FINAL
2015-2019 Consolidated Plan and 2015 Action Plan of the Five-Year Consolidated Plan

PREPARED FOR THE

Erie County / Town of West Seneca Community Development Block Grant Consortium, and the

Erie County / Town of Hamburg / Town of West Seneca Home Consortium, and the

Town of Hamburg – Community Development Entitlement Program

Submitted by:
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FY 2015 – FY 2019 Consolidated Plan and FY 2015 Annual Action Plan

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- CDBG

Certifications

Citizen Participation

Executive Summary

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1. Introduction

The Erie County Community Development Block Grant (CDBG) Consortium is made up of 34 municipalities. The Erie County Department of Environment and Planning (DEP) administers the CDBG and Emergency Solutions Grant (ESG) Program grants on behalf of the CDBG Consortium communities. The DEP also administers the Erie County HOME Consortium, which is comprised of the 34 CDBG Consortium municipalities and the Town of Hamburg and its two villages—the Villages of Hamburg and Blasdell.

The Erie County CDBG Consortium and Erie County HOME Consortium are required to prepare this Five-Year Consolidated Plan (CP) for the CDBG, HOME and ESG federal grant programs in order to guide federal funding allocations for housing, community development and economic development activities within their communities. This CP covers the period from FY 2015 through FY 2019 (April 1, 2015 to March 31, 2020).

The FY 2015-FY 2019 CP for the Erie County Consortia CDBG, ESG, and HOME Programs includes a clear strategy for addressing the various housing, economic development, and community development needs within the Consortia.

Purpose of the Consolidated Plan

The purpose of the 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

OMB Control No: 2506-0117 (exp. 07/31/2015)

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 CP 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 Consortia will use with available resources over the next five years. The CP was formulated using HUD's eCon Plan tool, which dictates the plan's structure and provides a series of pre-populated tables. In some cases, the Consortia have 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 Consortia are committed to allocating funds that serve the needs of low-to-moderate-income (LMI) residents. Households with incomes less than 50% of the area median income (AMI), particularly those with extremely low-incomes (less than 30% of AMI), are particular priorities. The Consortia have also identified special needs individuals as among those who face the greatest challenges and who should receive high priority in the expenditure of federal funds, including low-income families, the homeless, persons threatened with homelessness, the elderly, and persons with disabilities.

In order to achieve the greatest impact possible from the limited federal funds available, the CDBG Consortium intends to allocate non-housing community development resources primarily to projects that will have a focused neighborhood impact, as opposed to infrastructure projects of more dispersed expected benefit.

OMB Control No: 2506-0117 (exp. 07/31/2015)

The priorities identified in the CP were developed by:

- Weighing the severity of the need among all groups and sub-groups
- Analyzing current social, housing, and economic conditions
- Analyzing the relative needs of low- and moderate-income families
- Assessing the resources likely to be available over the next five years, and
- Evaluating input from focus group sessions, interviews, service provider surveys, local staff, and participants in public hearings

In order to address acute needs identified in the Needs Assessment section of this CP, the HOME Consortium will invest HOME funds in impacted areas with high concentrations of LMI persons. The CDBG Consortium will spend CDBG funds using a similar strategy. While resources other than CDBG and HOME funds may be used in these areas to maintain and preserve housing, infrastructure, and public services, the Consortia's CDBG and HOME funds will be focused in areas that are home to families, the elderly, people with disabilities, and the homeless.

Housing and homelessness are major components of the community development initiatives within this plan. The aging housing stock of Erie County, combined with the high proportion of cost burdened households, create a strong need for housing rehabilitation, weatherization, and other housing assistance. While homelessness and homeless services are concentrated in the City of Buffalo, there is also need for services within the balance of the County.

The Erie County housing needs as elicited in the Needs Assessment section of this plan reveal housing affordability issues for all income groups. This is especially true for the elderly and extremely low income households. Given the extensive need as well as the large and diverse nature of the population in the Consortia, funding allocations and program initiatives for housing are designed to address the needs of both family and elderly households in various income groups, rehabilitate substandard housing, and improve housing conditions in neighborhood target areas.

Economic development is an important goal in Erie County. The primary goal of economic development is the expansion of economic opportunities that will protect existing jobs, facilitate the creation of new jobs and generate new investment in the community. The County needs to strengthen and attract commercial industries as well as retain the manufacturing sector that has seen an upswing since the last Consolidated Plan effort, in order to retain and create low- and moderate-income jobs. Therefore, economic development needs can be divided into five categories: project planning, infrastructure development, brownfield redevelopment, revitalization of urbanized areas and village centers and business development.

OMB Control No: 2506-0117 (exp. 07/31/2015)

Economic development planning is crucial to maximizing the effectiveness and completion of future site development projects, and in the effective delivery of business assistance. Site development through infrastructure and brownfield redevelopment is the means to provide increased economic opportunities. Business Development through direct technical and business assistance are the catalyst for the retention and creation of new jobs.

Site development includes infrastructure (such as road extensions and water and sewer upgrades), new modern building space, redevelopment of older industrial areas, preservation of transportation facilities and corridors, and quality-of-life projects that are crucial for the development of livable and sustainable communities.

Brownfield redevelopment has been an integral part of the economic development program in Erie County for over 25 years. The western New York legacy of heavy industry requires the continual investigation and remediation of brownfield sites and the demolition of abandoned or functionally obsolete buildings.

The Strategic Plan provides a framework to address the needs of the Consortia for the next five years using CDBG, ESG and HOME program funds. The three overarching objectives guiding the Consortia's 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, ESG and HOME programs are:

- Improve Availability/Accessibility
- Improve Affordability
- Improve Sustainability

All future activities funded in the next five years will support at least one of the above objectives and at least one of the above outcomes.

The priority needs within the Consortia and their corresponding objectives and outcomes are:

Activity	Objective	Outcome
Infrastructure	Suitable Living Environment	Sustainability
Public facilities	Suitable Living Environment	Availability/Accessibility
Public services	Suitable Living Environment	Availability/Accessibility
Planning	Suitable Living Environment	Sustainability
Brownfield redevelopment	Create Economic Opportunities	Sustainability
Business development	Create Economic Opportunities	Sustainability
Neighborhood revitalization	Decent Affordable Housing	Sustainability
Rural housing	Decent Affordable Housing	Affordability
Housing development	Decent Affordable Housing	Affordability
Special purpose housing	Decent Affordable Housing	Affordability
Affordable housing	Decent Affordable Housing	Affordability
Slum/blight	Suitable Living Environment	Sustainability

Community Development Goals

Infrastructure: Provide appropriate infrastructure service in a manner that maximizes quality and quantity and is protective of the County's natural resources.

Public Facilities: Improve existing and expand where necessary, public facilities that respond to community needs.

Public Services: Support public services needed and related to other quality of life activities

Planning: To plan for the orderly growth and revitalization of the Consortium area.

Administration: To administer the CDBG, HOME, and ESG Programs in a timely and efficient manner

Infrastructure Development: Provide roads, road extensions, water, sewers and others services (i.e. incubator buildings) to industrial, commercial and business sites

Brownfield Redevelopment: Redevelop older industrial areas to create economic opportunities in urban areas or address a slum/blight condition.

Economic Development Planning: Studies to assist in identifying prospective greenfield and brownfield sites that bring increase economic opportunities to Consortium communities

Business Development: Continue to provide technical assistance and investment capital through business loan funds to assist businesses in preserving and creating new economic opportunities

Provide economic opportunity for low and moderate income people by sustaining appropriate workplace facilities

Neighborhood Revitalization: Improve housing conditions in target neighborhoods.

Rural Housing: Improve the living conditions of isolated rural families

Developed/Developing Area Housing: Improve the living conditions of families located in non target areas within the developed and developing areas of the Consortium.

Special Purpose Housing: Provide a suitable living environment where residents reside in a safe and secure residential unit.

Affordable Housing: Provide healthy residential opportunities for low- and moderate-income households that are affordable.

Slum/Blight: Improve appearance, safety, and quality of life aspects of geographic areas suffering from slum and blight conditions.

Homeless and Special Needs Goals

Homeless Housing: Create new permanent housing beds for the homeless.

Homeless Housing: Create new Safe Haven Permanent Housing Project for hard-to-serve chronically homeless individuals

Prevention: Coordinate use of Homeless Prevention and Rapid Re-Housing dollars.

Prevention: Coordination of Mainstream Resources will be refined. All eligible persons who apply for assistance should receive proper referrals, all benefits for which they are eligible and dignified treatment from those charged with helping them.

Efficacy of Programs: Increase percentage of homeless persons staying in permanent housing over 6 months to at least 77 percent.

Increase percentage of homeless persons moving from transitional housing to permanent housing to at least 65 percent.

Increase percentage of persons employed at program exit to at least 20 percent.

Decrease the number of homeless households with children.

Elderly: Develop senior housing.

Frail Elderly: Provide senior service program enhancements such as day care, health and nutrition, employment, supportive housing, and transportation.

Persons with Mental Illness: Housing accommodations for severe mental illness if funds are available.

Persons with Developmental Disabilities: Create additional group homes and beds for developmentally disabled individuals.

Persons with Physical Disabilities: Provide a mechanism for handicapped individuals to improve their mobility within residential units.

Individuals with Alcohol and/or Drug Addictions: Supportive housing for persons with alcohol and/or drug addictions if funds are available.

Persons with HIV/AIDS: Provide reimbursement to HIV/AIDS occupants of Benedict House.

3. Evaluation of past performance

The Consortia's past performance in the administration and implementation of the CDBG and HOME programs has fulfilled the spirit and intent of the federal legislation creating these programs. The Consortia have facilitated affordability for decent housing, availability and accessibility of suitable living environments, sustainability of suitable living environments, and the accessibility of economic opportunities. The following is a summary of the Consortium's past performance as reported to HUD in the FY2014 Consolidated Annual Performance and Evaluation Report (CAPER), the most recent report filed.

The following provides a brief summary highlighting key achievements in the four major funding categories.

1. Administration: Erie County successfully adhered to several key indicators established by HUD to gauge an entitlement's performance. As of January 31, 2013, Erie County had achieved the timeliness standard by having only 1.32 times the dollar amount of the 2012 CDBG grant award in the unexpended category.

Other key administrative achievements were the expenditure of 79.15% of all non-planning/admin monies on activities targeted to benefiting low/moderate income people, as well as staying under the required administrative cap of 20% by expending 16.98% on planning and administration.

2. Community Projects: Eight projects were completed in 2013 benefitting low/moderate income people. The Rural Transit Service Program continued its successful efforts by helping 2,042 seniors and low-income people gain better access to shopping and medical appointments.

3. Economic Development: Two projects were completed in 2013. One project assisted people with disabilities to update facilities with ADA improvements and the other projects assisted a neighborhood to eliminate a blighting structure. In 2013 the Commercial Center Improvement Program continued with one business completed with exterior rehabilitation with CDBG funding assistance and two underway. Much of the work in 2013 was completed in the Villages of Lancaster and North Collins.

4. Housing: Taken together, the Erie County housing programs assisted 75 low/moderate income households in 2013. Goals were achieved in the mobile home repair and owner occupied rehab programs. The prioritized wait list for the popular Housing Rehabilitation Program begun in 2005 is now resulting in more homes being completed in the two older areas of the Consortium. In 2013, 9% of all County rehab cases were in the Cities of Tonawanda and Lackawanna, and Town of Evans target areas.

4. Summary of citizen participation process and consultation process

The Consortia's Citizen Participation Plan (CPP) sets forth the procedures and policies the Consortia will use to encourage citizen participation in the development, operation and reporting of their annual CDBG, ESG and HOME grants 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 CAPER. This participation by low- and moderate-income persons, particularly those living in designated target areas and in areas where CDBG funds are proposed to be used, and by residents of predominantly low and moderate income neighborhoods ,is particularly encouraged as is the participation of all residents, including seniors, minorities and persons with disabilities.

By implementing the CPP, the Consortia will become more aware and sensitive to low- and moderate-income citizens' needs. It will also afford the Consortia an opportunity to better inform the public of the purpose of the CDBG, ESG and HOME grants and the grant allocation process, and ensure that selected projects are meeting the needs of these constituents.

A schedule of the citizen participation process for the CP follows:

			CITIZEN PARTICIPATION PROCESS			
		2015-16 PLAN		ERIE COUNTY CDBG URBAN CONSORTIUM		
SPONSOR		DATE		TIME		LOCATION
ERIE COUNTY-						
CONSORTIUM-WIDE		9/16/2014		7:00 P.M.		EVANS TOWN HALL, COURT ROOM
CITIZEN FORUMS:		9/18/2014		6:30 P.M.		LACKAWANNA LIBRARY-COMMUNITY RM.
		9/22/2014		7:00 P.M.		TONAWANDA CITY HALL, COURT ROOM
		10/7/2014		7:00 P.M.		HAMBURG TOWN HALL LOBBY
MUNICIPAL HEARINGS:						
LACKAWANNA, C.		10/15/2014		9:00 A.M.		CITY HALL COUNCIL CHAMBERS
TONAWANDA,C.		10/29/2014		4:00 P.M.		CITY HALL COURT ROOM
ALDEN, T.		10/20/2014		7:15 P.M.		TOWN HALL
ALDEN, V.		10/9/2014		7:45 P.M.		VILLAGE HALL
AURORA,	T.	10/14/2014		7:00 P.M.		SOUTHSIDE MUNICIPAL BLDG.
EAST AURORA, V.		10/6/2014		7:00 P.M.		VILLAGE HALL
BOSTON,	T.	10/15/2014		7:40 P.M.		TOWN HALL
BRANT, T.		10/1/2014		8:00 P.M.		TOWN HALL
FARNHAM, V.		10/14/2014		7:30 P.M.		VILLAGE HALL
CLARENCE, T.		10/22/2014		8:15 P.M.		TOWN HALL
COLDEN, T.		10/2/2014		7:00 P.M.		TOWN HALL
COLLINS, T.		10/6/2014		7:30 P.M.		TOWN HALL
GOWANDA, V.		9/30/2014		7:30 P.M.		VILLAGE HALL
CONCORD, T.		10/9/2014		6:20 P.M.		TOWN HALL
SPRINGVILLE, V.		10/20/2014		7:00 P.M.		VILLAGE COURT
EDEN, T.		10/22/2014		8:00 P.M.		TOWN HALL
ELMA, T.		10/22/2014		7:00 P.M.		TOWN HALL
EVANS, T.		10/1/2014		7:10 P.M.		TOWN HALL
ANGOLA, V.		10/20/2014		7:15 P.M.		VILLAGE HALL
GRAND ISLAND, T.		10/20/2014		8:00 P.M.		TOWN HALL
HOLLAND, T.		10/8/2014		8:00 P.M.		TOWN HALL
LANCASTER, T.		10/20/2014		7:15 P.M.		TOWN HALL
LANCASTER, V.		10/20/2014		6:00 P.M.		VILLAGE HALL
DEPEW, V.		10/14/2014		7:00 P.M.		VILLAGE HALL
MARILLA, T.		10/9/2014		7:35 P.M.		TOWN HALL
NEWSTEAD, T.		9/23/2014		7:55 P.M.		TOWN HALL
AKRON, V.		10/6/2014		7:30 P.M.		VILLAGE HALL
NORTH COLLINS, T.		10/8/2014		7:45 P.M.		TOWN HALL
NORTH COLLINS, V.		10/21/2014		7:00 P.M.		VILLAGE MUNICIPAL OFFICE

ORCHARD PARK, T.	10/1/2014		7:00 P.M.		MUNICIPAL CTR.-BOARD ROOM
ORCHARD PARK, V.	9/8/2014		7:00 P.M.		MUNICIPAL CTR.
SARDINIA, T.	10/22/2014		6:15 P.M.		COMMUNITY CENTER
WALES, T.	10/14/2014		7:00 P.M.		COMMUNITY CENTER
WEST SENECA, T.	9/22/2014		7:00 P.M.		TOWN HALL-COURT
HAMBURG, T.	10/7/2014		7:30 P.M.		TOWN HALL- LOBBY
"	10/13/2014		6:30 P.M.		TOWN HALL- LOBBY
"	10/15/2014		6:00 P.M.		TOWN HALL- LOBBY
"	10/27/2014		6:00 P.M.		TOWN HALL- LOBBY
"	10/29/2014		6:00 P.M.		TOWN HALL- LOBBY
"	11/10/2014		6:30 P.M.		TOWN HALL- LOBBY
"	11/12/2014		6:00 P.M.		TOWN HALL- LOBBY
"	11/24/2014		6:00 P.M.		TOWN HALL- LOBBY
COORDINATING COMMITTEE	2/5/2015				1004 RATH BLDG., BUFFALO
CONSOLIDATED	1/20/2015		6:30 P.M.		LACKAWANNA PUBLIC LIBRARY-COMMUNITY RM.
PLAN ("DRAFT")	1/21/2015		7:00 P.M.		HAMBURG TOWN HALL - TOWN HALL
PUBLIC HEARINGS	1/22/2015		7:00 P.M.		CITY OF TONAWANDA, COURT RM.

Participation

Prior to the solicitation and selection of the 2015 CD projects, a series of meetings were held. County staff met with representatives of municipalities, community-based organizations and housing-related agencies to encourage citizen participation in a series of countywide public forums. The meetings were also used to inform the public about the CDBG, HOME, and ESG programs, the type of projects eligible for funding, and the project selection process. Articles appeared in local and community newspapers informing the public about the county-wide forums and encouraging their participation.

These forums for residents of the 37 municipalities were held on September 16, September 18, and September 22, for the purpose of receiving input from them on needs in human services, housing, community/neighborhood improvements and economic development.

Within the 37 municipalities in the HOME Consortium, the low- and very- low-income population is not concentrated in one identifiable area. For that reason, during 2014, the three public forums noted above were held in areas with census tracts containing sizable populations of very-low and low-income residents. The forums were held in the Evans Town Hall, Lackawanna Public Library and Tonawanda City Hall. Geographically, these municipalities are spread out throughout the Consortium, thus facilitating accessibility for residents from any area of the County. Please refer to Section AP-85- Other Actions- to review criteria for changes to the draft budget based on final funding allocations from HUD.

Most minorities living in the CDBG and HOME Consortia communities reside in the City of Lackawanna. One of the public forums was held in Lackawanna in a location convenient for those residents. All sites were accessible for individuals with limited mobility. Special meetings and information for non-English speaking residents were available upon request. Interpretation services were available for meetings if requested in advance. On February 5, 2015, the Coordinating Committee, with representatives of the Erie County Community Development Consortium Project Selection Committee, Lackawanna Community Development Corp., Lackawanna Public Housing Authority, People, Inc., Community Concern, Erie County Departments of Social Services, Senior Services, and Environment and Planning, and the Town of Hamburg represented by its Supervisor, met to review the data gathered by the staff, issues and needs identified by residents, governmental agencies, and service providers along with the priorities, strategy and objectives established in the Five Year Plan to address those needs.

The 34 municipalities that make up the Erie County CDBG Consortium are required annually to advertise and hold public hearings in their respective communities. During September and October of 2014, each municipality held a public hearing in its community to obtain suggestions on projects that meet low/moderate income population needs, prevent slum and blight, and/or meet urgent community needs. Input from the above noted hearings and community forums was provided to all the Consortium members and a summary of citizen comments received have been incorporated into the "Comments" section of the Citizen Participation section of this CP. The forums were used both to solicit information on needs and to provide information about the CDBG, HOME, and ESG programs, the type of projects eligible for funding, and the project selection process. Key representatives and stakeholders included the Erie County CDBG Consortium Project Selection Committee, Lackawanna Community Development Corp., Lackawanna Public Housing Authority, People Inc., Community Concern, Southtowns Rural Preservation Company, Belmont Housing Resources of WNY, Tonawanda Municipal Housing Authority, the City of Buffalo, the Amherst-Cheektowaga-Tonawanda Consortium, and the Erie County Departments of Health, Social Services, Senior Services, and Environment and Planning. These stakeholders reviewed the plan, incorporating issues and needs identified by residents, governmental agencies, and service providers along with the priorities, strategy and objectives established in the draft Five-Year Plan to address those needs.

A notice advertising the availability of the FY 2015 – FY 2019 Consolidated Plan and the FY 2015 Annual Action Plan for public review was posted on the Erie County website on January 12, 2015 and was published in the Buffalo News on January 9, 2015 and in the Buffalo Criterion on January 10, 2015.

The formal public comment period on the FY 2015 – FY 2019 Consolidated Plan and 2015 Annual Action Plan was January 12 - February 12, 2015. A summary table of all the meetings held during the 2015 action plan citizen participation process is included in this section.

Prior to the solicitation and selection of the 2015 community development projects, three public forums were held. County staff met with representatives of municipalities, community-based organizations and housing-related agencies to encourage citizen participation in a series of countywide public forums.

5. Summary of public comments

The following identifies comments and responses made during the citizen participation process.

1. Housing Needs:

a) More senior housing, especially affordable senior housing is needed. According to one resident, there are long wait lists for senior apartments, and high rents that are not affordable. Affordable senior housing in more rural areas of the consortium is needed.

b) A first time homebuyer program would serve a need for low to moderate income residents

2. Human Service Needs:

a) Need more services and care coordinators in the Southtowns to help with seniors

b) Need help coordinating services (e.g., obtaining HEAP applications, addressing senior citizen medical issues, including alert bracelets for safety). Most seniors do not know where to get this information or do not have convenient access to it.

3. Neighborhood / Community Development Needs:

a) Need more activities for youth/teens.

b) Need for after-school programs in low income areas.

c) Need for increased funding for deteriorated sidewalks and infrastructure in older low income neighborhoods.

d) Need for increased funding for ADA improvements, such as curb cuts

e) Need for improvements to smaller parks and recreational facilities in low income programming and services to keep youth busy and out of trouble.

4. Economic Development Needs:

a) Business assistance programs needed for interior repairs to small businesses.

b) Improvements to small business and village center areas. Physical improvements such as grants to businesses and streetscape updates are needed.

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

All comments or views were accepted.

7. Summary

See above

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following 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
Lead Agency	ERIE COUNTY	Environment & Planning
CDBG Administration	ERIE COUNTY	Environment & Planning
HOME Administration	ERIE COUNTY	Environment & Planning
ESG Administration	ERIE COUNTY	Environment & Planning

Table 1 – Responsible Agencies

Narrative

The Erie County HOME Consortium is comprised of thirty-seven municipalities, while the Erie County Community Development Block Grant (CDBG) Consortium has thirty-four members. The Town of Hamburg and the two villages located therein are only members of the HOME entity. The Erie County Department of Environment and Planning (DEP) has been administering the Consortia since the late 1970s via three-year cooperation agreements. A memorandum of understanding co-signed by Erie County and member communities in 1998 is the guiding document that directs funding allocations and other administrative matters.

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OMB Control No: 2506-0117 (exp. 07/31/2015)

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

1. Introduction

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)).

The Consortia developed an outreach effort to maximize input from a large cross-section of stakeholders. This outreach effort included public meetings, published meeting notices, stakeholder meetings, in-person interviews, and telephone interviews. Furthermore, the DEP implements a range of affordable housing and community development activities, including administration of the CDBG, ESG and HOME programs; preparation of the Consolidated Plan (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. During the preparation of the CP, the Consortia consulted with many entities, including the following:

City of Buffalo

Town of Hamburg Community Development

Town of Hamburg Senior Services

Towns of Amherst, Cheektowaga, and Tonawanda

Village of Hamburg

Lackawanna Municipal Housing Authority

Tonawanda Housing Authority

Erie County Industrial Development Agency

Erie County Department of Health, Office of Environmental Health

Erie County Department of Senior Services

Erie County Department of Social Services

Erie County Department of Mental Health

Erie County Office of Alcohol and Substance Abuse

Erie County Office of Domestic Violence

Erie County Office for Disabled

NYS Division of Housing and Community Renewal

Homeless Alliance of Western New York

Community Foundation of Greater Buffalo

Benedict House/Evergreen Hts.

Buffalo and Erie County Workforce Investment Board

Buffalo and Erie County Workforce Development Consortium

Buffalo Erie Niagara Land Improvement Corporation

Buffalo Niagara Association of Realtors

Buffalo Niagara Partnership

Buffalo City Mission

Family Promise of WNY

Catholic Charities

CEO, Inc.

Cleveland Hill Family Center WNY United

Cheektowaga Senior Services

Rental Assistance Corporation of Buffalo

Restoration Society , Inc.

Cheektowaga Central School District

Community Services for the Developmentally Disabled

Housing Opportunities Made Equal

Journey's End

Mobile Safety Net Team/John R. Oishei Foundation

Meals on Wheels for WNY

Neighborhood Legal Services

New York State Department of Transportation

Niagara Frontier Transportation Authority

Evangelisitic E's Food Pantry

The Franciscan Center

Gowanda Food Pantry

Greater Buffalo-Niagara Regional Transportation Council

Matt Urban Human Services Center

Belmont Housing Resources of WNY

Western New York Office of People with Developmental Disabilities

Kenmore Housing Authority

People, Inc.

Olmsted Center for Sight

Rural Transit Service

USDA Rural Development

Southtowns Rural Preservation

Delta Development

Love, Inc. of Springville

Lackawanna Community Development Corporation

The primary role of private industry in Consortia activities is as contractors to the housing rehabilitation cases undertaken annually as well as the community projects carried out with CDBG, ESG and HOME funding. Various commercial banks in the region are active participants in the affordable housing delivery system and serve on Consortia project committees. Financial assistance through the banking community is often used to leverage CDBG and HOME dollars in constructing new senior housing projects.

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

Because homelessness is less concentrated in the Erie Consortia municipalities, it is not as noticeable as it is in the nearby City of Buffalo. There are no emergency shelters located within the Consortia, and rapid re-housing is difficult due to the suburban and rural nature of the Consortia's settled areas. The Consortia coordinate with the Homeless Alliance of Western New York (HAWNY), which manages the Continuum of Care (CoC) within the area. 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.

Community development staff in the Consortia have participated in the Prism Project Forum and Point in Time Count to survey the homeless and help to create a data base of services utilized by the chronically homeless. These projects, sponsored by HAWNY, have produced a Ten-Year Action Plan to end homelessness in the broader Erie County community. Among the priorities the Plan sets for the community are permanent housing for the chronically homeless and permanent housing for clients dealing with mental health and/or substance abuse issues.

Two HUD-certified housing counseling agencies 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.

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 performance standards for activities funded under the County ESG Program were developed by the Erie County/Niagara County CoC. Staff for the CoC met with local government staff and homeless service providers to determine the performance standards for the homeless rapid re-housing programs and the homelessness prevention programs that will be administered in the Erie County/Niagara CoC.

DEP, along with the CoC, will evaluate the outcomes of activities assisted by the County's ESG funds. Data collected from HAWNY's Homeless Management Information System (HMIS) will be used to determine if agencies funded with ESG funds are meeting their performance goals.

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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

Consortia staff consulted with a variety of non-profits, social service providers, community residents, and governmental agencies to determine the needs of the Consortia and better allocate entitlement resources. Focus group meetings and interviews were held September 9-11, 2014 and October 22-24, 2014 with affordable/special needs housing and service providers, business associations, homeless service agencies, community building organizations, economic development officials, neighborhood groups, health and human service providers, and other stakeholders. In addition, three advertised citizen forums took place on September 16, 18 and 22, 2014. Three advertised public hearings took place on January 20, 21 and 22, 2015.

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

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2014 Erie County Consortium Annual Action Plan	Erie County Consortium	Goals of the Strategic Plan relate to previous years' efforts, adjusting based on previous outcomes to maximize benefit of CDBG and HOME investments
2014 Erie County Consortium Consolidated Annual Performance Evaluation Report	Erie County Consortium	Goals of the Strategic Plan relate to previous years' efforts, adjusting based on previous outcomes to maximize benefit of CDBG and HOME investments
2009 Analysis of Impediments	Erie County Consortium, ACT Consortium	The current goals and strategies to overcome current barriers to fair housing are drawn from this plan
2011 Erie County Comprehensive Economic Development Strategy	Erie County Industrial Development Agency	The Strategic Plan's economic development strategy is designed to align with and complement the CEDS at the local level
One Region Forward	University at Buffalo Regional Institute	Economic development strategies are designed to align with and complement the *One Region Forward* regional plan
2013 Program Needs Analysis	Erie Community College	The findings and recommendations of this plan support the goals of decreasing the skills gap in the local labor market within the Strategic Plan's economic development plans

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2006 Erie-Niagara Framework for Regional Growth	Erie County, Niagara County	The strategies of this plan align to this plan's framework regarding growth and redevelopment matters to county decision-makers and other regional organizations linked to the two counties via funding, membership, or other relationships
2013 Report "Initiatives for a Smart Economy"	Erie County	Economic development strategies are designed to align with the "Initiatives for a Smart Economy".

Table 2 – 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 Erie County Consortium has coordinated with the Towns of Amherst, Cheektowaga, and Tonawanda in the planning and implementation of the Consolidated Plan. These towns cooperate on initiatives extensively due to their participation in the Amherst-Cheektowaga-Tonawanda (ACT) HOME Consortium. The Consortia have also worked with the Town of Hamburg in the 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.

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PR-15 Citizen Participation

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

Please refer to Section AP-85- Other Actions- to review criteria for changes to the draft budget based on final funding allocations from HUD.

In accordance with 24 CFR 91.100(4), the Consortia will notify adjacent units of local government of the non-housing community development needs included in the CP. The Erie County CDBG Consortium and the Town of Hamburg are committed to increasing citizen awareness and involvement in the preparation and implementation of the CDBG, HOME and ESG Programs. Through the citizen participation process, the grantee will become more aware and sensitive to low-and moderate-income citizen's needs and the needs of people with disabilities and the organizations representing persons with disabilities. It will also afford the Consortia an opportunity to better inform the public of the purpose of the CDBG, ESG and HOME grants and the funding allocation process, and ensure that selected projects are meeting the needs of the Consortia's constituents.

Prior to the solicitation and selection of the 2015 CD projects, a series of meetings were held. County staff met with representatives of municipalities, community-based organizations and housing-related agencies to encourage citizen participation in a series of countywide public forums. The meetings were also used to inform the public about the CDBG, HOME, and ESG programs, the type of projects eligible for funding, and the project selection process. Articles appeared in local and community newspapers informing the public about the county-wide forums and encouraging their participation. These forums for residents of the 37 municipalities were held on September 16, September 18, and September 22, for the purpose of receiving input from them on needs in human services, housing, community/neighborhood improvements and economic development. Within the 37 municipalities in the HOME Consortium, the low- and very- low-income population is not concentrated in one identifiable area. For that reason, during 2014, the three public forums noted above were held in areas with census tracts containing sizable populations of very-low and low-income residents. The forums were held in the Evans Town Hall, Lackawanna Public Library, and Tonawanda City Hall. Geographically, these municipalities are spread out throughout the Consortium thus providing easy accessibility for residents from any area.

Most minorities living in the Consortia's communities reside in the City of Lackawanna. One of the public forums was held in Lackawanna in a location convenient for those residents. All sites were accessible for individuals with limited mobility. Special

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meetings and information for non-English speaking residents were available upon request. Interpretation services were available for meetings if requested in advance.

On February 5, 2015, the Coordinating Committee, with representatives of the Erie County CDBG Consortium Project Selection Committee, Lackawanna Community Development Corp., Lackawanna Public Housing Authority, People, Inc., Community Concern, Erie County Departments of Social Services, Senior Services, and Environment and Planning, and the Town of Hamburg represented by the Supervisor, met to review the data gathered by the staff, issues and needs identified by residents, governmental agencies, and service providers along with the priorities, strategy and objectives established in the Five Year Plan to address those needs.

The thirty-four (34) municipalities that make up the Erie County CDBG Consortium are required annually to advertise and hold public hearings in their respective communities. During September and October of 2014, each municipality held a public hearing in their community to obtain suggestions on projects that meet low/moderate income population needs, prevent slum and blight, and/or meet urgent community needs. Input from the above noted hearings and community forums was provided to all the Consortia members and a summary of citizen participation comments received has been incorporated into the Executive Summary of the Consolidated Plan under #4 – Summary of citizen participation process and consultation process.

The formal public comment period on the 2015 Annual Action Plan extended from January 12 to February 12, 2015. A summary table of all the meetings held during the 2015 action plan citizen participation process is included on the following page. The Citizen Participation Plan provides for and encourages public participation and consultation, emphasizing involvement by citizens and the organizations and agencies that serve low/moderate-income person through the use of HUD federal grants and other public and private sector funds.

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			CITIZEN PARTICIPATION PROCESS			
		2015-16 PLAN		ERIE COUNTY CDBG URBAN CONSORTIUM		
SPONSOR		DATE		TIME		LOCATION
ERIE COUNTY-						
CONSORTIUM-WIDE		9/16/2014		7:00 P.M.		EVANS TOWN HALL, COURT ROOM
CITIZEN FORUMS:		9/18/2014		6:30 P.M.		LACKAWANNA LIBRARY-COMMUNITY RM.
		9/22/2014		7:00 P.M.		TONAWANDA CITY HALL, COURT ROOM
		10/7/2014		7:00 P.M.		HAMBURG TOWN HALL LOBBY
MUNICIPAL HEARINGS:						
LACKAWANNA, C.		10/15/2014		9:00 A.M.		CITY HALL COUNCIL CHAMBERS
TONAWANDA,C.		10/29/2014		4:00 P.M.		CITY HALL COURT ROOM
ALDEN, T.		10/20/2014		7:15 P.M.		TOWN HALL
ALDEN, V.		10/9/2014		7:45 P.M.		VILLAGE HALL
AURORA,	T.	10/14/2014		7:00 P.M.		SOUTHSIDE MUNICIPAL BLDG.
EAST AURORA, V.		10/6/2014		7:00 P.M.		VILLAGE HALL
BOSTON,	T.	10/15/2014		7:40 P.M.		TOWN HALL
BRANT, T.		10/1/2014		8:00 P.M.		TOWN HALL
FARNHAM, V.		10/14/2014		7:30 P.M.		VILLAGE HALL
CLARENCE, T.		10/22/2014		8:15 P.M.		TOWN HALL
COLDEN, T.		10/2/2014		7:00 P.M.		TOWN HALL
COLLINS, T.		10/6/2014		7:30 P.M.		TOWN HALL
GOWANDA, V.		9/30/2014		7:30 P.M.		VILLAGE HALL
CONCORD, T.		10/9/2014		6:20 P.M.		TOWN HALL
SPRINGVILLE, V.		10/20/2014		7:00 P.M.		VILLAGE COURT
EDEN, T.		10/22/2014		8:00 P.M.		TOWN HALL
ELMA, T.		10/22/2014		7:00 P.M.		TOWN HALL
EVANS, T.		10/1/2014		7:10 P.M.		TOWN HALL

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ANGOLA, V.		10/20/2014		7:15 P.M.		VILLAGE HALL
GRAND ISLAND, T.		10/20/2014		8:00 P.M.		TOWN HALL
HOLLAND, T.		10/8/2014		8:00 P.M.		TOWN HALL
LANCASTER, T.		10/20/2014		7:15 P.M.		TOWN HALL
LANCASTER, V.		10/20/2014		6:00 P.M.		VILLAGE HALL
DEPEW, V.		10/14/2014		7:00 P.M.		VILLAGE HALL
MARILLA, T.		10/9/2014		7:35 P.M.		TOWN HALL
NEWSTEAD, T.		9/23/2014		7:55 P.M.		TOWN HALL
AKRON, V.		10/6/2014		7:30 P.M.		VILLAGE HALL
NORTH COLLINS, T.		10/8/2014		7:45 P.M.		TOWN HALL
NORTH COLLINS, V.		10/21/2014		7:00 P.M.		VILLAGE MUNICIPAL OFFICE
ORCHARD PARK, T.		10/1/2014		7:00 P.M.		MUNICIPAL CTR.-BOARD ROOM
ORCHARD PARK, V.		9/8/2014		7:00 P.M.		MUNICIPAL CTR.
SARDINIA, T.		10/22/2014		6:15 P.M.		COMMUNITY CENTER
WALES, T.		10/14/2014		7:00 P.M.		COMMUNITY CENTER
WEST SENECA, T.		9/22/2014		7:00 P.M.		TOWN HALL-COURT
HAMBURG, T.		10/7/2014		7:30 P.M.		TOWN HALL- LOBBY
"		10/13/2014		6:30 P.M.		TOWN HALL- LOBBY
"		10/15/2014		6:00 P.M.		TOWN HALL- LOBBY
"		10/27/2014		6:00 P.M.		TOWN HALL- LOBBY
"		10/29/2014		6:00 P.M.		TOWN HALL- LOBBY
"		11/10/2014		6:30 P.M.		TOWN HALL- LOBBY
"		11/12/2014		6:00 P.M.		TOWN HALL- LOBBY
"		11/24/2014		6:00 P.M.		TOWN HALL- LOBBY
COORDINATING COMMITTEE		2/5/2015				1004 RATH BLDG., BUFFALO
CONSOLIDATED		1/20/2015		6:30 P.M.		LACKAWANNA PUBLIC LIBRARY-COMMUNITY RM.
PLAN ("DRAFT")		1/21/2015		7:00 P.M.		HAMBURG TOWN HALL
PUBLIC HEARINGS		1/22/2015		7:00 P.M.		CITY OF TONAWANDA, COURT RM.

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Citizen Participation Outreach

Sort Order	Mode of Out reach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
1	Public Meeting	All community residents	Forum held in Lackawanna Public Library, but no one attended.	No comments were received	N/A
2	Public Meeting	All community residents	Forum held in Evans Town Hall. Two persons attended.	There is a need for more senior housing, especially affordable senior housing. There is a need for more services and care coordinators on the Southtowns to help with senior issues. There is a need for more activities for youth/teens.	All comments were accepted.
3	Public Meeting	All community residents	Forum held in Tonawanda City Hall. Six persons attended.	First-time homebuyer program is needed to help low/moderate income residents. Need more funding for deteriorated sidewalks and infrastructure in older low-income neighborhoods. Need more funding for ADA improvements, e.g., curb cuts. Need improvements to smaller parks and recreational facilities in low-income neighborhoods and programs and services for youth. Need business assistance programs for interior repairs to small businesses. Need physical improvements to small business and village center areas.	All comments were accepted.

