

## Executive Summary

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

#### 1. Introduction

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

As HUD entitlement communities, the towns are required to prepare this Five-Year Consolidated Plan (CP) for the aforementioned federal grant programs to guide funding for housing, community development and economic development activities within their communities. This CP covers the period from FY 2025 through FY 2029 (April 1, 2025 to March 31, 2029).

#### Purpose of the Consolidated Plan

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

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

#### Focus of the Plan

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

### Structure of the Plan

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

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

The Strategic Plan provides a framework to address the needs of the Town of Cheektowaga for the next five years using CDBG 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, code enforcement, economic development activities and public services.

The Town also uses CDBG funds to create a suitable living environment by funding public services that improve the lives of its low-moderate income residents by providing services to seniors, youth and

battered spouses, as well as providing special police foot patrols to enhance Cheektowaga's neighborhoods.

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

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) that is submitted annually to HUD. During the 2023 program year, there was substantial progress in reaching many of the Town's planned activity goals primarily with the Housing Rehabilitation program, public services, job creation, and the continuation of neighborhood infrastructure improvements.

The overarching goal of our CDBG program, as included in the Consolidated Plan, is to develop viable communities by providing decent housing, preserving existing affordable housing stock, creating suitable living environments, and expanding economic opportunities through new job creation and retaining existing jobs primarily for low- and moderate-income persons. In addition, the primary goal of the HOME Consortium's five-year strategic plan is retaining the supply of affordable existing owner-occupied housing. Between CDBG and HOME funding, The Town rehabilitated 26 housing units in the 2023 program year.

The Town of Cheektowaga continues to focus on preserving, improving, and investing in the quality of neighborhoods. The 2023 program year, saw completion of the Cedargrove Park overhaul, Pedestrian Safety Improvements on Eggert Road, work began on the new ADA compliant Alexander Community Center elevator, curbs were replaced on Lemoine Avenue, and the Peach Tree Road neighborhood saw sidewalk replacement and drainage improvements. Both the Lemoine Avenue and Peach Tree Road neighborhood projects were done in conjunction with complete street overhaul by the Town Engineering Department.

Additional gains toward goals were also seen in the Public Services sector through assisting victims of Domestic Violence, Senior Citizens, Youth, and Police. A total of 18 children received financial aid to attend the Town of Cheektowaga Summer Day Camp Program free of charge. This opportunity provides organized, supervised daily activities for a six-week period during the summer, and eases the cost burden of day-care, enabling parents to pursue employment and attempt to improve their economic status. In addition, we are proud to provide funding to the Cheektowaga Boys & Girls Club, which provides the same organized, supervised daily activities, but after school, throughout the school year. Additionally, 248 people were assisted through our Fair Housing Services partnership and Housing Counseling Program. This number represents 134.05% of what was originally planned for these activities.

### **4. Summary of citizen participation process and consultation process**

The Citizen Participation Plan sets forth the procedures and policies the Towns of Amherst, Cheektowaga, and Tonawanda will use to encourage citizen participation in the development, operation

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

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

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

Notice of a public hearing to be held during the development of the Consolidated Plan to invite public comments and inquiries will be placed in the legal sections of the Amherst BEE, the Cheektowaga BEE and the Ken-Ton BEE and the Metro Source at least 10 days prior to the date of the hearing and as a display ad in these papers. The Town will consider any comments or views of citizens received in writing, or orally at the public hearings, during the preparation of the final Annual and Consolidated Plan.

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

There were no public comments received.

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

N/A

## **7. Summary**

The Town of Cheektowaga agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government's payment decisions for purposes of section 3729(b)(4) of title 31, United States Code."

The Town of Cheektowaga will not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964."

## The Process

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

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

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

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

**Table 1– Responsible Agencies**

#### Narrative

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

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

#### Consolidated Plan Public Contact Information

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

Rachel Straker, Director, Office of Community and Economic Development

Town of Cheektowaga

275 Alexander Avenue

Cheektowaga, NY 14211

Phone: 716.897-7200, ext. 5

Email: RStraker@tocny.org

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

### **1. Introduction**

The Town of Cheektowaga Office of Community and Economic Development, along with the Towns of Amherst and Tonawanda, the Erie County Community Development Block Grant (CDBG) Consortium, and the City of Buffalo developed a single, extended public participation and consultation process for their respective Five-Year Consolidated Plans and Analysis of Impediments to Fair Housing. A coordinated outreach effort was developed to maximize input from a large cross section of stakeholders including citizens, municipal officials, non-profit agencies, public housing agencies, private developers, governmental agencies, and the Continuum of Care. Outreach initiatives primarily focused on stakeholder meetings, one-on-one and group interviews, and a community development needs survey submitted to municipal officials within the Consortium. These efforts ultimately helped shape the outcome of this plan.

The Town of Cheektowaga coordinated its Strategic Plan goals with the goals of numerous local and regional plans. The Town of Cheektowaga coordinates with the Towns of Amherst and Tonawanda and Erie County in the planning and implementation of the Consolidated Plan. The three towns cooperate on initiatives extensively due to their participation in a HOME Consortium.

### **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)).**

During the final week of June 2024, the Town of Cheektowaga, and the ACT HOME Consortium, participated in focus groups with a large cross section of stakeholders to discuss the Five-Year Consolidated Plan and funding priorities. The outreach effort further included public meetings, notices, and interviews. Furthermore, the Department implements a range of affordable housing and community development activities, including administration of the CDBG and HOME programs; preparation of the CP, the Consolidated Annual Performance Evaluation Report (CAPER), and the Annual Plan; technical assistance for and collaboration with non-profit and for-profit housing developers and social service agencies; and rehabilitation and other affordable housing projects.

The Town of Cheektowaga plans to continue this level of engagement with all interested parties beyond the consolidated planning process, enhancing general coordination of the service delivery system throughout the year and for each Annual Plan.

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

There are no homeless shelters within the ACT Consortium, and rapid re-housing is difficult due to the suburban nature of the Consortium. Therefore, the response to homelessness can't be measured by the number of available shelter beds, but rather by a wholistic approach. Toward that end, the Town has utilized CDBG funding for various public services, including Summer Day Camp Financial Aid, funding to the Cheektowaga Boys & Girls Club, Housing Counseling Services, Fair Housing Education and Counseling, Police Foot Patrols, Domestic Violence Counseling Program, Senior Outreach Services, and Village of Depew Senior Center Operations

The Homeless Alliance of Western New York manages the CoC within the ACT Consortium. The CoC maintains a rapid re-housing program for the five-county Western New York area. This entails providing apartments to homeless individuals and families who present only moderate barriers to achieving housing stability. During the development of the Town's 5-Year Consolidated Plan, the Homeless Alliance of Western New York was a significant data source for defining the homelessness issues.

The Town contracts with two HUD-certified housing counseling agencies to provide one-on-one counseling with low-moderate income eligible residents with housing issues who are often at risk of homelessness, credit/financial issues, apartment searches, tenant-landlord issues, fair housing issues, etc. Belmont Housing Resources for WNY administers the Sec 8 rental assistance program for all of Erie County (except for City of Buffalo) and provides the greatest amount of housing and credit counseling for individuals and families, while Buffalo Urban League offers legal assistance as well as credit counseling for those households at the risk of mortgage default or foreclosure.

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

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

The Town of Cheektowaga does not receive ESG funds.

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

**Table 2– Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Belmont Housing Resources for WNY, Inc.
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
2	<b>Agency/Group/Organization</b>	Cazenovia Recovery Systems, Inc.
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
3	<b>Agency/Group/Organization</b>	Center for Elder Law and Justice
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services - Legal
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
4	<b>Agency/Group/Organization</b>	Community Foundation for Greater Buffalo
	<b>Agency/Group/Organization Type</b>	Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
5	<b>Agency/Group/Organization</b>	Compass House
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
6	<b>Agency/Group/Organization</b>	Erie County Department of Mental Health
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
7	<b>Agency/Group/Organization</b>	Family Justice Center of Erie County
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
8	<b>Agency/Group/Organization</b>	FeedMoreWNY, Inc.
	<b>Agency/Group/Organization Type</b>	Services - Food Pantry
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
9	<b>Agency/Group/Organization</b>	HOMELESS ALLIANCE OF WESTERN NEW YORK
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
10	<b>Agency/Group/Organization</b>	HOUSING OPPORTUNITIES MADE EQUAL, INC.
	<b>Agency/Group/Organization Type</b>	Services - Housing Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	

11	<b>Agency/Group/Organization</b>	Legal Aid Bureau of Buffalo, Inc.
	<b>Agency/Group/Organization Type</b>	Services - Legal
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
12	<b>Agency/Group/Organization</b>	Office for People with Developmental Disabilities
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
13	<b>Agency/Group/Organization</b>	People Inc.
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
14	<b>Agency/Group/Organization</b>	Town of Cheektowaga
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Consolidated Planning process included consultation with the Senior Services staff and Youth Parks and Recreation pertaining to facilities and infrastructure and with the Police Department, Community Development, Youth Parks and Recreation, the Cheektowaga Economic Development Corporation, and the Senior Center regarding public services.
15	<b>Agency/Group/Organization</b>	Cheektowaga Department of Economic and Community Development
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
16	<b>Agency/Group/Organization</b>	YWCA
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
17	<b>Agency/Group/Organization</b>	Lt. Col. Matt Urban Human Services Center of WNY
	<b>Agency/Group/Organization Type</b>	Services-homeless Services - Food Pantry
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
18	<b>Agency/Group/Organization</b>	Rental Assistance Corporation of Buffalo
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Elderly Persons Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
19	<b>Agency/Group/Organization</b>	VILLAGE OF SLOAN
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	

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

**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		

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2023 Town of Cheektowaga Consolidated Annual Perfo	Town of Cheektowaga	Goals of the Strategic Plan relate to previous years efforts, adjusting based on previous outcomes to maximize benefit of CDBG and HOME investments
2023 Health Equity in Erie County	Erie County	Health equity in Erie County provides context for where Cheektowaga is in or out of alignment with regional trends and health assets.
2021 Town of Cheektowaga Comprehensive Plan	Town of Cheektowaga	Strategic Plan goals and priorities were created to align with the overall vision and land use pattern of the Town of Cheektowaga
2024 Draft Analysis of Impediments to Fair Housing	ACT Consortium, Erie County Consortium	The current goals and strategies to overcome current barriers to fair housing are drawn from this plan
2022 - 2026 Erie County Comprehensive Economic Dev	Erie County Industrial Development Agency	The Strategic Plans economic development strategy is designed to align with and complement the CEDS at the local level
2023 Homelessness Summary Brief	Homeless Alliance of Western New York	The Strategic Plans homelessness strategy was developed consistent with the data presented within.
2022 Erie County Hazard Mitigation Plan	Erie County	Plan assesses hazard risks for jurisdictions within Erie County and made infrastructure recommendations

Table 3– Other local / regional / federal planning efforts

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

The Town of Cheektowaga and the ACT HOME Consortium continue collaborative efforts and partnerships with state and local government entities to ensure the complete implementation of the Consolidated Plan. Cooperation and coordination with other public entities is important as many of the initiatives that will be implemented, such as homelessness prevention and economic development initiatives, are regional in scope by nature.

