of life, it has been determined that public services are equally as essential. Poor mental health can impair one's capacity for making decisions, including, but not limited to financial decisions. Financial hardships can also cause mental health issues, such as stress and anxiety. By supporting all aspects of one's well-being, the overall hope is to reduce jurisdictional poverty rates.

The Cheektowaga Economic Development Corporation (CEDC) takes on a well-rounded mission of facilitating the expansion and retention of businesses in the Town, with the goal of fostering and promoting economic development to create and preserve employment opportunities for our residents.

Actions planned to develop institutional structure

The Town of Cheektowaga Office of Community Development will continue to actively participate in the Cheektowaga Community Collaborative and aim towards recruiting additional agencies with the goal of knowledge being power when it comes to helping our residents in need.

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 has 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.

Discussion

Emphasis will continue 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