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Sort Order	Mode of Out reach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
4	Public Meeting	All community residents	Each of the 34 municipalities that make up the Erie County Consortium held public hearings in their respective communities to obtain input on projects and activities needed to address the needs of their citizens.	Housing needs: More senior housing (especially affordable senior housing) and first-time homebuyer program. Human service needs: More service and care coordinators in the Southtowns to help with senior issues. More help coordinating services for seniors. Neighborhood/Community development needs: More activities for youth/teens. More after-school programs in low-income areas. Increased funding for deteriorated sidewalks and infrastructure in older low-income neighborhoods. Increased funding for ADA improvements, e.g., curb cuts. Improvements to smaller parks and recreational facilities in low-income areas. Programs and services for youths. Economic development needs: Business assistance programs for interior repairs to small businesses. Physical improvements to small business and village center areas.	All comments were accepted.

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Sort Order	Mode of Out reach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
5	Stakeholder interviews and meetings	Housing and community development stakeholders	In September and October 2014, Erie County held a series of housing and community development stakeholder meetings and interviews that covered a wide range of topics. A total of 51 agencies, organizations and governmental bodies attended these meetings and/or were interviewed.	The following is a summary of Erie County's oft-cited housing and community development needs and/or issues as expressed by stakeholders consulted during the Consolidated Plan planning process: coordination of care management, affordable housing and related services, homelessness-related services, inadequate/dwindling resources (funds and staff), connecting mental health services to employment opportunities, transportation (particularly in rural areas), supportive services, food insecurity, social isolation senior services, outreach to some ethnic or cultural groups, job training (inadequate education and/or skills), services to single adults who need public assistance, youth/child protective and preventive services, insufficient number of child care centers, chronic unemployment and underemployment, and spatial mismatch and work skills gap between workforce and area employers.	All comments were accepted.

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Sort Order	Mode of Out reach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
6	Community Developme nt Needs Survey	Municipal Officials	The Erie County Department of Environment and Planning solicits input from municipal officials within the Consortium via a community development needs surveys.	The community development needs identified via these surveys include the following: street repaving, sewer line expansions and improvements, community-wide Wi-Fi installation, fire headquarters expansion, intermodal hub creation, first-time homebuyers program, downtown revitalization, staff/consultant hiring, waterline expansions/improvements, drainage improvements, community and senior centers development/improvements, recreation facilities development/improvements, historic preservation, tourism development, municipal building improvements including ADA improvements, sidewalk and curb improvements, comprehensive planning/implementation, senior housing, spot demolition, fire protection equipment, energy conservation planning, capital improvement planning, public transportation improvements/expansion (especially for seniors, people with disabilities, and low-income citizens), rail trail construction, streetscape improvements, senior services, social services, zoning and other municipal code updates, affordable housing, blight/distressed properties and alternative energy sources development.	All comments were accepted.

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Sort Order	Mode of Out reach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
7	News-paper Ad	All community residents	Notice of availability of the FY 2015-FY 2019 Consolidated Plan and the FY 2015 Annual Action Plan for public review and comment was published in the Buffalo News on 1/9/15 and in the Buffalo Criterion on 1/10/15.	N/A	N/A
8	News-paper Ad	All community residents	The FY 2015-FY 2019 Consolidated Plan and FY 2015 Annual Action Plan were posted on Erie County's website on 1/12/15.	N/A	N/A
9	Public comment period	All community residents	Erie County's FY 2015 - FY 2019 Consolidated Plan and FY 2015 Annual Action Plan were on public display from 1/12/15 to 2/15/15.	No comments were received.	N/A

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Sort Order	Mode of Out reach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
10	Public Hearing	Public hearings	Erie County held public hearings on January 20, 21 and 22, 2015 in the City of Lackawanna, the Town of Hamburg, and the City of Tonawanda, respectively, to present and obtain comments on the FY 2015-FY 2019 Consolidated Plan and the FY 2015 Annual Action Plan. No one attended these hearings.	No comments were received.	N/A

Table 3 – Citizen Participation Outreach

Stakeholder Interview Results

Stakeholders interviewed covered a wide range of topics. The following is a summary of the most salient viewpoints, opinions and assessments made by housing and community development stakeholders in Erie County. There is collaboration among service agencies, but stakeholders repeatedly cited the need for improvement in the coordination of care management.

Major needs and issues for the Department of Mental Health include providing affordable housing services, providing homelessness-related services, managing coordination of care, connecting mental health services to employment opportunities, and the difficulties

with transportation, particularly in rural areas. It has been increasingly difficult for the Department of Mental Health to find affordable housing for their clients due to a lack of housing vouchers and long waiting lists for assisted housing.

The Erie County Department of Senior Services cited the need for supportive services, food insecurity, social isolation, and transportation as their largest obstacles to accomplishing their mission. Access issues result in some senior services being underutilized, mainly because transportation to access such services is lacking or inadequate. Senior citizens often have issues getting to medical appointments, grocery stores, social events, shopping venues, and other destinations. The rural senior population has a greater need for home-based services because the need for transportation to access services is much greater than in urban and suburban areas of Erie County that have at least some public transit available. The Department does have rural offices, but targeting and outreach is difficult. The Department also has a problem reaching certain ethnic or cultural groups that are not already within their client base.

Stakeholders representing the Erie County Social Services Department cited the greatest unmet needs or gaps in service in the following categories:

- Job training for people who have been absent from the workforce for a significant amount of time. Constraints include inadequate education and/or reading skills.
- Providing services to single adults who have timed out of Temporary Assistance for Needy Families and need public assistance.
- Affordable housing: The Section 8 waiting list is 10 years long and has been closed for 2 years. Since 2010, the County has issued security deposit vouchers, but many landlords will not accept these vouchers. The Department does perform outreach to landlords to try to improve this situation, but there is still a significant need.
- Youth/child protective and preventive services need to be expanded.
- Oft-cited unmet needs from clients are living wage jobs, affordable housing, and transportation. There also needs to be better training of child care personnel, and there are an insufficient number of child care centers.
- The Department has limited capacity for outreach about its services, and there is a problem with marketing to some portions of the population who would benefit from these services.

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Stakeholders involved in economic development cited chronic unemployment and underemployment. There is a significant skills gap between the qualifications of the local workforce and the types of workers that the region's growing advanced manufacturing sector requires. Transportation and "spatial mismatch" between workers and jobs is another significant barrier to employment for many Erie County residents. Reductions in workforce-related funding have reduced capacity to address these issues and meet the needs of local employers.

Priority funding uses cited by regional economic development specialists include planning, design, and engineering to help incentivize the development of economic projects. Other top needs include brownfield redevelopment, industrial parks infrastructure improvements, village/urban center projects (based on area benefit), and the continuation of the business assistance microloan program. There are ongoing efforts to match qualified people with jobs, particularly using the one-stop center model supported by the US Department of Labor.

Advocates from Southtowns, the southern area of the Erie County CDBG Consortium, cited the following transportation and collaboration issues as high priority needs for southern Erie County:

Transportation: Some rural areas have no or very limited public transportation. Bus routes have been cut; and there is only one trip into and out of Buffalo daily from some parts of southern Erie County. Many residents may miss needed medical and social services appointments because of this transportation issue. The Rural Transit Service has 130 volunteers and dispatchers who work in the program. Volunteers take clients into the City for services, but on an irregular and infrequent basis. Some clients with limited transportation options must choose between traveling to a food pantry or traveling to some other needed service, depending on which is a priority for them that day.

Collaboration: Improving coordination among agencies in Southtowns is a key issue, particularly as resources continue to shrink. Many people are unaware of the services available to them. Furthermore, many people need help completing online applications for services, but service agencies have small staffs, and some agencies can only help 1-2 people per day.

Community Development Needs Survey

The Erie County Department of Environment and Planning solicits input from municipal officials within the Consortium via a community development needs surveys. The community development needs identified via these surveys include the following: street repaving, sewer line expansions and improvements, community-wide Wi-Fi installation, fire headquarters expansion,

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intermodal hub creation, first-time homebuyers program, downtown revitalization, staff/consultant hiring, waterline expansions/improvements, drainage improvements, community and senior centers development/improvements, recreation facilities development/improvements, historic preservation, tourism development, municipal building improvements including ADA improvements, sidewalk and curb improvements, comprehensive planning/implementation, senior housing, spot demolition, fire protection equipment, energy conservation planning, capital improvement planning, public transportation improvements/expansion (especially for seniors, people with disabilities, and low-income citizens), rail trail construction, streetscape improvements, senior services, social services, zoning and other municipal code updates, affordable housing, blight/distressed properties and alternative energy sources development.

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The needs assessment is based on an analysis of housing problems across the Erie County Consortium by income level among renters and owners, as well as households with special needs. Additionally, needs were identified through a comprehensive public outreach process that included stakeholder consultation, public hearings and a review process designed to meaningfully engage citizens.

Data in this section was drawn primarily from HUD's Comprehensive Housing Affordability Strategy (CHAS) data set, which is a special tabulation of 2007-2011 American Community Survey (ACS) data from the Census Bureau. The CHAS data describes housing problems, such as overcrowding or incomplete kitchen and/or plumbing facilities, as well as cost burden, which occurs when a household pays more than 30% of its gross income on housing costs. Extreme cost burden occurs when a household pays more than 50% of its gross income on housing costs.

Supplemental data was drawn from the 2007-2011 ACS and other sources to provide additional context when needed.

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

Summary of Housing Needs

The jurisdiction of the Erie County HOME Consortium, and therefore the jurisdiction for which HUD output all data in this section of the Consolidated Plan, is Erie County minus the towns of Amherst, Cheektowaga and Tonawanda, which comprise a separate HOME consortium, and the City of Buffalo, which administers its own HOME program. The Town of Hamburg is included in the County HOME Consortium and in the data presented here, though it is a separate entitlement jurisdiction under the CDBG program.

High housing costs reduce economic opportunities and access to prosperity, especially among lower-income racial and ethnic minorities across the Erie County Consortium. Renters are much more likely than homeowners to experience housing problems, among which cost burden is the most prevalent. Severely cost burdened renter households earning 0-30% of the HUD Area Median Family Income (HAMFI) have significant housing needs, as they represent 60% of all renters with housing problems. Among owners, the largest need category was cost-burdened households between 50% and 80% of the HAMFI. Homeowners between 0% and 30% HAMFI represent the greatest number of homeowner households experiencing at least one housing problem.

HAMFI is the median family income calculated by HUD for each jurisdiction in order to determine fair market rents and income limits for HUD programs. The 2011 HAMFI for the Buffalo-Niagara Falls area was $65,300. Nearly 60% of households in the Consortium had incomes at or above this level. Lower incomes were more likely among certain household types, including households with at least one person between the ages of 62 and 74 (46% below HAMFI), households with at least one person age 75 or older (74% below HAMFI) and households with one or more children age 6 or younger (50% below HAMFI.) Approximately three in four households classified as “small” or “large” families reported incomes above the median.

With regard to other housing problems, crowding is less common for homeowner households compared to renter households. Single-family renter households experiencing overcrowding were concentrated in the lowest income tiers, while single-family homeowners experiencing overcrowding were spread more evenly throughout the income brackets under the AMI.

Housing Needs:

In CHAS data, housing problems are broken down into four categories: cost burden, lack of complete plumbing or kitchen facilities, overcrowding, and zero/negative income. Cost burden and overcrowding are further subdivided into standard and “severe” problems.

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The following points summarize the tables found on the following pages:

Housing Problems by Tenure

- Renter households are more likely to experience housing problems. Across the Consortium, 78.9% of households were homeowners in 2011, but only 66.0% of those experiencing housing problems were owners.
- Renters outnumber owners in substandard and severely overcrowded conditions, but owners outnumber renters with regard to overcrowding, cost burden and severe cost burden.

Cost Burden

- Renters earning below 30% of HAMFI are the most severely cost burdened households. About one-quarter of all severely cost burdened households were in this income category.
- Among renters, households making 30-50% of HAMFI were the most likely to pay more than 30% of income on housing costs. Among owners, those making 50-80% of HAMFI were the most likely. In total, 11,616 renters and 18,082 owners were cost burdened or severely cost burdened.
- Elderly households represent a large share of cost burdened owner households and the second-largest share of renter households (compared to "Other"): 33.0% of renters and 47.3% of owners were households with an elderly member. They comprise 30.0% of severely cost burdened renters and 41.2% of severely cost burdened owners.

Crowding

- Crowding is a concern due to both large immigrant families and lower income families "doubling up." Single-family households represent 86.6% of crowded households; multiple, unrelated households only 10.5%.
- Crowding is less common among homeowner households compared to renter households.

Demographic Data

Demographic indicators are essential to understanding a community's housing needs. The data provides a snapshot of changes in recent years across the Consortium and highlights the ongoing increase in population and households. The following tables are HUD-generated tables within the IDIS eCon Planning Suite using 2007-2011 CHAS data.

Between 2000 and 2011, growth in households across the Consortium's jurisdiction outpaced growth in population, which suggests that household size is shrinking due to demographic and lifestyle changes. This is consistent with national trends. After adjusting for inflation, the countywide median income fell by 2%, which along with the rising housing costs discussed in the Market Analysis section of this Plan suggests that Erie County households now have less buying power than they did in 2000.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	370,919	374,086	1%
Households	140,586	147,939	5%
Median Income	$38,211* ($49,914 in 2011 $)	$48,805*	27.7% (-2% adjusted)

Table 4 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

*This figure is the countywide median, as the Census does not report a median for the Consortium geography.

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	10,300	14,224	22,395	14,320	86,664
Small Family Households *	2,358	2,642	6,355	5,779	49,070
Large Family Households *	587	399	1,135	853	8,333
Household contains at least one person 62-74 years of age*	1,722	3,400	5,434	3,161	15,959
Household contains at least one person age 75 or older*	2,416	5,204	5,514	2,253	5,337
Households with one or more children 6 years old or younger *	1,386	1,206	2,717	2,044	7,317
* the largest income category for these family types is >80% HAMFI					

Table 5 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	87	99	95	50	331	30	39	123	10	202
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	10	0	10	14	34	4	0	0	0	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	140	0	60	8	208	39	54	51	94	238
Housing cost burden greater than 50% of income (and none of the above problems)	3,356	1,417	220	0	4,993	3,082	2,631	1,983	552	8,248

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	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	1,031	2,910	2,352	330	6,623	689	2,654	4,214	2,277	9,834
Zero/negative Income (and none of the above problems)	340	0	0	0	340	364	0	0	0	364

Table 6 – Housing Problems Table

Data Source: 2007-2011 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	3,602	1,516	385	72	5,575	3,152	2,720	2,165	658	8,695
Having none of four housing problems	1,716	4,264	6,954	3,323	16,257	1,128	5,754	12,930	10,280	30,092

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Household has negative income, but none of the other housing problems	340	0	0	0	340	364	0	0	0	364

Table 7 – Housing Problems 2

Data Source: 2007-2011 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,194	892	872	2,958	819	1,210	2,286	4,315
Large Related	355	99	34	488	194	230	601	1,025
Elderly	1,141	1,755	948	3,844	1,873	3,118	2,285	7,276
Other	1,920	1,622	794	4,336	901	733	1,129	2,763
Total need by income	4,610	4,368	2,648	11,626	3,787	5,291	6,301	15,379

Table 8 – Cost Burden > 30%

Data Source: 2007-2011 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,015	248	75	1,338	750	831	788	2,369
Large Related	305	20	0	325	170	129	133	432
Elderly	665	731	160	1,556	1,403	1,217	591	3,211
Other	1,557	437	10	2,004	781	468	522	1,771
Total need by income	3,542	1,436	245	5,223	3,104	2,645	2,034	7,783

Table 9 – Cost Burden > 50%

Data Source: 2007-2011 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	160	0	70	22	252	43	39	51	69	202
Multiple, unrelated family households	0	0	0	0	0	0	15	0	25	40
Other, non-family households	0	30	0	0	30	0	0	0	0	0
Total need by income	160	30	70	22	282	43	54	51	94	242

Table 10 – Crowding Information – 1/1

Data Source: 2007-2011 CHAS

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

The CHAS data provided by HUD does not describe this category. According to the 2011 Census, 40,435 householders in the Erie County Consortium were living alone, accounting for approximately 27.5% of all households in the Consortium. ACS data from 2011 describes single person households in the County outside of Buffalo, Amherst, Cheektowaga and Tonawanda: 23,541 (58.2%) are women, 17,727 (43.8%) are residents over age 65 and 18,669 (46.2%) are renters. Compared to the general population, single-person households in the County Consortium are more likely to be in these categories.

The table below - 1. Single-Person Household Housing Problems - provides a rough estimate of the number of single person households in need of housing assistance by applying the general population ratio to the CHAS data in the Housing Problems Table. Specific data on this sub-population relative to the needs listed in these tables is not available. However, based on the above information, it is safe to assume that this table underestimates the number of single-person households in need of housing assistance.

1. Single-Person Household Housing Problems

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	24	99	95	50	91	30	39	123	10	202
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	3	0	10	14	34	4	0	0	0	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	39	0	60	8	208	39	54	51	94	238
Housing cost burden greater than 50% of income (and none of the above problems)	923	1,417	220	0	4,993	3,082	2,631	1,983	552	8,248
Housing cost burden greater than 30% of income (and none of the above problems)	284	2,910	2,352	330	6,623	689	2,654	4,214	2.277	9,834
Zero/negative Income (and none of the above problems)	94	0	0	0	340	364	0	0	0	364

Data Source: 2006-2010 CHAS; further calculations by Mullin and Lonergan Associates

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

In 2013, 42,145 individuals in the Consortium, or 11.4% of the population, reported a disability. About 40% were over the age of 65. The supply of housing affordable and accessible to persons with physical disabilities is extremely limited. In addition to ensuring that the growing number of elderly households that include a person with a disability can be accommodated by appropriate housing stock, stakeholders expressed a need to provide assistance and supportive services that will allow seniors to age in place. This would include accessibility retrofitting, transportation improvements, and other actions needed to address a variety of other needs. Across Erie County, approximately 23% of persons with a disability also live in poverty, compared to 11.3% of people without a disability. Median earnings for people with a disability were $20,666, compared to $32,019 for earners without a disability. These figures underscore the struggle that many Erie County households that include a person with a disability experience in finding and maintaining suitable housing.

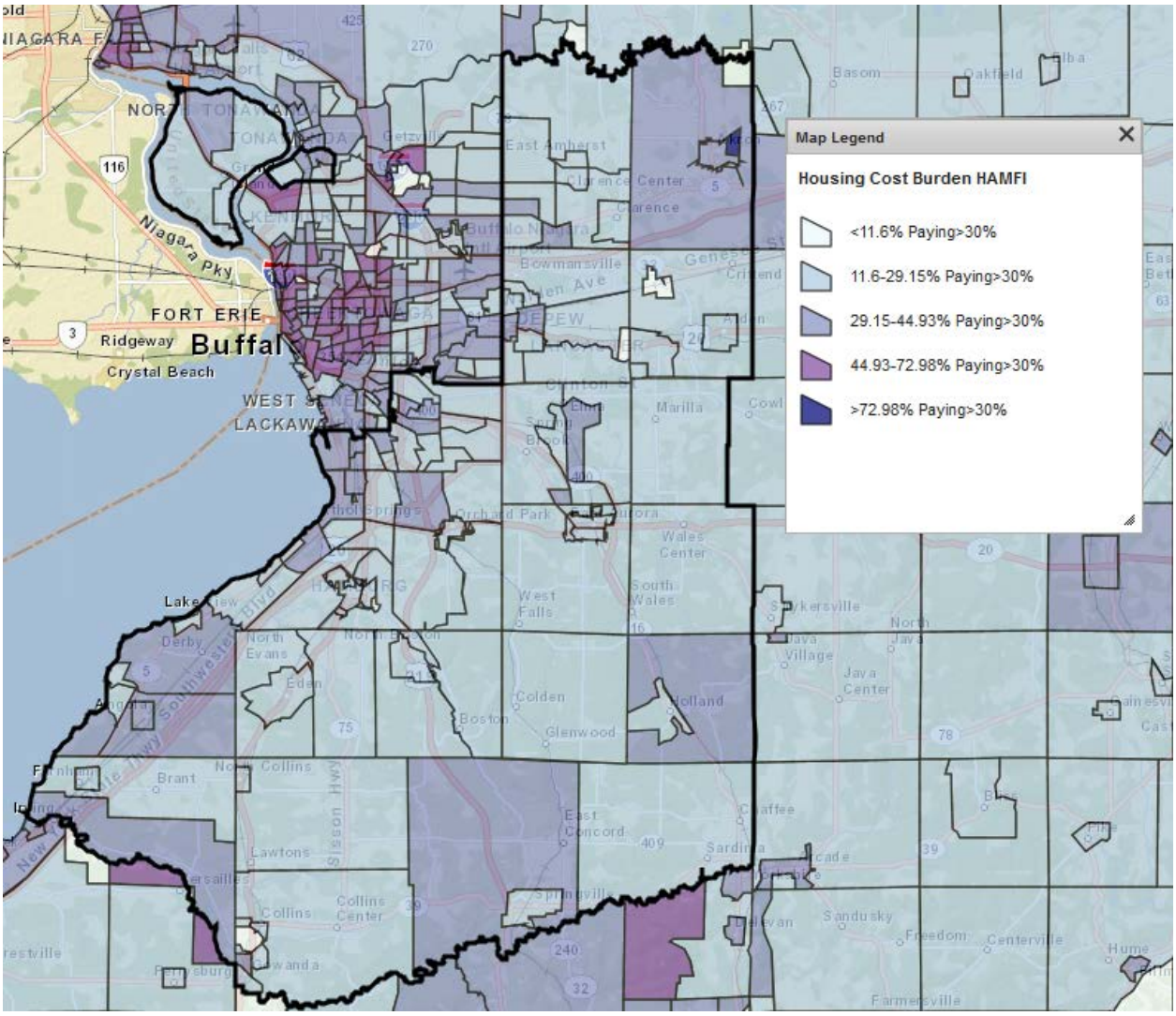
Consultation with the Family Justice Center and Haven House revealed a lack of quantitative data to describe the number or housing needs of victims of domestic violence, dating violence, sexual assault, and stalking in the Consortium. However, all of these crimes could impact victims' need for housing. Confidential emergency re-housing is generally a common need among this population.

What are the most common housing problems?

The most common housing problem across the Consortium is cost burden. There are 11,616 renter-occupied households with housing costs greater than 30% of their income, particularly in the 0%-30% AMI and 31%-50% AMI categories. Cost burden is also a problem for 18,082 owners, though it affects a smaller percentage of the total number of owners than it does for renters.

As shown in the following cost burden map, the problem is not isolated to any particular area of the Consortium (outlined in bold black), though it is concentrated outside of the Consortium's jurisdiction in the City of Buffalo. A census tract just outside of the Village of Akron in Newstead is the only area identified by CPDMaps where more than 70% of residents are cost-burdened.

CPDMaps: Cost Burden, 2011



In addition to cost burden, 573 renter households and 444 owner households experience at least one type of housing problem, including overcrowding, lack of kitchen facilities and/or lack of bathroom facilities, though there may be some overlap across these categories. Physical housing problems are most common among renter households in the 0%-30% AMI category.

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

"Other" households are households that do not meet the definition of a "small related" household (2 to 4 persons, at least two of whom are related), "large related" household (5 or more persons, at least two of whom are related), or elderly household. They are households

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with three or more persons, and they account for the most cost burdened and severely cost burdened category among renters, while elderly households are the most cost burdened and severely cost burdened owners. There are 6,340 “other” renter households and 10,487 elderly owners paying more than 30% or 50% of income for housing costs.

Describe the characteristics and needs of low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

The lack of affordable housing makes it difficult for low-income individuals and families with children to maintain a stable household. No data exists that would specifically enumerate or describe the at-risk or formerly homeless population or rapid-rehousing recipients nearing termination within the Consortium’s jurisdiction.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

No estimate of at-risk populations is available.

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

As previously noted, the lack of affordable housing makes it difficult for low-income individuals and families with children to maintain a stable household. High housing costs, physical deficiencies, unstable neighborhoods and overcrowding all contribute to local homelessness problems.

Erie County stakeholders report that funding for homelessness services has been cut by more than half over the last several years, which has exacerbated the risk for homelessness in the area. Stakeholders report a great need for emergency housing for 18-24 year olds and the elderly. Among the elderly, social service providers are seeing more homeless clients with physical challenges who require accessible accommodations. Another challenge is getting homeless residents into more permanent housing: stakeholder interviews reported that area landlords are hesitant to rent to residents who have recently been homeless.

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NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

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

Introduction

HUD defines a disproportionately greater housing need as when a racial or ethnic group experiences housing problems at a rate over 10 percentage points than that of the corresponding income level as a whole. The data table below summarizes the percentage of each racial/ethnic group experiencing housing problems by HUD Area Median Family Income (HAMFI) levels. Where the HUD tables below report AMI, they refer to HAMFI. Housing problems include:

- Housing units lacking complete kitchen facilities and/or complete plumbing facilities
- Overcrowding (more than one person per room)
- Housing costs greater than 30% of income (i.e. cost burden)

According to the 2007-2011 ACS, the total population of Pacific Islanders across the Erie County Consortium is 19 people (0.01% of the total population) and the total population of American Indian and Alaska Natives is 2,480 people (0.7% of the total population). Given the relatively low share of these populations, the estimates from the ACS and CHAS datasets have large margins of error. As such, these populations are not included in the analysis.

In general, the percentage of households with a housing problem is high for the lowest income bracket (0-30% AMI) and decreases as income increases. According to the above definitions, three racial/ethnic groups across the Consortium experience severe housing problems at a disproportionate level:

- Hispanic households earning 0-30% AMI
- Asian households earning 50-80% AMI
- Asian households earning 80-100% AMI

	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI
Racial/ Ethnic Group	**% with one or more housing problems**			
White	87.9%	69.5%	39.1%	20.4%
Black/ African American	48.4%	64.7%	35.1%	11.1%
Asian	92.6%	0.0%	**86.7%**	**54.5%**
American Indian, Alaska Native	0.0%	0.0%	0.0%	0.0%
Pacific Islander	0.0%	0.0%	0.0%	0.0%
Hispanic	**96.8%**	67.9%	23.3%	17.1%
Jurisdiction as a Whole	86.4%	69.6%	39.0%	20.3%

Source: CHAS 2007-2011

Although it is not revealed in Census race and ethnicity data, the City of Lackawanna has a significant number of residents of Arab ancestry in its First and Second wards. Of Lackawanna's total population of 18,172, 1,640 residents (9%) were of Arab ancestry. The Arab-American Community Center for Economic & Social Services (ACCESS), based in Lackawanna, reported that many of its clients move to the City due to a perception that its housing is of higher quality than units available in the City of Buffalo. ACCESS clients face an array of issues in accessing housing programs available to assist lower-income households.

Erie County has identified Lackawanna's First Ward as one of three areas where deteriorating housing stock, blight, high poverty levels and relatively high vacancy rates demonstrate the need for targeted revitalization efforts.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,903	1,557	685
White	9,149	1,262	635
Black / African American	155	165	0
Asian	50	4	35
American Indian, Alaska Native	172	90	0
Pacific Islander	0	0	0
Hispanic	305	10	15

Table 11 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,871	4,317	0
White	9,386	4,128	0
Black / African American	119	65	0
Asian	59	8	0
American Indian, Alaska Native	144	45	0
Pacific Islander	0	0	0
Hispanic	112	53	0

Table 12 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,931	13,984	0
White	8,601	13,374	0
Black / African American	105	194	0
Asian	65	10	0
American Indian, Alaska Native	83	100	0
Pacific Islander	0	0	0
Hispanic	77	253	0

Table 13 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

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

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,082	12,097	0
White	2,972	11,608	0
Black / African American	15	120	0
Asian	30	25	0
American Indian, Alaska Native	10	53	0
Pacific Islander	0	0	0
Hispanic	50	243	0

Table 14 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

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NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

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

Introduction

HUD defines a disproportionately greater housing need as when a racial or ethnic group experiences housing problems at a rate over 10 percentage points than that of the corresponding income level as a whole. The data table below summarizes the percentage of each racial/ethnic group experiencing severe housing problems by HUD Area Median Family Income (HAMFI) levels. Where the following HUD tables report AMI, they refer to HAMFI. Severe 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 income (i.e. severe cost burden)

According to the 2007-2011 ACS, the total population of Pacific Islanders across the Erie County Consortium is 19 people (0.01% of the total population) and the total population of American Indian and Alaska Natives is 2,480 people (0.7% of the total population). Given the relatively low share of these populations, the estimates from the ACS and CHAS datasets have large margins of error. As such, these populations are not included in the analysis.

In general, the percentage of households with a severe housing problem is high for the lowest income bracket (0-30% AMI) and decreases as income increases. According to the above definitions, two racial/ethnic groups in the Consortium experience severe housing problems at a disproportionate level:

Asian households earning 0-30% AMI, 50-80% AMI and 80-100% AMI

Hispanic households earning 0-30% AMI

	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI
Racial/ Ethnic Group	% with one or more severe housing problems			
White	71.1%	27.0%	10.6%	3.8%
Black/ African American	42.2%	23.4%	11.7%	0.0%
Asian	**92.6%**	0.0%	**26.7%**	**27.3%**
American Indian, Alaska Native	60.3%	0.0%	0.0%	0.0%
Pacific Islander	0.0%	0.0%	0.0%	0.0%
Hispanic	**93.0%**	14.5%	5.5%	3.4%
Jurisdiction as a Whole	70.5%	27.0%	10.6%	3.8%

Source: CHAS 2007-2011

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,074	3,377	685
White	7,394	3,012	635
Black / African American	135	185	0
Asian	50	4	35
American Indian, Alaska Native	158	104	0
Pacific Islander	0	0	0
Hispanic	291	22	15

Table 15 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,824	10,362	0
White	3,646	9,867	0
Black / African American	44	144	0
Asian	59	8	0
American Indian, Alaska Native	29	160	0
Pacific Islander	0	0	0
Hispanic	24	141	0

Table 16 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,435	20,494	0
White	2,329	19,659	0
Black / African American	35	264	0
Asian	20	55	0
American Indian, Alaska Native	35	148	0
Pacific Islander	0	0	0
Hispanic	18	312	0

Table 17 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	582	14,598	0
White	557	14,049	0
Black / African American	0	135	0
Asian	15	40	0
American Indian, Alaska Native	0	63	0
Pacific Islander	0	0	0
Hispanic	10	283	0

Table 18 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

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

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

Introduction:

HUD defines a disproportionately greater housing need as when a racial or ethnic group experiences housing problems at a rate over 10 percentage points than that of the corresponding income level as a whole. Cost burdened is defined as paying 30-50% of the household income to housing, and severely cost burdened is defined as paying greater than 50% of the household income to housing. The data table below summarizes the percentage of each racial/ethnic group experiencing cost burden by HUD Area Median Family Income (HAMFI) levels. Where the HUD tables below report AMI, they refer to HAMFI.

According to the 2007-2011 ACS, the total population of Pacific Islanders across the Erie County Consortium is 19 people (0.01% of the total population) and the total population of American Indian and Alaska Natives is 2,480 people (0.7% of the total population). Given the relatively low share of these populations, the estimates from the ACS and CHAS datasets have large margins of error. As such, these populations are not included in the analysis.

According to the above definitions, one racial/ethnic group across the Consortium experiences cost burden at a disproportionate level:

- Hispanic households paying more than 50% of household income

Notably, Asian households are the most cost burdened group across the Consortium overall, experiencing an 18.2% total rate of cost burden, compared to 15.4% among White households.

	Less than 30% (No Cost Burden)	30-50%	More than 50%	No/ negative income (not computed)
Racial/ Ethnic Group		**% with housing cost burden**		**%**
White	74.7%	15.4%	9.9%	0.5%
Black/ African American	66.3%	17.9%	15.8%	0.0%
Asian	64.8%	18.2%	17.1%	3.9%
American Indian, Alaska Native	0.0%	0.0%	18.0%	0.0%
Pacific Islander	-	-	0.0%	0.0%
Hispanic	63.5%	15.9%	**20.6%**	0.9%
Jurisdiction as a Whole	74.3%	15.5%	10.2%	0.5%

Source: CHAS 2007-2011

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	107,619	22,423	14,789	714
White	104,034	21,437	13,788	660
Black / African American	942	254	225	0
Asian	589	165	155	35
American Indian, Alaska Native	644	214	188	4
Pacific Islander	0	0	0	0
Hispanic	1,030	257	334	15

Table 19 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

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NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The impact of housing problems across the Consortium varies primarily by income level. However, the following groups within an income tier and race/ethnicity category experienced problems at a rate at least 10 percentage points higher than the Consortium as a whole:

Housing needs

Hispanic households earning 0-30% AMI

Asian households earning 50-80% AMI

Asian households earning 80-100% AMI

Severe housing needs

Asian households earning 0-30% AMI, 50-80% AMI and 80-100% AMI

Hispanic households earning 0-30% AMI

Cost burden

Hispanic households paying more than 50% of household income

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

The needs among races/ethnicities are indicated above. Income categories have more general needs, as described in NA-10 and the Housing Market Analysis.

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

As the following maps from HUD's CPDMaps system illustrate, racial and ethnic minorities in Erie County are concentrated primarily in the City of Buffalo, but are also present with some degree of integration in other areas of the county, especially the northern half of the Consortium area. The communities within the Erie County Consortium are shown within a bold border on the maps. Census tracts that contain a percentage of Black residents higher than 22.6% include areas of Alden, Collins, Elma and Lackawanna. Asians within the Consortium are comparatively concentrated in Clarence, Grand Island and in the tract containing the Cattaraugus Indian Reservation. The only areas with significant representation by multi-race and/or Hispanic residents, according to CPDMaps, include Brant and Grand Island, as well as communities that share Buffalo's border. The Analysis of Impediments to Fair Housing Choice, a

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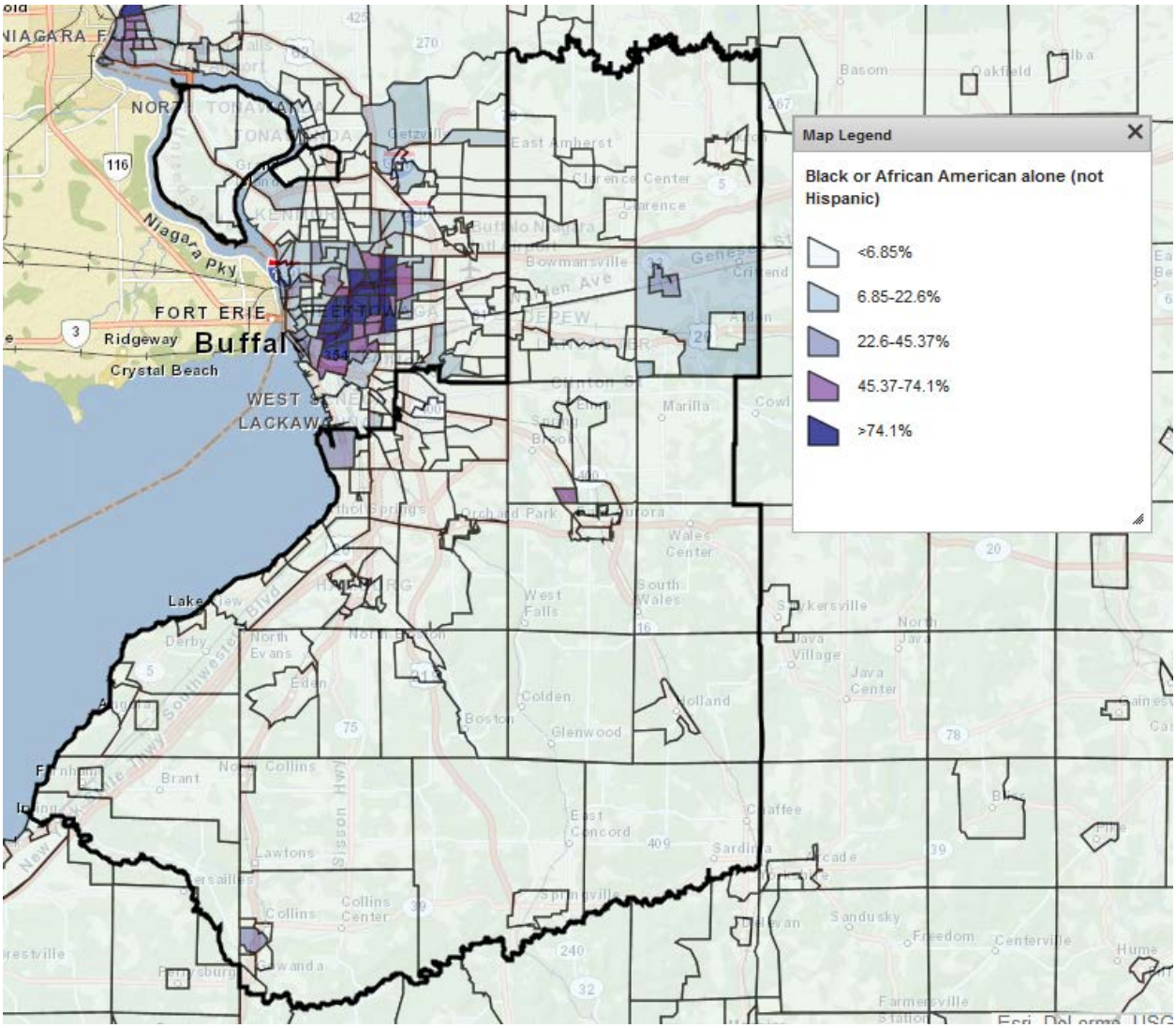
partner document to the Consolidated Plan, will examine integration and settlement patterns and their determinants in greater detail.