**Narrative**

The Town of Cheektowaga and the ACT HOME Consortium continue to strive to include community agencies in the development and planning process for the Consolidated Plan and Action Plan implementation. The Town includes coordination and consultation efforts in its planning processes.

## **PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation**

#### **Summarize citizen participation process and how it impacted goal-setting**

The Town of Cheektowaga, and the ACT HOME Consortium's, goal for citizen participation is to ensure broad participation of its residents; housing, economic development, and other service providers; local departments; nonprofit organizations; neighborhood groups; and other stakeholders in the planning and implementation of community development and housing programs. The development of the Town of Cheektowaga's 2025-2029 Consolidated Plan involved a variety of public outreach activities designed to gather public input and comment regarding implementation of CDBG, HOME and ESG Programs. The citizen participation process informs the public of the purposes of these programs, the funding allocation process, and to be better aware of the needs of low-and moderate-income citizens. It further invites participation in the development of the Consolidated Plan, Annual Action Plan, Substantial Amendments, and the Consolidated Annual Performance and Evaluation Report (CAPER), and to ensure that the selected projects meet the needs of the Consortium's constituents.

In June 2024 a series of stakeholder meetings were held with representatives of municipalities, community-based organizations and housing-related agencies to encourage citizen participation. More than 250 individual and organizational stakeholders were invited to participate in seven stakeholder meetings involving: Planning and Zoning and Municipal Officials, Public Housing Authorities, Community-based Organizations (CBOs) and Community Housing Development Organizations (CHDOs), Affordable and Special Needs Housing Organizations, Homeless Assistance Providers, Regional Agencies, Health and Human Services Agencies, Lead-Based Paint Agencies, Business Associations, Persons with Disability Advocacy Organizations, Persons with Limited English Proficiency Advocacy Organizations, Fair Housing Organizations, Non-profit Housing Owners, For-profit Housing Owners, Property Managers, Broadband Agencies, Resilience and Emergency Management Agencies, and Real Estate Developers. A summary table of all the meetings held during the citizen participation process is included on the following page. See the Citizen Participation Appendix for all sign-in sheets, meeting summaries, and comment sheets.

The formal public comment period on the Draft 2025-2029 Consolidated Plan extended from December 19, 2024 to January 20, 2025. A public hearing will be held January 28, 2025 to accept and review comments on the draft. All hearings were advertised in the Cheektowaga Bee and posted on Cheektowaga's website. Comments received through the citizen participation process were a part of the Needs Assessment and Market Analysis, and ultimately helped shape the outcome of the Plan's Five-Year Goals and Objectives.

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

### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Stakeholder Meeting	Regional Agencies and Economic Development	A stakeholder meeting was held on June 25, 2024 at 10:00 am at the Delavan Grider Community Center. Representatives of nine agencies attended.	Infrastructure is aging and in need of updates. Public transportation and internet access are a concern in rural communities. Lack of new starter homes, not profitable enough to build. Need more public/private partnerships.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Stakeholder Meeting	Homelessness and Special Needs Housing	A stakeholder meeting was held on June 25, 2024, at 1:00 pm at the Delavan Grider Community Center. Representatives of 26 agencies attended.	Address affordable housing shortage. Add shelter and transitional housing capacity. Strengthen supportive services. Address regulatory issues that prevent shelters and affordable housing from being built.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Stakeholder Meeting	CHDOs and CBDOs	A stakeholder meeting was held on June 26, 2024, at 10:00 am at the Delavan Grider Community Center. Representatives of 10 agencies attended.	Enhance community engagement. Encourage banks to be more supportive and flexible in their housing loan qualification process. Improve homebuyer training. Explore modular housing to address need for affordable and efficient housing solutions. Assess the financial impact of the 2027 electric mandate.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Stakeholder Meeting	Health and Human Services	<p>A stakeholder meeting was held on June 26, 2024, at 1:00 pm at the Delavan Grider Community Center. Representatives of 12 agencies attended.</p>	<p>Address affordable housing shortage. Add shelter and transitional housing in general as well as for DV victims. Address language barriers. Increase services for school age children. Increase funding to nonprofits. Address transportation needs.</p>	<p>All comments were accepted.</p>	

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)
5	Stakeholder Meeting	Housing and Property Owners/Managers	A stakeholder meeting was held on June 27, 2024, at 10:00 am at the Delavan Grider Community Center. Representatives of 12 agencies attended.	Increase shelter capacity. Develop transition programs. Enhance homebuyer education. Address affordable housing. Improve public housing sustainability. Strengthen supportive services. Monitor rental market. Enhance maintenance and security. Focus on needs of rural communities.	All comments were accepted.	
6	Stakeholder Meeting	Advocacy and Fair Housing Organizations	A stakeholder meeting was held on June 27, 2024, at 1:00 pm at the Delavan Grider Community Center. Representatives of 10 agencies attended.	Increase education programs on fair housing laws. Increase enforcement of fair housing laws. Address affordable housing.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Stakeholder Meeting	Resilience and Emergency Management	A stakeholder meeting was held on June 28, 2024, at 10:00 am at the Delavan Grider Community Center. Representatives of three agencies attended.	Municipal officials throughout the region must continue efforts to train for disaster preparedness. The natural and built infrastructure presents significant flooding risk and infrastructure investments are imperative	All comments were accepted.	
8	Public Hearing	Non-targeted/broad community	The Town of Cheektowaga held a public hearing on October 22, 2024 to provide information on estimated amount of CDBG and HOME funds available and to obtain views of citizens on housing and community development needs. No one attended this hearing.	No comments received.	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
9	Newspaper Ad	All community residents	Notice of availability of the FY 2025-FY 2029 Consolidated Plan and the FY 2025 Annual Action Plan for public review and comment was published in the Cheektowaga Bee on December 19, 2024 and on the Town's website.	No comments received.	N/A	
10	Public Hearing	Non-targeted/broad community	The Town of Cheektowaga will hold a public hearing on January 28, 2025 to review and accept comments on the Draft FY 2025-FY 2029 Consolidated Plan.	TBD	N/A	

Table 4– Citizen Participation Outreach

## Needs Assessment

### NA-05 Overview

#### Needs Assessment Overview

The Amherst-Cheektowaga-Tonawanda HOME Consortium is comprised of three towns with total population of 290,733. Amherst is the largest of the three towns, representing 45.1% of the Consortium followed by Cheektowaga, 30.4%, and Tonawanda, 24.5%. As shown in the table below, the percentage distribution for owner and renter occupied units is somewhat similar to the population distribution among the towns. In each of the towns, renter occupied units represent 29-30% of all occupied units in each town.

The Needs Assessment sections specific to the Town of Cheektowaga are in this overview, NA-40 Homeless Needs, and NA-50 Non-Housing Community Development Needs. Data in this section was drawn primarily from HUD's Comprehensive Housing Affordability Strategy (CHAS) data set (2017-2021), which is a special tabulation of American Community Survey (ACS) data from the Census Bureau. CPD Maps were created to show the geographic distribution and concentration of cost burdened households based on the most recent CHAS data.

#### Housing Cost Burden

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

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

Relative to the region, the Town of Cheektowaga does not have a significant problem with housing cost burden. This will be further explored in MA-5, the Housing Market Analysis.

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

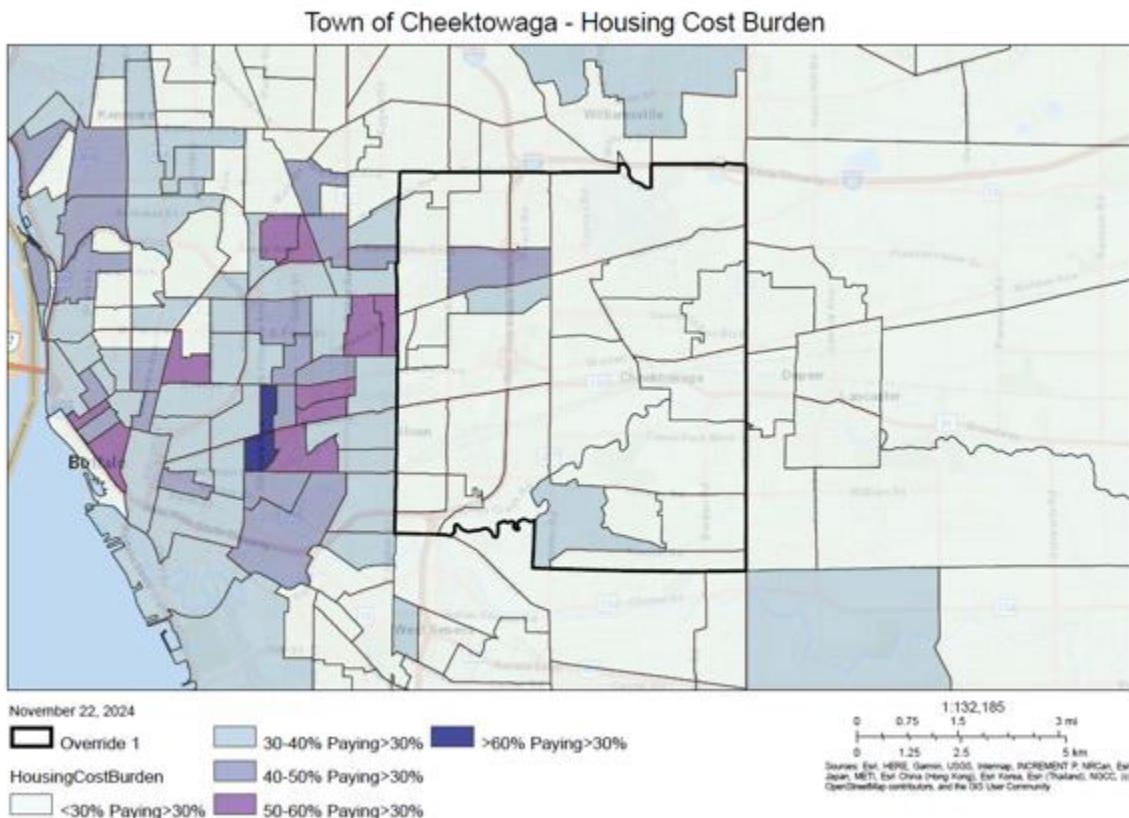
The pattern of severe cost burden for the larger category of very low-income households (those earning 31%-50% of the area's median family income) is roughly the same with greater concentration along the western edge of the Town adjacent to the City of Buffalo.

	Population		Owner Occupied Units		Renter Occupied Units	
	Number	Percent	Number	Percent	Number	Percent
Amherst	131,064	45.1%	36,762	41.3%	15,375	42.3%
Cheektowaga	88,358	30.4%	28,054	31.5%	11,527	31.8%
Tonawanda	71,311	24.5%	24,263	27.2%	9,407	25.9%
Total	290,733	100.0%	89,079	100.0%	36,309	100.0%

Table 4– Population and Owner/Renter Units

Source: 2022 ACS 5-Year Estimates

**Table 4 Population and Owner Renter Units**



**Map Cheektowaga Housing Cost Burden**

Town of Cheektowaga - % of LI Households with Severe Cost Burden



Map Cheektowaga % LI Households with Severe Cost Burden

**If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))**

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

### **Describe the jurisdiction's need for Public Facilities:**

The Town of Cheektowaga is well served by public facilities and is working toward making the facilities more accessible and expanding services within those public spaces. Work was recently completed on a new ADA compliant elevator in the Alexander Community Center. The Alexander Community Center is home to the Town's Youth and Recreation program, as well as the Boy's and Girl's Club.

The Town of Cheektowaga and Villages of Sloan and Depew have an extensive parks and recreation system that include facilities that serve low-to-moderate income neighborhoods. Funding for needed prioritized improvements will help ensure the quality and longevity of these facilities for low-to-moderate income residents. The Comprehensive Plan demonstrated the community support for the parks and the ongoing need to invest in public recreation space. The Plan's Vision included:

"Our goal is to set green space standards and carry them into the community to help define our public landscape. Inside the parks we look to preserve the natural space, upgrade our recreational components, and expand to capture our underutilized natural assets."

Toward that end, the Town recently completed an overhaul of Cedargrove Park.

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

The Town updated the Comprehensive Plan in 2021 and sought out a significant amount of resident feedback through a community survey, steering committee meetings, and stakeholder meetings. The findings from the outreach and subsequent recommendations in the plan, were combined with the stakeholder meetings and discussions with Town Department Heads as a part of the Consolidated Funding Plan, providing a clear picture of community needs and community wishes.

### **Describe the jurisdiction's need for Public Improvements:**

Stakeholders emphasized the need for ongoing infrastructure investment. This sentiment is underscored by the Comprehensive Plan:

"The Town should continue to invest in public infrastructure, particularly in problem neighborhoods, to help keep them healthy, attractive and safe. High priority items are matters of health and safety, followed by investments that would have the greatest positive impact on the image and quality of life of the neighborhood."

The Town has been making continued neighborhood and infrastructure investments such as pedestrian safety improvements on Eggert Road, curb replacement on Lemoine Avenue, and sidewalk replacement and drainage improvements in the Peach Tree Road neighborhood.

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

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

The Town updated the Comprehensive Plan in 2021 and sought out a significant amount of resident feedback through a community survey, steering committee meetings, and stakeholder meetings. The findings from the outreach and subsequent recommendations in the plan, were combined with the stakeholder meetings and discussions with Town Department Heads as a part of the Consolidated Funding Plan, providing a clear picture of community needs and community wishes.

### **Describe the jurisdiction's need for Public Services:**

In the aftermath of COVID-19 the Town, as with the region as a whole, is facing increased pressure to provide services to seniors, special populations, and those at risk of losing housing and food stability. The Town uses CDBG funds to create a suitable living environment by funding public services that improve the lives of its low-moderate income residents by providing services to seniors, youth, and battered spouses, as well as providing special police foot patrols to enhance Cheektowaga's neighborhoods.

Transportation remains a significant obstacle for many Consortium residents limiting the ability for those without vehicles to get to work, obtain services, access medical care, go shopping, etc. The Consortium communities will continue to work with Erie County and the Greater Buffalo Niagara Regional Transportation Council to expand and improve public transportation options, while also seeking to provide mobile services into Consortium neighborhoods whenever possible. In cooperation with the Erie County Department of Senior Services, Cheektowaga operates five vans (including one wheelchair accessible van) to transport residents age 60+ who live independently but who cannot use any conventional means of transportation from their homes to their doctor appointments, grocery shopping, and other necessary appointments.

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

The Town updated the Comprehensive Plan in 2021 and sought out a significant amount of resident feedback through a community survey, steering committee meetings, and stakeholder meetings. The

findings from the outreach and subsequent recommendations in the plan, were combined with the stakeholder meetings and discussions with Town Department Heads as a part of the Consolidated Funding Plan, provide a clear picture of community needs and community wishes. The Town and Villages have filtered that information and selected public service activities that are focused on the needs of senior citizens, youth, battered and abused spouses, abused children, crime awareness, and tenant/landlord needs.

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

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The Housing Market Analysis sections specific to the Town of Cheektowaga are in this overview, MA-45 Non-Housing Community Development Assets, MA-50 Needs and Market Analysis Discussion, MA-60 Broadband Needs of Housing Occupied by Low- and Moderate-Income Households, and MA-65 Hazard Mitigation. Data in this section was drawn primarily from HUD's Comprehensive Housing Affordability Strategy (CHAS) data set (2017-2021), which is a special tabulation of American Community Survey (ACS) data from the Census Bureau. CPD Maps were created to show the geographic distribution and concentration of cost burdened households based on the most recent CHAS data.

#### Housing Characteristics and Costs

Consistent with most of the region, housing prices have gone up significantly in the Town of Cheektowaga in recent years. As note in the table below, the median home value increased approximately 45% from 2017-2022, while rents increased approximately 25% over that same period.

These increases do not take into account the increases in interest rates over the last two years, that magnify the cost burden of homeownership as well as the cost of property ownership that is generally shared with renters. That said, as of 2022 77.6% of the Town homeowners were below the standard housing affordability threshold of 30% of income being committed to housing costs/mortgages.

Cheektowaga's built environment is characterized by a large stock of single-family residential units - (83% of all residentially zoned parcels are "one-family residential"), many of which were intentionally clustered together to segregate homes from other land uses, and approximately half of which were built prior to 1960, suggesting that present-day upkeep costs can reach prohibitive heights in extreme cases of deferred maintenance. Additionally, many of the older structures contain lead-based paint and can pose health problems if not abated.

The Comprehensive Plan spoke to the need to assist residents dealing with increased housing costs and other home maintenance costs and to generally invest in housing to nurture strong neighborhoods, and in doing so encapsulated the Cheektowaga housing market:

*"Our goal as a Western New York community is to always be a good neighbor. In keeping with that tradition, it is important that we provide stability for at-risk homeowners, aging housing stock, and neighborhoods with neglectful or absentee owners. The ultimate goal, then, is to help create neighborhoods that are not only diverse in housing choices, but also in affordability, creating a community that caters to a variety of demographics and socioeconomic levels."*

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

Cheektowaga			
	2017	2022	% Change
Median Home Value	\$ 104,800	\$ 151,900	44.94%
Median Contract Rent	\$ 682	\$ 852	24.93%

**Table 5 – Median Home Value and Contract Rent**

*2017, 2022 ACS Five Year Estimates*

**Table 5 Median Home Value and Contract Rent**

Percent of Income	Number	Number
Less than 20.0%	9,333	55.7%
20.0 to 24.9%	2,380	14.2%
25.0 to 29.9%	1,291	7.7%
30.0 to 34.9%	956	5.7%
35.0% or more	2,788	16.6%
Total	16,748	100.0%

**Table 6– Housing Cost for Homeowners with Mortgage**

*Source: 2022 ACS 5-Year Estimates*

**Table 6 Housing Cost for Homeowners with Mortgage**



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

### Introduction

The Town of Cheektowaga is well located within the region to be an economic driver, and the Town continues to use this geographic location to leverage new investment and development. The Town is adjacent to the City of Buffalo, features the Buffalo Niagara International Airport, key interchanges for the New York State Thruway systems, and significant rail infrastructure, making the Town the transportation hub of the region. The following section features data regarding the economy and workforce within the Town and begins to pull the market information together in a way to inform the Strategic Plan.

Data indicates the Town of Cheektowaga is performing ahead of Erie County as a whole and New York State. According to 2022 ACS data, the unemployment rate in the Town was 3.8%, compared to Erie County's rate of 5.0%, and the State unemployment of 6.2%. Data shows Cheektowaga has also experienced a slight increase in growth of the total number of jobs (1.6%) since the last Consolidated Plan. Manufacturing and Retail jobs are down, while Professional, Scientific, Management Services, Education and Health Care Services, and Transporting and Warehousing jobs are up over that period.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	0	0	0	0	0
Arts, Entertainment, Accommodations	0	0	0	0	0
Construction	0	0	0	0	0
Education and Health Care Services	0	0	0	0	0
Finance, Insurance, and Real Estate	0	0	0	0	0
Information	0	0	0	0	0
Manufacturing	0	0	0	0	0
Other Services	0	0	0	0	0
Professional, Scientific, Management Services	0	0	0	0	0
Public Administration	0	0	0	0	0

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Retail Trade	0	0	0	0	0
Transportation and Warehousing	0	0	0	0	0
Wholesale Trade	0	0	0	0	0
Total	0	0	--	--	--

**Table 5 - Business Activity**

Data Source Comments:

Business by Sector	# Workers	# Jobs	% Workers	% Jobs	Jobs Less Workers %
Agriculture, Mining, Oil & Gas Extraction	58	16	0%	0%	0%
Arts, Entertainment, Accommodations	4,458	4,938	10%	12%	2%
Construction	2,216	1,647	5%	4%	-1%
Education and Health Care Services	12,048	5,680	26%	14%	-12%
Finance, Insurance, and Real Estate	4,130	2,317	9%	6%	-3%
Information	718	906	2%	2%	1%
Manufacturing	5,174	2,958	11%	7%	-4%
Other Services	2,234	1,571	5%	4%	-1%
Professional, Scientific, Management Services	4,583	6,104	10%	15%	5%
Public Administration	1,952	1,681	4%	4%	0%
Retail Trade	5,494	7,038	12%	17%	5%
Transportation and Warehousing	2,652	4,207	6%	10%	4%
Wholesale Trade	1,102	2,990	2%	7%	5%
<b>Total</b>	<b>46,819</b>	<b>42,053</b>			

**Table 8 - Business Activity**

*2022 ACS 5 Year Estimates (workers), 2022 Longitudinal Employer-Household Dynamics (All Jobs)*