Though this distinction is not revealed in Census race and ethnicity data, the City of Lackawanna has identified a relative concentration of residents of Arab ancestry in its 1st and 2nd wards. The 2011 ACS reported a foreign-born population of 1,771 in Lackawanna, 698 of whom are not naturalized citizens. Most of the City's foreign-born population (79.2%) entered the country prior to 2000. Of Lackawanna's total population of 18,172, 1,640 residents (9%) were of Arab ancestry. In 2011, 1,445 people in Lackawanna spoke English less than "very well." The Arab-American Community Center for Economic & Social Services (ACCESS), based in Lackawanna, reported that many of its clients move to the City due to a perception that its housing is higher quality than units available in the City of Buffalo. ACCESS clients face an array of issues in accessing housing, employment and other opportunities, some of which are related to language and the difficulty it poses in navigating the systems of public programs available to assist lower-income households. To connect the residents of the First and Second wards of Lackawanna with needed assistance, the County has identified this area as a target for housing and other CDBG funds.

The Strategic Plan section of this document presents detail on particular housing and community development needs in target areas including the Village of Depew, the Lake Erie Beach area in the Town of Evans and Lackawanna's First Ward. Deteriorating housing stock, blight, high poverty levels and relatively high vacancy rates generally characterize these areas and continue to demonstrate the need for revitalization efforts.

The waiting list for the County's housing rehabilitation program for owners also demonstrates overall ongoing need for this type of investment. As of November 2014, 41 households in a variety of communities awaited assistance, including nine in West Seneca and five in Tonawanda. Most households on the list requested major projects, such as roof replacement, electric and/or plumbing system improvement, window replacement, etc. Households on the list represent only a small fraction of the lower-income households living in units that need such work.

CPDMaps: Percent of Population Black or African-American, 2011



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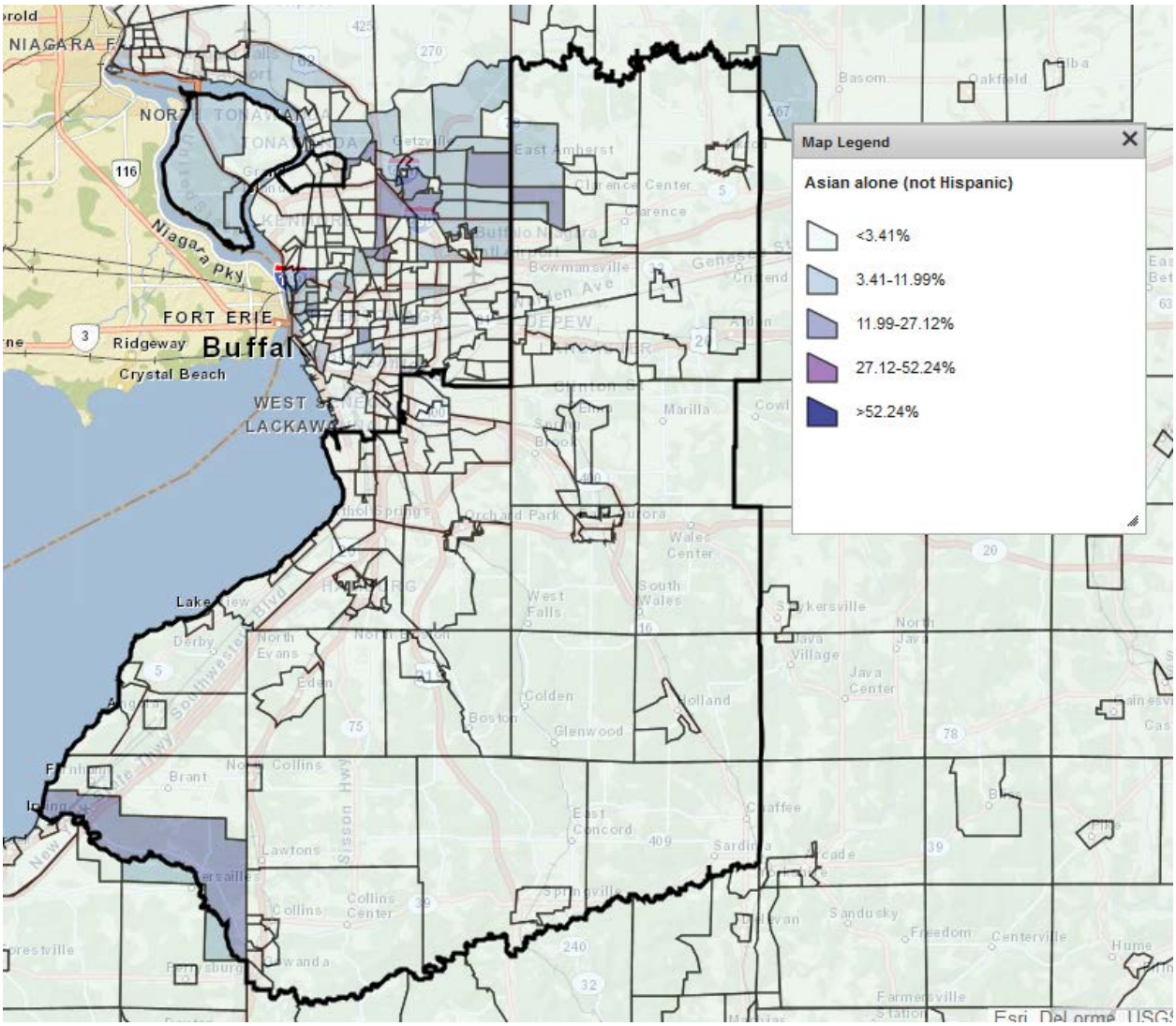
CPDMaps: Percent of Population Asian, 2011



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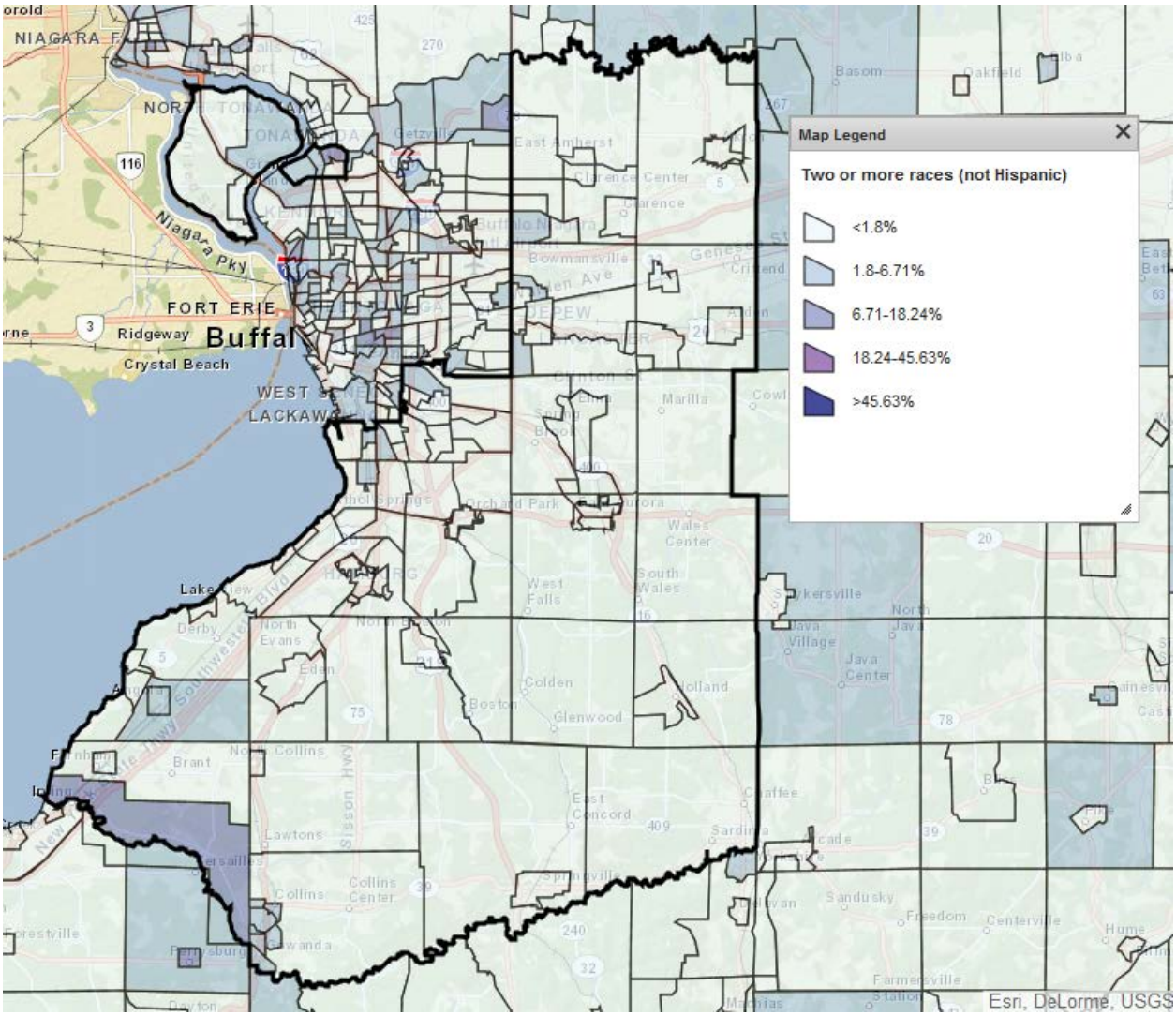
CPDMaps: Percent of Population Reporting Two or More Races, 2011



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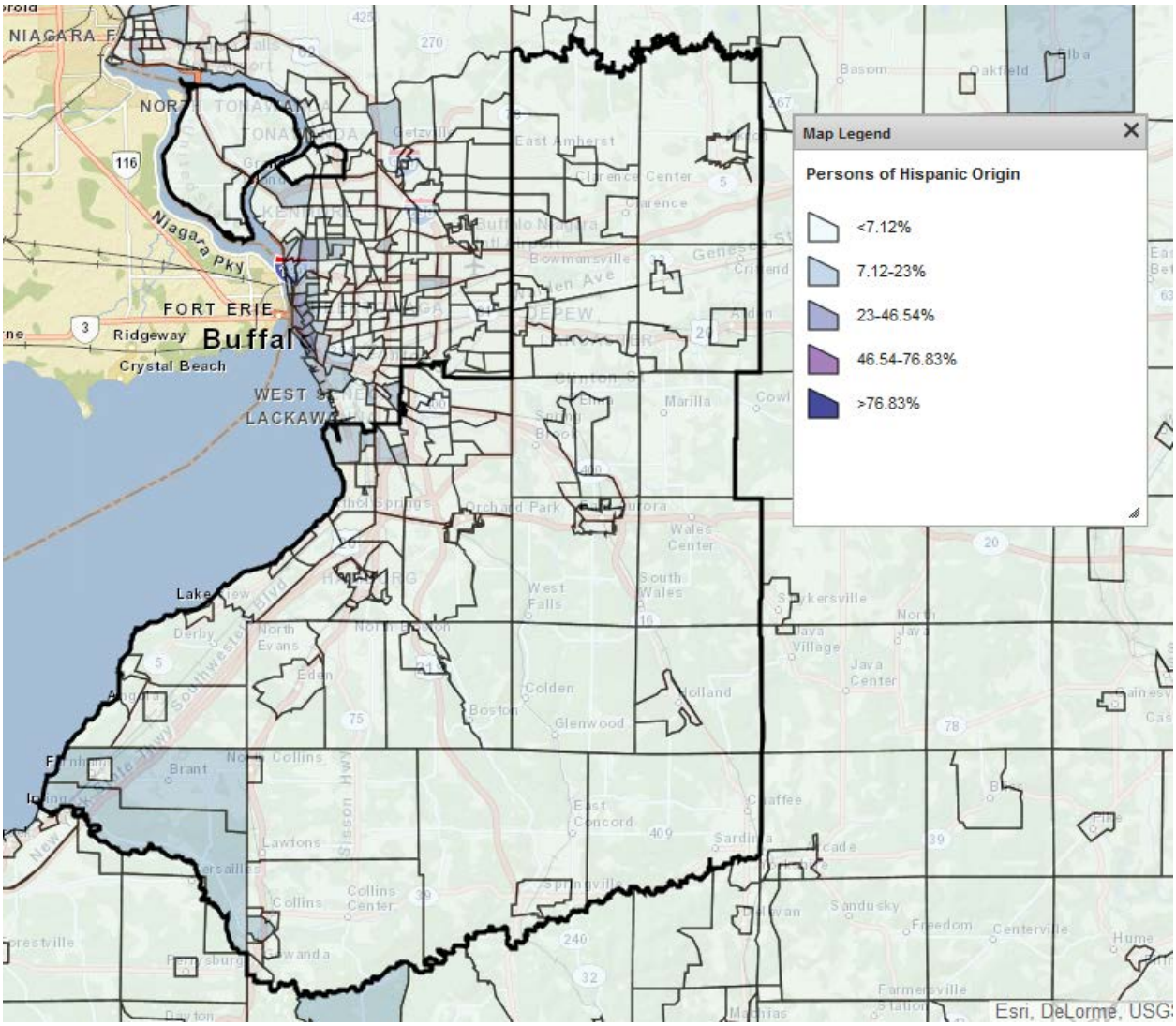
CPDMaps: Percent of Population Hispanic, 2011



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NA-35 Public Housing – 91.205(b)

Introduction

Public housing units within the Consortium are owned and operated by the Lackawanna Housing Authority (LHA) and the Tonawanda Housing Authority (THA). All three of LHA's federally-funded housing developments, which total 397 family units and 94 senior units, are located in the City of Lackawanna. Seniors occupy approximately 25-30 of the family units. THA provides public housing, but because the Authority is state-funded rather than federally funded, its 264 units are not included in the 480 units reported in the following HUD-provided records. THA runs three public housing developments in the City of Tonawanda that contain a total of 214 family units and 50 senior units. Public housing does not exist elsewhere within the Consortium, though affordable housing created through other federal programs is available in many of its communities. More detail on the local public and assisted housing inventory is available in the Market Analysis section of this report.

As indicated by the data reported in the following HUD table, about two-thirds of LHA residents are Black, and 16.5% are Hispanic. About one in every four resident households was classified as a "disabled family." Residents are extremely low income, with an average annual income of $12,688.

Neither THA nor LHA administer a voucher program. In Erie County, Rental Assistance Corporation (RAC) administers the City of Buffalo's Section 8 vouchers across all of Erie County. The wait list for a RAC voucher exceeds 14,000 and has been closed for about two years. Additionally, Belmont Housing Resources administers Erie County's vouchers throughout the County. Belmont's wait list exceeds 19,000, is seven years long and has been closed since 2011. RAC and Belmont administer a combined total of about 9,000 to 10,000 vouchers.

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Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	491	1022	111	911	0	0	0

Table 20 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	12,688	0	0	0	0	0
Average length of stay	0	0	9	0	0	0	0	0
Average Household size	0	0	2	0	0	0	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	123	0	0	0	0	0
# of Disabled Families	0	0	111	0	0	0	0	0

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Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of Families requesting accessibility features	0	0	480	0	0	0	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 21 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	164	0	0	0	0	0	0
Black/African American	0	0	314	0	0	0	0	0	0
Asian	0	0	0	0	0	0	0	0	0
American Indian/Alaska Native	0	0	2	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

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*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 22 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	79	0	0	0	0	0	0
Not Hispanic	0	0	401	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 23 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Physical accessibility remains an important concern among tenants and applicants. Given the relative lack of housing stock in Consortium communities that is available, affordable and meets accessibility standards, public housing represents an important option for extremely low income people with disabilities in Erie County.

LHA's past efforts to expand the accessibility of its inventory include:

- Fourteen of the 94 units in Parkview Towers, a senior high-rise, meet ADA standards.
- Seven units in Glover Gardens were retrofitted to ADA compliance in the 1990s.
- LHA received a waiver on converting Baker Homes, originally built in 1937, due to infeasibility of retrofitting. However, the Authority completed internal modifications to 5% of units to achieve maximum possible accessibility.

More specific information on the characteristics of households on LHA's waiting list was not available.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The greatest needs of households currently living in public housing continue to be stable, decent living conditions and access to opportunity, in the form of employment, education or transportation connections to neighborhood amenities.

Overall, voucher holders need an adequate supply of affordable units, including affordable housing that is accessible for persons with disabilities. Both RAC and Belmont have acknowledged the need to expand the supply and geography of available units by applying an exception payment standard so that voucher holders can afford higher rents in census tracts outside of Buffalo. About 35% of Belmont's voucher holders live in Buffalo, compared to 85% of RAC's, and stakeholders report that the reason for this concentration is the inadequate inventory of affordable units in the balance of the County. Most of the affordable units outside of the City are located in first-ring suburbs. The agencies also regularly allow a payment standard exception for people with disabilities (up to 120% fair market rent), due to the extremely limited supply of units that are available and appropriate for this population.

Additionally, voucher holders with children under age six often face serious difficultly locating a unit due to the voucher program's lead-based paint requirements. Landlords who want to participate in the program must pay for lead testing to accommodate such families, and many landlords are reluctant to do such testing. Households with children under the age of six constitute 50%-75% of RAC's clientele. Belmont's clientele is about 50% elderly/disabled.

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

The population at large includes households that share the needs of public housing residents and voucher holders, because the resources available to the agencies running these housing programs are drastically insufficient to meet local need. Hundreds of families would apply for a voucher if either the RAC or Belmont wait list was open. Until a unit or voucher becomes available, the thousands of households on the waiting list continue to subsist on extremely low incomes in housing conditions that are likely unaffordable, inadequate or both.

People already served by public housing or voucher programs within the Consortium are more likely to be elderly or disabled than the general population, thus their needs relate to stable, accessible housing and access to related supportive services that allow them to live as independently as possible. Transportation that provides affordable, relatively convenient connections to the destinations of daily life (shopping, medical appointments, work, etc.) is critical to the quality of life for public housing residents, voucher holders, the elderly and people with disabilities. Stakeholders who serve these populations cited a lack of or inadequate transportation as a major problem for their clients.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The following reports from the Continuum of Care covering Erie and Niagara counties contain totals for the sheltered and unsheltered homeless population gathered during the January 2014 point-in-time count. The count located 762 households containing 1,000 persons divided primarily between emergency shelter and transitional housing. Anecdotal data indicates that the majority of the homeless population in the Buffalo-Niagara region is concentrated in the City of Buffalo. There is no data available to describe the nature or extent of homelessness specifically in Erie County Consortium communities. (Note: The following tables contain data for Safe Havens. Safe Havens are specialized housing programs for the very hard to serve homeless and chronically homeless who are seriously and persistently mentally ill. A Safe Haven can be either transitional or permanent housing that serves persons who may or may not be willing to engage in treatment.)

Date of PIT Count: 1/29/2014
Population: Sheltered and Unsheltered Count

Total Households and Persons

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Total Number of Households	413	270	15	64	**762**
Total Number of Persons	518	403	15	64	**1,000**
Number of Children (under age 18)	113	135		0	**248**
Number of Persons (18 to 24)	44	58	0	4	**106**
Number of Persons (over age 24)	361	210	15	60	**646**

Gender

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Female	190	246	9	3	**448**
Male	328	157	6	61	**552**
Transgender	0	0	0	0	**0**

Of the homeless population accounted for in January 2014, 72 individuals qualified as chronically homeless, which HUD defines as an individual or family with a disabling condition who has been continuously homeless for a year or more or has had at least four episodes of homelessness in the past three years. More than half of the area's chronically homeless population was unsheltered. Counts of homeless persons with other conditions, such as mental illness or substance abuse, appear below.

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Chronically Homeless Subpopulations

	Sheltered		Unsheltered	Total
	Emergency Shelters	Safe Havens		
Chronically Homeless Individuals	18	8	46	**72**
Chronically Homeless Families (Total Number of Families)	3		0	**3**
Chronically Homeless Families (Total Persons in Household)	14		0	**14**

Other Homeless Subpopulations

	Sheltered	Unsheltered	Total
	Persons in emergency shelters, transitional housing and safe havens		
Adults with a Serious Mental Illness	150	37	**187**
Adults with a Substance Use Disorder	144	37	**181**
Adults with HIV/AIDS	2	0	**2**
Victims of Domestic Violence	164	5	**169**

While the above figures account for homeless population in both Erie County and Niagara County, specialized counts were broken out by the CoC for Erie County only. This data is displayed below:

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2013/2014 Point in Time Summary

Sheltered Homeless	2013 Erie	2014 Erie	2013 Niagara	2014 Niagara	2013 Regional CoC	2014 Regional
Emergency Shelter	410	440	68	78	478	518
Transitional Housing	326	329	68	74	394	403
Safe Haven	14	15	N/A	N/A	14	15
Unsheltered Homeless	98	64	0	0	98	64
Total Homeless	848	848	136	152	984	1000

2014 Homeless Sub-Populations	Emergency Shelter	Safe Haven	Unsheltered	Total
Chronically Homeless	18	8	46	72
Chronically Homeless Families	3	0	0	3
Persons in Chronically Homeless Families	14	0	0	14
Total Chronic Homeless Adults	21	8	46	75

Other Homeless Sub-Populations	Emergency Shelter	Transitional Housing	Safe Haven	Unsheltered	Total
Adults with Serious Mental Illness	69	66	15	37	187
Adults with a Substance Use Disorder	45	91	8	37	181
Adults with HIV/AIDS	2	0	0	0	2
Victims of Domestic Violence	76	82	6	5	169

Homeless Veterans	Emergency Shelter	Transitional Housing	Safe Haven	Unsheltered	Total
# of Veteran Households with Children	4	0	0	0	4
# of Persons in Veteran Households with Children	13	0	0	0	0
# of Veterans in Veteran Households with Children	4	0	0	0	4
# of Veteran Individuals	12	46	2	11	71
Total Veterans	12	50	2	11	75

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

There is no information available to describe the number of persons who become homeless in the Consortium, nor the number of days that a person typically remains homeless in its communities.

Ethnicity

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Non-Hispanic/Non-Latino	472	308	12	59	**851**
Hispanic/Latino	46	95	3	5	**149**

Race

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
White	207	175	7	28	**417**
Black or African-American	271	196	8	34	**509**
Asian	1	3	0	0	**4**
American Indian or Alaska Native	4	2	0	2	**8**
Native Hawaiian or Other Pacific Islander	0	0	0	0	**0**
Multiple Races	35	27	0	0	**62**

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

There is no data available on these groups at the Consortium level.

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

The majority of the homeless population within Erie and Niagara counties is Black, in stark contrast to the general population of the two counties. Hispanic people are also overrepresented in homelessness compared to their overall population share. This is a fact likely related to the greater extent to which Black and Hispanic households in the area experience cost-burden and other housing problems.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

As shown in the previous table, 54% of homeless households were in emergency shelter, while 35% were in transitional housing and 2% were in a Safe Haven arrangement. An additional 64 (8%) were unsheltered. None of the unsheltered homeless were children. Nearly two in every three unsheltered people were chronically homeless, many of whom had other issues such as mental illness or substance abuse.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Persons with special needs include the elderly and frail elderly, persons with developmental and physical disabilities, persons suffering from drug and alcohol addiction, and persons living with HIV/AIDS. Many persons with special needs also have very low incomes.

Describe the characteristics of special needs populations in your community:

Elderly

Elderly persons are more likely to live on fixed, very low incomes or require special supportive service to complete their daily routines. This means elderly residents in particular need affordable housing options and easy access to service providers.

Representatives from organizations that work with seniors indicate that there is a growing need for affordable senior housing. Seniors in the County express desires to "age in place," but many also need housing that will accommodate physical disabilities. American Community Survey (ACS) data shows that 64,670 people age 65 and up represented 17.2% of the Consortium's total population in 2013, an increase from 56,007 (15.2%) in 2000. More than half of senior renters, according to ACS data, pay more than 30% of their income for housing.

According to ACS data, 51.3% of seniors in the Consortium live alone. Seniors are less likely than the general population to have incomes below the poverty line and over 150% of the poverty level, but are more likely to have incomes between 100% and 150% of the poverty level. In addition, the Census reported that 66.2% of persons 65 years and over had at least one disability in 2013. For seniors paying a mortgage, the median housing cost countywide was $1,015 per month, while it was $485 for those without a mortgage.

People Living with Disabilities

There were 42,145 persons with disabilities across the Consortium in 2013, representing 11.4% of the population. The most common disability was ambulatory, reported by 22,000. This refers to difficulty walking or moving around. Approximately 23% of persons with a disability also live in poverty across the County, compared to 11.3% of people without a disability. Median earnings for people with a disability were $20,666, compared to $32,019 for non-disabled earners.

Stakeholders reported that at least 12,000 people statewide with developmental disabilities are waiting for a housing option, and this number represents "only the tip of the iceberg" because it includes only those who have the resources and knowledge to sign up for assistance. Nearly 40% of this special needs population lives with parents age 60 and older. In the Erie County

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Consortium, the ACS identified 12,677 people with cognitive disabilities in 2013, though no data was available to estimate the volume or type of housing assistance needed to serve this population. About 15% of people with cognitive disabilities in the Consortium were between the ages of 5 and 17, while 60% were 18 to 64 and 25% were elderly.

Generally speaking, housing is currently an issue of extreme importance in the wake of the Supreme Court's 1999 landmark ruling in Olmstead v. L.C., which established that the unjustified segregation of persons with disabilities constitutes discrimination in violation of the Americans with Disabilities Act and that "institutional placement of persons who can handle and benefit from community settings perpetuates unwarranted assumptions that persons so isolated are incapable of or unworthy of participating in community life." In the interest of deinstitutionalizing and mainstreaming members of this population, the State of New York imposed a moratorium on the development of group homes. In practice, stakeholders reported that this has created problems because a purely non-segregated setting is not appropriate for everyone, especially those without jobs or incomes. Advocates for people with developmental disabilities continue to fight for a system that will more adequately provide desperately needed housing options and services to those who need them. As one stakeholder said, "There's no reason that people with developmental disabilities shouldn't get to live in desirable, affordable housing, period. But all we have is barriers."

Substance Abuse and Addiction

Erie County's Department of Public Health summarized data from the 2009 New York State Expanded Behavioral Risk Factor Surveillance System (EBRFSS) interim report in their 2014-2017 Community Health Assessment. According to the data, residents of Erie County have higher rates of alcohol abuse compared to the state as a whole (7.8% compared to 5.4%). However, this represents a decrease from 9.1% in 2003. Using 2008 ACS data, this means that there were approximately 55,643 adults who reported heavy drinking in the County. Applying the same rate, 18,921 of these adults lived in the Erie County Consortium in 2008. Three groups reported heavy drinking at rates twice as high as the state a whole: the 35-44 age group, the 45-54 age group, and individuals with annual incomes of $75,000 or more.

No data is available to describe the nature or extent of housing or service need among this population, though stakeholders reported that substance abuse issues are commonly linked to other problems that can inhibit an individual's ability to secure and maintain decent housing.

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

See above estimates.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the Erie County Department of Health's 2014-2017 Community Health Assessment, there were 1,871 residents with HIV/AIDS as of the end of 2011. The data does not differentiate between geographies within Erie County, so this figure represents the County as a whole. Of the eight counties in the region, Erie County has the highest rate of AIDS cases (excluding prisoners). While the rate of HIV/AIDS diagnoses has remained relatively stable, 2011 saw a slight uptick in new diagnoses. This may be linked to new State initiatives to strengthen care for diagnosed residents and increase testing availability.

The population living with HIV/AIDS is disproportionately male, middle-aged and Black. Within the diagnosed HIV/AIDS population, there are twice as many males than females (1,256 compared to 615). The majority of those living with HIV/AIDS are between the ages of 40 and 59 (61.9%). However, among those diagnosed with HIV rather than AIDS, 22.5% are between the ages of 30 and 39. The report also notes that while HIV/AIDS once was most prevalent among the white homosexual male community, since the 1990s it has affected communities of color more than the white population. Although Black residents made up just 13.3% of Erie County residents in 2011 (according to ACS estimates), 42.5% of diagnosed residents were Black.

The AIDS Network of Western New York reported that HIV prevalence for homeless youth may be as high as two to 10 times higher than reported for non-homeless adolescents across the United States. Challenges facing people with HIV/AIDS that would increase their risk of homelessness include a lack of affordable housing, a sufficient living-wage income, a lack of family support due to their illness, and for many, an additional struggle with mental health issues and/or substance abuse. The Network links homelessness to high-risk behaviors and unsafe situations that can expose people to HIV/AIDS infection, including sexual relations in exchange for shelter, money, alcohol or drugs, as well as the use of these substances that could increase the risk of unsafe sex or assault. According to the National AIDS Housing Coalition, the HIV infection rate among homeless persons is 10 times the rate for the general population.

Among the HIV/AIDS population, the Network describes major unmet needs as affordable housing options, a lack of employment opportunities, increased temporary rent, mortgage and utility assistance, shelters and permanent supportive housing for families, including single mothers with children, funding for existing youth shelters and permanent supportive housing with age-appropriate services for high-risk youth and young adults. The Network notes that local service referral networks are poorly coordinated, with many focused on a specific issue and not collaborating with those in other sectors.

The Community Health Assessment does not report on the characteristics of the families of those living with HIV/AIDS.

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

Describe the jurisdiction's need for Public Facilities:

Through CDBG funds, the County can fund the construction, rehabilitation, or installation of public facilities. Eligible public facilities include neighborhood facilities (such as educational centers, parks, recreation centers, and libraries) and facilities for special needs populations (such as homeless shelters, elderly facilities, or centers for disabled persons).

The need for public facilities and/or improvements to such facilities in the County occurs at the local community level. Erie County operates county-wide systems for the delivery of health and social services at the community level, and the community center, usually operated by a municipality, is the key mechanism through which these services are made available. (e.g. the Erie County Department of Senior Services provides hot meals and social services for the elderly at group dining sites located in local community centers, fire halls, and senior citizen centers throughout the County). Erie County also operates a county-wide library system providing staffing, furnishings, and books to library facilities owned by the municipalities. Rural libraries, which were often former store or residential structures, are in need of enlargement or replacement in order to upgrade structures and service for growing populations and new technologies. The County park system cannot meet all the municipality's local needs for recreation, therefore the local park, close to the municipality's population center or hamlet, is a needed facility and must be improved or expanded. Open space corridors must be preserved, ahead of development, for the future. Many of the existing community facilities were constructed before the needs of the handicapped became widely known. Thus modifications to the existing structures and sites are needed to make the facilities accessible to all persons, especially the handicapped and mobility-impaired elderly.

How were these needs determined?

Erie County facilitated a series of stakeholder interviews and focus groups in which it requested feedback on needs across the community. The County also conducted a community development needs survey of municipal officials within the CDBG Consortium.

Describe the jurisdiction's need for Public Improvements:

Through CDBG funds, the County can also fund the construction, rehabilitation, or installation of public improvements. Public improvements include, but are not limited to, street and sidewalk improvements, water and sewer installation, and maintenance and ADA compliance construction and rehabilitation.

Each area of Erie County has its own set of characteristic community development and housing needs which are related to maintaining its viability and upgrading its housing stock and public facilities, the essence of its living environment.

The following needs were listed in Erie County's FY 2010-FY 2014 Consolidated Plan. The County's community development needs survey, stakeholder interviews and focus group meetings held for the preparation of this FY 2015-FY 2019 Consolidated Plan revealed that the County's needs have essentially remained the same since the previous Consolidated Plan. The limited funding available permits the County to address these needs, but is woefully inadequate to eliminate them.

Developed Area Needs

- Aging and inadequate infrastructure including sanitary sewer and storm drainage collection systems, some of which are still of the old combination sanitary-storm sewer type, and water distribution lines which are in need of replacement.
- Deteriorating residential areas containing housing with code violations and scattered instances of blight. The Erie County Housing Rehabilitation Program continues to be a very popular program, underscoring the need for more owner and renter-occupied housing programs within the county.
- Inadequate streets and sidewalks in poor surface condition, crumbling curbs in need of replacement and redesign to facilitate mobility of the handicapped and elderly.
- Inadequate community facilities in need of renovation or replacement. Lack of parks and recreation facilities or parks in need of major rehabilitation. Treeless streets and unsightly vacant lots are in need of beautification.
- Declining commercial facilities in the neighborhood, empty stores and lack of local employment opportunities especially for low and moderate income persons and minorities.
- Inadequate flood protection measures with resultant frequent property damage due to lack of protective structures and/or inadequate channel capacity due to siltation and overgrowth.

Developing Area Needs

- Aging and inadequate infrastructure which in some cases was poorly designed and constructed by developers and in other instances non-existent (e.g. the use of septic systems for sanitary waste disposal avoided the need for sewers; private wells supplying water rather than a water distribution system). Some soil conditions in the County cannot support septic systems, or such systems have ceased to function properly, necessitating sanitary sewers and treatment plants.
- Wells have suffered a decline in water quality from the pollution of the ground water, making some water supplies unfit to drink. The installation of new water lines and sewers may also impact low and moderate residents who may have to pay for tapping into these lines, and/or increased utility taxes with already stretched budgets.

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- Erie County has a relatively flat topography, a normally high water table and a large number of streams and rivers which flow into Lake Erie. These factors combine to make storm drainage a major problem in the Urban County, particularly for developed areas and those in transition. Inadequate or nonexistent storm drainage systems often cannot handle the storm runoff in new subdivisions. Open ditches have become a health and safety hazard and are too small to accommodate the higher flows generated by more paved streets, walks, and parking lots associated with suburban development. Greater runoff also increases the potential flood hazards which ordinary storm drainage systems cannot handle. Modern and enlarged facilities are needed to reduce property damage and threats to health and welfare.
- Some older suburban housing and subdivisions hastily built during war-time and in the post World War II homebuilding boom are in need of rehabilitation. Numerous code violations indicate structural aging and deferred maintenance is evident in cases of elderly homeowners on fixed incomes. There is a shortage of low- and moderate-income housing which limits the housing alternatives available to families and the elderly in these neighborhoods. The Erie County Housing Rehabilitation Program continues to be immensely popular, underscoring the need for housing rehabilitation within the Consortium.
- Inadequate streets, some with poor drainage or base, and sidewalks in poor surface condition or non-existent, create safety hazards for automobiles, bicyclists and pedestrians, especially for elderly, handicapped, and young children. Older residential streets and sidewalks need reconstruction and alternative means of transportation (e.g. bicycle lanes).
- Community facilities such as fire stations, community and senior centers and park and recreation areas are inadequate in terms of both size and condition. Some centers and recreation facilities cannot easily accommodate handicapped individuals or elderly persons with physical impairments.
- Commercial areas that service these neighborhoods need public improvements to keep them strong and competitive with newer but distant shopping facilities and strip plazas. Existing infrastructure and storefronts must be improved to allow expansion of existing businesses which creates needed job opportunities. Parking space, façade, and streetscape improvements are needed to attract new businesses and customers.
- The need for continuous updates to comprehensive plans as well as targeted neighborhood plans is a major challenge for Consortium municipalities.
- The “suburban neighborhoods” in the urban county that have major revitalization needs are predominantly the first areas that were developed during the suburbanization process in Erie County. Their housing stock, infrastructure, and facilities are older for the most part. Their populations also contain higher concentrations of low- and moderate-income households. Also, there are many elderly and female homeowners who reside in the more affordable first-ring suburbs. These elderly- and female-headed households frequently experience difficulty in keeping their property in good condition and face the choice of costly repairs or selling their homes.

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Rural Hamlet Needs

- Inadequate infrastructure, usually as a result of age, usage, or some unforeseen impact such as increased traffic and enlarged highways, pollution of ground water supplies or similar environmental or physical conditions. Even limited new development has placed strain on existing facilities and the natural systems relied upon in the past to support low density development.
- Poor surface conditions on roads that were designed for farm use and now accommodate automobiles and trucks. Design improvements are needed, including better drainage, wider pavement, and sidewalks in areas heavily traveled by pedestrians. Neighborhood facilities are inadequate or totally lacking. Existing facilities face major renovation or replacement and those costs are often beyond local means.
- The decline of some rural agricultural institutions such as The Grange and the mixing of "Urban Settlers" with the independent rural farm families of the urban county has resulted in a need for more community-oriented facilities like small parks and community centers.
- Deteriorated housing conditions are found scattered sparsely throughout the rural countryside with an occasional isolated case of a dilapidated structure.
- Rehabilitation is needed community wide, whereas the need for new housing for low- and moderate-income households is found in or near the rural hamlets or where proper services and facilities are readily accessible. There is a need for rural transportation service to improve access to public services.
- The trend toward larger farms has resulted in fewer full-time farming households in rural Erie County. This decline has affected the rural hamlet's commercial business economy (e.g. seed store, hardware, grain storage), forcing some to close while other new businesses, not totally dependent on agriculture, develop. Abandoned or under used buildings need to be renovated or demolished. "Rural Hamlets" in the urban county still serve as viable local activity centers for the rural population. Low- and moderate-income households in these hamlets tend to depend on the local businesses and facilities to a greater degree than other groups and the elderly, with the lowest mobility due to physical and economic conditions, have the greatest need of all groups.

How were these needs determined?

Erie County facilitated a series of stakeholder interviews and focus groups in which it requested feedback on needs across the community. The County also conducted a community development needs survey of municipal officials within the CDBG Consortium and reviewed local master plans.

Describe the jurisdiction's need for Public Services:

Through CDBG funds, the County can fund an array of public services. Eligible public services include, but are not limited to, homeless services, education and workforce development

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programs, homebuyer counseling, elderly care and programs, and child care and health services.

The community service needs for the elderly, persons with disabilities and low-income populations of Erie County include adult day care and senior citizen services, recreation programs for all ages, transportation services for health, income and personal needs, housing counseling, fair housing and homeless services and various gap-filling services to complement and increase the effectiveness of physical investments in improving conditions for these groups.

How were these needs determined?

Erie County facilitated a series of stakeholder interviews and focus groups in which it requested feedback on needs across the community. The County also conducted a community development needs survey of municipal officials within the CDBG Consortium.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Erie County CDBG Consortium (Consortium) is composed of 34 communities with unique housing assets and needs. The geographic area of the CDBG Consortium is Erie County minus the City of Buffalo; the Towns of Amherst, Cheektowaga, Tonawanda, and Hamburg; and the Villages of Kenmore, Williamsville, Hamburg, Blasdell, and Sloan. The Consortium's large population centers include the Cities of Tonawanda and Lackawanna and the Towns of West Seneca, Lancaster and Clarence.

The Erie County HOME Consortium comprises the 34 CDBG Consortium municipalities and the Town of Hamburg and its two villages—the Villages of Hamburg and Blasdell.

See CDBG and HOME Consortium maps on the following pages.

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

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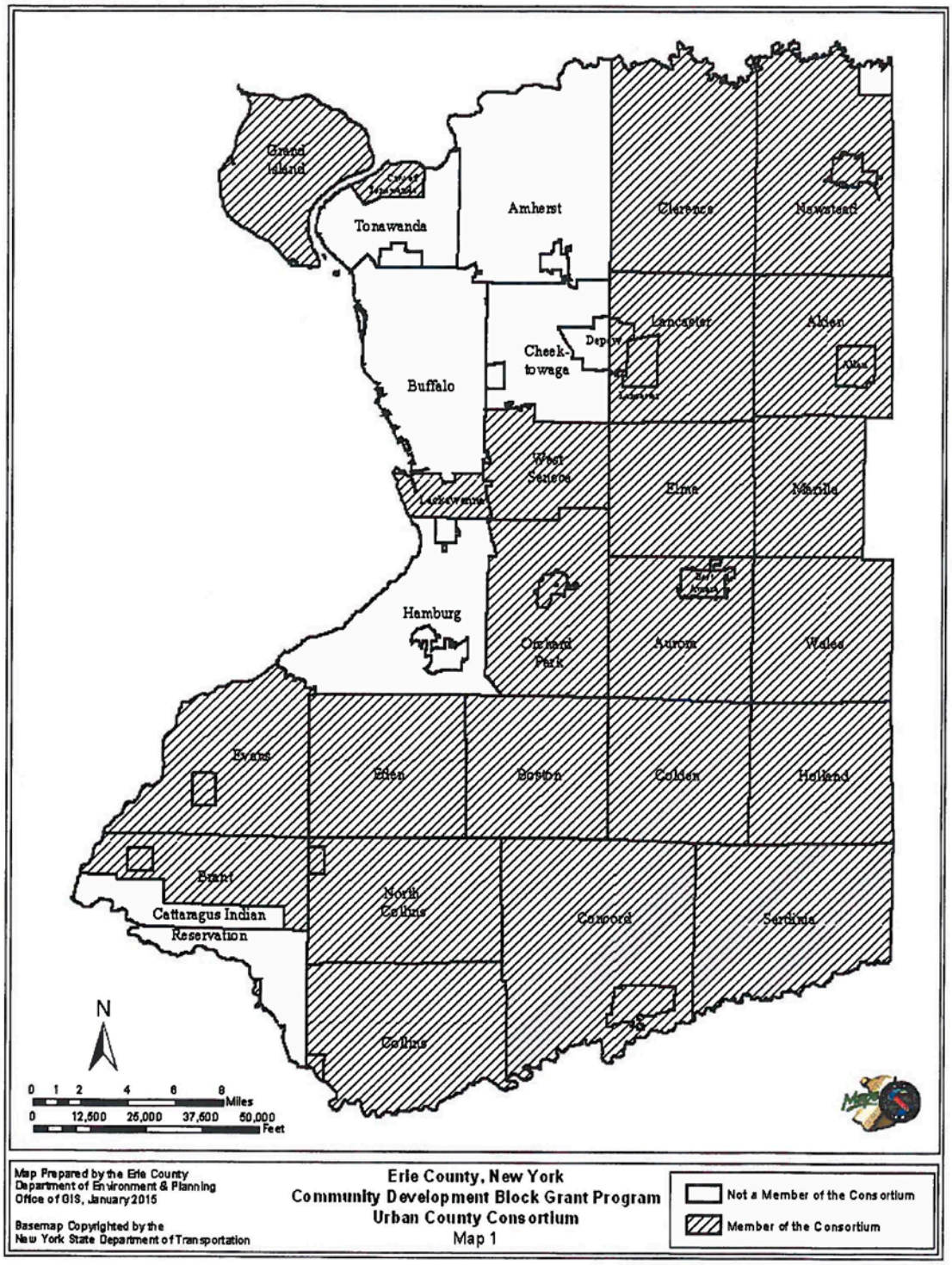

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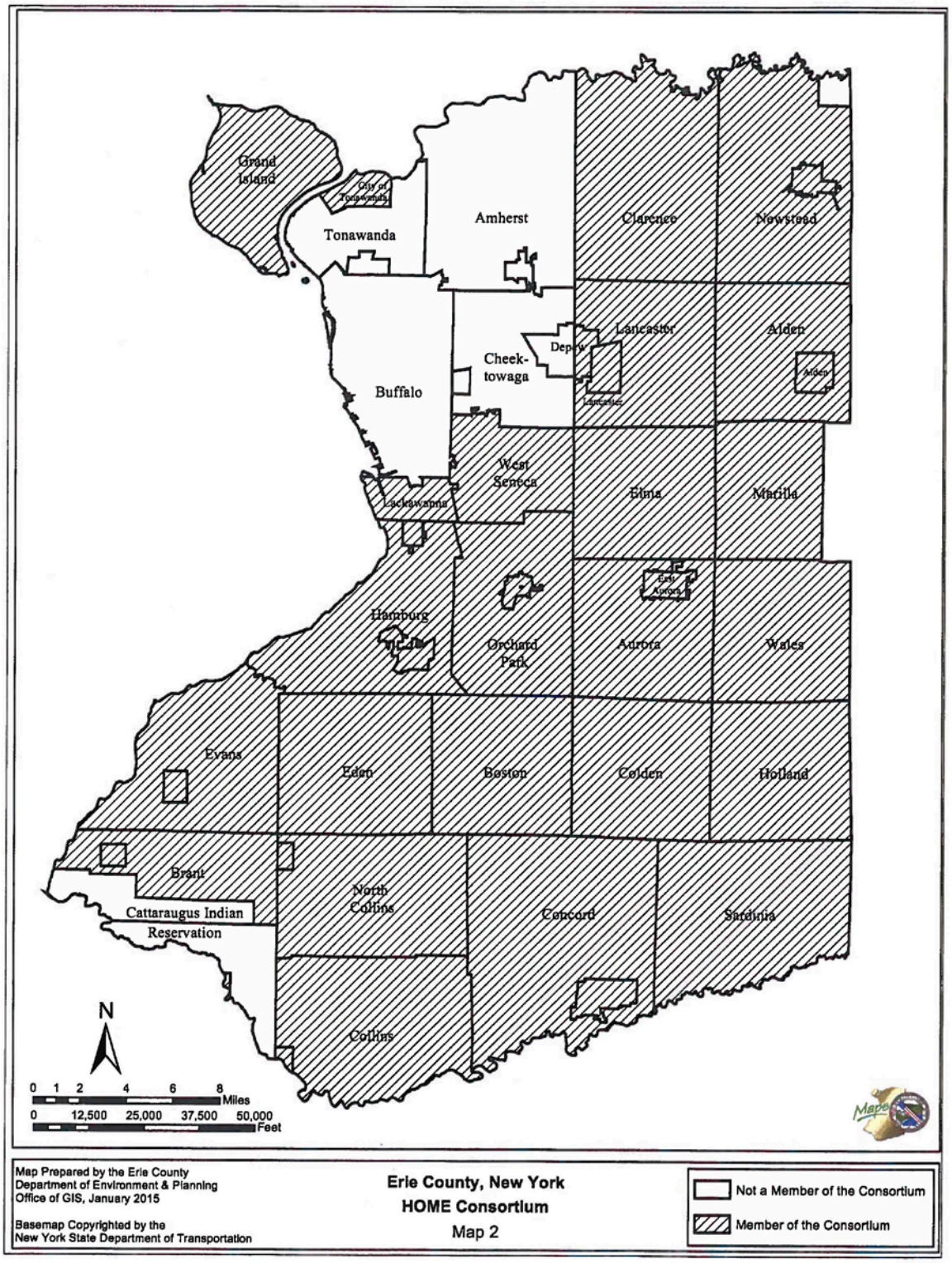

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MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The housing markets in the towns nearest to the City of Buffalo are mature suburbs, with many households commuting into the City. The County also has a significant amount of exurban and rural land in the southern area. Owner occupancy is strong in the HOME Consortium.

All residential properties by number of units

The housing stock in the HOME Consortium is predominantly owner-occupied and single-family. Most of the multi-family units are in small structures with two to four units, rather than larger complexes with 20 or more units. These small units comprise 62% of the multi-family housing inventory.

Property Type	Number	%
1-unit detached structure	113,796	72%
1-unit, attached structure	5,402	3%
2-4 units	21,052	13%
5-19 units	8,675	6%
20 or more units	4,051	3%
Mobile Home, boat, RV, van, etc	4,391	3%
Total	***157,367***	***100%***

Table 24 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

The HOME Consortium's housing stock is largely owner-occupied, with 79% of units being owner-occupied. Units that are owner-occupied are generally larger than renter-occupied units. Of the 116,666 owner-occupied units in the HOME Consortium, 84% consist of three or more bedrooms. This is in stark comparison to renter-occupied units, of which only 25% include three or more bedrooms. Nearly half of renter households live in two-bedroom units.

	Owners		Renters	
	Number	%	Number	%
No bedroom	64	0%	689	2%
1 bedroom	1,591	1%	8,137	26%
2 bedrooms	17,485	15%	14,560	47%
3 or more bedrooms	97,526	84%	7,887	25%
Total	***116,666***	***100%***	***31,273***	***100%***

Table 25 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The Erie County Department of Environment and Planning administers a variety of housing programs to assist low and moderate income residents better afford housing. These are all funded through federal Community Development Block Grant and HOME Investment Partnership funds. The HOME Consortium utilizes public funds to address the priority needs and specific objectives identified in its annual action plan. The HOME Consortium targets rehabilitation funds to neighborhoods with concentrations of low income residents. The CDBG Consortium currently has three target areas for housing rehabilitation---the First Ward of the City of Lackawanna, the Main Street Revitalization area of the Village of Depew, and the Lake Erie Beach Target Area of the Town of Evans.

According to the Belmont Housing Resources for WNY data there are 56 federal and state rental-subsidized housing developments in the HOME Consortium. Within these developments there are 3,533 apartments; 47 of the housing developments are for elderly households and the balance are for family households or a combination of senior and family households.

There are two agencies that administer Section 8 vouchers in Erie County---Belmont Housing Resources and Rental Assistance Corporation (RAC). Between the two agencies, they administer a total of 9,000-10,000 vouchers. As noted in the Needs Assessment section of this Consolidated Plan, approximately 85% of RAC's voucher holders live in the City of Buffalo, compared to approximately 35% of Belmont's voucher holders.

The USDA Rural Development Office located in Batavia offers several housing programs. Eligible geographic areas within the Consortium include the area east of Transit Road (except for Villages of Depew and Lancaster), most of Orchard Park, the Town of Hamburg south of the Village of Hamburg, and the remainder of southern Erie County. Among its many programs, the USDA offers a Section 504 single family home repair program to assist very-low-income

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homeowners. Funds may be used to repair, improve or modernize a home, remove health or safety hazards or make properties accessible to household members with disabilities. Loans are available for up to 20 years at a 1% interest rate.

The Southtowns Rural Preservation Company, Inc. (SRPC) operates a housing rehabilitation program that provides financial assistance to the income eligible homeowners with needed home repairs. To be eligible, the property must be owner-occupied, be within the SRPC service area, be current on taxes, and homeowners must meet the income guidelines. The funds for the SRPC program are provided through an award from NYS Affordable Housing Corporation, and these funds are used to leverage both Erie County funds and Rural Development funds as much as possible. The repair funds are in the form of a grant, with a lien placed on the property in the amount of the grant. Terms of the lien vary with the amount of the grant.

The Lackawanna Housing Authority (LHA) and the Tonawanda Housing Authority (THA) operate within the HOME Consortium. The LHA has 397 family units and 94 senior units. In November 2014, approximately 82% of LHA households were extremely low-income households, with about 13% being very low-income households, and about 4% being low-income households.

The THA provides 214 family units and 50 senior units of state-funded public housing in the HOME Consortium, but income data is not available for THA tenant households.

The Lackawanna Housing Development Corporation (LHDC) promotes the safety, health, and welfare of the residents of the City of Lackawanna through the provision of adequate, safe, and sanitary living accommodations for persons and families of low and moderate income.

Presently, the LHDC operates a housing rehabilitation program for owner-occupied homes with $300,000 in NYS Affordable Housing Corporation Funds, and administers a Purchase/Rehab/Sell program with Erie County CDBG funds.

LHDC is constructing 47 single family rent-to-own homes in the First Ward of the City of Lackawanna, one of which will be a HOME unit. This $12,800,000 project's funding sources are NYS Housing and Community Renewal, Low-Income Housing Tax Credits, Urban Initiatives, and the Erie County HOME Program. Since the City of Lackawanna Housing Authority's primary complex is located in the First Ward, it is possible that housing authority tenants could relocate to the new rental units and also benefit from the new community center expected to be part of the project.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The National Housing Trust maintains a database on expiring project-based rental assistance (PBRA) units, which includes project-based Section 8, Section 202, Section 811, RAP, LIHTC, and HOME units. According to this database, a total of 580 PBRA units in the Consortium will expire over the next five years, including 222 Section 8 vouchers, 160 of which are Section 202 units. Also, an additional 391 units subsidized through the Section 515 Program (located predominantly in the rural outskirts of Erie County) will expire within the next five years.

Because significant government funding has been invested in these properties, their units are some of the most affordable housing in the Consortium. In the absence of intervention to preserve the affordability of these units, they are at-risk for conversion to market rate units once their contracts or affordability periods expire.

The Consortium will continue to monitor this database over the next five years to assess if and when any units could be lost due to expiring contracts and what actions the Consortium can take to preserve these units.

Does the availability of housing units meet the needs of the population?

No. Like most of the nation, the HOME Consortium is currently experiencing a significant shortage of affordable and available rental units for extremely low, low, and even moderate-income households. There is also a concern for providing housing for lower income renters as federal housing subsidies expire. Stakeholder interviews indicated a large need for affordable senior housing, as many seniors want to age in place but are unable to find suitable housing.

As previously indicated in the HUD-provided Unit Size by Tenure data table, there are 31,273 renter households in the HOME Consortium, comprising21% of all Consortium households. Compared to owner households, renter households experience disproportionately higher rates of housing problems (such as cost burden, overcrowding, or inadequate/substandard housing), are more likely to include people with disabilities, and tend to have lower incomes.

Almost half (47%) of rental units in the HOME Consortium are two-bedroom units, compared to 15% of owner-occupied units. The overwhelming majority (84%) of owner-occupied units have three or more bedrooms, compared to just 25% of renter units.

Both U. S. Census data and anecdotal evidence provided by stakeholders interviewed during the Consolidated Plan process demonstrate a strong need for more affordable housing in the HOME Consortium, particularly for rental units.

Describe the need for specific types of housing:

The needs for specific types of housing reflect the objectives outlined in the most recent Annual Action Plan and CAPER. Affordable housing for low- and moderate-income residents of Erie County is a major need in the community, specifically for residents making less than 80% of the median income. There are high rates of cost burden among low-income households, and lower-income households may also experience other housing problems such as overcrowding and substandard conditions. Among extremely low-income renter households, the elderly and small family households are most affected by cost burden. A large portion of owner households face cost burden as well.

More accessible housing is also needed to suit the growing needs of the elderly. Practical options are needed to ensure that the growing number of elderly households can either age in place or be accommodated in smaller, accessible and low-maintenance units. Stakeholders cited a need for more single-room occupancy units, especially for people at risk of homelessness where wrap-around services can be incorporated.

A 2008 NYS Division of Housing and Community Renewal (DHCR) produced a Statewide Housing Needs Study. As part of the study, the agency analyzed affordable housing issues and needs in each region of the state by facilitating a series of focus group meetings with local officials and housing experts. As the report notes, the dramatic decline in population is a major issue for the region. Many communities in western New York have also been forced to deal with the housing issues associated with an aging population. Affordable housing needs identified in the report include:
Rehabilitation and modernization funds for existing housing

- Development of family housing
- Rental opportunities for very low-income households
- Affordable homeownership
- Housing needs of an aging population
- Vacant properties

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

Introduction

Wages have not adequately kept up with housing costs in the Consortium. According to HUD, the Fair Market Rent (FMR) in the HOME Consortium for a two-bedroom apartment is $736. In order to afford this level of rent and utilities – without paying more than 30% of income on housing – a household must earn $2,453 monthly or $29,436 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a "Housing Wage" of $14.15.

In New York, a minimum wage worker earns an hourly wage of $8.00. In order to afford the FMR for a two-bedroom apartment, a minimum wage earner must work 71 hours per week, 52 weeks per year. Alternatively, a household must include 1.8 minimum wage earners working 40 hours per week year-round in order to make the two-bedroom FMR affordable.

Cost of Housing

Housing costs have increased since 2000 for both homeowners and renters. Data on median home values and median contract rent was not available from HUD's database. Data from the American Community Survey (ACS) for the HOME Consortium is provided in the table following the HUD table. While the ACS data is unadjusted for inflation, it still reveals that the greatest changes in rents and housing values are at the higher end of the rent and housing value spectrum. Conversely, low-cost housing is shrinking at a rate faster than inflation. The cost of housing for both owners and renters is increasing at a rate faster than inflation, meaning that housing is becoming more expensive to residents in the HOME Consortium. Even so, the HOME Consortium's median gross rent of $681 means that renting in the HOME -Consortium remains slightly more affordable when compared to the nation's median gross rent of $722.

The following HUD-populated table contains no data, so it is supplemented with details on value by tenure in a subsequent figure.

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	Base Year: 2000	Most Recent Year: 2012	% Change
Median Home Value	101,164	145,172	43.5%
Median Contract Rent	528	681	28.9%

Table 26 – Cost of Housing

Data Source: 2000 Census (Base Year), 2012 ACS (Most Recent Year)

Cost of Housing

Owner House Value	2000	2012	Percent Change 2000-2012
Owner-occupied units	92,202	116,941	26.83%
Less than $50,000	3,121	6,154	97.18%
$50,000 to $99,999	42,294	22,018	-47.94%
$100,000 to $149,999	28,537	30,893	8.26%
$150,000 to $199,999	10,690	25,320	136.86%
$200,000 to $299,999	5,672	20,652	264.10%
$300,000 to $499,999	1,509	9,217	510.80%
$500,000 to $999,999	272	2,317	751.84%
$1,000,000 or more	107	370	245.79%
Median (dollars)	101,164	145,172	43.50%
Gross Rent	**2000**	**2012**	
Occupied units paying rent	30,125	29,948	-0.59%
Less than $200	1,082	560	-48.24%
$200 to $299	1,581	1,074	-32.07%
$300 to $499	8,644	3,997	-53.76%
$500 to $749	13,293	11,252	-15.35%
$750 to $999	2,630	8,564	225.63%
$1,000 to $1,499	803	3,526	339.10%
$1,500 or more	236	975	313.14%
Median (dollars)	528	681	28.94%

Data Source: 2012 ACS 5-Year Estimates

Rent Paid	Number	%
Less than $500	13,326	42.6%
$500-999	15,962	51.0%
$1,000-1,499	1,332	4.3%
$1,500-1,999	336	1.1%
$2,000 or more	317	1.0%
Total	***31,273***	***100.0%***

Table 27 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

The HUD-provided table below indicates the number of affordable units available to households with various income levels. The 1,974 rental units identified as affordable to households below 30% of HUD Area Median Family Income (HAMFI) represents just 6.6% of the total rental housing inventory in the HOME Consortium. This supply of units does not come close to accommodating households earning less than 30% HAMFI, most of whom are likely to be renters.

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,974	No Data
50% HAMFI	8,668	6,305
80% HAMFI	19,165	23,799
100% HAMFI	No Data	35,254
Total	***29,807***	***65,358***

Table 28 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	557	591	736	941	1,065
High HOME Rent	573	574	710	908	1,027
Low HOME Rent	573	574	710	859	958

Table 29 – Monthly Rent

Data Source: HUD FMR and HOME Rents

In the HOME Consortium, the Fair Market Rent (FMR) for a two-bedroom apartment is $736. In order to afford this level of rent and utilities, without paying more than 30% of income on housing, a household must earn $2,453 monthly or $29,440 annually. Assuming a 40-hour work week, 52 weeks per year, the level of income translates into a Housing Wage of $14.15.

In the HOME Consortium, a minimum-wage worker earns an hourly wage of $8. In order to afford the FMR for a two-bedroom apartment, a minimum-wage earner must work 71 hours per week, 52 weeks per year.

The monthly rent affordable at minimum wage for a 40-hour work week in the HOME Consortium is $384, or about one-half of FMR.

Is there sufficient housing for households at all income levels?

No. The table above shows that there is insufficient housing for extremely low and low-income households in the Erie County HOME Consortium. ACS calculates the median family income for 2011 in the Buffalo-Niagara Falls MSA as $63,945. Extremely low-income residents (30% or less of median family income) earn less than $19,200 per year. Although there are 10,300 households in the Consortium earning between 0% and 30% of the median family income, there are just 1,974 renter housing units that are affordable to households earning 30% of the median income – roughly one affordable rental unit for every five households. Data on owner housing is not available, but the number of affordable units priced for households making 30% or less of median family income would likely not be sufficient to adequately address this housing gap. Despite historically low mortgage interest rates, many households who would normally be seeking to buy homes are unable to do so due to tighter lending standards. These households remain in the rental market, putting upward pressure on rents across the income spectrum.

How is affordability of housing likely to change considering changes to home values and/or rents?

The inventory of affordable rental units has significantly decreased at the same time that rental rates have increased. According to 2012 ACS estimates, median home values and median rents in the Consortium have increased significantly in the last 12 years. The tables in the “Cost of Housing” section above show that median rents increased by almost 30% in 12 years, not adjusting for inflation. The change in median home values was even more dramatic, with the median house value increasing by more than 43% between 2000 and 2012. While increasing median home values are important for building equity, they also make home purchasing less

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affordable as the supply of low-priced homes decreases. Without significant new production, this trend is expected to continue, meaning housing is likely to become less affordable over time. It is likely that housing affordability will continue to be an issue for Erie County residents over and beyond the next five years.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Utilizing the data in the "Cost of Housing" section above reveals that Area Median Rent in the HOME Consortium is lower than HOME rents and Fair Market Rents for efficiency and one-bedroom units, and lower for two-bedroom, three-bedroom and four-bedroom units.

Preserving affordable housing is an ongoing goal of the Consortium. As housing construction and rehabilitation costs rise, it will be increasingly difficult to produce affordable housing. Developing new units of affordable housing, particularly rental housing for families and the elderly, continues to be a goal. Persons displaced from existing subsidized housing are unlikely to be able to find and obtain suitable replacement housing with a Section 8 Housing Choice voucher. It is also decidedly more cost-effective to preserve existing affordable housing than it is to build new replacement housing in the current market in the HOME Consortium.

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

Introduction

The following data provides an overview on the condition of housing in the Consortium.

Definitions

Standard Condition: No major structural defects, adequate plumbing and kitchen facilities, appearance which does not create a blighting influence, and the house meets additional, more stringent, local standards, and building codes, including lead-based paint clearance.

Substandard Condition but Suitable for Rehabilitation: The nature of the substandard condition makes rehabilitation both financially and structurally feasible.

Housing Conditions: Condition of units is assessed using the same criteria as in the Needs Assessment. This includes: 1) lacks complete plumbing facilities, 2) lacks complete kitchen facilities, 3) more than one person per room, 4) cost burden (amount of income allocated to housing) is greater than 30%, and 5) complies with applicable building code standards.

Condition of Units

The following table indicates the number of housing units by tenure that experience housing conditions as defined above. Renter units have a significantly higher prevalence of housing units with at least one selected condition. More than one in every three renter-occupied units in the HOME Consortium experience at least one selected condition, while only around 21% of owner-occupied housing units experience one housing condition. Very few owner-occupied units or renter-occupied units experience more than one housing condition.

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	24,782	21%	12,017	38%
With two selected Conditions	248	0%	405	1%
With three selected Conditions	39	0%	51	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	91,597	79%	18,800	60%
Total	***116,666***	***100%***	***31,273***	***99%***

Table 30 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

When compared to the country as a whole, the HOME Consortium has a relatively older

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housing stock. While over 19.5% of the nation's overall housing stock was built before 1950, more than 27% of the Consortium's housing units were built before 1950. Both owner- and renter-occupied housing units exhibit similar shares for households built in the four time periods presented in the table below, suggesting that both owner and rental units may require rehabilitation.

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	9,612	8%	2,436	8%
1980-1999	24,234	21%	5,765	18%
1950-1979	53,540	46%	11,962	38%
Before 1950	29,280	25%	11,110	36%
Total	***116,666***	***100%***	***31,273***	***100%***

Table 31 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

The Center for Disease Control identifies poisoning from contact or ingestion of lead-based paint as a major health problem for children. Lead poisoning may cause decreased IQ, reading and learning disabilities, decreased attention span, hyperactivity, and aggressive behavior. Under a state-funded and mandated program, the Erie County Department of Health (DOH) is required to respond to all cases of children with elevated blood levels.

Lead-based paint was banned from residential uses in 1978. All houses constructed before 1978 are considered at risk for containing lead-based paint.

Considering the age of housing stock in the Erie County HOME Consortium, there is a substantial risk for lead-based paint hazards. As indicated below, more than 71% of owner-occupied housing units and 74% of renter-occupied units were constructed before 1980 (the year closest to 1978 for which age of housing unit data is reported), indicating a high risk for the presence of lead-based paint in these housing units. Families in owner-occupied homes are more likely to have children present in homes with risk to lead exposure (5% compared to 3% in renter-occupied homes).

Stakeholders interviewed stated that the Erie County Department of Health is noticing an increase in lead-based paint exposure cases in suburban areas of Buffalo such as the Erie County HOME Consortium communities, and stakeholders cited Hamburg as having a particularly high number of lead-based paint cases. However, Department of Health records indicate that there are very few cases of children with elevated blood levels in the suburbs. In

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2012, there were 34 such cases, and in 2013 there were just 24.

The homeowner rehabilitation programs offered by the Erie County HOME Consortium help address lead-based paint issues in homes via mandatory lead-based paint risk assessments and the use of lead-based paint certified contractors.

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	82,820	71%	23,072	74%
Housing Units built before 1980 with children present	5,526	5%	835	3%

Table 32 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Erie County does extensive screening for elevated lead levels compared to other counties in New York State. The table below indicates the percentage of children screened for elevated lead in New York State and Erie County. Erie County has higher screening rates than the State as a whole and ranks among the highest of all counties in the State. The CDC tables confirm the same patterns for the same time frames. While data is aggregated at the County level and cannot exclude non-Consortium areas, this data provides County-specific data on children receiving blood test screenings.

	Test Years	Children receiving Blood Lead Screening test at 0-9 months	Children receiving Blood Lead Screening test at 9-18 months	Children receiving Blood Lead Screening test at 18-36 months	Children receiving two Blood Lead Screening tests by 36 months
NYS	2003-2006	2.8	59.3	47.2	36.6
	2004-2007	2.7	60.6	51.6	40.8
Erie	2003-2006	1.5	70.7	50.2	39.9
	2004-2007	1.4	70.7	57.8	45.9

Source: Erie County Department of Health, 2014

As the 2014 Erie County Department of Health Assessment indicates, there is a need for more programs/funding that focus on primary prevention. This would include having more lead hazard control, especially by increasing funding for new housing. Erie County has a large number of old homes that still contain lead paint. The abatement or replacement of these homes could greatly decrease the number of children with elevated lead levels.

Vacant Units

According to the American Community Survey, 9,677 housing units throughout the HOME Consortium were vacant in 2012. Of these vacancies, 4,867 (50.2%) were vacant for reasons other than being for sale or for rent, sold or rented but not occupied, for migrant workers, or for seasonal use. No ACS data is available on Real Estate Owned (REO) properties, the condition of vacancies, whether they are abandoned and whether they might be suitable for rehabilitation.

	Suitable for Rehabilitation	**Not Suitable for Rehabilitation**	**Total**
Vacant Units	NA	NA	4,867
Abandoned Vacant Units	NA	NA	NA
Real Estate Owned Properties	NA	NA	NA

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	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Abandoned REO Properties	NA	NA	NA

Table 33 - Vacant Units

The Buffalo-Erie-Niagara Land Improvement Corporation, which functions as the local land bank, estimates that there are 1,800 vacant units in the Erie County Consortium, including Real-Estate-Owned (REO) properties. The Corporation has no data on the number of vacant units that are abandoned or are suitable for rehabilitation.

Need for Owner and Rental Rehabilitation

The Erie County HOME Consortium has identified housing rehabilitation as one of its high-priority activities in order to preserve and maintain its affordable housing stock, including mobile homes. The housing stock in the Erie County HOME Consortium is significantly older than most housing in the country. Based on the analysis of data, the Erie County HOME Consortium's need for owner and rental rehabilitation is based on the substandard condition of rental housing and the age of both the rental and owner housing stock.

In the CDBG Consortium's three target areas, housing rehabilitation remains a high priority. Eighty percent of the housing units in the City of Lackawanna's First Ward were built before 1960. This aging housing stock is deteriorating and requires rehabilitation. In the Village of Depew's Main Street Target Area, the numerous properties owned by absentee landlords suffer from disinvestment and now need substantial repair and rehabilitation (or, in some cases, demolition). In the Town of Evans' Lake Erie Beach Target Area, a comprehensive review of buildings in the area identified numerous housing stock deficiencies, the most prevalent of which were vacancy, crumbling foundations, dilapidated roofing and substandard siding.

Rehabilitation assistance is often critical to ensuring that lower-income people are decently and suitably housed, as the lower and fixed incomes of the elderly and people with disabilities often preclude the installation or repair of needed features.

Rehabilitation and maintenance of existing housing continues to be one of the most cost-effective and efficient means of improving affordable living choices, particularly in mature first-ring suburbs such as the Erie County's HOME Consortium's larger communities near Buffalo where housing costs may be higher. Connecting rehabilitated properties to new infrastructure and weatherization technology is also a priority, particularly in the more rural areas of Erie County.

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

To estimate the number of housing units with LBP hazards that are occupied by low or moderate income families, the assumption was made that housing units classified by year built are distributed evenly across all income levels and renter/owner tenure status. As such, household counts in 2010 American Community Survey 5-Year were used to estimate the share of low-income households (0-50% AMI) and moderate-income households (50-80% AMI) in the Erie Consortium.

As previously noted, lead-based paint was banned from residential uses in 1978. All houses constructed before 1978 are considered at risk for containing lead-based paint. Given the shares and the assumptions stated above, it is estimated that of the 105,892 total housing units at risk for lead-based paint (i.e., built before 1980, the year closest to 1978 for which age of housing Census data is reported), 35,297, or approximately 33%, of all housing units in the Erie County HOME Consortium, are units with risk for lead-based paint that are occupied by low or moderate-income households.

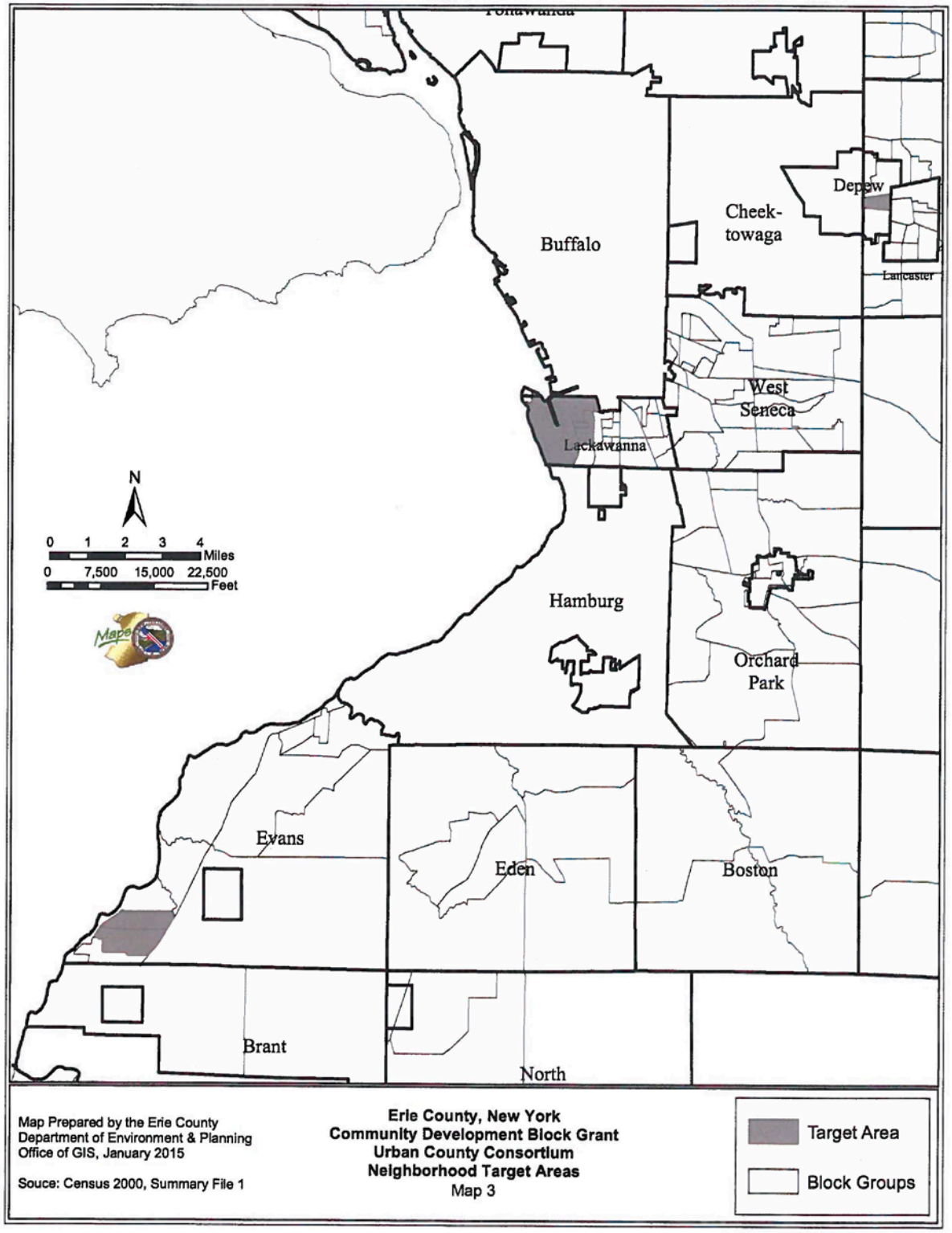
However, lead-based paint risk assessments performed for the Consortium's single family residential rehabilitation programs indicate that the percentage of units at risk for lead-based paint that are occupied by low or moderate-income households is much higher. Over the past five years, rehabilitation program lead-based paint risk assessments revealed that 73% -96% of the units to be rehabilitated had lead-based paint hazards. Despite this high percentage of such units, the Erie County Department of Health, as previously noted, reports that there are few children with elevated lead blood levels in the suburbs of Buffalo.

Discussion

The data presented in this plan, as well as input from stakeholder interviews, indicate that the supply of affordable, safe, and decent rental housing units needs to increase. Much of the older housing stock is in need of rehabilitation; while the CHAS and ACS data provided by the IDIS template show only severe housing problems and risk of lead paint, other issues such as structural integrity, code violations, and general condition of housing are not accounted for. This means that the number of housing units in poor conditions is understated in the CHAS and ACS data, and the need for housing rehabilitation is actually much greater. It should be noted that the need for housing rehabilitation includes mobile homes, which stakeholder interviews indicated are also often older units and in poor structural condition.

Erie County's housing rehabilitation program is popular and has had a positive effect on solving neighborhood and community housing issues. The housing rehabilitation wait list is weighted toward households having the most severe housing problems, the lowest income, and geographic locations within a target neighborhood. This ensures that assistance is provided to those in greatest need as promptly as possible.

Of the 41 properties on Erie County's housing rehabilitation waiting list in November 2014, two are located in a County target area. One is located in the First Ward of the City of Lackawanna, and the other is located in the Village of Depew's Main Street Target Area. See target area map on the following page.



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MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The table below contains data provided by HUD for the Erie County HOME Consortium. The single data entry (i.e., 491 public housing units) is the only data that HUD provided for the elements of this table. The remaining cells in the table are intentionally left blank due to lack of data.

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			491	1022	111	911			
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 34– Total Number of Units by Program Type

Data Source: HUD PIC (PIH Information Center)

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Describe the supply of public housing developments:

The Lackawanna Housing Authority and Tonawanda Housing Authorities operate within the Consortium. The Lackawanna Housing Authority (LHA) owns and manages three federally-funded housing developments in the City of Lackawanna — Baker Homes (271 family units), Glover Gardens (126 family units), and Parkview Towers (94 senior units) Seniors occupy approximately 25-30 of the family units. No units are expected to be lost from the inventory over the next five years. Most LHA tenants are extremely-low-income or very low-income households. Baker Homes and Glover Gardens consist of two-story buildings with about ten units per building. All of the two, three- and four-bedroom units are configured in row-house fashion with each apartment having a first and second floor.

Belmont Housing Resources assists 1,022 families with rental assistance vouchers, 911 of which are tenant-based rental assistance. The remaining 111 families are assisted with project-based Section 8 vouchers. These are generally in rehabilitated housing units.

Lackawanna PHA Inventory

Housing Development	Type	Year Built	Number of Units
Baker Homes	Family	1937	271
Glover Gardens	Family	1965	126
Parkview Towers	Senior	1985	94
Total	NA	NA	**491**

Source: Belmont Housing Resources Inventory Data

The Lackawanna Housing Authority does not intend to participate in any non-public housing residential development or preservation during 2015 – 2019.

The Tonawanda Housing Authority (THA) provides public housing, but THA is state-funded rather than federally funded. Therefore, THA's 264 units are not included in the 491 units reported in the HUD-provided table above. As shown in the table below, there are three public housing developments in the City of Tonawanda, all of which are managed by the THA. Two of the developments —

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Colvin Kelly Heights (150 units) and Albright Court (64 units) — are family developments, while the Jacob Guzette Apartments contain 50 senior units. All three housing developments are located on the same site between Gibson and Hinds Streets.