**Table 8 Business Activity****Labor Force**

Total Population in the Civilian Labor Force	0
Civilian Employed Population 16 years and over	0
Unemployment Rate	0.00
Unemployment Rate for Ages 16-24	0.00
Unemployment Rate for Ages 25-65	0.00

**Table 6 - Labor Force**

Data Source Comments:

<b>Labor Force</b>	
Total Population in the Civilian Labor Force	48,725
Civilian Employed Population 16 years and over	46,819
Unemployment Rate	3.8%
Unemployment Rate for Ages 16 to 19	22.7%
Unemployment Rate for Ages 20 to 24	4.1%
Unemployment Rate for Ages 25 to 29	2.4%
Unemployment Rate for Ages 30 to 34	3.4%
Unemployment Rate for Ages 35 to 44	3.2%
Unemployment Rate for Ages 45 to 54	1.9%
Unemployment Rate for Ages 55 to 59	3.5%
Unemployment Rate for Ages 60 to 64	2.0%
Unemployment Rate for Ages 65 to 74	4.1%
Unemployment Rate for Ages 75 and over	6.7%

**Table 9 - Labor Force**

*2022 ACS 5 Year Estimates*

**Table 9 Labor Force**

Occupations by Sector	Number of People
Management, business and financial	0
Farming, fisheries and forestry occupations	0
Service	0
Sales and office	0
Construction, extraction, maintenance and repair	0
Production, transportation and material moving	0

Table 7 – Occupations by Sector

Data Source Comments:

Occupations by Sector	Number of People
Management, business, science, and arts occupations	16,642
Service occupations	8,238
Sales and office occupations	12,907
Natural resources, construction, and maintenance occupations	3,102
Production, transportation, and material moving occupations	5,930

Table 7– Occupations by Sector

2022 ACS 5 Year Estimates

### Table 7 Occupations by Sector

#### Travel Time

Travel Time	Number	Percentage
< 30 Minutes	0	0%
30-59 Minutes	0	0%
60 or More Minutes	0	0%

Travel Time	Number	Percentage
<b>Total</b>	<b>0</b>	<b>0%</b>

**Table 8 - Travel Time**

Data Source Comments:

Travel Time	Number	Percentage
< 30 Minutes	36,853	84.1%
30-59 Minutes	6,486	14.8%
60 or More Minutes	482	1.1%
<b>Total</b>	<b>43,821</b>	<b>100%</b>

**Table 10 - Travel Time**

*2022 ACS 5 Year Estimates*

**Table 10 Travel Time**

#### **Education:**

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	0	0	0
High school graduate (includes equivalency)	0	0	0
Some college or Associate's degree	0	0	0
Bachelor's degree or higher	0	0	0

**Table 9 - Educational Attainment by Employment Status**

Data Source Comments:

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1746	152	946
High school graduate (includes equivalency)	10,578	337	2,728
Some college or associate's degree	13,324	234	2,910
Bachelor's degree or higher	12,568	356	1,315

Table 11 - Educational Attainment by Employment Status (Population 16 and over)

2022 ACS 5 Year Estimates

**Table 11 Educational Attainment by Employment Status**

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	0	0	0	0	0
9th to 12th grade, no diploma	0	0	0	0	0
High school graduate, GED, or alternative	0	0	0	0	0
Some college, no degree	0	0	0	0	0
Associate's degree	0	0	0	0	0
Bachelor's degree	0	0	0	0	0
Graduate or professional degree	0	0	0	0	0

Table 10 - Educational Attainment by Age

Data Source Comments:

<b>Educational Attainment</b>	<b>Age</b>				
	<b>18–24 yrs</b>	<b>25–34 yrs</b>	<b>35–44 yrs</b>	<b>45–65 yrs</b>	<b>65+ yrs</b>
Less than 9th grade	219	172	386	185	661
9th to 12th grade, no diploma	407	305	493	1,156	1,011
High school graduate, GED, or alternative	2,952	4,125	1,479	6,849	8,830
Some college, no degree	3,062	2,125	2,168	4,155	3,722
Associate's degree	158	1,362	1,641	3,395	2,040
Bachelor's degree	1,205	4,178	2,523	3,455	2,001
Graduate or professional degree	289	1,977	1,383	1,311	1,140

Data Source: 2022 ACS 5 Year Estimates

**Table 12 - Educational Attainment by Age**  
2022 ACS 5 Year Estimates

**Table 12 Educational Attainment by Age**

Educational Attainment – Median Earnings in the Past 12 Months

<b>Educational Attainment</b>	<b>Median Earnings in the Past 12 Months</b>
Less than high school graduate	0
High school graduate (includes equivalency)	0
Some college or Associate's degree	0
Bachelor's degree	0
Graduate or professional degree	0

**Table 11 – Median Earnings in the Past 12 Months**

Data Source Comments:

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

The Retail Trade sector employs the largest number of workers, which represents 17% of Town jobs, followed by Professional, Scientific and Management Services (15%), and Education and Health Care, (14%). When analyzing Transporting and Warehousing with Wholesale Trade (17% combined) it is clear that the Town's strategic location creates tremendous opportunity in the moving of goods.

**Describe the workforce and infrastructure needs of the business community:**

The Town has seen a consistent downward trend in manufacturing jobs, although it retains one of the stronger manufacturing bases in the region. The shift from blue collar to white collar jobs is reflected in the educational attainment of Town workers, with a steady shift toward more employees that have received a bachelor's or a higher degree. Stakeholders pointed out that the Town of Cheektowaga is not alone in that shift, and it is important that the Town and region provide resources for employment training in the growing professional fields to ensure that the workforce has the skills to meet the job growth.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period.**

**Describe any needs for workforce development, business support or infrastructure these changes may create.**

One of Cheektowaga's major strengths is its location and transportation networks. Expansion of those transportation networks and upgrades to broadband access, will foster economic development by attracting businesses, enhancing logistics, and improving connectivity in underserved areas. These developments are likely to create new opportunities for local construction, manufacturing, and service industries.

These investments will also require significant workforce development to ensure that local workers can meet the evolving demands. There will be a heightened need for training programs in green technologies, advanced manufacturing, and IT services to prepare the workforce for new roles. Business support initiatives, including access to capital and guidance for startups, will also be critical in helping entrepreneurs capitalize on these growing sectors.

Lastly, these changes underscore the need for investment in supporting infrastructure, such as housing and commercial spaces, to accommodate an expanding workforce and new business ventures. Addressing these needs will be crucial to maximizing the economic potential of these transformations.

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

There exists a disconnect between the skills possessed by job seekers and those required for many of the available employment opportunities. Stakeholders pointed specifically to trends toward advanced manufacturing creating a skills gap for both older employees and job seekers and new entrants to the labor pool. New and ongoing public and private investments in advanced manufacturing, energy-related fields, and the technology sector are anticipated to only widen that gap.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

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

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

The Northland Workforce Training Center, located in Buffalo, provides training to help workers capitalize on new economic opportunities in the advanced manufacturing and energy fields.

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

Yes

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

The Town's Comprehensive Plan identified a community goal of Economic & Industry Development "Growth, Density, & Re-Development", summarized as:

"As our community reaches traditional suburban development capacity, we must begin to think urban and alternative. This involves implementing policy changes to allow for density increase, vertical growth, and re-development, where applicable; going beyond the region to entice international markets to invest. In addition, enacting policy(ies) to support the formation of innovation districts where technology, industry, logistics, and commerce combine creates synergy and help spur development."

The Cheektowaga Economic Development Corporation (CEDC) is a 501(c)3 development corporation created to facilitate the retention and expansion of business in the Town of Cheektowaga. Their mission is to foster and promote economic development and the creation and preservation of employment opportunities within the Town. The CEDC utilizes CDBG funding to provide loans to businesses that create job opportunities, at least 51% of which, are to be made available to low- and moderate-income individuals.

Regionally, in 2021, the Erie County Industrial Development Agency (ECIDA) finalized a five-year update if its CEDS for 2022-2026. The CEDS encompasses all of Erie County. Given that it was developed amid the COVID-19 pandemic, the CEDS includes planning for economic recovery and long-term resilience. The CEDS includes an action plan built around four goal areas: Infrastructure, Business Support, Quality of Life, and Regional Collaboration and also recognizes the interdependence of economic development and community development. As attraction and retention of a qualified workforce become increasingly important to economic development, considerations such as housing, poverty, childcare, transportation, and recreation (all traditionally falling within the purview of "community" development) have become important considerations in economic development strategies. Specific goals contained in the CEDS that align with the Consolidated Plan are: expand access to broadband internet services; ensure access and opportunity for a diverse workforce; provide safe, affordable housing for all residents and families; and provide access to affordable childcare.

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

## **Discussion**



## **MA-50 Needs and Market Analysis Discussion**

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

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

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

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

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

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

There are currently zero census tracts in the Cheektowaga entitlement community where the tract-level poverty rate is at least double the Townwide poverty rate (9.2%). Insofar as R/ECAPs are the geographic intersection of racially or ethnically concentrated areas (R/ECAs) and CAPs, the absence of CAPs means that Cheektowaga currently does not contain any census tracts that qualify as R/ECAPs. This is in contrast to the findings of the 2019 Analysis of Impediments to Fair Housing Choice that identified three (3) R/ECAPs:

CT 10102

CT 10300

CT 10400

The reduction in poverty is an encouraging sign for the Town. Nevertheless, most tracts in the northwestern portion of the Town adjacent to the City of Buffalo are categorized as R/ECAs (see map

below), suggesting that residential and housing market dynamics are still producing racial and ethnic segregation in Cheektowaga as further demonstrated in the table below. As such, the Town should focus its affirmatively furthering fair housing activities in these spaces.