Tonawanda PHA Inventory

Housing Development	Type	Year Built	Number of Units
Colvin Kelly Heights	Family	1943	150
Albright Court	Family	1959	64
Jacob Guzetta Apartments	Senior	1971	50
Total	NA	NA	**264**

These developments consist of 44 two-story buildings, which are mostly brick with a limited amount of vinyl siding on most of the buildings. The approximately 25-acre site easily accommodates the buildings with an overall low-density effect. The grounds as well as the buildings appear to be well maintained based on general exterior observation. No units are expected to be lost over the next five years. All three developments are funded by the state. THA is not required to maintain data on very low-, low- and moderate-income households. Except where vacancies occur during scheduled or ongoing renovations, THA usually maintains full occupancy.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Consistent with 24CFR8.25, to the greatest extent possible, LHA is required to have at least 5 percent of its units accessible for people with handicaps. In the senior citizen high-rise development, Parkview Towers, 14 of the 94 units are designed for handicapped accessibility. In the mid-1990s, the Lackawanna Housing Authority converted seven units in Glover Gardens to handicapped-accessible. Due to the very solid walls in Baker Homes, which was constructed in 1937, the Housing Authority was unable to convert units in this development to full handicapped accessibility. Although it was granted a waiver for the full conversion, the Housing Authority nevertheless was able to complete internal modifications to 5 percent of the units in Baker

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Homes, including such items as the placement of outlets, access to kitchen counters, etc. in order to make them handicapped accessible to the greatest extent possible.

Per HUD's website, the following table contains the most recent (2014) inspection scores for LHA properties, with 100 being a perfect score.

Public Housing Condition

Public Housing Development	Average Inspection Score
Baker Homes	72
Glover Gardens	80
Parkview Towers	95

Table 35- Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Over the next five years, LHA plans to replace, repair, upgrade, improve, renovate, construct or reconstruct the following elements at its properties: painting, underground utilities, windows/screens, stairs, doors, site work, playground equipment, basement waterproofing, kitchens, roofing, carpeting/linoleum, landscaping, brick pointing/caulking, parking lots, electrical systems, siding, plumbing systems, and security equipment.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Across the street from LHA's administrative office is a fenced playground that is owned and maintained by LHA. There are two sets of multi-use playground equipment on the site, basketball courts and an open field for various ball games. During the summer, LHA hires staff to supervise the playground. Through County programs, LHA also supervises a free box lunch program at the playground during the summer. Indoor recreational facilities such as pool tables are available at Glover Gardens, which is a short distance from Baker Homes.

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Located on the grounds of Baker Homes is the Mable Truitt Community Center. This building houses both a wellness center and a laundry room with several laundry machines. The wellness center, which opened in October 2007, is equipped with treadmills as well as multi-purpose fitness equipment for weight and fitness training. LHA has a full-time recreation director and two part-time employees at the site. The wellness center is used regularly by both youth and adults. Also located on the Baker Homes site, LHA has relocated and provided expanded space for its Youth and Adult Resource Center, Inc., a not-for-profit organization. This is a training and computer technology center available to tenants and other residents of the County. The Resource Center has a large training room equipped with 15 computers and a large-screen television. Formal classes are held for young children, teenagers and adults. The Center also has a general training room and library for GED assistance, ESL training and other training and meeting activities. The reception area and general office has four computers that are open for use at anytime during office hours. Staffing is financed both by the Authority and by grant funding.

The senior housing development, Parkview Towers, is centrally located in the City of Lackawanna on Ridge Road and is within three miles of the city's senior center. Pick-up and drop-off van service is available through the city-operated senior center to go to medical appointments, shopping, and other necessary services.

THA manages a community room available within the housing complex for tenant activities and meetings. The City of Tonawanda also has a senior citizen center, and THA's senior tenants can take advantage of the senior van service available through the center. An elementary school with a playground is immediately adjacent to THA property, and the Tonawanda middle school and high schools are located within two blocks. Two convenience stores are located within four blocks of the THA complex. THA has an effective working relationship with the City of Tonawanda Police Department, and incidences of crime and/or drug activity are not significant factors in THA operations.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The CDBG Consortium, working with the Erie County Department of Social Services, provides homeless persons with assistance. Case managers/Examiners in the Homeless Unit are dedicated to assisting homeless persons get into permanent housing as part of a menu of emergency services. The case managers assess the individual or family needs and develop an independent living plan that includes housing and other supportive housing services required by homeless individuals and families to live independently, within the guidelines and requirements of NYS Regulation and Law.

The 2014 Housing Inventory Count (HIC) that follows displays data for the entirety of Erie County, including the City of Buffalo, rather than just for the CDBG Consortium geography. However, it is the most up-to-date and accurate data available.

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2014 Erie County HIC: Facilities and Housing Targeted to Homeless Households

	Transitional Housing	Emergency Shelter	Permanent Supportive Housing	Safe Haven
Beds for Households with Adult(s) and Child(ren)	270	189	217	0
Beds for Households with Only Adults	225	343	906	16
Beds for Veterans	37	10	263	0
Beds for Youth	28	25	20	0
Total Year-Round Beds	497	557	1123	16

Source: Homeless Alliance of Western New York

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Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons

Funding from New York State for homeless facilities and services has been cut by approximately 70% over the last five years. However, there are several mainstream activities targeted towards homeless persons in the Consortium area. The Homeless Alliance of Western New York functions as the Continuum of Care for all municipalities in the Consortium.

Emergency Shelter: To address the needs of homeless persons, the Consortium will continue to provide emergency shelter that serve homeless persons in Erie County. The Erie County Department of Social Services will continue to provide assistance to clients through organizations that operate emergency shelters and transitional housing through shelter allowances for the homeless clients.

Housing Stabilization/Assistance: The programs include the Emergency Assistance to Adults, Emergency Assistance to Needy Families with Children and Emergency Safety Net Assistance. The programs in the menu provide financial assistance for shelter arrears, security agreements, water shutoff restoration, heating equipment repair and replacement, home repairs, moving expenses and storage cost for furniture and personal belongings. These services will help homeless persons make the transition to permanent housing and independent living.

Wrap-Around Health and Employment Services: The Consortium works with Erie County's publicly funded institutions and systems of care such as healthcare facilities, mental health facilities, foster care and other youth facilities and corrections programs and institutions to insure that low-income individuals and families being discharged have housing and services required to avoid homelessness. If discharge services, including housing, are not provided by the publicly funded institution, the County will, as needed, provide assistance with housing relocation, stabilization services and rental assistance to eligible individuals and families in order to prevent the individuals or families from becoming homeless. The Consortium also sponsors a homeless prevention program for residents of the municipalities in the Consortium.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Based on the needs of Erie County's homeless population, as documented in the Buffalo/Erie County Continuum of Care, the Consortium will target the following homeless sub-populations: families with children, victims of domestic violence, and youth under the age of 25. Facilities

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provide specialized assistance to chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth, but many service providers work with multiple homeless subpopulations rather than one specific population. Police departments in the Consortium and administrators of hospital emergency rooms work together to identify the homeless, assess their needs, and refer them to appropriate agencies.

Hearts for the Homeless emergency shelter will continue to operate its mobile shelter. The motor home travels throughout the Consortium to find homeless persons and provide them with food and clothing. (The Salvation Army will also cover these same costs for adults in similar situations.) The homeless are assessed as to their needs and referred to proper agencies.

Families, families with children, and the chronically homeless: The County continues to fund a Rapid Re-housing and Homelessness Prevention Program with funds received under the federally funded Emergency Solutions Grant Program. The Program provides financial assistance along with relocation and stabilization services to individuals and families that are homeless or at risk of becoming homeless. The Program is administered by Catholic Charities of Western New York and Belmont Housing Resources of Western New York.

Unaccompanied youth: Compass House continues to enable youth to move to permanent housing and defray rent and utility arrears to prevent eviction and/or termination.

Veterans: The Town of Amherst acts as an applicant to acquire public housing vouchers under the Veterans Administration Supportive Housing (VASH) Program for homeless veterans with substance abuse/mental health issues. Through its homeless outreach program, the local VA hospital partners with Belmont Housing Resources of WNY to link these rent subsidies with follow-up care and case management to provide a stabilizing force in veterans' lives.

Mentally ill: The Erie County Mental Health Department provides emergency beds for the mentally ill homeless population in the Consortium, but the supply of beds is very limited.

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

Introduction

Various supportive housing needs of the non-homeless have been identified by service providers who were interviewed during the Consolidated Plan process. Identified needs include home repair, weatherization and maintenance for the elderly and frail, accessibility improvements to enable people with disabilities to remain in their homes, housing for the mentally disabled and affordable housing for all sub-populations.

The Erie-Niagara region has significant refugee populations, many of whom have limited English proficiency (LEP). Stakeholders interviewed explained that more and more LEP immigrants are also settling in the Consortium's communities due to family ties and the ESL services provided by the schools. These LEP populations are an important part of the special needs population in the Consortium, particularly in the mature suburban communities near Buffalo. Stakeholders noted that Lackawanna has a sizable Middle Eastern community.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, describe their supportive housing needs

Supportive housing is defined as living units that provide a planned services component with access to a wide range of services needed for the resident to achieve personal goals. Various populations with special needs require supportive housing. Upon retirement, many lower-income elderly persons will often need subsidized housing that is accessible due to decreased mobility as they age. Frail elderly may need a unit with an extra room for a personal care attendant or may need additional services. Persons with disabilities may need a group home with room for live-in service providers. Persons with HIV/AIDS may need a subsidized housing unit near their health care providers and may need access to treatment for drug addiction (depending on the mode of transmission of HIV/AIDS).

According to the Office of People with Developmental Disabilities(OPWDD), in 2014 the demand for residential supports from individuals with developmental disabilities was amplified by a number of policy changes enacted as a result of agreement between OPWDD and the federal Center for Medicare and Medicaid over the future use of Medicaid funds in New York State. Demand for housing options flows from four distinct sources: a) individuals who are residing in hospitals or skilled nursing facilities who seek immediate placement in a community setting; b) children being educated in residential schools in New York or other states who are ready to return to an educational and living setting closer to their school district of origin; c) individuals from the region who are being served at Developmental Centers or Intensive Treatment facilities in other parts of the state which have been slated to close or reduce census to federally mandated maximums; d) individuals from the community who have requested

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residential supports (excluding all those listed above) and whose needs for placement have been determined to be immediate.

Based on the four sources noted above, the current status (12/2014) of residential placement need for Erie County residents is as follows:

Hospital and skilled nursing facility patients	12
Youths in residential schools	10
Residents at developmental centers and intensive treatment facilities	13
Residential registry from all other sources	139
Total current requests for Erie County residents	174
Annualized placements expected for 22014	109
Anticipated excess demand in Erie County, 2015:	65 individuals

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In January 2015, OPWDD provided the following additional information regarding housing for people with developmental disabilities:

- There are 2,465 beds in licensed community residential facilities and family care homes in Erie County.
- Approximately 681 people have an identified need for an out-of-home residential alternative in the next five years. Of these, 316 people have expressed the need for a residence within the next two years. OPWDD is developing tools to assist people in identifying the level of residential support a person requires, and it is anticipated that many of the people who have identified a residential need will have those needs met in smaller, more integrated community settings than the traditional 24-hour care residences.

In Erie County, virtually all facilities and services that address the housing and supportive service needs of persons living with HIV/AIDS are located in the City of Buffalo. Benedict House of WNY, Inc operates a 34-bed facility that is dedicated to providing comprehensive housing and supportive services to persons living with AIDS in Erie County. Other agencies (e.g., the American Red Cross and AIDS Family Services) operate programs that provide emergency rent, utility and security deposit assistance to prevent homelessness among persons living with HIV/AIDS; however, this emergency funding is very limited. Agencies such as Men of Color Awareness Center (MOCHA) and Evergreen Health Services of WNY provide supportive services (e.g., medical, health and behavioral) to persons living with HIV/AIDS.

The Department of Senior Services will continue to provide assistance that will enable the elderly and frail elderly to remain in their homes with a high quality of life for as long as possible. Specific special needs populations identified within the Erie Consortium are LEP persons and rural elderly persons.

The specific needs of local special needs subpopulations are described in NA-45, Non-Homeless Special Needs Assessment.

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

Pursuant to New York State Department of Health law NYCRR§ 415.3(h) (1), when a resident, directly or through his/her guardian, expresses a desire to leave a Residential Health Care Facility (RHCF), in every instance, the facility must evaluate the resident for discharge to the community. This is accomplished through a Discharge Planner's Checklist that is accessed at:https://www.health.ny.gov/professionals/patients/discharge_planning/discharge_checklist.htm

Following this evaluation, when placement in a setting other than discharge is determined to be appropriate, it is the provider's responsibility to plan for the safe and orderly discharge of the resident to an appropriate community housing option with the services necessary for community reintegration. For all residents, the discharge planning process must include direct

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communication with the resident and, as appropriate, families, guardians and legally authorized representatives. RHCF's must adequately prepare and orient residents for such discharges. If the evaluation concludes that the resident is appropriate for nursing home placement, the individual may remain in the RHCF.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The Erie County Department of Mental Health (ECDMH) Single Point of Access and Accountability (SPOA) for Housing will continued to coordinate services with various housing service providers in Western New York.

The ECDMH housing SPOA will continue to coordinate services with a housing project administered through the New York State Office of Mental Health, the Buffalo Psychiatric Center (BPC) and Housing Options Made Easy. This initiative will be focused on the discharge of individuals hospitalized in the BPC for more than 6 months. The process involves multiple levels of housing designed to meet specific needs for individuals with challenging housing issues. This plan has allowed for the implementation of a multi-phase backfill process that the ECDMH Housing SPOA has created, facilitates and manages since the inception of this project. More than 90 individuals have been housed in permanent housing of their choice. Community housing providers have shown a great deal of willingness to partner; allowing access to the entire housing continuum in the Housing SPOA.

In FY 2015, Erie County will fund a variety of housing rehabilitation/repair programs that are available to persons who are not homeless but have other special needs.

The County continues to serve on the Housing Independence Action Coalition. The coalition, consisting of sixteen organizations, meets bi-monthly to discuss new methods for creating independency for individuals with a developmental disability. The Coalition is working on several projects that include addressing the availability of accessible housing units in Erie County and assisting Western New York Developmental Disabilities Services Office do outreach for the New York Home of Your Own Program.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Stakeholder interviews with special needs experts revealed that there is an acute need for transitional housing for youth ages 18-24 and permanent supportive housing for special needs populations who may not be homeless, but do not have access to the permanent supportive housing they require.

Through the Consortium, housing rehabilitation funds are available specifically for special needs populations in order to assist them with housing repair and accessibility issues. The Erie County Department of Environment and Planning also funds public service activities to affirmatively further fair housing for special needs populations, amongst other protected classes. The Department also manages the ESG-funded programs for housing stabilization for at-risk homeless, many of whom have other special needs. These activities focus on accessibility and mobility issues and ensuring that special needs populations have access to safe and secure affordable housing free from discrimination. Accessibility and mobility are disproportionate special needs in the Consortium because of the county's large senior population.

Neighborhood Legal Services, Inc. (NLS) affirmatively furthers fair housing and provides supportive services to the near homeless and special populations in a number of ways. Through New York State Department of Health funding, NLS provides legal advocacy services to people living with HIV/AIDS, including landlord/tenant, public benefits, family law, and disability law-related needs. The Neighborhood Legal Services Homeless Task Force meets the special needs of the Western New York homeless and near homeless population by providing free legal assistance and referrals to other appropriate services. By traveling to shelters, soup kitchens, and other dining facilities, the Task Force is able to overcome many of the obstacles homeless and near-homeless people face when attempting to obtain legal assistance. The Housing Unit at NLS provides homeless prevention services through legal representation and advocacy in eviction matters and assists low-income households who are living in unsafe housing. NLS also provides representation to individuals who have housing discrimination concerns based on a variety of factors including but not limited to discrimination based on race, familial status, source of income, and disability including mental and physical disabilities. The Consortium plans to help continue to provide supportive services and housing search assistance for persons through coordination with City Mission, Catholic Charities, Family Promise and other non-profits operating in the area.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The following public policy barriers were identified in the Erie County 2009Analysis of Impediments to Fair Housing Choice. The impediments identified in the 2009 document tend to fall into the four areas noted below. Stakeholders interviewed during the consultation process for this Consolidated Plan verified that these barriers still influence the market for affordable housing in the Consortium

Zoning: Local zoning ordinances may present barriers to addressing affordable housing needs. Many municipalities have not adopted flexible zoning tools (such as inclusionary zoning or density bonuses) to promote affordable housing development in new subdivisions and multi-family rental communities. These tools would be similar to the Town of Clarence's zoning ordinance that allows for alterations to lot sizes, setbacks, and parking requirements in areas zoned as "Traditional Neighborhood Districts."In addition, modified zoning ordinances are needed to implement smart growth principles that would aid in the development of affordable housing.

Mobile homes and manufactured homes offer affordable housing options for many households. Although some municipalities include provisions for mobile and manufactured homes in their zoning ordinances, the ordinances may contain many restrictions on such homes. Restrictions include the limited number of zoning districts in which manufactured and mobile homes are permitted, large minimum lot sizes for mobile home parks, and the small amount of land zoned to permit manufactured and mobile homes.

Lack of supply: There is a limited supply of subsidized rental units targeted to meet the needs of families and low-income households. The LIHTC, Section 202, and Section 263 data suggests that most of the subsidized rental units in the Consortium are for elderly residents, while families and people with disabilities have been greatly underserved.

Unaffordable housing costs: Median housing values for owner occupied housing are beyond the affordability of many of the Consortium's households. For households with incomes 80% or more below the area's median household income, homeownership is unlikely without government subsidies or the adoption of land use tools such as inclusionary zoning. The high cost of labor and materials are another potential barrier to the production of affordable housing in the Consortium. This obstacle has proven more intractable in part due to Federal Davis-Bacon Act requirements that apply to most housing developments assisted with either CDBG or HOME funds.

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Lack of funding: Stagnant wages and rising housing costs have increased demand for affordable housing in the Consortium. Cuts in public funding for homeless facilities and subsidized housing have left the Consortium with fewer resources to address continuing and increasing demand.

Erie County is conducting a new Analysis of Impediments to Fair Housing Choice that will be completed in 2015. The new Analysis of Impediments will update the status and data concerning `the aforementioned barriers to affordable housing and may identify additional barriers to affordable housing in the Consortia.

OMB Control No: 2506-0117 (exp. 07/31/2015)

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

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

Economic Development Market Analysis

As of 2014, the Erie Consortium's economic indicators suggest that the area may be performing better than New York State, but not as well as the nation. The unemployment rate in Erie County in August 2014 was 6.1%, which is lower than the state unemployment rate (6.4%) but higher than the national unemployment rate (5.9%). Median household incomes are lower than both the state and the country, although the cost of housing is also lower.

Numerous stakeholders interviewed supported the notion that the economy and economic development needs of Erie County are quite different between suburban and rural areas. Many residents in the suburban areas of the Consortium commute into nearby Buffalo to work, or work in sectors that are in turn dependent on the Buffalo-Niagara regional economy. The top sector these residents are employed in is Education and Health Care Services. Many of these jobs require college degrees, and 34% of Consortium workers hold at least a Bachelor's degree (compared to around 30 percent of residents in the state and country). However, the Consortium also has a fairly large number of young working-age residents who are unemployed and have only marginal employment skills. Over 9,000 workers did not finish high school and do not have a high school diploma or GED. They will be left behind in the region's increasingly advanced and competitive job market.

The southern areas of Erie County are more rural and less economically linked to the City of Buffalo.

Business Activity

The table below summarizes economic data on business activity by sector in the Consortium.

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	699	749	1	1	0
Arts, Entertainment, Accommodations	15,050	12,215	12	12	0
Construction	5,909	6,576	5	7	2
Education and Health Care Services	23,494	14,277	19	14	-5
Finance, Insurance, and Real Estate	9,757	4,519	8	5	-3
Information	2,458	1,660	2	2	0
Manufacturing	17,180	19,099	14	19	5
Other Services	5,833	5,136	5	5	0
Professional, Scientific, Management Services	12,175	5,304	10	5	-5
Public Administration	0	0	0	0	0
Retail Trade	18,376	19,740	15	20	5
Transportation and Warehousing	3,812	2,141	3	2	-1
Wholesale Trade	7,669	7,415	6	8	2
Total	122,412	98,831	--	--	--

Table 36- Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

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Labor Force

Total Population in the Civilian Labor Force	165,241
Civilian Employed Population 16 years and over	155,350
Unemployment Rate	5.99
Unemployment Rate for Ages 16-24	16.85
Unemployment Rate for Ages 25-65	4.03

Table 37- Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	37,244
Farming, fisheries and forestry occupations	6,739
Service	13,279
Sales and office	40,835
Construction, extraction, maintenance and repair	12,556
Production, transportation and material moving	9,100

Table 38– Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel time to work is not an issue for residents of the Consortium. Over two-thirds (69%) workers travel less than 30 minutes to work each day. This compares to just 52% of New York residents and 65% of Americans. This means that most Consortium residents do not have to travel far to find acceptable employment. However, stakeholders interviews cited transportation for low-income residents who do not have cars as being a major obstacle for them obtain and keep jobs.

Travel Time	Number	Percentage
< 30 Minutes	102,061	69%
30-59 Minutes	40,468	27%
60 or More Minutes	5,004	3%
Total	***147,533***	***100%***

Table 39- Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	4,391	473	4,316
High school graduate (includes equivalency)	32,669	2,638	11,969
Some college or Associate's degree	43,165	2,275	10,529
Bachelor's degree or higher	48,331	1,482	7,816

Table 40- Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	119	370	472	1,230	3,896
9th to 12th grade, no diploma	2,336	1,879	1,622	3,607	6,595
High school graduate, GED, or alternative	7,615	6,987	10,245	30,103	22,147
Some college, no degree	9,188	5,777	7,277	18,099	7,811
Associate's degree	1,846	4,110	6,551	14,245	2,725
Bachelor's degree	3,137	6,797	9,894	16,380	4,329
Graduate or professional degree	419	4,977	6,521	13,120	4,536

Table 41- Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	$16,923
High school graduate (includes equivalency)	$28,060
Some college or Associate's degree	$33,744
Bachelor's degree	$45,949

Educational Attainment	Median Earnings in the Past 12 Months
Graduate or professional degree	$56,538

Table 42– Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

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

The Buffalo-Niagara region has largely transitioned into a knowledge-based economy that has a very different business composition than its traditional industrial base. Many residents are employed in nearby Buffalo. The largest private employers in the Buffalo-Niagara region are Kaleida Health (health care), Catholic Health Systems (health care), Employer Services Corp (general services), M&T Bank (banking and finance), and Tops Markets LLC (retail) (source: Buffalo-Niagara Enterprise). Growth and target industries include advanced manufacturing, advanced business services, tourism, health sciences (specifically medical devices), and agri-business.

The Erie Consortium's most significant employment sector is Retail Trade. The sector employs the greatest share of workers in the Consortium, providing 20% of the jobs in the area. Manufacturing, Education and Health Care Services, and Arts, Entertainment and Accommodations employ the next largest shares of Consortium residents.

Describe the workforce and infrastructure needs of the business community:

The largest categories in the "Jobs Less Workers" column, which indicates commuting, are within the Professional, Scientific and Management Services; Education and Health Care Services; and Finance, Insurance and Real Estate sectors. This indicates large commuter populations working in these jobs, which is indicative of suburban commuters traveling to jobs in traditionally high-paying sectors. However, the large number of workers in Retail Trade also indicates a potentially high number of low-paying jobs.

According to a report by Erie Community College, the most significant workforce needs in the region relate to the aging population, the need for workers to remain current with ever-changing technology, and the skills gap that results from a mismatch between educational programs and workforce needs. The industrial mix found in the Erie Consortium requires maintaining or increasing the number of educated, well-trained and largely professional workforce participants. As noted above, growth areas for the Erie Consortium include education and health care services, financial services and professional, scientific and

management services. The communities also have large retail trade and service industry sectors that are largely lower-wage and unskilled.

Transportation is a major issue in the Erie Consortium, especially for low-income workers. Stakeholder interviews noted that many of the low-paying jobs in the first-ring towns are actually held by low-income residents of the City of Buffalo, resulting in significant number of "reverse commuters" traveling from the city into the suburbs. Lack of or inadequate transportation from affordable housing locations to low-wage jobs is a significant issue for low-income residents in the region, particularly for those residents trying to locate near jobs or other opportunity-creating amenities. Due to the area's large number of health care jobs, there are a significant number of third-shift workers or other workers with atypical work hours. This population has difficulty using the existing transit system, which caters to commuters working traditional peak hours. Stakeholders mentioned that Orchard Park in particular is becoming a local employment center, but transportation infrastructure needed to link affordable housing to these jobs does not yet adequately meet need. Stakeholder interviews revealed that there is little local interest in reverse commuter van programs, and the Metropolitan Planning Organization determined that this type of program would require heavy subsidy.

Methods to overcome the existing job skill gaps were cited by stakeholders as a major need in the region. The most frequently cited employer needs were for skilled labor related to the region's growing advanced manufacturing industry. Welders, industrial mechanics and machinists were specifically cited by business leaders as being in short supply within the local workforce.

In the rural areas of Erie County, the benefits of economic development programs geared toward the City of Buffalo may not be fully realized due to geographic separation from the City. In these rural areas, there is a need for job creation in or near the rural villages or hamlets. These types of initiatives may provide more direct and immediate economic development benefits.

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

The Buffalo Billion Plan encapsulates the major public sector initiatives for job and business growth opportunities in the region. The plan is designed to assess future economic drivers and enable their development in the Western New York region. This Plan includes a comprehensive

regional market analysis, asset and opportunity analysis, policy needs assessment, and implementation guidelines for the Erie County region.

To help overcome the existing skills gap in advanced manufacturing, the Buffalo Niagara Partnership and the Buffalo Niagara Manufacturing Alliance recently launched the "Dream it. Do It." WNY Campaign. This initiative teaches middle school and high school students about manufacturing skills and opportunities. The program has reached over 4,000 students in Erie County.

Another important program is the Say Yes Buffalo Program. The mission of Say Yes Buffalo is to increase high school and postsecondary graduation rates by providing students comprehensive support, including locally funded tuition scholarships. Say Yes Buffalo is a partnership between the Buffalo Public School District, the District Parent Coordinating Council, the Buffalo Teachers Federation, the Buffalo Association of Administrators and Supervisors, the City of Buffalo, Erie County, higher education, and Say Yes to Education, Inc.

One of the major private sector investments in the region is a $5 billion River Bend Development at the former Republic Steel site in South Buffalo. This development is expected to provide 3,000 jobs in the next decade, which will significantly impact the regional economy in the balance of Erie County.

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

A skillful and well-educated workforce is essential to attracting and retaining employers and growing the Consortium's economy. According to the HUD dataset, the Consortium's unemployment rate in 2011was 6.0%, lower than both the state and the nation's unemployment rates of 8.2% and 8.7%, respectively. As expected, residents with a Bachelor's degree or higher were less likely to be unemployed or not in the labor force than residents with less educational attainment. Residents without a high school diploma or equivalent were split almost evenly between being employed or being out of the labor force altogether. Taken together, these facts suggest that the skills and education of the Consortium's workforce may not be well aligned with employment opportunities in the area.

Stakeholders cited a significant mismatch between workforce skills and employment opportunities. The advanced manufacturing and industrial development sectors have grown significantly in the region, but the local workforce lacks enough skilled laborers to meet the new demands of these emerging sectors. Workers with advanced technical and vocational skills are in the shortest supply.

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 Erie Consortium participates in the workforce development and training initiatives sponsored by the Buffalo and Erie County Workforce Investment Board. This includes WorkSourceOne, a one-stop career center that offers counseling and career exploration, resume preparation and letter writing services, job search planning and preparation, career training, job referral and placement, math and reading assistance, GED preparation, a state of the art resource center, supportive services, and financial aid. Erie Community College also participates in the WorkSourceOne initiative as a one-stop shop for these resources. However, these centers are in Buffalo and Orchard Park and therefore may not be accessible for residents of some communities in the Consortium. These efforts aim to reduce the skills gap described by both stakeholders and the HUD data in order to fill jobs and reduce the disparity in education within the Consortium.

Catholic Charities, one of the largest social service providers in the Consortium, is starting workforce and employment training, which will be incorporated into its existing social services.

SUNY operates the Educational Opportunity Center (EOC), which provides job training and educational preparation services to low-income individuals in Erie County.

The recently expanded Workforce Development Center (Erie 1 BOCES) offers a wide variety of part-time and full-time training programs. Over 3,500 adult students are trained annually at Erie 1 BOCES. The programs provided help adults update skills, prepare for new careers and re-enter the workforce. They also offer High School Equivalency and ESL programs.

The Health Professions Opportunity Grant is supported through the Administration for Children and Families and the US Department of Health and Human Services through the Buffalo and Erie County Workforce Development Consortium. This grant offers vocational skills training in the following: Licensed Practical Nurse, Billing Clerk for the Medical Office, Medical Office Assistant, Direct Support Professional, Pharmacy Technician and Certified Nurse Aide/Home Health Aide.

The Erie Consortium also has five contract providers to carry out employment and workforce development programs. These providers are:

1) The Salvation Army provides work experience and educational services to TANF and safety net families. Services include case management, life skills, job readiness training, and job placement.

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2) Mental Health Peer Connection provides work experience for TANF clients who have issues of drug and alcohol dependence and/or receive mental health services. Services include case management, counseling, life skills and job placement.

3) Goodwill Work Experience Contract Program provides work experience, GED, job readiness training and job placement for TANF and Safety Net Families.

4) ECC CAST Program provides short-term employment-specific training with an emphasis on entry-level placements for TANF and Safety Net Families. All students are placed in work experience/internships that provide hands-on work experience to further enhance their employability.

5) Goodwill Subsidized Employment Services provide eight weeks of subsidized employment to TANF and Safety Net Families. Services include case management and job development. Successful program participants will be assisted with unsubsidized employment.

Erie Community College is engaged in a comprehensive workforce training initiative designed to pair with the *Buffalo Billion* plan and the One Region Forward plan. ECC works diligently to maintain an alignment between the college's academic and workforce development programs and the workforce needs of the region's business and industry. The college maintains open lines of communication with industry leaders to determine the types of workers they need and skills they require. A good example of this is the Machining/Manufacturing Alliance (MMA) between ECC and machining and manufacturing companies in Western New York. ECC is also designing a new Science, Technology, Engineering and Mathematics (STEM) building to increase its impact on technical education.

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

Yes. In July 2011, the Erie County Industrial development Agency finalized a CEDS that encompasses all of Erie County.

The Consortium is also an active participant in the One Region Forward sustainable economic development plan. This plan puts forth a comprehensive economic development strategy for Erie County and Niagara County. Key goals in the plan center around improving mobility, promoting more efficient land use patterns, strengthening basic infrastructure, growing a 21st century economy, ensuring broad access to healthy food, protecting housing and neighborhoods, and mounting the region's response to the challenge of global climate change. Economic development strategies compose a large part of the One Region Forward plan.

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 Consortium's FY 2014 Annual Action Plan noted the possible pursuit for designation of the Lackawanna First Ward as a Neighborhood Strategy Area (NSA). If successful, CDBG dollars can be funneled into areas near the Lackawanna Housing Authority public housing complex. The NSA concept will aid in empowering the housing authority's residents with job opportunities linked to new activity at the former Bethlehem Steel Site.

Discussion

As discussed above, the Erie Consortium has a significant number of young workers with minimal education and job skills. The One Region Forward and Erie County CEDS initiatives seek to target workforce development activities that have high levels of synergy with the Erie-Niagara Workforce Investment Board's initiatives, including CDBG-funded adult basic education programs. This will help these young workers improve their employment options in the Erie-Niagara region's increasingly advanced and competitive economy.

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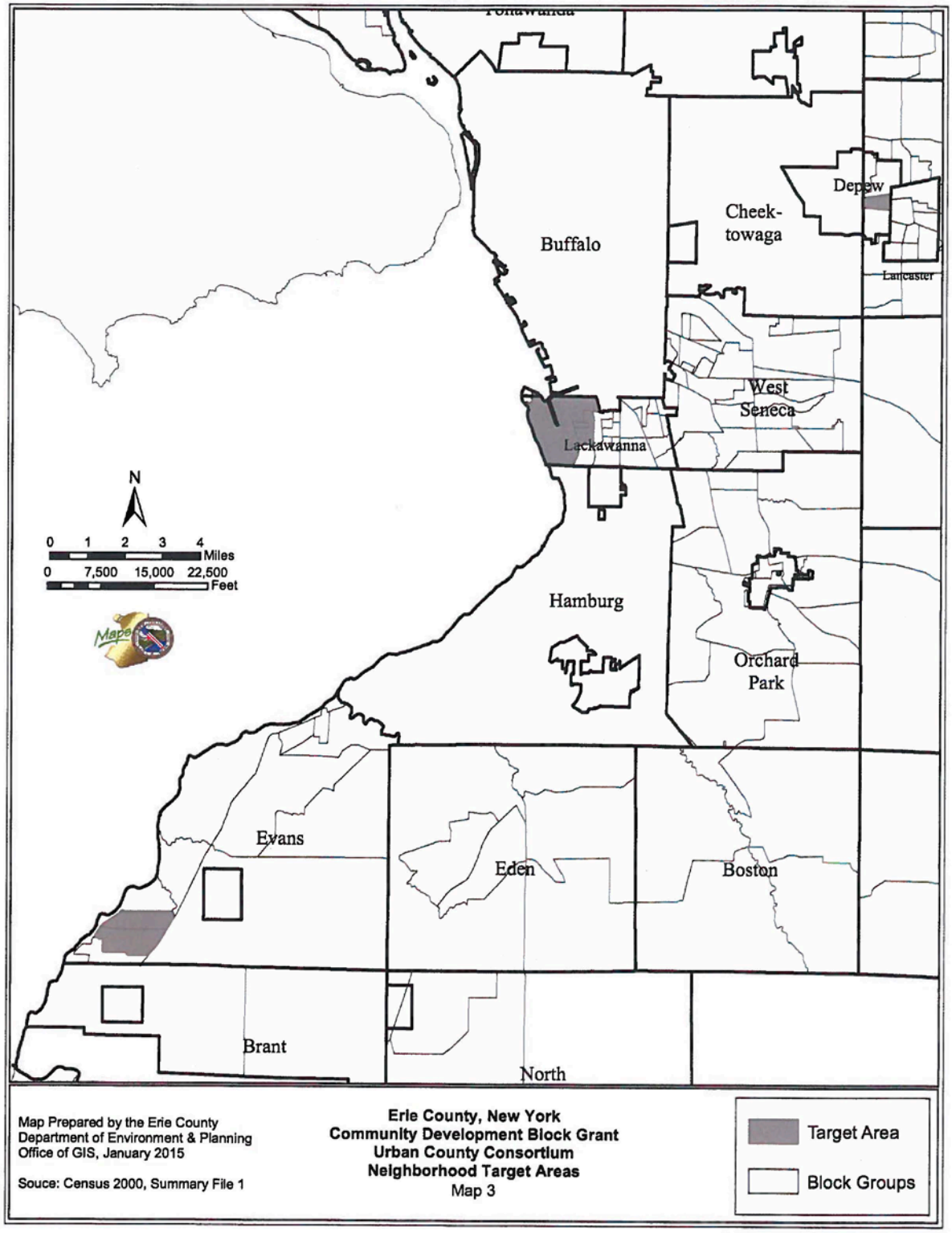
MA-50 Needs and Market Analysis Discussion

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 experiencing one or more housing problems. Because the HUD CPD data is not downloadable, custom maps showing the boundaries of the Erie Consortium are not possible to create. Several small areas of concentration were identified. In this case, “concentration” is defined as having a value within the top two quintiles of the distribution, which differs by variable. In this case, concentration was between 35% and 39% across race and ethnicity data. Housing problems are concentrated in the following areas: (See map on following page.)