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

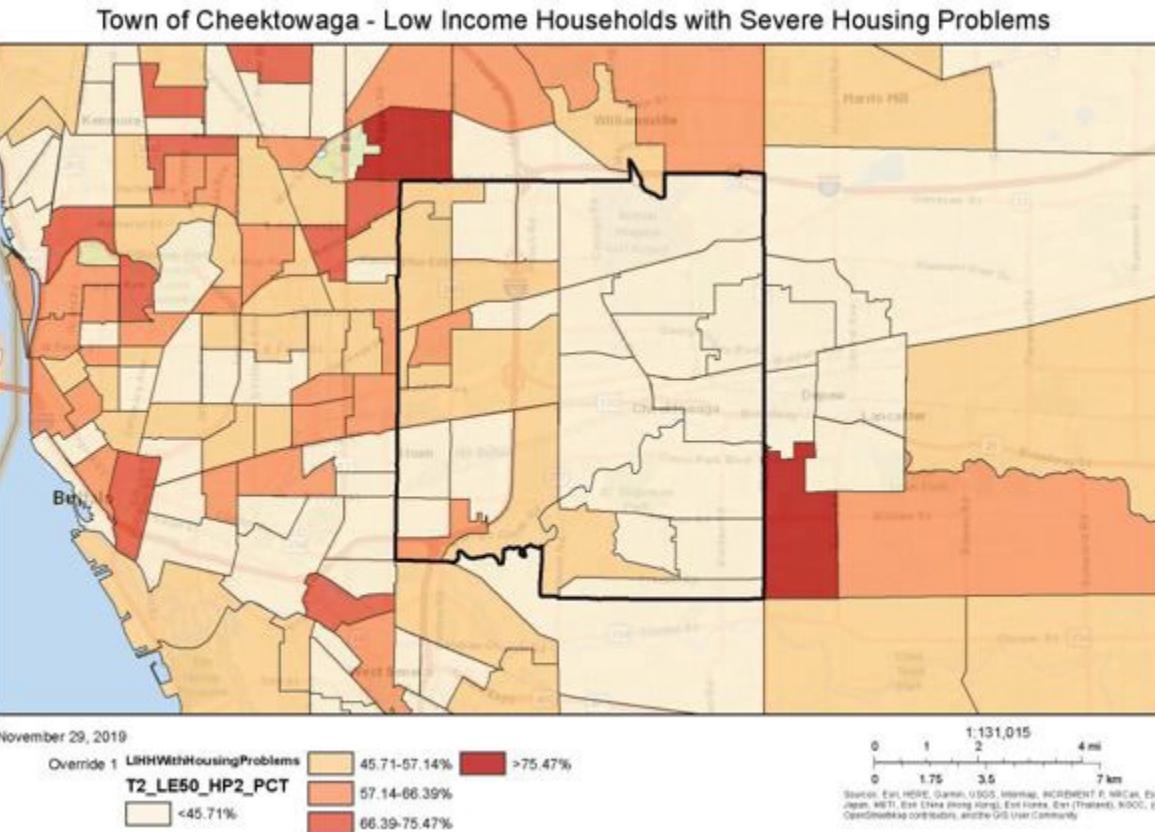
These Census Tracts are primarily residential neighborhoods adjacent to the City of Buffalo characterized by older housing stock, lower rates of owner-occupied housing, increasing median rents, and higher housing cost burden.

**Are there any community assets in these areas/neighborhoods?**

The Alexander Community Center is a hub to community and recreational assets in this neighborhood. Additional assets in and around the area include: Cedargrove Park, Maryvale Drive Presbyterian Church, Cheektowaga Public Swimming Pool, Russel J. Salvatore Learning Center, Christ Temple Assembly, Baker Academy, Cheektowaga Town Park, St. Joseph Campus Hospital, and Villa Maria College.

**Are there other strategic opportunities in any of these areas?**

There are a number of residential neighborhoods in the area that have been targets of residential rehabilitation. The area offers proximity to job centers that include the Walden Galleria, the airport, St. Joseph Hospital, and manufacturing firms. In addition, the area is adjacent to major rail and highway access points. The proximity to Buffalo provides further opportunity for commercial investment and the opportunity to develop housing in close proximity to the region's largest employment center.



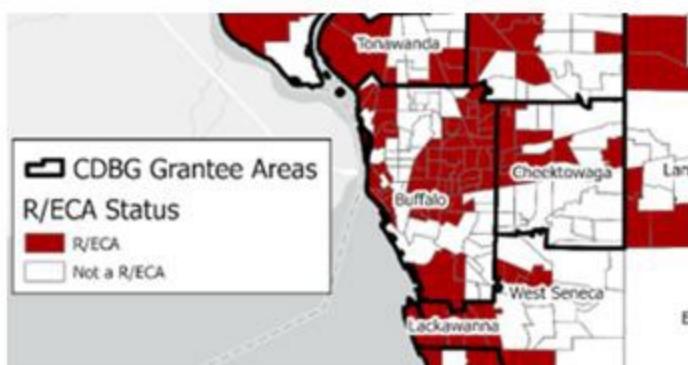
**Map Cheektowaga % LI Households with Severe Housing Problems**

	Number	Percent
Occupied Housing Units	39,581	
Lacking complete plumbing facilities	91	0.2%
Lacking complete kitchen facilities	220	0.3%
No telephone service available	559	0.5%
Occupants per Room		
1.00 or less	38,897	
1.01 to 1.50 (Overcrowded)	415	1.0%
1.51 or more (Severe Overcrowded)	269	0.7%

**Table 13- Housing Problems in Cheektowaga**

*Source: 2022 ACS 5-Year Estimates*

**Table 13 Housing Problems in Tonawanda**



**Map Cheektowaga RECAPs**

Grantee Community Population Subgroup	Group's Share of Overall Population	Rule	Threshold (per decision-rules described above)
<b>Cheektowaga</b>			
Black	11.9%	x 2 =	23.7%
Hispanic/Latinx	4.3%	x 2 =	8.6%
Asian	2.8%	x 2 =	5.6%
Non-White	23.0%	x 2 =	46.0%

**Table 14– Racial/Ethnic population in Cheektowaga with R//ECAP multiplier**

*2024 Analysis of Impediments to Fair Housing Choice*

**Table 14 Cheektowaga RECAPS**

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

### **Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

In 2017, the Erie County Broadband Committee commissioned a Broadband Feasibility Study that studied the existing Broadband Infrastructure, identified service gaps, and made recommendations for improving broadband availability. The New York State Broadband Program Office (NYS BPO) defines broadband for the purposes of their grant programs as an Internet delivery service of 100Mbps or better to download Internet content to the user.

COVID-19 underscored the importance of Broadband as people were forced to work, attend classes, and maximize their access to public services remotely. Access to broadband and high-speed internet is one of the major reasons that the impact pandemic's impact was felt more dramatically by low and moderate income individuals and households.

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

Due in part to Cheektowaga's proximity to Buffalo, along with the economic infrastructure in the Town including an International Airport, Cheektowaga is well-served in relation to the region. Verizon and Spectrum have consistently offered broadband services to residential and small business customers and in 2024 GoNetspeed completed their fiber internet network, servicing over 20,000 homes and businesses in the Town. The increased competition provides more price security for residents and business owners, while potentially keeping the price of service down.

On a regional level Erie County commissioned ECC Technologies, Inc. (ECC) to develop an OAN Business Plan in 2021, including a preliminary route design for a middle-mile fiber optic backbone interconnecting cities, towns and villages throughout the County. In 2022, ErieNet Local Development Corporation (ErieNet), a not-for-profit local development corporation, was formed to develop and operate the OAN, which is to be comprised of 400 miles of fiber optic backbone comprised of headend and regional points of presence, interconnections to public and private broadband providers, aerial and buried cable pathways, fiber optic cabling and components, and community anchor institutions (CAI's) endpoints. Examples of CAI's include County facilities, 911 centers, libraries, municipal facilities, school district facilities, higher education institutions, healthcare facilities, and other major employers. The dark fiber provided by ErieNet can be used by CAI's for their own network communications and applications and also by telecommunications carriers, Internet Service Providers and other public and private broadband providers to extend and connect their infrastructure to their constituents and customers. Construction and launch of the OAN is being funded with \$34 million in ARPA funds and an

additional \$2.8 million in County funding for design and construction management services. Installation has begun and is expected to be completed in mid-2025.

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

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

In March 2023, along with the University of Buffalo, Erie County published the Erie County Climate Vulnerability Assessment in funded in part by the Climate Smart Community Grant Program, Title 15 of the Environmental Protection Fund through the NYS Department of Environmental Conservation. The Assessment analyzed the County's, including the ACT HOME Consortium communities' exposure and vulnerability to changing climate conditions, including but limited to:

- Increased temperatures and more heat waves
- Enhanced intensity of both floods and drought
- Longer growing seasons, but changes in what is able to be effectively grown
- More variability in lake levels and increased shoreline erosion (there was some focus on the Niagara River shoreline erosion as well, which directly affects Tonawanda)
- Warmer lake temperatures that exacerbate algal blooms, leading to polluted water
- Amplified threats to human health (e.g., reduced air quality, risk of disease-carrying insects, and extreme temperatures)

Ultimately the plan assessed the potential effects of hazards and the County's specific sensitivity to extreme heat, flooding, high winds, biological hazards, and limitations related to mobility and accessibility in order to gage the County's preparedness for natural hazards and to develop an action plan for hazard mitigation, hazard preparation, hazard response, and hazard recovery.

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

Erie County is committed to anticipating and mitigating to whatever extent possible, the vulnerability of housing occupied by low- and moderate-income households to increased natural hazards associated with climate change. In 2020 Erie County established the Climate Action Fund, that reinvests half of the cost savings achieved through energy conservation and waste reduction into sustainability initiatives.

The County has committed to utilize the Climate Action Fund to invest in "Opportunities" identified in the Climate Action and Sustainability Plan to directly respond to identified "Threats" and "Vulnerabilities" per the following table:

Additionally, the County has partnered with the New York State Energy Research and Development Authority to develop the Erie County Low-Income Program for Sustainable Energy (ECLIPSE). ECLIPSE is intended to create a community-scale program to provide integrated energy services for Low- to

Moderate-Income (LMI) households by purchasing energy in bulk for as many as 60,000 Home Energy Assistance Program (HEAP) recipients in Erie County including within the ACT Home Consortium. An interdepartmental county team will work with partners, such as utilities and community organizations, to develop strategies to recruit LMI households into this bulk purchasing program.