- Lake Erie Beach
- Depew target area
- Lackawanna, First Ward



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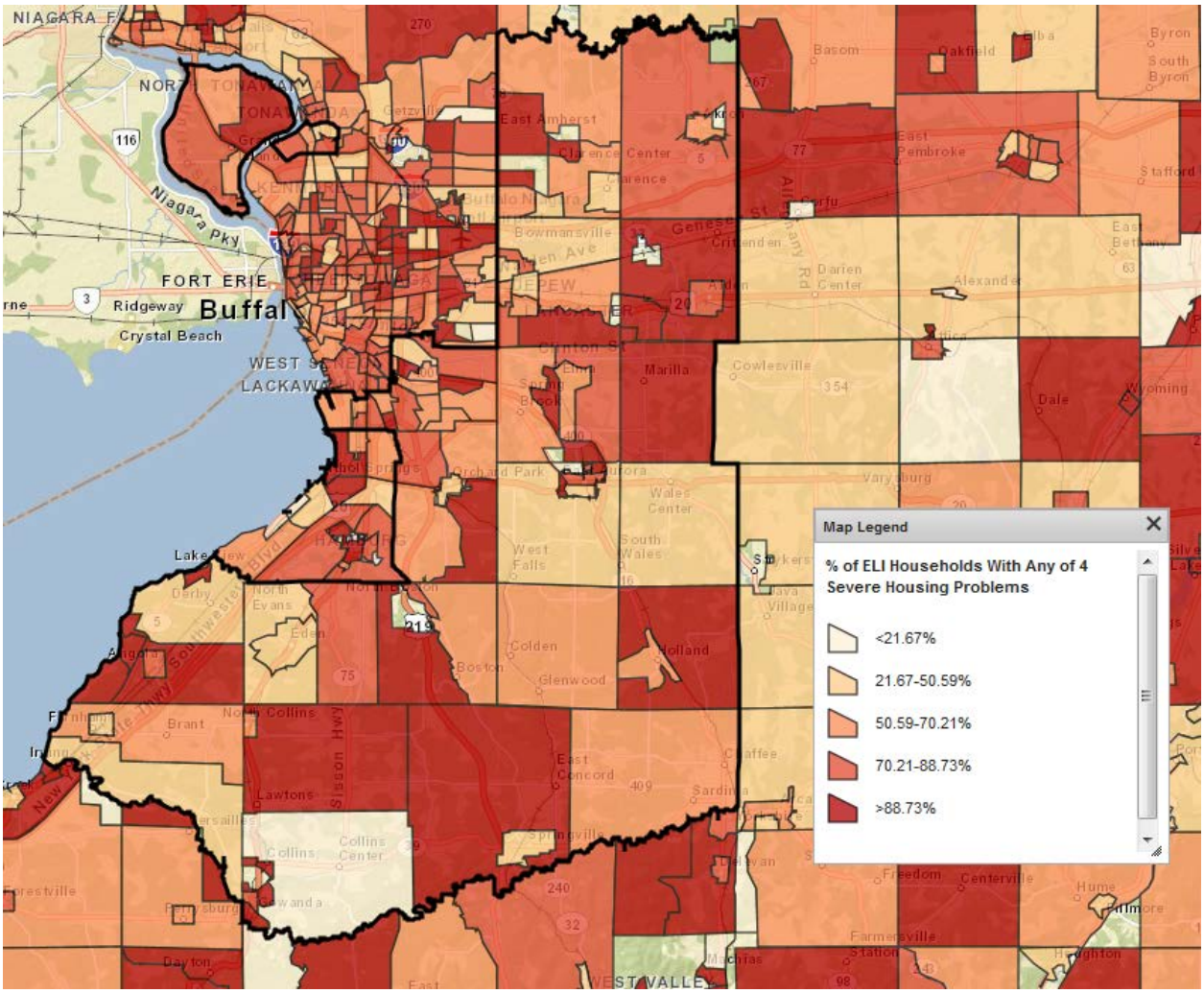
The map below shows the proportion of extremely low-income households facing severe housing problems (severe overcrowding, lack of plumbing, lack of heating, lack of kitchen, or severe cost burden):

CPD Maps: Severe Housing Problems, 2011



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

Racial and ethnic minorities in Erie County are overwhelmingly located within the City of Buffalo, which is a separate entitlement community. All the communities in the Erie Consortium are predominantly White except for the Cattaraugus Reservation in southern Erie County. Defining “concentration” as meaning having areas within the top two quintiles of the

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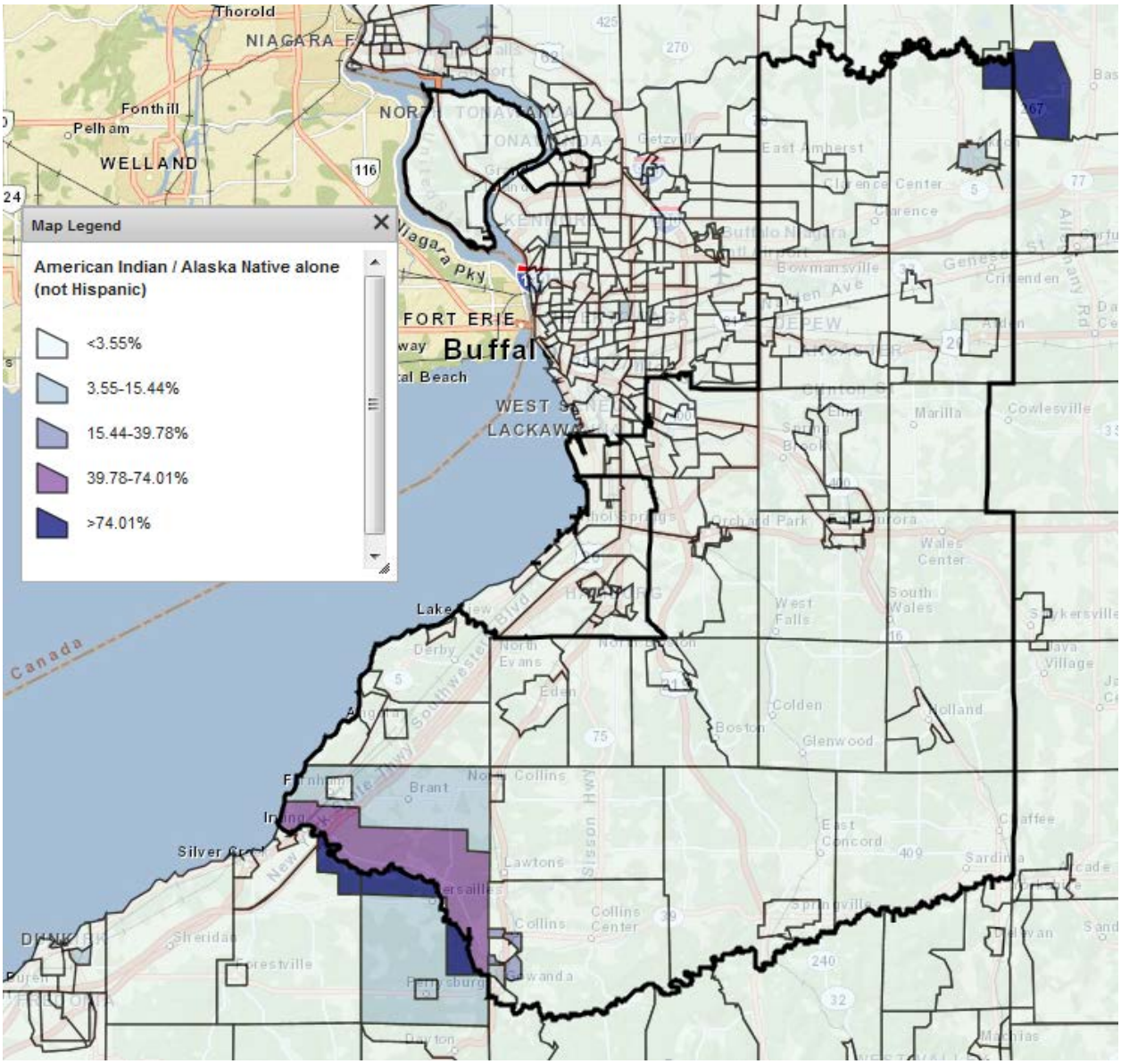
percentage distribution, the Consortium has a high concentration of Native American residents in this area, as shown on the map below:

CPD Maps: American Indian/Alaska Native alone (not Hispanic), 2011



Other than the concentration of Native Americans, there are no racial or ethnic concentrations (as pictured above) within the Erie Consortium, but there is a sizable Middle Eastern population in the City of Lackawanna.

Using poverty rate as a proxy for low-income residents and a definition of "concentrated" as being within the top two quintiles of the map (meaning a poverty rate above 35.95%), there are

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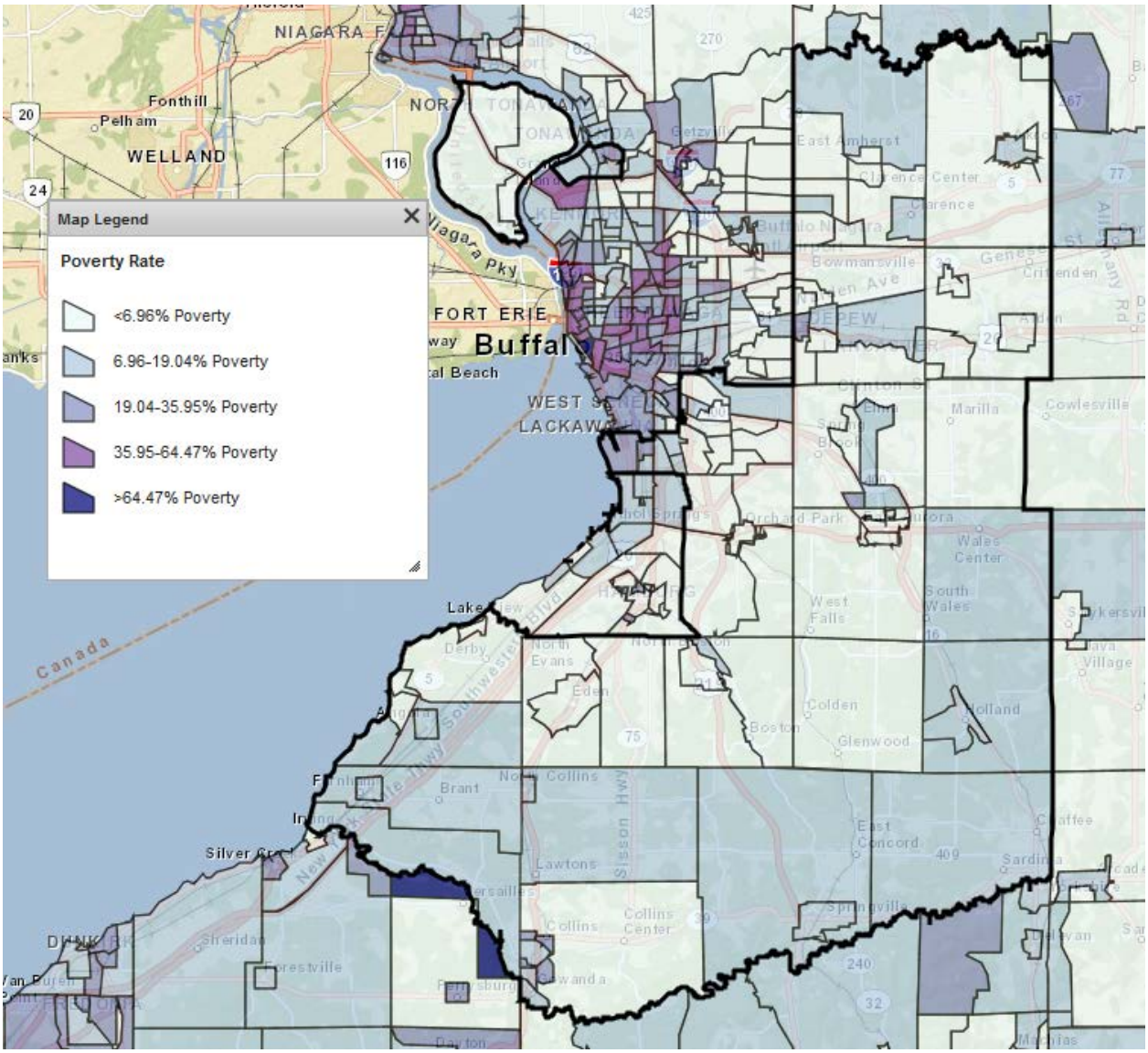
no concentrations of poverty in the Consortium. Poverty is concentrated in the nearby City of Buffalo, which is a separate entitlement community. Poverty rates are highest in the areas of Lackawanna that border the City of Buffalo. However, these rates are not high enough to meet the definition of concentration used throughout this analysis. The two high-poverty block groups bordering the Cattaraugus Reservation are actually the portion of the reservation located in Chautauqua County.

CPD Maps: Poverty Rate, 2011



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

The housing markets in Erie County's three target areas (First Ward in the City of Lackawanna, Main Street in the Village of Depew, and Lake Erie Beach in the Town of Evans) share a number of similarities. Each of the target areas has deteriorating housing stock. In some cases (Lackawanna) the deterioration is due largely to the age of housing units, while in other cases (Depew), disinvestment by absentee landlords is a major cause of the deterioration. Large numbers of vacant units (Evans) are also a factor. Where commercial markets exist, they often include many vacant former commercial storefronts, some of which have been converted into residential units. Commercial areas need physical and economic revitalization.

Are there any community assets in these areas/neighborhoods?

Assets in the three target areas include rehabilitated housing units, 47 new rental units (Lackawanna), potential redevelopment of the former Bethlehem Steel Site (Lackawanna), and an ample supply of developable land, and concerned residents and commercial stakeholders.

Are there other strategic opportunities in any of these areas?

Each of the three target areas presents opportunities for residential, commercial and/or mixed use development, including infrastructure and public facilities improvements.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Erie County Department of Environment and Planning (DEP) is the lead agency for the Erie County CDBG Consortium and the Erie County HOME Consortium. It coordinates, supports, and implements planning programs and development projects that improve the quality of life for Erie County residents, businesses, and visitors.

The geographic area of the Erie County CDBG Consortium is Erie County minus the City of Buffalo; the Towns of Amherst, Cheektowaga, Tonawanda, and Hamburg; and the Villages of Kenmore, Williamsville, Hamburg, Blasdell and Sloan. The CDBG Consortium's large population centers include the Cities of Tonawanda and Lackawanna and the Towns of West Seneca, Lancaster and Clarence.

The Erie County HOME Consortium consists of the same municipalities that are part of the Erie County CDBG Consortium plus the Town of Hamburg and the Villages of Blasdell and Hamburg.

DEP completes a Consolidated Plan and Strategic Plan every five years to identify housing and community development priorities. The Consortium's goal is to align and focus funding from the U.S. Department of Housing and Urban Development Community Planning and Development (CPD) formula block grant programs.

In accomplishing this task, the DEP assessed its affordable housing and community development needs and market conditions through careful analysis of data derived from the US Census and American Community Survey. The goal is to ensure that data-driven, placed-based investment decisions form the foundation of the Erie County CDBG and HOME Consortium's investment strategies.

The Strategic Plan provides an analysis of geographic priorities and priority needs. It examines the influence of market conditions and anticipates resources needed to ensure decent, safe and sanitary housing. The plan sets out broad goals for improvement, describes how the Consortium will work with and leverage the resources of other entities like federal and state agencies, public housing authorities and other community partners. The Strategic Plan also examines the barriers to affordable housing and offers plans to reduce those barriers were possible. Finally the Strategic Plan summarizes the strategies to reduce homelessness and poverty, eliminate lead-based paint hazards and ensure that public funds are used efficiently and effectively in Erie County.

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Geographic Priorities

Most of the Consortium's Annual Action Plan activities will be directed to those areas of The Consortium with high concentrations of low income, minority households and areas of slum and blight. By directing the majority of its federal funding to these areas, the Consortium will help to insure that its program will benefit those low income and minority households most in need of assistance.

City of Lackawanna - First Ward Target Area

The First Ward is the westernmost neighborhood of the City of Lackawanna. The neighborhood is a generally triangular area bounded by the City of Buffalo on the north, NY Route *5* on the west, and railroad yards on the east. The neighborhood is dominated by the remains of Lackawanna's steel industry, with the brownfields site of the former Bethlehem Steel plant stretching along Lackawanna's Lake Erie shorefront to the west of the neighborhood, and another steel mill bordering the neighborhood to the south.[1]

According to the 2011 ACS data, there were approximately 3,618 persons living in 1,418 households in the First Ward. There is a significant minority population in the First Ward with 35% of the population identifying themselves as black or African American. Another 5% identify themselves as some other race and 5.8% as two or more races. In addition, the First Ward has experienced a significant influx of Yeminis. More than 1,100 Yeminis now live in Lackawanna's First Ward.

Village of Depew - Depew - Main St Target Area

The Depew Village Board designated the Main Street Revitalization area as a "Blighted/Slum" area in October 2001. The intention of this plan is to identify key areas of improvement that will support revitalization in the Main Street neighborhood allowing for this community to benefit from future growth in the village.

The Main/Penora neighborhood of the Village of Depew has been targeted for additional housing rehabilitation dollars in the Consortium Consolidated Plan to advance the recommendation outlined in the Main Street Revitalization Plan.[2]

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[1] New York State rural Housing Coalition, Inc. (2007) Analysis of the Housing Needs of the First Ward of the City of Lackawanna, New York

[2] Center for Urban Studies, School of Architecture and Planning State University of New York at Buffalo (2005) Main Street Revitalization Plan for the Village of Depew, New York

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Town of Evans - Lake Erie Beach Neighborhood Strategy Area

The Town of Evans has commissioned the Lake Erie Beach Neighborhood Revitalization Strategy in an effort to take advantage of the tremendous opportunities that the neighborhood presents. The Strategy aims to capitalize upon the many waterfront and natural assets that surround a traditionally cottage community to create a sustainable neighborhood centered around a multi-modal, recreation-based transportation network. The strategy identifies specific means by which local residents can become empowered, working together to serve as the driving force for change.[3]

The Lake Erie Beach neighborhood is faced with a myriad of unique housing challenges, many of which directly relate to the neighborhood's original status as a second home resort community. Original homes in the neighborhood were not constructed to the same standard as most housing in the Western New York region. Many residences were not built with central heat, permanent foundations or dedicated automobile access. Presently, many of these properties continue to experience a level of disinvestment that threatens the long-term viability of the neighborhood as well as the health of residents.

There are more than 1,000 vacant properties in the Lake Erie Beach community. Many of those properties are simply undeveloped; however, more than 40 of those properties include vacant structures. Approximately 225 additional properties are seasonal residences which are typically vacant for more than half of the year. The vacancies are cause for significant concerns, and windshield surveys confirm that many of those properties are subject to ongoing maintenance, structural and property clutter issues. As of 2009, the Lake Erie Beach neighborhood has experienced a more than 16% vacancy rate.

Priority Needs

Infrastructure

Infrastructure improvements are identified as a priority need in the Consortium. The Consortium plans to improve sewer and water service to targeted low-income neighborhoods in The Consortium. In addition, the Consortium will invest in improving storm drainage and flood protection facilities in targeted low-income neighborhoods. Where pedestrian safety is a problem in targeted low-income neighborhoods the Consortium will invest to improve sidewalk service. Finally the Consortium will focus on improving vehicular and bicycle access to areas of

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[3] Lake Erie Beach Neighborhood Revitalization Task Force (2010) Lake Erie Beach Neighborhood Revitalization Strategy

employment, recreation, and commercial activities that are located in targeted low-income neighborhoods.

Public Facilities

The Consortium plans to construct, expand, or improve community centers, libraries, and youth centers and develop, expand, and rehabilitate park, recreation, and open space facilities that serve low/moderate income residents.

The Consortium will improve Commercial Centers in targeted village/hamlet centers and expand and improve targeted senior center facilities given the growing elderly population of the Consortium municipalities.

Brownfield Redevelopment

The Consortium will continue to look for new opportunities to provide technical assistance and funding for redevelopment of older urbanized areas that need additional assistance to succeed.

Business Development

Economic/business development continue to be needed in The Consortium as the economic base transitions from industrial to high technology, medical and knowledge work. The Consortium will continue to provide technical assistance and counseling through business assistance directories and company site visits.

The Consortium will work with employers that employ low and moderate income persons having special needs in developing programs for rehabilitation of work locations.

Neighborhood Revitalization

Improve housing conditions in target neighborhoods

The Consortium's housing strategies will be especially guided by the increasing mismatch between incomes and housing costs and the specific accommodations necessary to ensure that special needs populations have adequate affordable housing options. Owner occupancy is strong in the Consortium. A continuing need however, is financial resources for low- and moderate- income homeowners to repair and rehabilitate essential systems (e.g. roof, electrical) within their homes. The Erie County Housing Rehabilitation Program will address this need.

Rural Housing

The USDA Rural Development Office located in Batavia offers several housing programs. Eligible geographic areas within the Consortium include the area east of Transit Road (except for the Villages of Depew and Lancaster), most of Orchard Park, the Town of Hamburg south of the Village of Hamburg, and the remainder of southern Erie County. Among its many programs, the USDA offers a Section 504 single family home repair program to assist very-low-income homeowners. Funds may be used to repair, improve or modernize a home, remove health or safety hazards or make properties accessible to household members with disabilities. Loans are available for up to 20 years at a 1% interest rate.

The Consortium will provide low-interest loans to eligible property owners for housing improvements. The Consortium will also provide deferred loans to extremely low-income mobile home renters living in rural mobile home parks and having an emergency housing condition problem.

Affordable Housing

Like most of the nation, the Consortium is currently experiencing a significant shortage of affordable and available rental units for extremely low, low, and even moderate-income households. There is also a concern for providing housing for lower income renters as federal housing subsidies expire. Stakeholder interviews indicated a large need for affordable senior housing, as many seniors want to age in place but are unable to find suitable housing.

As indicated in the Unit Size by Tenure table, in the Market Analysis there are 31,273 renter households in the Consortium, comprising 21% of all Consortium households. Compared to owner households, renter households experience disproportionately higher rates of housing problems (such as cost burden, overcrowding, or inadequate/substandard housing), are more likely to include people with disabilities, and tend to have lower incomes.

Influence of Market Conditions

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

Anticipated Resources

This Strategic Plan estimates the resources that will be available to address the Consortium's priority needs. The level of resources available will play a key role in the strategies and goals described in the plan.

Institutional Delivery Structure

The Consortium relies on a network of public, private sector, and non-profit organizations to implement the Strategic Plan, particularly to address homelessness and special needs.

Public Institutions

The Erie County HOME Consortium is comprised of thirty-seven municipalities, while the Erie County Community Development Block Grant Consortium has thirty-four members. The Town of Hamburg and the two villages located therein are only members of the HOME entity.

Private Industry

The primary role of private industry in Consortium activities is as contractors to housing rehabilitation cases undertaken annually as well as community projects carried out with CDBG funds.

Non-Profit Organizations

The Consortium works closely with many local agencies and non-profits in the County.

Goals

Consortium Goals Information:

Sort Order	Goal Name	Needs Addressed	Goal Outcome Indicator
1	Infrastructure development CD-1.1	Improve sewer and water service	1,800 low/mod income people with have improved access to public sewer/water facilities
2	Infrastructure development CD-1.2	Improve sidewalk service for pedestrian safety	1,875 low/mod income people will have improved access to public sidewalk facilities

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Sort Order	Goal Name	Needs Addressed	Goal Outcome Indicator
3	Infrastructure development CD-1.3	Improve bicycle and vehicular access to areas of employment, recreation, and commercial activity located in targeted low-income neighborhoods	5,250 low/mod income people will have improved access to public bicycle and vehicular access facilities
4	Infrastructure development CD-1.4	Improve storm drainage and flood protection facilities in targeted low-income neighborhoods	2 public facilities with improved drainage. 132 low/mod income people with improved storm drainage service.
5	Public Facilities CD-2.1	Construct, expand, or improve community centers, libraries, and youth centers that serve the low/moderate income population	3 communities center improved. 1,850 low/mod income people with improved neighborhood centers
6	Public Facilities CD-2.2	Develop , expand, and rehabilitate park, recreation, and open space facilities that serve low/moderate income residents	3 parks/recreational facilities improved. 1,910 low/mod income people with improved parks/recreation services.

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Sort Order	Goal Name	Needs Addressed	Goal Outcome Indicator
7	Public Facilities CD-2.3	Commercial Center Improvement initiatives	5 commercial centers will have 20 improved façades for the purpose of creating a suitable living environment; 5 village centers will be improved through infrastructure and other public enhancements that will improve the quality of life for nearby residents. 2,250 low/mod income people assisted.
8	Public Facilities CD-2.4	Expansion and improvement to senior center facilities given the growing elderly population of the Consortium municipalities	4 senior centers improved. 1,850 low/mod income people with improved senior centers.
9	Public Service CD-3.1	Provide senior service program enhancements such as day care, health and nutrition, employment, supportive housing, and transportation	10,000 seniors and low-income residents will have improved access to medical, shopping, and other needs through transportation services
10	Public Service CD-3.2	Provide gap filling support services that support community revitalization and enhance the quality of life for low/moderate income residents	5,000 low-income people will have new or improved access to housing counseling and fair housing servicers for the purpose of providing decent, affordable housing

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Sort Order	Goal Name	Needs Addressed	Goal Outcome Indicator
11	Planning CD 4.1	Provide technical assistance and funding for the preparation of plans that direct the area's growth in housing, community development and economic development	3 plans prepared.
12	Administration CD-5.1	Administration	
13	Brownfield Redevelopment ED-1.1	Provide technical assistance and funding for redevelopment of older urbanized areas that need additional assistance to succeed	3 development sites assisted. All employment eligible consortium residents have access to new jobs through brownfield clean up improvements at 3 development sites for the purpose of creating employment opportunity
14	Business Development ED-4.1	Develop and implement Microenterprise Loan fund to assist microenterprise businesses and to compliment the Commercial Center Improvement program.	10 commercial center areas have sustained an improved living environment for its residents through the issuance of 15 microenterprise loans within the target area

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Sort Order	Goal Name	Needs Addressed	Goal Outcome Indicator
15	Business Development ED-4.2	Provide technical assistance and counseling through business assistance directories and company site visits	40 businesses assisted an improved job environment and security through the technical assistance provided to 50 businesses for the purpose of creating economic opportunities
16	Neighborhood Revitalization H-1.1	Provide low-interest loans to eligible property owners	30 households will sustain a better quality of life within the City of Lackawanna First Ward through participation in the Housing Rehabilitation Program
17		Provide low-interest loans to eligible property owners	15 households will sustain a better quality of life within Village of Depew Target neighborhoods through participation in the Housing Rehabilitation Program
18		Provide low-interest loans to eligible property owners	15 households will sustain a better quality of life within the Town of Evans - Lake Erie Beach Target Neighborhood through participation in the Housing Rehab Program

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Sort Order	Goal Name	Needs Addressed	Goal Outcome Indicator
19	Neighborhood Revitalization H-1.2	Rehabilitate rental units in target neighborhoods by providing low-interest loans to owners of rental units	24 rental households will sustain a better quality of life within the First Ward neighborhood in the City of Lackawanna, Lake Erie Beach neighborhood within the Town of Evans, and the Village of Depew Target neighborhood through participation in the Rental Rehab Program for the purpose of creating a suitable living environment
20	Neighborhood Revitalization H-1.3	Rehabilitate rental units in target neighborhoods by providing low-interest loans to owners of rental unit	4 rental minority households will sustain a better quality of life within the First Ward neighborhood in the City of Lackawanna, Lake Erie Beach neighborhood within the Town of Evans, and the Village of Depew Target neighborhood through participation in the Rental Rehab Program for the purpose of creating a suitable living environment
21	Neighborhood Revitalization H-1.4	Rehabilitate rental units in low-income neighborhoods by providing low-interest loans to owners of rental units	16 rental households will sustain a better quality of life in low-income neighborhoods through participation in the Rental Rehab Program for the purpose of creating a suitable living environment

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Sort Order	Goal Name	Needs Addressed	Goal Outcome Indicator
22	Rural Housing H-2.1	Provide low-interest loans to eligible property owners for housing improvements	36 households will improve their housing condition within the rural area through participation in the Housing Rehabilitation Program for the purpose of creating affordable decent housing
23	Rural Housing H-2.2	Provide deferred loans to extremely low-income mobile home owners living in rural mobile home parks and having an emergency housing condition problem	18 mobile home households will improve their housing condition within the rural area through participation in the Mobile Home Program for the purpose of affordable decent housing
24	Housing Development H-3.1	Provide low-interest loans to eligible property owners for housing improvements	125 households will improve their housing condition within the developed area through participation in the Housing Rehabilitation Program for the purpose of creating affordable decent housing. 20 units are for owner occupied rehab in the Town of Hamburg.
25	Housing Development H-3.2	Provide low-interest loans to eligible minority property owners for housing improvements	15 minority households will improve their housing condition within the developed area through participation in the Housing Rehabilitation Program for the purpose of creating affordable decent housing

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Sort Order	Goal Name	Needs Addressed	Goal Outcome Indicator
26	Housing Development H-3.3	Provide deferred loans to extremely low-income mobile home owners living in mobile home parks and having an emergency housing condition problem	22 households will improve their housing condition within the developed[4] and developing areas through participation in the Mobile Home Program for the purpose of obtaining affordable decent housing
27	Special Purpose Housing H-4.1	Establish a quick response repair program that is targeted to low-income households experiencing immediate housing problems	58 households will improve their housing condition through participation in the Emergency Repair Program for the purpose of obtaining affordable decent housing
28	Special Purpose Housing H-4.2	Provide a mechanism for handicapped individuals to improve their mobility within residential unit	5 handicapped individuals have new access to residential amenities through participation in the Handicapped Program for the purpose of creating a suitable living environment
29	Affordable Housing H-5.1	Utility connection program that provides a funding mechanism for households to tie into new infrastructure lines	13 households will improve their housing condition through participation in the Utility Connection Program

[4] The terms developed and developing are defined in the Framework for Regional Growth Erie and Niagara Counties New York Final Report October 2006.

Sort Order	Goal Name	Needs Addressed	Goal Outcome Indicator
30	Affordable Housing H-5.2	Provide first time home buyers that participate in the Purchase, Rehab, Sell Project undertaken by a CHDO, a program to address their closing cost, principal reduction, down-payment assistance, and interest rate buy-down needs	3 households have affordable housing through a down payment assistance program. 2 of the households will be minority.
31	Affordable Housing H-5.3	Provide financial resources to Community Housing Development Corporations that seek to develop rental and owner occupied housing for the low-income population	65 seniors and 65 families will have affordable housing through the CHDO.
32	Affordable Housing H-5.4	Provide financial resources to non-profit groups that seek to develop rental housing for the low-income population	8 low income households assisted through the program.
33	Remove Slum/Blight SB-1.1	Undertake targeted demolition and clearance of buildings and land features which contribute to spot blight conditions.	30 spot blight areas will have sustained 12 building/land feature demolition/ improvements

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Sort Order	Goal Name	Needs Addressed	Goal Outcome Indicator
34	Homeless Needs ESG-1.1	Rapid Re-housing Rental Assistance provides financial assistance to homeless individuals through rental assistance, security deposits and utility payment assistance.	135 homeless people assisted.
35	Homeless Needs ESG-1.2	Rapid Re-housing Relocation and Stabilization services provide services to homeless individuals through housing search, counseling and legal aid assistance.	135 homeless individuals assisted.
36	Homeless Needs ESG-1.3	Homeless Prevention Rental Assistance provides financial assistance to homeless individuals through payments of rental assistance, security deposits and utility payments.	48 homeless individuals assisted.
37	Homeless Needs ESG-1.4	Homeless Prevention Relocation and Stabilization Assistance provide services to homeless individuals through housing search, counseling and legal aid assistance.	48 homeless individuals assisted.

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Sort Order	Goal Name	Needs Addressed	Goal Outcome Indicator
38	Homeless Needs ESG-1.5	HMIS Data Collection services used to document assistance to the homeless community.	Data collection of 200 homeless individuals.
39	Homeless Needs-Emergency Shelter Operations- ESG-1.6	Operational needs of shelter providers ranging from maintenance to utilities and furnishing.	4 emergency shelters will be assisted with operations funding during the 2016, 2017, 2018 and 2019 program years.

Public Housing

The Erie County PHA Consortium for the Section 8 rental assistance program is comprised of all municipalities within the County excluding the City of Buffalo. The Town of Amherst is the lead PHA which operates on behalf of the other municipalities within the Erie County PHA Consortium. In this capacity, the Town of Amherst submits the annual application for Section 8 voucher funding.

Erie County will continue to support the efforts of the Erie County PHA Consortium to supply affordable housing to County residents.

Barriers to Affordable Housing

An Analysis of Impediments to Fair Housing Choice (AI) is being completed for Erie County (except the City of Buffalo, which prepared its own AI in 2012) The Consortium will work to address the issues identified in the AI related to both fair housing and the barriers to affordable housing. The Consortium will use the recommendations from the Fair Housing Action Plan as a tool for policy decision making.

Homelessness Strategy

The following describes specific objectives for the homeless population in the Consortium.

Strategic plan goals include:

Objective 1) Ending chronically homeless by using reallocated new chronically homeless permanent supportive housing (PSH) and prioritizing chronically homeless in existing PSH programs;

Objective 2) Create new rapid re-housing and prevention programs to reduce family homelessness;

Objective 3) Increase homeless persons income in two ways: 1. assist homeless person to obtain employment or increase employment income. 2. assist homeless person to obtain income other than employment (i.e. social security or disability benefits);

Objective 4) Increase homeless person obtaining mainstream benefits;

Objective 5) Maintain high performance on housing stability - 92% of participants remained in permanent supportive housing or exit PSH to a different permanent housing destination.

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

Neighborhoods in the three target areas receive priority consideration for Erie County's housing rehabilitation activities.

City of Lackawanna - First Ward Target Area

Target Area Name: City of Lackawanna

Target Area Type: Local Target Area

Other Target Area Description:

The First Ward is the site of two public housing projects owned and managed by the Lackawanna Municipal Housing Authority (LHA). These two developments are a significant presence in the neighborhood, not only because of their size and high visibility, but also because of the large proportion of local residents housed in these rental units. The City of Lackawanna recertified as a slum/blight area for 10 years, in November 2013. This denotes an area-wide problem and focuses investment into the areas of greatest need.

Revitalization Type: Other

Other Revitalization Description: Reconstruct City Streets for Public Safety and Welfare

Identify the neighborhood boundaries for this target area.

The target area is the First Ward of Lackawanna. The neighborhood is a generally triangular area bounded by the City of Buffalo on the north, NY Route *5* on the west, the Village of Blasdell on the south and railroad yards on the east.

Include specific housing and commercial characteristics of this target area.

One of the oldest parts of the City of Lackawanna, many of the homes and structures in Lackawanna's First Ward date to the early 1900's when they were built as housing for workers at the adjacent Lackawanna Steel Mill.

The housing stock of the First Ward is older than that of the rest of Lackawanna and all of Erie County. Eighty percent of the housing units in the First Ward were built before 1960. The rate at which new units have been added to the First Ward is substantially less than for comparable places in Lackawanna and Erie County. Many of the homes in the Ward date from the early part of the 20th Century, with a second flush of development from the 1950's. The preponderance of the mid- 20th century homes is found in the blocks at the extreme southern end of the

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neighborhood. The largest *number* of minorities in the Consortium is in the City of Lackawanna.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

The DEP requires a written request from the chief elected official within the municipality that is seeking a designation of Local Housing/Reinvestment Target Areas. The request seeks an analysis of a specific neighborhood for local target designation. The DEP Community Planning Coordinator reviews the request to determine whether the area represented is of an appropriate size and appears to be a candidate area. The Community Planning Coordinator requests the municipality to complete a Local Target Neighborhood Revitalization Study for the area. The study should include a citizens participation and local area consultation process.

Identify the needs in this target area.

All three of Lackawanna Housing Authority's (LHA's) federally-funded housing developments, which total 397 family units and 94 senior units, are located in the City of Lackawanna. Seniors occupy approximately 25-30 of the family units.

According to the HUD PIH Information Center about two-thirds of LHA residents are Black, and 16.5% are Hispanic. About one in four resident households was classified as a "disabled family." Residents are extremely low income, with an average annual income of $12,688.

The housing stock of the First Ward is older than that of the rest of Lackawanna and all of Erie County. Eighty percent of the housing units in the First Ward were built before 1960. The rate at which new units have been added to the First Ward is substantially less than for comparable places in Lackawanna and Erie County.

What are the opportunities for improvement in this target area?

The comprehensive revitalization of the First Ward neighborhood will require a number of different programmatic strategies to address the numerous identified problems. These strategies should include both the need for increasing local community capacity to work on community revitalization issues, development of a strategic plan for implementation of revitalization projects, and the development of financial resources to implement those projects.

As a result of housing rehabilitation programs, recommended upgraded energy efficient systems may be installed and help offset the rising cost of utilities. These systems will include weatherization, insulation and heating upgrades with energy efficient furnaces or boilers. Also, new windows and doors may be installed in 75%-80% of the homes. Nearly all of the homes will

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undergo a risk assessment for the presence of lead based paint hazards. Any and all of these hazards will be either remediated or abated through this program, with a clearance inspection to follow all rehab work.

Many safety improvements will also be included. All unsafe stairways will be brought up to New York State building code specifications in regard to riser height, tread depth, guard rails and hand rails. Any antiquated electrical services will be upgraded to circuit breaker panel boxes, and all of the homes rehabbed will include exterior lighting upgrades in order to provide a safer living space and neighborhood.

Are there barriers to improvement in this target area?

The primary barrier to improvement is the lack of financial resources for both physical improvements and human service programs targeted toward the needs of public housing residents.

Efforts are underway through the Lackawanna Housing Development Corporation and their federal housing tax credit project to construct 47 new rental units on scattered sites in the neighborhood. The development is ongoing and will be completed in late 2015.

Efforts continue to revitalize the former Bethlehem Steel site on the western edge of the First Ward. Erie County, New York State, and City officials are working on ambitious redevelopment plans for the facility ranging from rail relocations to construction of a solar panel operation. These efforts will create jobs and hopefully, create employment opportunities for those residing in the First Ward.

Village of Depew - Main Street Target Area

Target Area Type: Local Target Area

Other Target Area Description:

% of Low/Mod: 51

Revitalization Type: Comprehensive

Other Revitalization Description:

The Main Street Revitalization target area for the Village of Depew was developed in response to efforts by the Village of Depew to formulate a five year plan for infrastructure and other

improvements. The need for a separate plan focusing specifically on the Main Street neighborhood stems from two areas of concern. The first involves projected population growth in the village. The other impetus for the Main Street Revitalization Plan was the Depew Village Board's designation of the project area as a "Blighted/Slum" area in October 2001. The intention is to identify key areas of improvement that will support revitalization in the Main Street neighborhood, allowing for this community to benefit from future growth in the village.

Identify the neighborhood boundaries for this target area.

This plan focuses on identifying key improvements for the Main Street area which encompasses Block Group 1 of Census Tract 145.02. This area consists of two sub-areas: the former Dresser industrial site and the Main Street neighborhood.

The neighborhood is set apart from the rest of the village due to physical barriers. Rail lines border the neighborhood on the north and south, and the former Dresser Steel industry site borders it on the west. These barriers limit access to the neighborhood.

Include specific housing and commercial characteristics of this target area.

An unusually high number of housing units are occupied by renters. More importantly, much of the property in the neighborhood is owned by absentee landlords. The investments normally made by homeowners are not seen in these rental units. Over time, many of the absentee landlords' units have deteriorated and are now in need of significant repair, or in some cases, demolition.

On Main Street, almost every former commercial storefront is empty. Many of these structures have been converted into residential units. What was once a vibrant commercial strip is now a symbol of decline.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

The Center for Urban Studies at the University at Buffalo (Center) held two community workshops and several meetings with local business owners and stakeholders. The purpose of the first community workshop was to familiarize the public with the project and to allow residents to set the parameters for the planning process.