<i>Threat</i>	<i>Vulnerabilities</i>	<i>Opportunities</i>
<i>Increase in the frequency and intensity of heat waves</i>	<ul style="list-style-type: none"> <li>• Stress on the power grid due to higher cooling demand</li> <li>• Increased health impacts, especially for vulnerable populations (e.g., elderly, youth, pregnant women)</li> <li>• Old housing stock and lack of access or affordability challenges to air conditioning for most vulnerable</li> </ul>	<ul style="list-style-type: none"> <li>• Increase communication and coordination with electric utilities</li> <li>• Enhance outreach and awareness about heat vulnerability and ways to avoid impacts</li> <li>• Develop a heat emergency plan for County</li> <li>• Create a system to check on the most vulnerable during a heat wave</li> </ul>
<i>Increase in frequency and severity of flooding</i>	<ul style="list-style-type: none"> <li>• More frequent local flooding, including County land, homes, and roadways</li> <li>• Increased debris in sewer systems</li> <li>• Reduced drinking water quality during flooding events</li> </ul>	<ul style="list-style-type: none"> <li>• Invest in green infrastructure projects to improve infiltration capacity, retention, and stormwater management</li> <li>• Map location of past flooding hotspots</li> <li>• Avoid or reduce development in flood-risk areas</li> </ul>
<i>Increase in wind damage</i>	<ul style="list-style-type: none"> <li>• More power outages</li> <li>• Reduced tree health and more tree damage</li> <li>• Financial burden and increased safety risk for workers</li> </ul>	<ul style="list-style-type: none"> <li>• Increase power backup system capacity (mobile generators, micro-grids, etc.)</li> <li>• Consider wind-resistant trees in tree-planting initiatives</li> <li>• Financial support for proactive tree removal</li> </ul>
<i>Changing habitat suitability for species/diseases</i>	<ul style="list-style-type: none"> <li>• Increased exposure and health impacts of County employees and residents to Vector Borne Disease</li> </ul>	<ul style="list-style-type: none"> <li>• Increased monitoring of changing species and health risks</li> <li>• Preparation and training for County employees</li> <li>• Information and outreach to increase awareness and reduce the impacts of disease-carrying species</li> </ul>
<i>Accessibility and Mobility Challenges for Vulnerable Populations</i>	<ul style="list-style-type: none"> <li>• Access to critical lifeline services during and after extreme events/emergencies, especially for the most vulnerable</li> </ul>	<ul style="list-style-type: none"> <li>• Identifying local community shelters in the most vulnerable communities</li> <li>• Increasing access to public transportation services, especially in rural communities</li> </ul>

**Table Erie County Climate Action and Sustainability Plan Threats and Vulnerabilities**



# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

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

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

### Priority Needs

In Cheektowaga, priority needs include:

- Residential Rehabilitation - Owner-Occupied
- Residential Rehabilitation—Owner-Occupied & Rental-Occupied Weatherization Program
- Residential Rehabilitation – Owner-Occupied Sump-Pump Grant Program
- Energy Audits and Improvements
- Lead Based Paint Reduction
- Code Enforcement
- Housing Counseling
- Neighborhood Revitalization – Acquisition, Demolition, & Disposition
- Public Services – Summer Day Camp, Youth Services
- Public Services – Crime Awareness
- Public Services – Senior Services and Transportation
- Public Services – Domestic Violence Counseling
- Public Infrastructure & Improvements – Sidewalls and ADA improvements
- Public Facilities – Accessibility Improvements
- Economic Development -Direct Assistance through the Cheektowaga Economic Development Corporation

## **Influence of Market Conditions**

The Town of Cheektowaga has withstood the shock of COVID-19 and resultant economic impacts fairly well in terms of overall demographic figures such as homeless individuals whose last known address was in the Town, shifts in housing cost burden or other housing problems, and poverty. That said, like most communities within the region, Cheektowaga (i) is experiencing a housing shortage, and (ii) has an aging housing stock, so there is a concerted effort to improve existing housing units and to provide low- and moderate-income individuals and certain other populations with assistance to maintain their homes. Cheektowaga will utilize CDBG resources to improve and maintain quality affordable housing stock through funding for maintenance and rehabilitation of owner-occupied 1-4 unit structures and mobile homes, while also providing sump pump assistance and emergency repair and replacement funding.

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

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

### Geographic Area

Table 12 - Geographic Priority Areas

1	<b>Area Name:</b>	Cedargrove Heights
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Housing
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	Kensington Expressway (Route 33) to the north, I-90 NYS Thruway to the east, Harlem Road to the west, Genesee Street to the south.
	<b>Include specific housing and commercial characteristics of this target area.</b>	Originally military housing from 1940's, "Outer" ring – 4-family dwellings built during World War II that looks like barrack housing, "Inner" ring – 1-2 family dwellings. Commercial: North side of Genesee Street contains individual commercial establishments.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Public meetings and Community Needs Assessment Surveys.
2	<b>Identify the needs in this target area.</b>	Housing Rehabilitation, neighborhood aesthetic improvements, and public services, including health, transportation, job training, and education.
	<b>What are the opportunities for improvement in this target area?</b>	Upgrade housing and public improvements to enhance livability.
	<b>Are there barriers to improvement in this target area?</b>	Poverty and low-income households and landlord/non-owner occupied homes.
	<b>Area Name:</b>	Depew
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	

	<b>Revital Type:</b>	Other
	<b>Other Revital Description:</b>	Housing & Infrastructure Improvements
	<b>Identify the neighborhood boundaries for this target area.</b>	Meadowlawn Road and Rehm Road to the north, Transit Road to the east, Dick Road to the west, Rowley Road and Zurbrick Road to the south.
	<b>Include specific housing and commercial characteristics of this target area.</b>	Dated housing with a combination of single-family and multi-family units, mixed with commercial retail shops and restaurants.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Meetings with Village administrators and residents.
	<b>Identify the needs in this target area.</b>	Housing rehabilitation, infrastructure improvements, and public services for seniors.
	<b>What are the opportunities for improvement in this target area?</b>	Upgrade housing, public services for seniors, and public improvements to enhance livability.
	<b>Are there barriers to improvement in this target area?</b>	Poverty and low-moderate income households.
<b>3</b>	<b>Area Name:</b>	Pine Hill/Genesee St.
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Other
	<b>Other Revital Description:</b>	Housing & Infrastructure Improvements
	<b>Identify the neighborhood boundaries for this target area.</b>	Buffalo-Amherst border to the north, Harlem Road to the east, Eggert Rd/Buffalo border to the west, Genesee Street to the south.
	<b>Include specific housing and commercial characteristics of this target area.</b>	Dated housing with a combination of single-family and multi-family units. Individual commercial establishments border the residential neighborhood on East Delavan Avenue, Kensington Avenue, and the west side of Harlem Road.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Public meetings and Community Needs Assessment Surveys.

	<b>Identify the needs in this target area.</b>	Housing rehabilitation, demolition of dilapidated/vacant structures, and infrastructure improvements.
	<b>What are the opportunities for improvement in this target area?</b>	Upgrade housing and public improvements to enhance livability.
	<b>Are there barriers to improvement in this target area?</b>	Poverty, low-moderate income households, and close proximity to the City of Buffalo.
<b>4</b>	<b>Area Name:</b>	Sloan
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Housing
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	Broadway to the north, Harlem Road to the east, Wagner Avenue to the west, William Street to the south.
	<b>Include specific housing and commercial characteristics of this target area.</b>	Dated housing with a combination of single-family and multi-family units, mixed with limited small retail establishments and restaurants.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Meetings with Village administrators and residents.
<b>5</b>	<b>Identify the needs in this target area.</b>	Housing rehabilitation.
	<b>What are the opportunities for improvement in this target area?</b>	Upgrade housing
	<b>Are there barriers to improvement in this target area?</b>	Poverty, low-moderate income households, proximity to City of Buffalo, and proximity to a major railroad yard.
	<b>Area Name:</b>	Walden Avenue
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	

	<b>Revital Type:</b>	Housing
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	Genesee Street to the north, Harlem Road to the east, City of Buffalo to the west, Walden Avenue to the south.
	<b>Include specific housing and commercial characteristics of this target area.</b>	Older housing stock on smaller city sized lots. Commercial: Individual commercial establishments along Walden Avenue mixed with housing.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Public meetings and Community Needs Assessment Surveys.
	<b>Identify the needs in this target area.</b>	Housing rehabilitation.
	<b>What are the opportunities for improvement in this target area?</b>	Upgrade housing
	<b>Are there barriers to improvement in this target area?</b>	Poverty, low-moderate income households, proximity to the City of Buffalo, landlord/non-owner-occupied homes, and proximity to a large railroad yard, which limits development and growth of commercial areas.
<b>6</b>	<b>Area Name:</b>	Clinton
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Other
	<b>Other Revital Description:</b>	Housing & Infrastructure Improvements
	<b>Identify the neighborhood boundaries for this target area.</b>	William Street to the north, Harlem Rd. to the east, City of Buffalo to the west, Clinton St/French Rd. to the south.
	<b>Include specific housing and commercial characteristics of this target area.</b>	Older housing stock on smaller city sized lots, along with standard suburban size lots.  Commercial: Limited individual commercial establishments throughout the target area.

	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Public meetings and Community Needs Assessment Surveys.
	<b>Identify the needs in this target area.</b>	Housing rehabilitation and infrastructure improvements.
	<b>What are the opportunities for improvement in this target area?</b>	Upgrade housing and public improvements to enhance livability.
	<b>Are there barriers to improvement in this target area?</b>	Poverty and low-mod income households.
7	<b>Area Name:</b>	Town Wide
	<b>Area Type:</b>	Other
	<b>Other Target Area Description:</b>	Other
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	Wehrle Drive to the north, Transit Road to the east, City of Buffalo to the west, Clinton Street to the south.
	<b>Include specific housing and commercial characteristics of this target area.</b>	Large variety of aged housing stock, with limited newer units, along with a variety of commercial establishments, including small, rail yards, and international airport.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Public meetings and Community Needs Assessment Survey
	<b>Identify the needs in this target area.</b>	Housing rehabilitation, lack of affordable housing, and supportive public services
	<b>What are the opportunities for improvement in this target area?</b>	Upgrade of existing and construction of new housing
	<b>Are there barriers to improvement in this target area?</b>	Poverty, and landlord/non-owner-occupied homes.

## **General Allocation Priorities**

Describe the basis for allocating investments geographically within the state

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

As noted in the Market Analysis, the highest concentration of severe cost burden for extremely low-income (ELI) households (those earning 0%-30% of the area's median family income) is in the western portions of the Town along Genesee Street and near the interchange of Interstate 90 and Interstate 190.

While the housing rehabilitation program is available to any income eligible homeowner in the Town of Cheektowaga, grant funds from the NYS Affordable Housing Corporation allow us to focus on designated low-income neighborhoods and provide homeowners a combination of loan and grant funds that are completely forgiven after a certain period of time, for those that qualify.

Some public services such as housing and financial counseling and Summer Day Camp Financial Aid are available on a Town-wide basis, while others such as community policing are carried out in the designated low-mod areas of Town.

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

### Priority Needs

Table 13 – Priority Needs Summary

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

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Frail Elderly
	<b>Geographic Areas Affected</b>	Other
	<b>Associated Goals</b>	Improve Housing Stock
	<b>Description</b>	The Town will contract with a non-profit 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 furnace, hot water tank, and windows.
	<b>Basis for Relative Priority</b>	The Town and Village have approximately 28,000 housing units of which 88% were built prior to 1980. Many of these homes have deteriorated to the point of becoming energy inefficient. Retaining decent affordable housing continues to be a high priority
<b>3</b>	<b>Priority Need Name</b>	Housing Counseling
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	Other
	<b>Associated Goals</b>	Reduce the Risk of Homelessness
	<b>Description</b>	The Town contracts with HUD-certified housing counseling agencies to provide one-on-one counseling with low-moderate income eligible residents with housing issues, credit/financial issues, apartment searches, tenant-landlord issues, fair housing issues, etc.