Group discussions and individual surveys were used at each workshop to obtain feedback and direction from residents regarding their opinions of the neighborhood. At the second workshop, which built on the findings from the first workshop, the progress of the report was

discussed and additional ideas for the final product were explored.

Identify needs in this target area.

The Main Street Neighborhood is primarily a residential community with vacant property and a small number of businesses. Over the past twenty years, areas of the village have undergone change. This has been particularly true in the Main Street neighborhood. What was once a vibrant residential, commercial, and industrial area is now dotted with vacant residential and commercial property. These changes were brought about by the closing of the former Dresser Steel Plant, a 44-acre industrial parcel located adjacent to the neighborhood.

According to the village's application for Erie County funding, 681 of the 1023 residents of the Main Street area fall into low to moderate income categories.

There is a negative connotation attached to the neighborhood, as it is perceived as abandoned and in a state of disrepair. Part of the problem is the fact that an unusually high number of housing units are occupied by renters. More importantly, much of the property in the neighborhood is owned by absentee landlords. The investments normally made by homeowners are not seen in these rental units. Over time, many of the absentee landlords' units have deteriorated and are now in need of significant repair, or in some cases, demolition. Also contributing to the problem are upgrades needed in public infrastructure such as sidewalks and curbs.

What are the opportunities for improvement in this target area?

Opportunities for improvement include:

- Improving code enforcement
- Rehabilitating and / or demolish vacant property
- Creating additional green-space and playgrounds
- Improving lighting
- Adding parking
- Improving infrastructure
- Promoting small business development

- Rebuilding and modernizing commercial centers
- Improving water and utility services
- Improving fire safety
- Improving vehicle and pedestrian access for residents of adjoining neighborhoods

Are there barriers to improvement in this target area?

The Dresser industrial site is viewed as a blighted area and an obstacle to neighborhood revitalization. The site limits access to Transit Road and is a 'dead end' to east-west streets coming from Central Avenue in Lancaster. It is also a source of unwanted trucks and heavy traffic in an increasingly residential neighborhood.

Town of Evans - Lake Erie Beach Target Area

Target Area Type: Local Target Area

Other Target Area Description:

Lake Erie Beach is a beautiful waterfront community, comprised of picturesque lakefront views, mid-twentieth century vacation cottage housing and small, local businesses dotting the landscape. The unique location of the neighborhood along the shores of its namesake coupled with a leisure-like atmosphere provides occasion for a one-of-a-kind place to live, work and enjoy.

Revitalization Type: Comprehensive

Other Revitalization Description:

The Town of Evans commissioned the Lake Erie Beach Neighborhood Revitalization Strategy in an effort to take advantage of the tremendous opportunities that the neighborhood presents. The Strategy aims to capitalize upon the many waterfront and natural assets that surround a traditionally cottage community to create a sustainable neighborhood centered around a multi-modal, recreation-based transportation network. The Strategy Area's boundaries meet income requirements to qualify for both the Revitalization Strategy project funding and potential future grant funding for Lake Erie Beach.

Identify the neighborhood boundaries for this target area.

Lake Erie Beach is the southwestern most neighborhood in the Town of Evans. It borders the shores of Lake Erie and extends east to Route 5. Lake Erie Beach neighbors Grandview Bay to the north and stretches south to Evangola State Park.

This neighborhood area is bound by Herr Road to the North, Route 5 to the east, Old Lake Shore Road to the West and Reeves Road, Utica Street and Lancaster Avenue to the south. This boundary includes Census Tract 155.02, Block Groups 3 and 4, which meet income requirements to qualify for both the Revitalization Strategy project funding and potential future grant funding for Lake Erie Beach. Supplementing the block groups, the boundary also includes the residential streets bound by Utica Street, Lancaster Avenue, Old Lake Shore Road and West Pleasant Avenue based upon these areas having similar socio- demographic qualities to the block groups as well as similar housing vacancy and roadway infrastructure challenges.

Include specific housing and commercial characteristics of this target area.

A comprehensive review of more than 2,300 parcels in the study area was conducted as an assessment of present housing and land use conditions in Lake Erie Beach. Specific evaluations were completed for 1,752 of the primary structures and their accompanying property lots. Each was evaluated on a scale of one to five (1-poorest, 2-poor, 3-OK, 4-Good, 5-excellent). Of the neighborhood properties, 759 were rated as good or excellent and 890 were considered OK. The remaining 105 properties were giving a rating of poor or poorest, citing a number of significant detrimental conditions. Among the prevalent housing stock deficiencies were the following:

- Vacancy - there are more than 1,000 vacant properties in the Lake Erie Beach community.
- Block and crumbling foundations - many of the homes in the Lake Erie Beach neighborhood were never constructed with permanent foundations. Others have since been placed upon temporary block foundations to elevate the structure from ground conditions and the environment. Of properties identified as significant concerns in the project area, 71, or 68%, were determined to have significant foundation issues.
- Dilapidated roofing - Forty nine properties, or 47%, labeled as poor or poorest condition are experiencing significant roof issues.
- Substandard siding - Of the properties rated in one of the two lowest condition categories, 76%, 80 properties, have had siding cited as a major concern.
- Lot size - Fifty two properties, which equates to 50% of dwellings in the project area that

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were rated as being in poor or poorest condition, were determined to have lot sizes and neighboring incompatibilities that are detrimental to the value and viability of the property.

- Unimproved roads - Unimproved roads have significant impacts upon the housing values and conditions in Lake Erie Beach. In many cases where a road is unimproved, owners or buyers are unable to secure bank loans for improvements or purchase because the infrastructure is regarded as a significant liability to the long term value and viability of the property.

- Water Infrastructure - Areas especially lacking in water infrastructure including the streets south of Pleasant Avenue, side roads connecting west of Jamestown Avenue and additional rights-of- way scattered throughout Lake Erie Beach.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

The Lake Erie Beach Neighborhood Revitalization Strategy Study included a public input program. The purpose of the public input program was to build support and understanding for the plan and to incorporate the visions of the community's stakeholders in the strategy and its development process.

Residents and stakeholders were given ample opportunity to participate in the planning process. The following elements were incorporated:

- Focus Groups – Three focus groups were conducted as part of the planning process. Focus groups included facilitated discussions on a few questions with stakeholders and experts identified in particular topic areas.

- Interactive Public Workshops – The interactive public workshops were designed to allow the public to give individual input as well as to collaborate with other residents and participants.

- Stakeholder Interviews – A series of stakeholder interviews was conducted throughout the plan development process as a means to identify and extract particular information, insight and expertise from the community.

Identify the needs in this target area.

Lake Erie Beach needs Include:

- Housing rehabilitation

- Mortgage down payment assistance
- Road improvements and upgrades
- Pedestrian and bicycle rights of way
- Water infrastructure improvements
- Public facility improvement (parks, playgrounds, recreational facilities and community buildings)
- Commercial and retail development

What are the opportunities for improvement in this target area?

The overall aesthetic quality of residential and commercial development should be better. In addition, environmental factors such as flooding, erosion, wetlands, etc. should be less of a problem for Lake Erie Beach housing. Mixed-use developments with both commercial and residential components will be encouraged. The area will develop more diverse housing styles, including affordable single-family homes, apartments, townhomes and condominiums.

Are there barriers to improvement in this target area?

One of the greatest barriers to improvement in this target area is lack of funding. The Lake Erie Beach Local Development Corporation has been established as a means to pursue grant funding for the neighborhood. The Town Board, Planning, Community Development and Zoning Board will need to revise zoning regulations according to future land use recommendations. The Town will need to amend R-2 zoning minimum floor area requirements for dwellings to 700 -900 square foot single story units and 900 - 1,100 square foot multi-story units.

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General Allocation Priorities

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

The service area for the Erie County CDBG Consortium includes a total of 34 municipalities which includes all of Erie County with the exception of the City of Buffalo, Towns of Amherst, Cheektowaga, Tonawanda and Hamburg, and the Villages of Kenmore, Williamsville, Hamburg, Bladsell and Sloan for the CDBG program. The Town of Hamburg and its two villages (Hamburg and Blasdell), are members of the HOME Consortium, but are not members of the Erie County CDBG Consortium. The map at the end of this section shows the boundaries of the HOME Consortium.

There are two census tracts in the Erie County Consortium that have a high minority population. These are located in the First Ward neighborhood of the City of Lackawanna. The City of Lackawanna and the City of Tonawanda have the largest low-to moderate income populations within the Consortium.

There are a total of 60 income eligible block groups in the Consortium. Only five communities do not contain any income eligible areas. Priority for funding projects is given to low-income concentrated areas. The neighborhoods included for housing rehabilitation priority in the Annual Action Plan are the City of Lackawanna First Ward, Town of Evans – Lake Erie Beach, and the Village of Depew – Main Street area. Funding limitations hinder the ability to fund more community development and economic development projects. The housing program serves a large geographic, which makes targeting funds and showing major progress in a specific area difficult. This was the reason for targeting increased housing rehabilitation in the noted areas.

Each of the target areas was the subject of a detailed neighborhood/housing analysis. The documents clearly reported housing conditions and outlined a strategy for alleviating poor quality of life factors that permeate the neighborhoods. Information gleaned from the following reports provided the rationale for assigning priority status to applicants seeking housing assistance within the target areas.

- Lake Erie Beach – Neighborhood Revitalization Strategy – Town of Evans, New York, prepared by Peter J. Smith & Company, Inc., 2010.
- Analysis of the Housing Needs of the First Ward of the City of Lackawanna – New York State Rural Housing Coalition, Inc., 4/27/2007.
- Main Street Revitalization Plan for the Village of Depew, New York – prepared by Center for Urban Studies, School of Architecture and Planning, State University of New York at Buffalo, May, 2005.

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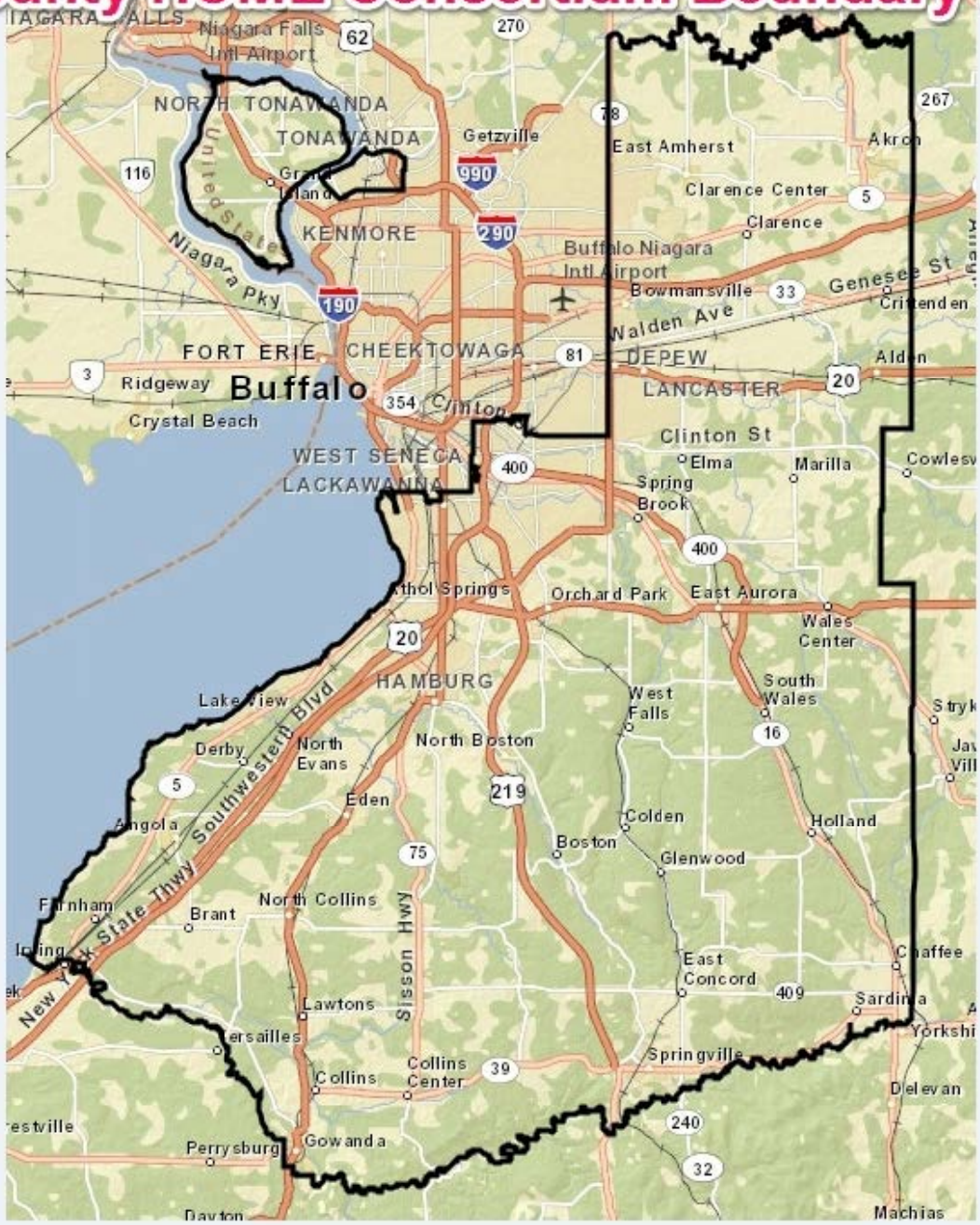
Erie County HOME Consortium Boundary Map



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

Priority Needs

The following table shows priority need within the Consortium. Priority needs were included based on the results of public input, stakeholder meetings and interviews, and discussions with County community development staff members.

1	**Priority Need Name**	Infrastructure (Community Development)
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Targeted low-income areas
	Description	Improvements to sewer and water service, sidewalks, bicycle and vehicular access, and storm drainage and flood protection facilities in targeted low-income neighborhoods.
	Basis for Relative Priority	Outdated and deteriorating infrastructure needs improvement or replacing.
2	**Priority Need Name**	Public Facilities
	Priority Level	High

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	Population	Extremely Low Low Moderate Elderly Frail Elderly Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	Existing targeted public facilities county-wide
	Description	Improve and/or expand public facilities that address community needs. Such facilities may include; community centers, libraries, and youth centers, parks, recreation, open space facilities, commercial centers, and senior center facilities.
	Basis for Relative Priority	Based on physical inspection and interviews conducted during consultation process, existing public facilities are in need of upgrading and expansion.
3	**Priority Need Name**	Public Services
	Priority Level	High

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	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Current public services county-wide.
	Description	Provide senior service program enhancements such as adult day care and senior citizen services, recreation programs for all ages, transportation services for health, income and personal needs and nutrition, employment, supportive housing and transportation. Fill gaps in services, which support community revitalization and enhance the quality of life for low/moderate income residents.
	Basis for Relative Priority	There continues to be a need for services to increase the effectiveness of physical investments that improve conditions for the elderly and low-income persons.
4	**Priority Need Name**	Planning
	Priority Level	High

OMB Control No: 2506-0117 (exp. 07/31/2015)

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Consortium-wide
	Description	Provide technical assistance and funding for the preparation of plans that direct the area's growth in housing, community development and economic development.
	Basis for Relative Priority	Need to plan for the orderly growth and revitalization of the Consortium area.
5	**Priority Need Name**	Brownfield Redevelopment
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Targeted industrial sites Consortium-wide

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	Description	Redevelop older industrial areas to create economic opportunities in urban areas or to address a slum/blight condition.
	Basis for Relative Priority	The Consortium needs to strengthen and attract commercial industries as well as retain the manufacturing sector that has been shrinking, in order to retain and create low- and moderate-income jobs.
6	**Priority Need Name**	Business Development
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	10 targeted commercial centers Consortium-wide
	Description	Provide technical assistance and investment capital through business loan funds to assist businesses in preserving and creating new economic opportunities. Develop and implement Microenterprise Loan fund to assist microenterprise businesses. Provide technical assistance and counseling through business assistance directories and company site visits. Provide economic opportunity for low and moderate income people by sustaining appropriate workplace facilities.
	Basis for Relative Priority	Business Development through direct technical and business assistance are the catalyst for the retention and creation of new jobs.
7	**Priority Need Name**	Neighborhood Revitalization
	Priority Level	High
	Population	Extremely Low Low Moderate

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	Geographic Areas Affected	Targeted Neighborhood Revitalization Strategy Areas in Lackawanna's First Ward, and Village of Depew, along with the Town of Evans - Lake Erie Beach target neighborhood.
	Description	Provide low-interest loans to eligible property owners. Rehabilitate rental units in target neighborhoods by providing low-interest loans to owners of rental units.
	Basis for Relative Priority	High housing costs reduce economic opportunities and access to prosperity, especially among lower-income racial and ethnic minorities across the Erie County Consortium. Renters are much more likely than homeowners to experience housing problems, among whom cost burden is the most prevalent.
8	**Priority Need Name**	Rural Housing
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Consortium-wide
	Description	Provide low-interest loans to eligible property owners for housing improvements. Provide deferred loans to extremely low-income mobile home renters living in rural mobile home parks and having an emergency housing condition problem.
	Basis for Relative Priority	Deteriorated housing conditions are found scattered sparsely throughout the rural countryside with an occasional isolated case of a dilapidated structure.
9	**Priority Need Name**	Developed Area Housing

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	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Consortium-wide
	Description	Provide low-interest loans to eligible property owners, including minority owners, for housing improvements. Provide deferred loans to extremely low-income mobile home renters living in mobile home parks and having an emergency housing condition problem.
	Basis for Relative Priority	High housing costs reduce economic opportunities and access to prosperity, especially among lower-income racial and ethnic minorities across the Erie County Consortium. The cost of housing for both owners and renters is increasing at a rate faster than inflation, meaning that housing is becoming more expensive to residents in the Consortium.
10	**Priority Need Name**	Special Purpose Housing
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Consortium-wide
	Description	Establish a quick response repair program that is targeted to low-income households experiencing immediate housing problems. Provide a mechanism for handicapped individuals to improve their mobility within residential units.

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	Basis for Relative Priority	Address housing issues that threaten the immediate health and safety of the household members.
11	**Priority Need Name**	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Consortium-wide
	Description	Provide affordable healthy residential opportunities for low- and moderate-income households. Undertake a utility connection program that provides a funding mechanism for households to tie into new infrastructure lines thereby insuring the affordability of the public improvement. Provide financial resources to Community Housing Development Organizations and non-profit groups that seek to develop rental housing for the low-income population.
	Basis for Relative Priority	There is insufficient housing for extremely low- and low-income households in the Erie Consortium. Despite historically low mortgage interest rates, many households who would normally be seeking to buy homes are unable to do so due to tighter lending standards.
12	**Priority Need Name**	Slum/Blight
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Designated eligible target areas

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	Description	Improve appearance, safety, and quality of life aspects of geographic areas suffering from slum and blight conditions. Undertake targeted demolition and clearance of buildings and land features which contribute to spot blight conditions and health and safety threats.
	Basis for Relative Priority	The large number of blighted properties detracts from the quality of life for neighboring properties and precludes achieving a suitable living environment.
13	**Priority Need Name**	Homeless Assistance
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Consortium-wide

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	Description	Description- Provide homeless assistance through rapid re-housing and prevention services. Projects will provide financial assistance to homeless individuals through payments of rental assistance, security deposits, utility payments, counseling and legal aid services. Emergency shelters for the homeless population will receive financial assistance for operational expenses. The service population is consortium wide for any homeless individual or an individual at risk of becoming homeless.
	Basis for Relative Priority	The homeless population in the consortium continues to rise. There is a high need for homeless assistance services.

Table 43 – Priority Needs Summary

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

Influence of Market Conditions

Affordable Housing type	Market Characteristics that will influence the use of funds available for housing
Tenant Based Rental Assistance {TBRA)	Belmont Housing Resources of WNY administers the Section 8 program for tenant assistance in Erie County. The Consortium does not plan to utilize funds for Tenant Based Rental Assistance.
TBRA for Non-Homeless Special Needs	Belmont Housing Resources of WNY administers the Section 8 program for tenant assistance in Erie County. The Consortium does not plan to utilize funds for Tenant Based Rental Assistance.
New Unit Production	There is a substantial need for affordable housing in the Consortium service area, however the greatest need is for owner-occupied and rental housing rehabilitation, therefore the Consortium will target its funds toward housing rehabilitation and infrastructure improvements.
Rehabilitation	Like most of the nation, the Consortium is currently experiencing a significant shortage of affordable and available units for extremely low, low, and moderate-income home owners. There is also a concern for providing housing for lower income renters as federal housing subsides expire. Keeping housing affordable by providing owner-occupied rehabilitation services is an effective way to maintain decent and affordable housing in the community. The Consortium's Housing Rehabilitation Loan Program assists eligible owner-occupied one- to two-family households to help with essential repairs. The program aims to eliminate substandard living conditions and prolong the useful life of the housing stock occupied by low- and moderate-income households. The Consortium's Rental Rehabilitation Program is available to property owners whose rental units fail to meet standards as required by applicable local, state, and federal housing codes. In addition the Consortium will provide low interest deferred loans to low-income individuals living in mobile homes.
Acquisition, including preservation	When opportunities present themselves the Consortium will work with the Buffalo Erie Niagara Land Improvement Corporation (BENLIC) to assist owners and developers of affordable housing

Table 44 – Influence of Market Conditions

Rental Assistance

As in most of the nation, the Consortium is currently experiencing a significant shortage of affordable and available rental units for extremely low, low, and even moderate-income households. There is also a concern for providing housing for lower income renters as federal housing subsidies expire. Stakeholder interviews indicated a large need for affordable senior

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housing, as many seniors want to age in place but are unable to find suitable housing. However, due to constrained resources and a even greater need for housing rehabilitation, the Consortium will focus its resources on improving the existing housing stock through repair programs and upgrading infrastructure.

Production of new units

The Consortium will not use HUD funds to build new housing units during this Consolidated Plan period unless additional local, state, federal or private funds are identified.

Rehabilitation of existing units

The Consortium has a relatively older housing stock than the country as a whole. Both owner- and renter-occupied housing units exhibit similar shares for households built in the four time periods presented in the table below, although a higher percentage of renter-occupied units were built before 1950, suggesting that both owner and rental units may require rehabilitation.

Year Unit Built	**Owner-Occupied**		**Renter-Occupied**	
	Number	**%**	**Number**	**%**
2000 or later	9,612	8%	2,436	8%
1980-1999	24,234	21%	5,765	18%
1950-1979	53,540	46%	11,962	38%
Before 1950	29,280	25%	11,110	36%
Total	***116,666***	***100%***	***31,273***	***100%***

Data Source: 2007-2011 CHAS

Table 33 – Year Unit Built

Acquisition of existing units (including the preservation of affordable housing units)

The Consortium anticipates a continuing need to acquire and rehabilitate existing units to provide additional affordable housing over the next five years.

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

Introduction

The following table shows the amount of funds expected to be available in Year One of this Consolidated Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $	
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	$2,685,297	$489,165	$181,503	$3,355,965	$12,697,848

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	$591,737	$133,685	$ -0 -	$725,422	$2,901,688
ESG	Public - federal		$215,143	$ -0 -	$ -0 -	$215,143	$860,572

Table 45 - 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 County is required to provide a match for federal funds received under the HOME Program. The County will continue to provide Payment in Lieu of Taxes for rental housing that is developed to serve low income households in Erie County. The difference between the full assessed value for property tax and the amount paid under the PILOT Payment Schedule will be used by the County for the HOME match.

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Agencies receiving ESG funds under the County ESG Program will provide a portion of the required ESG match. The County will also use the financial assistance and services the County Department of Social Services provides to the homeless as a match.

Erie County, excluding the City of Buffalo, has over 15,902 vacant housing units. Many are eligible for foreclosure. BENLIC will be viewed as a resource to the Consortium in identifying units within the aforementioned parcel list that can undergo foreclosure, rehabilitation, and resale as affordable housing. This is a unique opportunity to partner with the newly formed land bank to leverage federal funds.

The following paragraphs indicate resources from private, state, and local sources that can reasonably be expected to be available to the Consortium in 2015 that would address the needs identified in the Action Plan:

- $33,334 in Town of West Seneca Bond and operating funds will be used by the Town of West Seneca for the Westcliff Drive, Woodlane Drive and Chamberlin Drive Road Improvements project.
- The City of Lackawanna will allocate $200,640 in New York State Consolidated Highway Improvement System funds toward the Wilson, Olcott and Kane Streets Road Improvements project.
- $127,928 in the Village of Akron 2015 budget funds toward the Hoag Avenue Water line Replacement Project.
- $2,500,000 in New York State Office of the Attorney General's Community Revitalization Initiative will be awarded to BENLIC. A good portion of the monies will be channeled to Consortium communities for housing rehab and demolition of blighted housing.
- $24,000,000 in Section 8 funds was received in 2014 by the Erie County Public Housing Agency which includes the Erie County Consortium with the Towns of Amherst, Tonawanda, and Cheektowaga. The level of funding is expected to be the same in 2015.

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- The Southtowns Rural Preservation Company (SRPC) will continue to utilize $250,000 in New York State Affordable Housing Corporation monies that was awarded in September, 2014. The goal of this project is to rehabilitate 42 units of housing in rural Erie County.
- The Erie County Department of Environment and Planning will likely provide $100,000 in Community Housing Development Organization funds to a project that also is seeking either federal Low Income Housing Tax Credits or funding from a State housing agency source. These are competitive projects. Points are awarded to applications that are able to show a commitment of matching resources. Thus early commitment of CHDO monies to a project assists in the scoring process.
- The USDA Rural Development Program will utilize an estimated $22,500 for owner occupied housing rehab in rural Erie County. This assumes stable funding moving into the 2014 Program Year.
- Erie County Department of Health has a budget of $2.5 million for Lead Based Paint hazard programs and activities.

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

Erie County, excluding the City of Buffalo, has over 15,902 vacant housing units. Many are eligible for foreclosure. BENLIC is a resource to the Consortium in identifying units within the aforementioned parcel list that can undergo foreclosure, rehabilitation, and resale as affordable housing. This is a unique opportunity to partner with the newly formed land bank to leverage federal funds.

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SP-40 Institutional Delivery Structure – 91.215(k)

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

Public Institutions

The Erie County HOME Consortium is comprised of thirty-seven municipalities, while the Community Development Block Grant Consortium has thirty-four members. The Town of Hamburg and the two villages located therein are only members of the HOME entity.

The Erie County Department of Environment and Planning has been administering the Consortium since the late 1970s via three-year cooperation agreements. A memorandum of understanding co-signed by Erie County and member communities in 1998 is the guiding document that directs fund allocation and other administrative matters.

Private Industry

The primary role of private industry in Consortium activities is as contractors to the 75-80 housing rehabilitation cases undertaken annually as well as the 7-10 community projects carried out with CDBG monies.

Various commercial banks in the region are active participants in the affordable housing delivery system and serve on Consortium project committees. Financial assistance through the banking community is often used to leverage CDBG and HOME dollars in constructing new senior housing projects.

Non-Profit Organizations

The Erie County Consortium through the Department of Environment and Planning (DEP) works closely with the following groups.

- Lackawanna Community Development Corporation
- Lackawanna Housing Development Corporation
- Erie County Industrial Development Agency
- Southtowns Rural Preservation Corporation
- People Inc.
- Belmont Housing Resources of WNY
- YWCA
- Community Action Organization
- Housing Opportunities Made Equal
- Neighborhood Legal Services

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- Catholic Charities
- Homeless Alliance of WNY
- Matt Urban Center
- Salvation Army
- BENLIC
- Rural Transit Services
- Compass House

The above groups and others carry out services on a contractual basis in the area of fair housing, housing counseling, affordable housing programs, micro loan activities, and emergency shelter projects. They are an important complement to the work of DEP staff.

Community- and Faith-Based Organizations

Many of the organizations listed above under Non-Profit Organizations also qualify as community-based organizations. Faith-based organizations are active candidates for CDBG/ESG/HOME funding especially through The Consortium's ESG and Community Housing Development Corporation projects. The following provides a sampling of two Faith-Based Organizations that have worked in various program areas:

- Our Lady of Victory (OLV): OLV is an active participant as a CHDO. HOME funds have been used to convert the former Baker Victory Hospital in the City of Lackawanna to senior low-income housing.

- St. Paul's Episcopal: Low-income senior housing in the Town of Evans.

- Catholic Charities - provides intake and case management for the ESG Program

- Salvation Army - Emergency shelter under the County ESG Program

The following table lists many of the entities that assist Erie County in the implementation of the Consolidated Plan.

Institutional Delivery Structure

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Lackawanna Community Development Corporation	Nonprofit organization	Community development: economic development	Jurisdiction
Lackawanna Housing Development Corporation	Nonprofit organization	Affordable Housing - ownership	Jurisdiction
Erie County Industrial Development Agency	Government agency	Community Development: economic development	Region
Southtowns Rural Preservation Corporation	Nonprofit organization	Affordable housing - Ownership	Region
People Inc.	Nonprofit organization	Non-homeless special needs	Region
Belmont Housing Resources of WNY	Nonprofit organization	Affordable housing - rental	Region
YWCA	Nonprofit organization	Community development - public services	Region
Community Action Organization	Nonprofit organization	Community development: public services	Region
Housing Opportunities Made Equal	Nonprofit organization	Community development: public services	Region
Neighborhood Legal Services	Nonprofit organization	Community development: public services	Region
Catholic Charities	Nonprofit organization	Community development: public services	Region
Homeless Alliance of WNY	Nonprofit organization	Homelessness	Region
Matt Urban Center	Nonprofit organization	Affordable housing - rental	Region
Salvation Army	Nonprofit organization	Homelessness	Region

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Buffalo Erie Niagara Land Improvement Corporation	Redevelopment authority	Affordable housing - ownership	Region
Rural Transit Services	Nonprofit organization	Community development: public services	Region
Compass House	Nonprofit organization	Homelessness	Region

Assess Strengths and Gaps in the Institutional Delivery System

Strengths

A major positive of the institutional structure is the long history and relationship between the Erie County Department of Environment and Planning and the thirty-seven HOME Consortium municipalities. Over thirty years, the various public institutions have worked together to insure that the Consortium remains a positive structure bound through a variety of governance documents. These include 37 three-year cooperation agreements, memorandum of understanding, and a workable committee structure.

Gaps

A few gaps do exist within the institutional structure, which can prevent the Consortium from fully addressing needs noted in the Five-Year Consolidated Plan. These are noted below.

- **Community-based organizations.** The region has only two community-based organizations that deliver housing programs with funding through Erie County, HUD, and State housing areas. A geographic gap especially exists in the north and eastern areas. Households in these places can only access funding through the Consortium.
- **CHDOs.** The existing CHDOs have been unable to satisfy the new HUD requirements regarding development experience and organizational capacity. This has created a severe shortage of CHDOs within the Consortium area.

The Southtowns Rural Preservation Corporation (SRPC) is a small agency serving much of the Southtowns. Although monies for housing rehab and homeownership can be accessed through the United States Department of Agriculture in the Southtowns, the great need for housing assistance in this area justifies exploration of establishing a new not-for-profit or expanded capacity for the SRPC.

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- **Need for additional Community Housing Development Organizations (CHDOs).** Although approximately eight CHDOs serve the Consortium area, their focus has too often been on construction of low-income senior housing. Although this is a high need, additional CHDO activity is required to promote family rental housing. This may require establishing new CHDOs, or expanding the reference point/priority of existing ones.

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

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

Table 46 - Homeless Prevention Services Summary

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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)

Homelessness Prevention Services	Description
Counseling/Advocacy	The Consortium's 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	Legal assistance benefits include a handful of services available to all eligible individuals, whether they qualify for on-going benefits or not. These Legal Assistance benefits cover help with utility shut-offs, back rent, temporary shelter for people who are homeless; and emergency housing issues like help with emergency moving and storage costs and help getting a security agreement.
Mortgage Assistance	The institutional delivery structure includes Counseling Agencies that can help homeowner get information on foreclosure counseling or loan modifications.
Rental Assistance	Counseling Agencies can help renters get information that include 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	The Consortium's institutional structure includes utilities assistance through the HEAP. HEAP is federally funded assistance with home heating costs and energy conservation for eligible households. Program components include benefit assistance for heat and electricity, furnace repair or replacement, weatherization referral, and cooling assistance (in summer months-based on medical necessity).
Other Street Outreach Services	The Department of Social Services has contracted Crisis Services to serve homeless individuals in need of emergency shelter when DSS-Emergency Housing is closed.
Alcohol & Drug Abuse	
Child Care	The Day Care Unit provides integral referrals and information to all families, service providers, community-based organizations and divisions with the Erie County Department of Social Services. Referrals are provided to clients after determining the most effective level of services available.

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Homelessness Prevention Services	Description
Education	Various organizations in the institutional structure offer educational and vocational training for low-income populations. These programs include GED or certificate programs, specific skill development, resume writing, interview training, and assistance with locating jobs through job boards and referrals.
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. The Community Health Center also does medical assessments of low-income individuals in the community.
HIV/AIDS	The Planned Parenthood of Buffalo and Erie County Mobile Outreach Unit screens clients for sexually transmitted diseases and other medical needs.
Life Skills	The CASH coalition (Creating Assets Savings and Hope) continues to operate two "Hope Centers" that provide onsite access to financial management counselors, benefits counselors, and help with filing for the earned income tax credit. These additional programs provide financial management intervention, counseling services, advice on budgeting and financial problems, and other life skills. The programs include: Consumer Credit Counseling Service of Buffalo, Catholic Charities, Business and Professional Women of Buffalo, and Cornell Cooperative Extension.

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

For Special Needs Populations there is a Single Port of Entry process. The Single Port of Entry process is widespread in Erie County and is used by several county departments. The purpose of the Single Port of Entry process is to have one shared record of each individual seeking some form of assistance through County programs. The tracking system utilizes a single data input

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process to obtain basic information on each person that can be used across program or departmental lines. Information is available to indicate what services have been or are being provided and tells service providers what other programs or departments are working with a particular individual. The system is also useful for services provided by organizations that are not part of the County government.

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

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

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

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

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

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SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Infrastructure development CD-1.1	2015	2019	Non-Housing Community Development		Infrastructure (Community Development)	CDBG: $1,050,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1800 Persons Assisted
2	Infrastructure development CD-1.2	2015	2019	Non-Housing Community Development		Infrastructure (Community Development)	CDBG: $525,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1875 Persons Assisted
3	Infrastructure development CD-1.3	2015	2019	Non-Housing Community Development		Infrastructure (Community Development)	CDBG: $1,050,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5250 Persons Assisted
4	Infrastructure development CD-1.4	2015	2019	Non-Housing Community Development		Infrastructure (Community Development)	CDBG: $210,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 132 Persons Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Public Facilities CD-2.1	2015	2019	Non-Housing Community Development		Public Facilities	CDBG: $315,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1850 Persons Assisted
6	Public Facilities CD-2.2	2015	2019	Non-Housing Community Development		Public Facilities	CDBG: $315,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1910 Persons Assisted
7	Public Facilities CD-2.3	2015	2019	Non-Housing Community Development		Public Facilities	CDBG: $1,935,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2250 Persons Assisted Facade treatment/business building rehabilitation: 20 Business
8	Public Facilities CD-2.4	2015	2019	Non-Housing Community Development		Public Facilities	CDBG: $420,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1850 Persons Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Public Service CD-3.1	2015	2019	Non-Housing Community Development		Public Services	CDBG: $1,420,000	Public service activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted
10	Public Service CD-3.2	2015	2019	Non-Housing Community Development		Public Services	CDBG: $225,885	Public service activities for Low/Moderate Income Housing Benefit: 5000 Households Assisted
11	Planning CD 4.1	2015	2019	Planning		Planning/Administration	CDBG: $150,000	Other: 3 Other
12	Administration CD-5.1	2015	2019	Administration		Planning/Administration	CDBG: $2,685,295 HOME: $295,865 ESG: $80,675	
13	Brownfield Redevelopment ED-1.1	2015	2019	Economic Development		Brownfield Redevelopment	CDBG: $315,000	Other: 4 Other
14	Business Development ED-4.1	2015	2019	Economic Development		Business Development	CDBG: $250,000	Businesses assisted: 15 Businesses Assisted
15	Business Development ED-4.2	2015	2019	Economic Development		Business Development		Businesses assisted: 90 Businesses Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
16	Neighborhood Revitalization H-1.1	2015	2019	Affordable Housing	CITY OF LACKAWANNA	Neighborhood Revitalization	CDBG: $356,250 HOME: $322,500	Homeowner Housing Rehabilitated: 30 Household Housing Unit
17	Neighborhood Revitalization H-1.11	2015	2019	Affordable Housing	Depew - Main St Area	Neighborhood Revitalization	CDBG: $591,429	Homeowner Housing Rehabilitated: 15 Household Housing Unit
18	Neighborhood Revitalization H-1.12	2015	2019	Affordable Housing	Lake Erie Beach- T. Evans	Neighborhood Revitalization	CDBG: $213,750 HOME: $161,250	Homeowner Housing Rehabilitated: 15 Household Housing Unit
19	Neighborhood Revitalization H-1.2	2015	2019	Affordable Housing	CITY OF LACKAWANNA Lake Erie Beach- T. Evans Depew - Main St Area	Neighborhood Revitalization	CDBG: $591,429	Rental units rehabilitated: 24 Household Housing Unit
20	Neighborhood Revitalization H-1.3	2015	2019	Affordable Housing	CITY OF LACKAWANNA Lake Erie Beach- T. Evans Depew - Main St Area	Neighborhood Revitalization	CDBG: $98,571	Rental units rehabilitated: 4 Household Housing Unit

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
21	Neighborhood Revitalization H-1.4	2015	2019	Affordable Housing		Neighborhood Revitalization	CDBG: $142,500	Rental units rehabilitated: 16 Household Housing Unit
22	Rural Housing H-2.1	2015	2019	Affordable Housing		Rural Housing	CDBG: $470,000 HOME: $322,500	Homeowner Housing Rehabilitated: 36 Household Housing Unit
23	Rural Housing H-2.2	2015	2019	Affordable Housing		Rural Housing	CDBG: $90,000	Homeowner Housing Rehabilitated: 18 Household Housing Unit
24	Housing Development H-3.1	2015	2019	Affordable Housing		Developed Area Housing	CDBG: $1,782,220 HOME: $352,750	Homeowner Housing Rehabilitated: 125 Household Housing Unit
25	Housing Development H-3.2	2015	2019	Affordable Housing		Developed Area Housing	CDBG: $213,350 HOME: $161,250	Homeowner Housing Rehabilitated: 15 Household Housing Unit
26	Housing Development H-3.3	2015	2019	Affordable Housing		Developed Area Housing	CDBG: $110,000	Rental units rehabilitated: 22 Household Housing Unit
27	Special Purpose Housing H-4.1	2015	2019	Affordable Housing		Special Purpose Housing	CDBG: $875,000	Homeowner Housing Rehabilitated: 58 Household Housing Unit

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
28	Special Purpose Housing H-4.2	2015	2019	Affordable Housing		Special Purpose Housing	CDBG: $25,000	Homeowner Housing Rehabilitated: 5 Household Housing Unit
29	Affordable Housing H-5.1	2015	2019	Affordable Housing		Affordable Housing	CDBG: $65,000	Homeowner Housing Rehabilitated: 13 Household Housing Unit
30	Affordable Housing H-5.2	2015	2019	Affordable Housing		Affordable Housing	HOME: $32,500	Direct Financial Assistance to Homebuyers: 3 Households Assisted
31	Affordable Housing H-5.3	2015	2019	Affordable Housing		Affordable Housing	HOME: $443,800	Other: 130 Other
32	Affordable Housing H-5.4	2015	2019	Affordable Housing		Affordable Housing	HOME: $375,000	Other: 8 Other
33	Remove Slum/Blight SB-1.1	2015	2019	Clearance and Demolition		Slum/Blight	CDBG: $300,000	Buildings Demolished: 12 Buildings
34	Homeless Needs ESG-1.1	2015	2019	Homeless		Homeless Assistance	ESG: $450,050	Tenant-based rental assistance / Rapid Rehousing: 135 Households Assisted
35	Homeless Needs ESG-1.2	2015	2019	Homeless		Homeless Assistance	ESG: $206,375	Tenant-based rental assistance / Rapid Rehousing: 135 Households Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
36	Homeless Needs ESG-1.3	2015	2019	Homeless		Homeless Assistance	ESG: $195,170	Homelessness Prevention: 48 Persons Assisted
37	Homeless Needs ESG-1.4	2015	2019	Homeless		Homeless Assistance	ESG: $88,445	Homelessness Prevention: 48 Persons Assisted
38	Homeless Needs ESG-1.5	2015	2019	Homeless		Homeless Assistance	ESG: $50,000	Other: 200 Other
39	Homeless Needs ESG-1.6	2015	2019	Homeless		Homeless Assistance	ESG: $200,000	Other: 4 Other

Table 47 – Goals Summary

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Goal Descriptions

1	**Goal Name**	Infrastructure development CD-1.1
	Goal Description	Improve sewer and water service. 1,800 low/mod income people with have improved access to public sewer/water facilities
2	**Goal Name**	Infrastructure development CD-1.2
	Goal Description	Improve sidewalk service for pedestrian safety. 1,875 low/mod income people will have improved access to public sidewalk facilities
3	**Goal Name**	Infrastructure development CD-1.3
	Goal Description	Improve bicycle and vehicular access to areas of employment, recreation, and commercial activity located in targeted low-income neighborhoods. 5,250 low/mod income people will have improved access to public bicycle and vehicular access facilities
4	**Goal Name**	Infrastructure development CD-1.4
	Goal Description	Improve storm drainage and flood protection facilities in targeted low-income neighborhoods.
5	**Goal Name**	Public Facilities CD-2.1
	Goal Description	Construct, expand, or improve community centers, libraries, and youth centers that serve the low/moderate income population.