	<b>Basis for Relative Priority</b>	American Community Survey statistics show that large segments of the Town's residents experience financial stress that may lead to housing instability issues. A housing counselor assists these residents with budgeting, financing, and referrals. The need for counseling and education has only increased in the wake of the pandemic and in response to a housing shortage that makes it harder for new homebuyers and for renters.
<b>4</b>	<b>Priority Need Name</b>	Fair Housing Counseling
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	Other
	<b>Associated Goals</b>	Affirmatively Further Fair Housing
	<b>Description</b>	Ensure access to fair, safe, and affordable housing for all residents and strive to prevent discrimination in housing and the workplace, by providing fair housing counseling services including, but not limited to education and enforcement action for fair housing and landlord tenant disputes and reporting perceived discrimination in housing and employment.
	<b>Basis for Relative Priority</b>	The Town has a large number of rental units both privately owned and investment property as well as many rental assistance units, senior and multi-family.
<b>5</b>	<b>Priority Need Name</b>	Acquisition, Demolition, and Disposition
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	Other
	<b>Associated Goals</b>	Neighborhood Revitalization

	<b>Description</b>	This program addresses vacant, substandard homes in low-moderate income neighborhoods. The homes will be acquired and subsequently rehabilitated, or demolished and rebuilt, and as an end use, sold to income eligible first-time homebuyers.
	<b>Basis for Relative Priority</b>	The Town has a number of older structures that are past the point of being rehabilitated and that can create a blighting influence and unsafe conditions.
<b>6</b>	<b>Priority Need Name</b>	Public Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Frail Elderly
	<b>Geographic Areas Affected</b>	Other
	<b>Associated Goals</b>	Support Community Service Needs
	<b>Description</b>	<p>The Town will utilize its resources to support Senior Services in both the Village of Depew and Town-wide. In addition, resources will support several youth programs, including the Boys and Girls Club structured after school program and financial aid for the Town of Cheektowaga Summer Day Camp Program as well as the Girl Scouts of WNY Summer Camp Program.</p> <p>The Police Foot Patrol Program offers residents in low-moderate neighborhoods the goals of building trust between citizens and their police officers, creating positive interactions between Officers and young people, increasing the legitimacy of the Officers in the minds of the residents and improving the quality of life in the designated neighborhoods.</p> <p>Finally, resources support a domestic violence advocate, housed at the Cheektowaga Police Department. The advocate will counsel victims of domestic violence, help them develop strategies to protect themselves from the offender, assist the victim in obtaining safe shelter, long-term counseling and civil legal assistance.</p>

	<b>Basis for Relative Priority</b>	Through neighborhood surveys, planning efforts, and conversations, residents have identified the need to provide the supportive services mentioned above.
<b>7</b>	<b>Priority Need Name</b>	Public Infrastructure
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	Other
	<b>Associated Goals</b>	Neighborhood Revitalization
	<b>Description</b>	There is a high demand for replacing aging infrastructure in Town, as well as both Villages. CDBG funds will be utilized to support full road reconstruction projects, in the form of sewer replacement, road resurfacing, and/or sidewalk and curb replacement.
	<b>Basis for Relative Priority</b>	Maintaining Town infrastructure is necessary to providing quality of life to all residents in the Town.
<b>8</b>	<b>Priority Need Name</b>	Public Facilities
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	Depew Sloan Other
	<b>Associated Goals</b>	Neighborhood Revitalization
	<b>Description</b>	The Town and Villages have several aging public facilities in need of renovation and/or replacement.

	<b>Basis for Relative Priority</b>	In an effort to preserve residents' quality of life there is a need to maintain neighborhood assets and community gathering places, that help keep social networks intact.
<b>9</b>	<b>Priority Need Name</b>	Economic Development
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	Other
	<b>Associated Goals</b>	Economic Development
	<b>Description</b>	The Town will provide low-interest loans to facilitate expansion and/or retention of businesses in Town, for the purpose of fostering and promoting economic development, and creating and preserving job opportunities to our residents.
	<b>Basis for Relative Priority</b>	Creating economic opportunity is part of the Town's anti-poverty strategy. The Town is well situated for economic growth and job creation.

#### **Narrative (Optional)**

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

### Introduction

The Town of Cheektowaga will receive \$956,973 in Community Development Block Grant funding for the PY 2025 per HUD's final announcement of funding. This amount is a decrease of \$15,478.00 from the 2024 program year. The Town is also expecting to receive approximately \$427,512 in program income from previous years' rehabilitation and economic development activities. The Amherst, Cheektowaga, Tonawanda HOME Consortium will receive \$838,599.85 in 2025 HOME Investment Partnerships Grant funding, with \$501,579.95 allocated to the Town of Cheektowaga. This number is larger than the past due to the fact that in 2024, the Town of Cheektowaga provided funds to the Town of Tonawanda towards an affordable multi-family housing project, that is now being repaid via their 2025 HOME entitlement allocation. In addition, an additional \$200,000 is expected to be earned in program income from previous HOME rehabilitation, homebuyer, and acquisition/rehabilitation activities. These additional funds will be utilized in the Housing Rehabilitation Loan Program.

### 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	427,512	0	1,384,485	5,537,940	

Table 14 - Anticipated Resources

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

The Town of Cheektowaga has been regularly utilizing grant funds from the New York State Affordable Housing Corporation, including a \$450,000 award in 2023 to be provided to residents in qualified neighborhoods in the form of a 60% grant and 40% loan utilizing HOME and CDBG funds, and are instrumental in allowing homeowners to have additional rehab work completed through the program without taking on additional loan funds. In addition, these funds serve as a source of the required 25% local Match for HOME funds for the Amherst-Cheektowaga-Tonawanda Consortium.

With the intention of expanding affordable housing opportunities in the Town of Cheektowaga, the Office of Community Development works in collaboration with the Buffalo Erie Niagara Land Improvement Corporation (BENLIC) and University District Community Development Association, Inc. (UDCDA) as a HUD Community Development Housing Organization (CHDO).

Program income derived from previous CHDO projects is utilized on new acquisition/rehab/new construction/resale projects. The numbers are getting more challenging on these projects, even with collaborations, so the Town continues to seek out other funding partners.

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

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

**Discussion**

## SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Cheektowaga Department of Economic and Community Development	Subrecipient	Economic Development	Jurisdiction
Belmont Housing Resources for WNY, Inc.	Subrecipient	public services	Region
Lt. Col. Matt Urban Human Services Center of WNY	Non-profit organizations	public services	Region
SUPPORTIVE SERVICES CORPORATION OF WNY	Subrecipient	Ownership Rental	Region
Cheektowaga Senior Services	Departments and agencies	public services	Jurisdiction
Cheektowaga Youth and Recreation Department	Departments and agencies	public services	Jurisdiction
NEW OPPORTUNITIES COMMUNITY HOUSING DEVELOPMENT CORP	Non-profit organizations	Ownership	Jurisdiction
Boys and Girls Club of Cheektowaga	Non-profit organizations	public services	Jurisdiction
Girl Scouts of WNY	Non-profit organizations	public services	Region
HOUSING OPPORTUNITIES MADE EQUAL, INC.	Subrecipient	public services	Region
NEW YORK STATE AFFORDABLE HOUSING CORP	Departments and agencies	Ownership	State
Child and Family Services	Subrecipient	Non-homeless special needs public services	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
VILLAGE OF DEPEW	Government	neighborhood improvements public services	Jurisdiction
VILLAGE OF SLOAN	Government	neighborhood improvements	Jurisdiction
University District Community Development Association	Non-profit organizations	public services	Jurisdiction

**Table 15 - Institutional Delivery Structure**

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

**Strengths**

The Town of Cheektowaga has a very strong working relationship with the entities listed above. These relationships allow agencies to converse regularly about the issues at hand and collaborate to come up with solutions that one may not be able to solve alone.

In addition, open conversations with not only local HUD staff, but also other community development professionals have served to strengthen the Town's compliance capabilities. The three Directors from the Amherst-Cheektowaga-Tonawanda HOME Consortium converse on a regular basis to review project status, discuss compliance issues, problems, and innovative programs.

**Gaps**

Through stakeholder meetings featuring service agencies, the consensus was that basically there are no apparent gaps and that the existing agencies are well equipped to deal with the client base either through in-house resources or through referrals and networking with other existing social service agencies. The most common need expressed was for direct housing assistance through Section 8 Vouchers and Certificates.

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

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

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

**Table 16 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

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

Legal Assistance - Nonprofit agencies, including Neighborhood Legal Services, Legal Aid Bureau, Volunteer Lawyers Project, Center for Elder Law & Justice, and the WNY Law Center assist Town of Cheektowaga residents with problems relating to utility shut-offs, back rent, temporary shelter for people who are homeless, emergency housing issues, and financial issues..

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

Rental Assistance - Counseling Agencies can help renters get information that includes eviction prevention and referrals to emergency rental assistance. The homeless can explore transitional housing, section 8 subsidized housing units, and security deposit assistance programs.

Utilities Assistance - Residents in need of assistance in paying utility bills are regularly forwarded to their utility companies to inquire about programs available, or the Erie County Department of Social Services and the Cheektowaga Senior Center to determine their eligibility for HEAP.

Other Street Outreach Services - The Cheektowaga Police Department serves as the first point of contact for individuals found homeless or on the street and have many resources to assist those in need. Such resources range from transporting individuals to the Lt. Col. Matt Urban Human Services Center, to linking them with service providers in the community who can assist with emergency needs, both mental and physical. In addition, the Police Department partners with Endeavor Health Services to provide behavioral health and crisis intervention services. The role of this individual is to not only provide additional expertise to police officers when responding to calls, but to further assist with linking individuals to necessary services, and to follow-up with people who have had interactions with the police to determine what steps can be taken for them to take positive steps forward.

Child Care - The Child Care Resource Network is available to help families connect with affordable childcare providers, assist those interested in opening childcare centers do so, and support existing childcare providers with a wide variety of services.

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

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

Healthcare - The Erie County Health Department's Indigent Nursing Program provides health assessment and some basic medical care to homeless individuals at various community service agencies throughout the Consortium.

Life Skills - Erie I BOCES offer a range of life skills training to assist individuals in reaching their potential, particularly with respect to employment, and has several locations right here in the Town of Cheektowaga. In addition, Parachute Credit Counseling and Belmont Housing Resources of WNY offer financial training and services related to financial literacy, budgeting, and managing debt.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

Persons who are homeless have access to the various elements of the Continuum of Care available throughout Erie County through a variety of means. The Homeless Alliance of WNY coordinates the provision of services through a five County region and is an active and involved partner in providing entry points to the Continuum of Care.

In addition, the Crisis Services Street Outreach Program reaches low-income persons on the street throughout the County and Consortium, as well as individuals frequenting area soup kitchens and food pantries in areas of Amherst, Cheektowaga and Tonawanda. This program has a primary focus on serving homeless persons who are mentally ill. The Police Departments and the administrators of the emergency rooms of Kenmore Mercy Hospital in Tonawanda, St. Joseph's Hospital in Cheektowaga, and Millard Fillmore Suburban Hospital in Amherst work together to identify the homeless, assess their needs, and refer them to the appropriate agency.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

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

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

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

The Community Supports section contains three goals; 1) Enhance knowledge of existing housing stock in Erie County; 2) Increase availability of safe, adequate, and affordable permanent housing for all populations in all areas of Erie County; and 3) Support the development of local jobs that pay a self-sufficient wage. In the wake of the pandemic, the need to develop more safe, affordable and permanent housing has skyrocketed as there are nowhere near enough qualifying units to meet demand. The Town has made affordable housing a top priority for CDBG and HOME funds.

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

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

## SP-45 Goals - 91.415, 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve Housing Stock	2025	2029	Affordable Housing Non-Homeless Special Needs	Town Wide	Residential Housing Rehabilitation Weatherization Assistance	CDBG: \$2,156,030	Homeowner Housing Rehabilitated: 715 Household Housing Unit
2	Neighborhood Revitalization	2025	2029	Affordable Housing Non-Housing Community Development	Town Wide	Acquisition, Demolition, and Disposition Public Infrastructure Public Facilities	CDBG: \$1,781,715	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 46790 Persons Assisted
3	Reduce the Risk of Homelessness	2025	2029	Affordable Housing Homeless	Town Wide	Housing Counseling	CDBG: \$88,500	Public service activities for Low/Moderate Income Housing Benefit: 600 Households Assisted
4	Affirmatively Further Fair Housing	2025	2029	Affordable Housing Public Housing Non-Homeless Special Needs	Town Wide	Fair Housing Counseling	CDBG: \$73,750	Public service activities for Low/Moderate Income Housing Benefit: 450 Households Assisted
5	Support Community Service Needs	2025	2029	Non-Housing Community Development	Town Wide	Public Services	CDBG: \$777,900	Public service activities other than Low/Moderate Income Housing Benefit: 115750 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: \$210,050	Jobs created/retained: 25 Jobs

**Table 17 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Improve Housing Stock
	<b>Goal Description</b>	<p>The program will improve the housing stock through the rehabilitation of owner-occupied 1-4 family units and reduction of lead-based paint hazards to benefit low- and moderate-income households by providing low-cost loans. Approval is based on income, owner-occupancy, payment of property taxes and sufficient equity. Rehabilitation activities include interior and exterior system replacement, code violations, lead-based paint and asbestos remediation, and accessibility improvements. A separate Mobile Home Rehabilitation Program for mechanical systems, roofing, window, and accessibility improvements.</p> <p>Additionally, an Emergency Program will provide for the repair or replacement of certain elements of a housing unit in emergency situations that impair the health and safety of the resident(s). The purpose of the loan is restricted to the cited emergency condition and the whole house must otherwise be in a habitable condition, defined as free from health and safety dangers.</p> <p>Grants of up to \$1,200 will be provided to owner-occupants for Sump Pump related components including, but not limited to installation of proper sump crock, pump, discharge, and code-mandated electrical and smoke/co detection devices.</p> <p>Finally, the Town will contract with a non-profit 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 furnace, hot water tank, and windows.</p>

<b>2</b>	<b>Goal Name</b>	Neighborhood Revitalization
	<b>Goal Description</b>	Neighborhoods require revitalization in order to preserve community character, boost economic growth, enhance quality-of-life, and reduce blight. Designated neighborhoods will be supported with investments in public facilities and infrastructure, including but not limited to sidewalk and curb replacement, sewer improvements, and playground and recreation improvements. In addition, this program addresses vacant, substandard homes in low-moderate income neighborhoods. The homes will be acquired and subsequently rehabilitated, or demolished and rebuilt, and as an end use, sold to income eligible first-time homebuyers.
<b>3</b>	<b>Goal Name</b>	Reduce the Risk of Homelessness
	<b>Goal Description</b>	Housing stability is essential to provide a secure foundation for overall well-being and success. As a result, the Town will contract with a HUD-certified housing counseling agency to provide assistance and counseling to families or individuals who have become homeless or are in imminent danger of becoming homeless. Such assistance includes, but is not limited to housing issues, credit/financial issues, apartment searches, tenant-landlord issues, and fair housing issues.
<b>4</b>	<b>Goal Name</b>	Affirmatively Further Fair Housing
	<b>Goal Description</b>	Ensure access to fair, safe, and affordable housing for all residents and strive to prevent discrimination in housing and the workplace, by providing fair housing counseling services including, but not limited to education and enforcement action for fair housing and landlord tenant disputes and reporting perceived discrimination in housing and employment.

5	<b>Goal Name</b>	Support Community Service Needs
	<b>Goal Description</b>	<p>The Town will utilize its resources to support Senior Services in both the Village of Depew and Town-wide. In addition, resources will support several youth programs, including the Boys and Girls Club structured after school program and financial aid for the Town of Cheektowaga Summer Day Camp Program as well as the Girl Scouts of WNY Summer Camp Program.</p> <p>The Police Foot Patrol Program offers residents in low-moderate neighborhoods the goals of building trust between citizens and their police officers, creating positive interactions between Officers and young people, increasing the legitimacy of the Officers in the minds of the residents and improving the quality of life in the designated neighborhoods.</p> <p>Finally, resources support a domestic violence advocate, housed at the Cheektowaga Police Department. The advocate will counsel victims of domestic violence, help them develop strategies to protect themselves from the offender, assist the victim in obtaining safe shelter, long-term counseling and civil legal assistance.</p>
6	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	The Town will provide low-interest loans to facilitate expansion and/or retention of businesses in Town, for the purpose of fostering and promoting economic development, and creating and preserving job opportunities to our residents.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**



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

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

The Town of Cheektowaga has taken numerous steps toward the elimination of lead-based paint hazards by implementing procedures, including educating recipient homeowners 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 Program

The Lead Poisoning Primary Prevention Program (Lead Primary) and the Lead Poisoning Primary Prevention Initiative (Primary Initiative) are county-wide programs available in all areas of Erie County. These programs provide information and tools for families, homeowners, and property owners to aid in the prevention of children (living in the home under the age of six or who spent 6-hours a week or more in the home) 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-, 2-, 3-, or 4-unit family homes (built before 1978) in zip codes identified by the New York State Department of Health as "Communities of Concern" for lead poisoning. Children who reside in these zip codes are at highest risk for lead poisoning. These zip codes include 14206, 14211, 14212, and 14215 within the Town of Cheektowaga. Sometimes neighborhoods in these zip codes 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 (RRP) and Trainings

Every year hundreds of children are diagnosed with lead poisoning due to exposure to lead during home repairs and renovations. Contractors who perform renovation, repairs, and painting (RRP) in pre-1978 housing need to have this certification and must take special precautions around paint that may contain lead. Under the strict EPA Renovation, Repair and Painting (RRP) rule special certification is required for all home improvement work in housing built before 1978 and in ANY child occupied facility. Any homeowner who lives in owner occupied/non-rental pre-1978 property and is planning to hire a

contractor can learn about the federal requirements for contractors to perform work in a lead safe manner. 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.

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

All properties receiving assistance through the Housing Rehabilitation program are screened by inspectors as to age of the structure, amount of peeling paint on the property, emergency work status, and whether or not a painted surface will be affected by the proposed rehabilitation work. After screening, a determination is made as to whether the subject property is required to be inspected for lead paint hazards. In most cases, a Risk Assessment is performed.

The hazards identified by the Risk Assessment are incorporated into the work write-up for the project and are addressed by a certified contractor through either interim controls or abatement, depending on the size of the job. Community Development Inspectors have been properly trained in identifying and dealing with lead paint hazards. Contractors participating in the Town's Program are required to become certified in order to assure the availability of qualified, trained, and competitive rehabilitation contractors.

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

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

The Town of Cheektowaga recognizes that housing programs by themselves will not eliminate or reduce poverty. Subsidized programs can free up cash resources for living necessities, but these programs alone cannot raise a household above the poverty level. As a result, the Town regularly participates in the Cheektowaga Community Collaborative (C3), a group of public, housing, and social service agencies, with the goal and mission to educate each other on what each can do to solve problems, and to use a holistic approach to addressing issues, looking at the big picture not just the problem presented to one individual or agency. With the motto “we are stronger together” each agency obtains the knowledge through the Collaborative, to tap into the skillset of other agencies and provide a more wholesome approach to the needs of our residents.

Funding is provided to the Cheektowaga Senior Center to help support the specialized needs of this population. CDBG funds have helped the Senior Center employ two (2) full-time outreach coordinators, whose sole purpose is to perform needs assessments, assist with various issues, and provide linkages to various social service agencies. This support is specific to Cheektowaga, as most other municipalities must go through Erie County for this service.

It is the Town’s belief that beginning with our youth, we can make a long-term impact. As a result, funding is provided to various structured after-school programs and summer programs. These programs aim to provide a safe environment for the youth of Cheektowaga that will help develop career readiness, reduce crime and juvenile delinquency, and provide affordable child-care.

Finally, the Town has the Cheektowaga Economic Development Corporation, a quasi-public local development corporation, plays its role by providing low-interest loans to businesses to facilitate expansion and retention. The mission of the CEDC is to foster and promote economic development, in addition to creating and preserving employment opportunities within the Town in order to strengthen and expand the Town’s tax base, provide economic opportunities for all residents, and improve quality of life.

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

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 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.

## **SP-80 Monitoring - 91.230**

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

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

The Community Development Office also provides close oversight of several of our sub-recipients, including the Village of Depew, Village of Sloan, and the Cheektowaga Economic Development Corporation. Such close oversight consists of Town staff involvement with project planning and continuous conversations throughout project execution. We have also created a sub-recipient manual for these entities to provide additional opportunities for preventing compliance problems before they occur.

In response to minority business outreach, on an annual basis when trying to recruit new contractors to be a part of our program, the Office of Community Development obtains the New York State certified minority contractors list and mails letters requesting said contractors participate in our program.