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6	**Goal Name**	Public Facilities CD-2.2
	Goal Description	Develop , expand, and rehabilitate park, recreation, and open space facilities that serve low/moderate income residents.
7	**Goal Name**	Public Facilities CD-2.3
	Goal Description	Commercial Center Improvement initiatives.
8	**Goal Name**	Public Facilities CD-2.4
	Goal Description	Expansion and improvement to senior center facilities given the growing elderly population of the Consortium municipalities.
9	**Goal Name**	Public Service CD-3.1
	Goal Description	Provide senior service program enhancements such as day care, health and nutrition, employment, supportive housing, and transportation. 10,000 seniors and low-income residents will have improved access to medical, shopping, and other needs through transportation services
10	**Goal Name**	Public Service CD-3.2
	Goal Description	Provide gap filling support services that support community revitalization and enhance the quality of life for low/moderate income residents. 5,000 low-income people will have new or improved access to housing counseling and fair housing servicers for the purpose of providing decent, affordable housing
11	**Goal Name**	Planning CD 4.1
	Goal Description	Provide technical assistance and funding for the preparation of plans that direct the area's growth in housing, community development and economic development. 3 plans prepared.

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12	**Goal Name**	Administration CD-5.1
	Goal Description	Administration
13	**Goal Name**	Brownfield Redevelopment ED-1.1
	Goal Description	Provide technical assistance and funding for redevelopment of older urbanized areas that need additional assistance to succeed. 3 development sites assisted. All employment eligible consortium residents have access to new jobs through brownfield clean up improvements at 3 development sites for the purpose of creating employment opportunity
14	**Goal Name**	Business Development ED-4.1
	Goal Description	Develop and implement Microenterprise Loan fund to assist microenterprise businesses and to complement the Commercial Center Improvement program. 10 commercial center areas have sustained an improved living environment for its residents through the issuance of 15 microenterprise loans within the target area
15	**Goal Name**	Business Development ED-4.2
	Goal Description	Provide technical assistance and counseling through business assistance directories and company site visits. 40 businesses assisted an improved job environment and security through the technical assistance provided to 50 businesses for the purpose of creating economic opportunities
16	**Goal Name**	Neighborhood Revitalization H-1.1
	Goal Description	Provide low-interest loans to eligible property owners. 30 households will sustain a better quality of life within the City of Lackawanna First Ward through participation in the Housing Rehabilitation Program

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17	**Goal Name**	Neighborhood Revitalization H-1.11
	Goal Description	Provide low-interest loans to eligible property owners. 15 households will sustain a better quality of life within Village of Depew Target neighborhoods through participation in the Housing Rehabilitation Program
18	**Goal Name**	Neighborhood Revitalization H-1.12
	Goal Description	Provide low-interest loans to eligible property owners. 15 households will sustain a better quality of life within the Town of Evans - Lake Erie Beach Target Neighborhood through participation in the Housing Rehab Program
19	**Goal Name**	Neighborhood Revitalization H-1.2
	Goal Description	Rehabilitate rental units in target neighborhoods by providing low-interest loans to owners of rental units. 24 rental households will sustain a better quality of life within the First Ward neighborhood in the City of Lackawanna, Lake Erie Beach neighborhood within the Town of Evans, and the Village of Depew Target neighborhood through participation in the Rental Rehab Program for the purpose of creating a suitable living environment
20	**Goal Name**	Neighborhood Revitalization H-1.3
	Goal Description	Rehabilitate rental units in target neighborhoods by providing low-interest loans to owners of rental unit. 4 rental minority households will sustain a better quality of life within the First Ward neighborhood in the City of Lackawanna, Lake Erie Beach neighborhood within the Town of Evans, and the Village of Depew Target neighborhood through participation in the Rental Rehab Program for the purpose of creating a suitable living environment
21	**Goal Name**	Neighborhood Revitalization H-1.4
	Goal Description	Rehabilitate rental units in low-income neighborhoods by providing low-interest loans to owners of rental units. 16 rental households will sustain a better quality of life in low-income neighborhoods through participation in the Rental Rehab Program for the purpose of creating a suitable living environment

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22	**Goal Name**	Rural Housing H-2.1
	Goal Description	Provide low-interest loans to eligible property owners for housing improvements. 36 households will improve their housing condition within the rural area through participation in the Housing Rehabilitation Program for the purpose of creating affordable decent housing
23	**Goal Name**	Rural Housing H-2.2
	Goal Description	Provide deferred loans to extremely low-income mobile home owners living in rural mobile home parks and having an emergency housing condition problem. 18 mobile home households will improve their housing condition within the rural area through participation in the Mobile Home Program for the purpose of affordable decent housing
24	**Goal Name**	Housing Development H-3.1
	Goal Description	Provide low-interest loans to eligible property owners for housing improvements. 125 households will improve their housing condition within the developed area through participation in the Housing Rehabilitation Program for the purpose of creating affordable decent housing. 20 units are for owner occupied rehab in the Town of Hamburg.
25	**Goal Name**	Housing Development H-3.2
	Goal Description	Provide low-interest loans to eligible minority property owners for housing improvements. 15 minority households will improve their housing condition within the developed area through participation in the Housing Rehabilitation Program for the purpose of creating affordable decent housing
26	**Goal Name**	Housing Development H-3.3
	Goal Description	Provide deferred loans to extremely low-income mobile home owners living in mobile home parks and having an emergency housing condition problem. 22 households will improve their housing condition within the developed and developing areas through participation in the Mobile Home Program for the purpose of obtaining affordable decent housing

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27	**Goal Name**	Special Purpose Housing H-4.1
	Goal Description	Establish a quick response repair program that is targeted to low-income households experiencing immediate housing problems. 58 households will improve their housing condition through participation in the Emergency Repair Program for the purpose of obtaining affordable decent housing
28	**Goal Name**	Special Purpose Housing H-4.2
	Goal Description	Provide a mechanism for handicapped individuals to improve their mobility within residential unit. 5 handicapped individuals have new access to residential amenities through participation in the Handicapped Program for the purpose of creating a suitable living environment
29	**Goal Name**	Affordable Housing H-5.1
	Goal Description	Utility connection program that provides a funding mechanism for households to tie into new infrastructure lines. 13 households will improve their housing condition through participation in the Utility Connection Program
30	**Goal Name**	Affordable Housing H-5.2
	Goal Description	Provide first time home buyers that participate in the Purchase, Rehab, Sell Project undertaken by a CHDO, a program to address their closing cost, principal reduction, down-payment assistance, and interest rate buy-down needs. 3 households have affordable housing through a down payment assistance program. 2 of the households will be minority.
31	**Goal Name**	Affordable Housing H-5.3
	Goal Description	Provide financial resources to Community Housing Development Corporations that seek to develop rental and owner occupied housing for the low-income population. 65 seniors and 65 families will have affordable housing through the CHDO.
32	**Goal Name**	Affordable Housing H-5.4
	Goal Description	Provide financial resources to non-profit groups that seek to develop rental housing for the low-income population. 8 low income households assisted through the program

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33	**Goal Name**	Remove Slum/Blight SB-1.1
	Goal Description	Undertake targeted demolition and clearance of buildings and land features which contribute to spot blight conditions. 30 spot blight areas will have sustained 12 building/land feature demolition/ improvements
34	**Goal Name**	Homeless Needs ESG-1.1
	Goal Description	Rapid Re-housing Rental Assistance provides financial assistance to homeless individuals through rental assistance, security deposits and utility payment assistance. 135 homeless people assisted.
35	**Goal Name**	Homeless Needs ESG-1.2
	Goal Description	Rapid Re-housing Relocation and Stabilization services provide services to homeless individuals through housing search, counseling and legal aid assistance. 135 homeless people assisted.
36	**Goal Name**	Homeless Needs ESG-1.3
	Goal Description	Homeless Prevention Rental Assistance provides financial assistance to homeless individuals through payments of rental assistance, security deposits and utility payments. 48 homeless individuals assisted.
37	**Goal Name**	Homeless Needs ESG-1.4
	Goal Description	Homeless Prevention Relocation and Stabilization Assistance provide services to homeless individuals through housing search, counseling and legal aid assistance. 48 homeless individuals assisted.
38	**Goal Name**	Homeless Needs ESG-1.5
	Goal Description	HMIS Data Collection services used to document assistance to the homeless community. Data collection of 200 homeless individuals.

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39	**Goal Name**	Homeless Needs ESG-1.6
	Goal Description	Operational needs of shelter providers ranging from maintenance to utilities and furnishing. 4 emergency shelters will be assisted with operations funding during the 2016, 2017, 2018 and 2019 program years.

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

The Consortium estimates that it will provide affordable housing to 526 extremely low-income, low-income, and moderate-income families over the next five years.

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SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Physical accessibility remains an important concern among tenants and applicants. Given the relative lack of housing stock in Consortium communities that is available, affordable and meets accessibility standards, public housing represents an important option for extremely low income people with disabilities in Erie County.

LHA's past efforts to expand the accessibility of its inventory include:

- Fourteen of the 94 units in Parkview Towers, a senior high-rise, meet ADA standards.
- Seven units in Glover Gardens were retrofitted to ADA compliance in the 1990s.
- LHA received a waiver on converting Baker Homes, originally built in 1937, due to infeasibility of retrofitting. However, the Authority completed internal modifications to 5% of units to achieve maximum possible accessibility.

Activities to Increase Resident Involvements

None planned

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

No

Plan to remove the 'troubled' designation

N/A

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

Barriers to Affordable Housing

The following public policy barriers were identified in the Erie County 2009 Analysis of Impediments to Fair Housing Choice. The impediments identified in the 2009 document tend to fall into the four areas noted below. Stakeholders interviewed during the consultation process for this Consolidated Plan verified that these barriers still influence the market for affordable housing in the Consortium.

Zoning: Local zoning ordinances may present barriers to addressing affordable housing needs. Many municipalities have not adopted flexible zoning tools (such as inclusionary zoning or density bonuses) to promote affordable housing development in new subdivisions and multi-family rental communities. These tools would be similar to the Town of Clarence's zoning ordinance that allows for alterations to lot sizes, setbacks, and parking requirements in areas zoned as "Traditional Neighborhood Districts." In addition, modified zoning ordinances are needed to implement smart growth principles that would aid in the development of affordable housing.

Manufactured homes offer affordable housing options for many households. Although some municipalities include provisions for manufactured homes in their zoning ordinances, the ordinances may contain restrictions on such homes, including a limited number of zoning districts in which manufactured homes are permitted, and/or a small amount of land zoned to permit manufactured homes.

Lack of supply: There is a limited supply of subsidized rental units targeted to meet the needs of families and low-income households. The LIHTC, Section 202, and Section 236 data suggests that most of the subsidized rental units in the Consortium are for elderly residents, while families and people with disabilities have been greatly underserved.

Unaffordable housing costs: Median housing values for owner occupied housing are beyond the affordability of many of the Consortium's households. For households with incomes 80% or more below the area's median household income, homeownership is unlikely without government subsidies or the adoption of land use tools such as inclusionary zoning. The high cost of labor and materials and lead-based paint remediation are other potential barriers to the production of affordable housing in the Consortium. This obstacle has proven more intractable in part due to Federal Davis-Bacon Act requirements that apply to most housing developments assisted with either CDBG or HOME funds.

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Lack of funding: Stagnant wages and rising housing costs have increased demand for affordable housing in the Consortium. Cuts in public funding for homeless facilities and subsidized housing have left the Consortium with fewer resources to address continuing and increasing demand.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Erie County is conducting a new Analysis of Impediments to Fair Housing Choice that will be completed in 2015. The new Analysis of Impediments may identify other barriers to affordable housing in the Consortium.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Consortium is committed to helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living. The Consortium supports the efforts of the Homeless Alliance of Western New York as the Collaborative Applicant of the Continuum of Care. The Homeless Alliance of Western New York is the designated Continuum of Care (CoC) agency for Erie County. As such, it is responsible for developing methods and strategies for reaching out to homeless persons and assessing their needs.

The CoC program is designed to promote community-wide commitment to the goal of ending homelessness; provide funding for efforts by nonprofit providers, and State and local governments to quickly re-house homeless individuals and families while minimizing the trauma and dislocation caused to homeless individuals, families, and communities by homelessness; promote access to and effect utilization of mainstream programs by homeless individuals and families; and optimize self-sufficiency among individuals and families experiencing homelessness.

Addressing the emergency and transitional housing needs of homeless persons

There are several members of the CoC that provide emergency and transitional housing. In addition to disaster services, the Red Cross offers several special programs including:

- **Energy Assistance Programs** - Provides financial aid to those who are unable to cope with energy bills, including elderly over the age of 60, handicapped or disabled, and those experiencing medical emergencies. Funds for NYSEG's "Project Share" and Niagara Mohawk's "Care & Share" come through each utility's customers, vendors and boards.
- **Information and Referral Programs** - Provides general information regarding other local social services agencies. Information is provided by phone 24/7 or in person during normal business hours to those in need.

Benedict House, a transitional housing provider, does community presentations to ensure that persons living with HIV/AIDS are aware of the program. There are three outreach programs, one run by Haven House, another by Hispanics United of Buffalo, and the last by Crisis Services,

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for women and children who are homeless or at risk of becoming homeless due to domestic violence. Outreach is done in area hospitals, through the criminal justice system, and through three area hotlines. Victims are made aware of area services including emergency shelters and transitional housing providers.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The Local Board for the Emergency Food and Shelter Program makes funds available to seven agencies for emergency grants to prevent eviction or foreclosure. Several organizations offer one time loans to assist with security deposits or one month's rent. These programs include: Community Action Organization, Crisis Services Outreach to the Homeless, Buffalo Urban League Housing Department and Erie County Department of Social Services.

The Homeless Alliance of WNY seeks to increase the variety and accessibility of permanent supportive housing options. The Alliance provides referral services allowing homeless persons to find permanent housing options that meet the needs of individuals and families through expanding its network and collaboration among housing providers.

Using Rapid Re-Housing To Reduce Family Homelessness

In the County's ESG funded Rapid Re-Housing Program, households with children who are victims of domestic violence are prioritized for entry into the program. Case management services are provided to households as needed or at a minimum of once per month. Generally, there is case management contact at least weekly if not daily at the front end of the program while searching for and securing permanent housing, linking participants to public benefits, moving from shelter to permanent housing, etc. Once the participants are stable in housing and the rental subsidy begins to decrease; the frequency of case management contact is also likely to be less often. There will be at minimum a monthly case management contact for the duration of participation in the program.

Homelessness Recidivism

Annually the CoC produces a State of Homelessness report which has a section on recidivism (returns to homelessness). HMIS data is used to determine the number of homeless persons who had at least one entry into the homeless system in the two years prior to the current year

being measured. The 2012 report indicated that 20% of homeless persons had been in the system in the prior two years. Looking only at participants who exited to permanent housing, the recidivism rate drops to 7%. The scope of work for the Rapid Re-housing (RRH) program called "211WNY", will make monthly phone calls to RRH "graduates" (when case management services end) to monitor housing stability and link to community resources when problems are identified before there is a crisis. As the CoC moves forward with coordinated entry, connecting homeless persons to the services most appropriate for their needs should further decrease repeat episodes of homelessness.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Erie County has been aggressive in the marketing of its homelessness programs to rural and suburban residents and expects to help many families who might otherwise become homeless to stay housed. Outreach is conducted through multiple agencies as well as through a 24 hour hotline number and through local housing courts.

Several area agencies provide assistance with housing searches to assist low-income individuals and families in finding safe and affordable housing. In some cases, these providers can also assist with Section 8 vouchers or other housing funds while others help with relocation expenses or tenant/landlord negotiations.

Several programs provide assistance with transportation or bus tokens to individuals searching for housing, commuting to the workplace, or receiving services. These programs include the Erie County Department of Social Services Welfare Diversion, Medicaid Transportation, and the Independent Living Center.

The Erie County Office of Child and Family Services ensures that any child leaving foster care is placed in appropriate housing. Appropriate housing is considered apartments, small boarding homes, housing with friends or family, but not a shelter, SRO, or congregate living with more than 10 individuals.

Strategic Plan Goals for ESG Allocations

The CoC has developed a strategic plan for implementation of its homelessness prevention goals. Strategic plan goals include: 1) Prevent homelessness by increasing access to mainstream benefits to low income households; 2) Implement Housing First strategies; 3) Develop adequate

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supply of permanent affordable housing that includes permanent supportive housing units that target the chronically homeless; 4) Prioritize homeless outreach services that consistently engage chronically homeless; 5) Monitor system discharge protocols to ensure that persons are not being routinely discharged to homelessness; 6)Reduce the length of stay of homeless households in the homeless system by implementing rapid re-housing programs; 7)Reduce repeat episodes of homelessness; 8) Develop and implement a coordinated entry system to ensure that homeless households are referred to programs that will best meet their needs and ensure that those with the highest needs are prioritized.

The CoC has incorporated all of HUD's Strategic Plan and the Opening Doors: Federal Strategic Plan to Prevent and End Homelessness into its goals and objectives for ending chronic homelessness and veteran homelessness by 2015. It will strive to end family and youth homelessness by 2020 and set the path to end all homelessness in its strategic plans to prevent and end homelessness. With the Veteran One Stop Center, increased US Department of Housing and Urban Development-Veterans Affairs Supportive Housing (HUD-VASH) vouchers and a Supportive Services for Veteran Families (SSVF) program are now funded, the CoC appears to be in a position to end veteran homelessness assuming the current level of resources is maintained. The CoC projects a sufficient supply of Chronic Homeless (CH) beds will be developed through reallocation and prioritizing turnover beds to meet the target for ending chronic homelessness by 2015. After 2015, the CoC will continue increasing RRH program capacity until 250 families are assisted annually. The CoC projects capacity for 175 by 2015, so it appears to be on target to end homelessness for youth and families by 2020.

A landlord outreach committee has been formed to develop relationships with landlords to increase the inventory of units for RRH and Permanent Supportive Housing (PSH) programs, which will result in a faster transition to permanent housing.

The Erie County Consortium is committed to helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs.

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SP-65 Lead based paint Hazards – 91.215(i)

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

In order to develop a more comprehensive understanding and plan of action for dealing with lead-based paint (LBP) hazards throughout Erie County, a meeting was held with representatives from the Erie County Health Department, the Community Foundation of Greater Buffalo, the Buffalo CDBG Office of Strategic Planning, and representatives of the Amherst-Cheektowaga-Tonawanda HOME Consortium and the Erie County HOME Consortium. A breakdown of the various programs and initiatives being carried out within the Consortium follows.

Child Lead Paint Poisoning Prevention Program

Elevated blood lead levels (EBL) in children are the most critical issue in dealing with lead-based paint (LBP). Under a state funded and mandated program, the Erie County Department of Health (DOH) is required to respond to all cases of children with elevated blood levels. Most of these cases are referred to DOH by doctors or other medical professionals. Corrective action usually requires interim control, which basically stabilizes the housing unit's paint and makes the housing unit safe for occupancy; the cost of remediation is borne by the owner of the property.

Healthy Neighborhoods Program

Funded by a New York State grant, the Healthy Neighborhoods Program has been operated by DOH for about twenty years. The goal of the program is to identify housing conditions that lead to a poor quality of life and health hazards that may be detrimental to a household's well being. The program conducts door-to-door surveys to complete "sweeps" of designated high-risk neighborhoods. The program also offers referrals to other specific programs and agencies within Erie County that can assist occupants in improving their health, safety, or well-being. A visual paint assessment is completed through a home visit, and the occupant and/or owner are notified of potential lead hazards. Any housing violations that are cited are followed up with enforcement action.

Awareness, Education, and Prevention

The Erie County Department of Health has several brochures on its lead poisoning prevention program, including phone numbers to call for information and assistance. In January 2009, the Community Foundation of Greater Buffalo was awarded a $300,000 grant from HUD to undertake an outreach program to promote awareness, education and prevention for lead-

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based paint hazards. The outreach program is underway and includes billboard, radio, TV, and door-to-door initiatives along with sponsorship of various meetings.

Lead Hazard Control Program

LEADSAFE Erie County's Lead Hazard Control Program is a low-cost initiative available to property owners, qualifying families and home-based daycares. The program requires the homeowner to make an in-kind contribution to the cost of the interim control work. This contribution is based on the property owner's income (on a sliding scale basis) and at most, may cost the owner up to a maximum of 12 percent of the total hazard control costs associated with the unit.

Funded by the US Department of Housing and Urban Development (HUD), and matching funds for the new grant cycle 2014 - 2017 from the Community Foundation for Greater Buffalo, Lead SAFE Erie County provides lead hazard identification and contracted labor & supplies to remediate and control lead hazards at your property. This program is NOT intended to perform non-lead-related renovations or home rehabilitation work.

Community Foundation of Greater Buffalo

The Community Foundation of Greater Buffalo recently did a re-launch of its Wipe Out Lead Campaign. Specifically, they targeted billboards, bus shelters, and interior ad cards to raise lead awareness and also to promote a texting campaign for more information. The county health department helped to fund this recent ad blitz. The larger goals of the Wipe Out Lead Campaign include fostering partnerships with various private, public and non-profit organizations to promote awareness, education and prevention for lead-based paint hazards.

Private LBP Hazard Remediation

In addition to governmental initiatives, a significant amount of LBP hazard remediation is taking place privately within the Consortium as individuals and families undertake rehabilitation and improvement of properties in which they currently live or have recently purchased. Many of these households, however, are likely to be above low- and moderate-income levels.

How are the actions listed above related to the extent of lead poisoning and hazards?

Although most of the housing units that are rehabilitated through Consortium programs have lead-based paint hazards present, the Erie County Department of Health indicates very few cases of elevated blood levels are reported each year within the Erie County

HOME Consortium. In 2013, there were 24 reported cases of elevated blood levels in children in the Consortium. Nevertheless the Consortium's efforts are appropriate in reducing lead poisoning hazards.

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

There are several components of lead hazard reduction efforts integrated into the Consortium's housing policies and programs. Education includes verbal and printed information regarding lead-based paint hazards distributed at intake for housing rehabilitation programs. Brochures, including "Protect Your Family from Lead in Your Home" from the EPA (May, 1995) are included in every housing application, for every housing program in the Consortium. Additional information is provided for those who do not pass a visual assessment for lead-based paint hazards ("Lead Paint Safety: A Field Guide for Painting, Home Maintenance, and Renovation Work" by HUD). A community program, "Lead Hazard Control Training" offered by Lead Connections, is also recommended for applicants and potential applicants.

Efforts to assure compliance include visual assessments, verbal questioning during intake, and written questions on the rehabilitation application form. All housing cases include a visual assessment for lead-based paint hazards: peeling, cracking, chipping or flaking paint. If the home fails a visual assessment, it must be abated and cleared by certified lead paint firm.

Through the DEP Housing Programs, risk assessments for lead-based paint hazards are undertaken on properties built before 1978 that show evidence of flaking or damaged paint and/or that will undergo rehabilitation where painted surfaces will be disturbed. During the 2009-2013 period, 73% - 96% of the properties that were rehabilitated required LBP hazard remediation.

In all of its housing assistance programs, the Consortium will evaluate all properties built prior to 1978 and require remediation where lead-based paint hazards are present. The foregoing would suggest that the incidence of lead-based paint hazards is a manageable problem within the Erie County CDBG Consortium and the Town of Hamburg.

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SP-70 Anti-Poverty Strategy – 91.215(j)

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

The Erie County Department of Social Services is involved in numerous efforts to reduce the number of people living below the poverty level. The Department relies heavily on direct contact with other agencies, many of which seek to find employment for Temporary Assistance (TA) recipients. A few of these agencies are the New York State Department of Labor, the Buffalo and Erie County Workforce Development Consortium, and area school districts.

The Department of Social Services hopes to bring 1,200 persons per year for each of the next five years over the poverty level. The following programs are employed to help meet this objective:

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

Welfare Reform

a.) Transitional Opportunity Program (TOP): The Transitional Opportunity Program was developed to provide supportive services to TANF clients that have recently exited from the TA system due to employment. TOP provides an array of post-employment job retention services to continue to support families as they negotiate the world of work. The TOP philosophy is to provide continued support so those obstacles between working families and independence can be overcome.

b.) Transition to Work Teams: Employed TANF clients are being served by special teams to assure smooth transitions from welfare to work to independence. Staff in these teams provide benefit counseling, child care authorizations, and transitional Medicaid and Child Care upon case closing.

c.) Job Clubs: All employable applicants for TA are assigned to a three- week Job Club as a requirement to receive benefits. During this time participants receive training on job searching and job retention and are given a resume and job leads. This has resulted in many job placements for participants and has diverted them from receiving TA.

Employment Programs

a.) Wage Subsidy programs: The Department sponsors the PIVOT wage subsidy program, which provides a six-month wage subsidy to area employers for hiring a TANF client. There are over 400 clients placed annually, with a job retention rate of over 80%.

b.) Workfare: All employable recipients are required to be in a work activity. The Department has developed worksite "hubs" throughout the City of Buffalo where clients are assigned to report.

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At these hubs the client receives work experience and also needed training including GED and ESL. Close supervision is provided and qualified individuals are identified and recommended by the site supervisors for available jobs.

c.) BRIDGE: This program developed as a result of coordination between the Department of Social Services and the State University of New York

(SUNY). SUNY operates the Educational Opportunity Center (EOC), which provides job training and educational preparation services to low- income individuals.

Interagency Initiatives

a.) The Erie County Parks Opportunity Program (POP): This program is a systematic approach to gradually increase clients' skill and knowledge levels through a partnership with the Buffalo Board of Education and Greater Buffalo Works, a not-for-profit training entity. The program calls for TANF clients to participate in a four-week training program and then be assigned to a workfare site to utilize the skills learned and then to be linked with available jobs.

Family Preservation and Domestic Violence

a.) Domestic Violence: The Department's Domestic Violence Unit works closely with staff in all program areas to assist victims of domestic violence to find safe housing, needed counseling, and linkage to any needed services. Staff work closely with The Family Violence Center to coordinate efforts and assure safety.

b.) The Erie County Works Center: This is a unit designed to do two things: quickly determine the employability of applicants and to reconnect them to the job market as soon as possible. Emphasis is placed on seeking employment for all able-bodied applicants, and medical/mental health attention for those currently unemployable.

Metropolitan/Regional Connections

The strategic plan outlines a variety of smart growth initiatives that are eligible for funding under the CDBG program. This will continue the successful efforts undertaken in 2013 and 2014 wherein funds were provided to the Village of Springville for commercial center infrastructure enhancements. The strategic plan also recognizes the continued importance of providing resources to local communities wishing to infuse new life to aging retail ventures within their central business hubs. Over the past five years the Department of Environment and Planning has worked with 4 municipalities in assisting 8 businesses improve their exterior facades thereby improving the appearance and quality of life for neighboring low income residents. These smart growth activities will be a high priority moving into the Consortium's next five year cycle. In this manner the CDBG program will serve to implement the following important

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metropolitan and regional planning documents which currently serve as the main guide to the County's economic growth.

1. **Initiatives for a Smart Economy**- June , 2013- Erie County Office of the County Executive
2. **A Strategy for Prosperity-** 2011 – Western New York Regional Economic Development Council
3. **The Buffalo Billion , Investment Development Plan**-February 2013- Western New York Regional Economic Development Council

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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 following describes the standards and procedures Erie County uses to monitor its housing and community development activities. This ensures long term compliance with program and comprehensive plan requirements.

Housing. A monthly housing report is prepared by the CDBG administrative staff. This document notes payouts, current balances, and other items useful to the housing management section.

Other examples of program design items that insure long term compliance with other program requirements include the following:

- Annual spot residency checks on first time home buyer residents;
- Annual spot monitoring of rental rehab recipients to insure compliance with County-imposed rent, affirmative marketing, and occupancy requirements;
- Monitoring of Community Housing Development Organization (CHDO) projects to insure compliance with income eligibility, rents, and other HOME requirements;
- Annual update of the Erie County Housing Program Policy and Procedures Manual;
- Annual Preparation of the Consolidated Annual Performance Report (CAPER) that includes a thorough review of housing program performance relative to five-year housing goals;
- Preparation of Annual Status Report to The Consortium's Impediments to Fair Housing report.

Community Development. Staff meet monthly to review progress and insures that projects are moving along earnestly and swiftly. Annual letters are forwarded to mayors and supervisors representing municipalities where progress has been slow. This provides a good benchmark concerning developing issues/concerns.

Other examples of program design items that insure long-term compliance with program requirements include the following:

- Preparation of annual MBE/WBE report to the federal Department of Housing and Urban Development (HUD). This document is reviewed by The Consortium's Office of Equal Employment Opportunity to insure consistency with County Policy;
- Preparation of annual Labor Standards Report for submittal to HUD;
- A County monitor is assigned to each community in order to provide "hands on" assistance when preparing applications for CDBG funds. This insures that eligibility, Davis-Bacon, MBE/WBE, and other federal requirements are understood by sub-recipient local governments;
- An ongoing Community Project monitoring table is maintained by program staff and reviewed at monthly update meetings. This serves as a good tracking tool to monitor each project's progress through the various CDBG procedural steps.

Specific Subrecipient Monitoring.

A subrecipient monitoring checklist will continue to be used in 2015 - 2019. It is the intention of Erie County to conduct a minimum of two off-site sub-recipient monitoring reviews annually. A copy of the checklist is included in the appendix to this document.

Erie County 2015 Action Plan

AP-15 Expected Resources

Introduction

The Erie County Consortium anticipates utilizing over $ 4,115,027 in the 2015 Program Year. These funds will aid in achieving the priority needs and specific objectives outlined in this Action Plan and exhibit a leveraging capacity consistent with past year efforts.

In summary the anticipated federal funding amounts for the Consortium, inclusive of program income, are listed below.

1. Community Development Block Grant (CDBG): $2,685,297
2. Program Income Generated via CDBG Activities: $ 489,165
3. HOME Investment Partnership Program: $ 591,737
4. Program income Generated via HOME Activities: $ 133,685
5. Emergency Solutions Grant: $ 215,143

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $	
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	$2,685,297	$489,165	$181,503	$3,355,965	$12,697,848

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	$591,737	$133,685	$0	$725,422	$2,901,688
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	$215,143	$0	$0	$215,143	$860,572

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The following is a list of other anticipated federal resources:

1. Federal Low Income Housing Tax Credit Awards: $ 10,097,797
2. Federal Section 8 Allocation: $ 23,500,000
3. McKinney – Vento Homeless Assistance Funds: $201,595,400 Grand Total – See Section AP-35 for Continuum of Care Project List.
4. United States Rural Development Assistance Programs: $22,500 for housing rehabilitation
5. HUD Lead Based Paint Grant Awards to Erie County: $2,500,000 in Federal Grants for lead hazard education, outreach and prevention

CDBG Narrative Description: The CDBG Consortium has established, via various governance documents, an allocation target used to distribute CDBG funds among four primary areas. This includes 27% for housing projects, 27% for community reinvestment projects primarily using municipal partners as sub recipients, and 27% for economic development projects. The balance of monies is reserved for planning and program administration. It should be noted that the percentage breakdown is not a hard and fast rule but changes annually dependent on Consortium needs. Reference should be made to Section AP-35 for the 2015 Annual Budget and project listing. Combined these two sections describe the resources and activities that will be used within certain communities as well as Consortium wide to undertake the 2015 Action plan.

HOME Narrative Description: Funds will continue to target owner-occupied housing rehab need; however a new project in 2015 will include a set aside of $75,000 for Rental Housing. These monies are intended to leverage Low Income Housing Tax Credit and /or state funded affordable housing activities in the Consortium thereby making them more competitive with proposals from throughout New York State. Again, reference should be made to Section AP-35 for the 2015 Annual Budget and project listing. Combined, these two documents describe the resources and activities that will be used within certain communities as well as Consortium wide to undertake the 2015 Action plan.

Emergency Solutions Grant (ESG) Program: Given the success of the Consortium's rapid rehousing and homeless prevention activities in recent years and their overall consistency with the region's Continuum of Care priorities, the 2015 ESG projects will continue to fund those activity types. See Sections AP-35 for the 2015 Annual Budget and project listing. Combined these two sections describe the resources and activities that will be used to undertake the 2015 Action plan within certain communities as well as Consortium wide.

Explain how federal funds will leverage those additional resources, including a description of how requirements will be satisfied.

The County is required to provide a match for federal funds received under the HOME Program. The County will continue to provide Payment in Lieu of Taxes for rental housing that is developed to serve low income households in Erie County. The difference between the full assessed value for property tax and the amount paid under the PILOT Payment Schedule will be used by the County for the HOME match.

Agencies receiving ESG funds under the County ESG Program will provide a portion of the required ESG match. The County will also use the financial assistance and services the County Department of Social Services provides to the homeless as a match.

Erie County, excluding the City of Buffalo, has over 15,902 vacant housing units. Many are eligible for foreclosure. BENLIC will be viewed as a resource to the Consortium in identifying units within the aforementioned parcel list that can undergo foreclosure, rehabilitation, and resale as affordable housing. This is a unique opportunity to partner with the newly formed land bank to leverage federal funds.

The following paragraphs indicate resources from private, state, and local sources that can reasonably be expected to be available to the Consortium in 2015 that would address the needs identified in the Action Plan:

- $33,334 in Town of West Seneca Bond and operating funds will be used by the Town of West Seneca for the Westcliff Drive, Woodlane Drive and Chamberlin Drive Road Improvements project.
- The City of Lackawanna will allocate $200,640 in New York State Consolidated Highway Improvement System funds toward the Wilson, Olcott and Kane Streets Road Improvements project.
- $127,928 in the Village of Akron 2015 budget funds toward the Hoag Avenue Water line Replacement Project.
- $2,500,000 in New York State Office of the Attorney General's Community Revitalization Initiative will be awarded to BENLIC. A good portion of the monies will be channeled to Consortium communities for housing rehab and demolition of blighted housing.
- $24,000 in Section 8 funds was received in 2014 by the Erie County Public Housing Agency which includes the Erie County Consortium with the Towns of Amherst, Tonawanda, and Cheektowaga. The level of funding is expected to be the same in 2015.
- The Southtowns Rural Preservation Company (SRPC) will continue to utilize $250,000 in New York State Affordable Housing Corporation monies that was awarded in

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September, 2014. The goal of this project is to rehabilitate 42 units of housing in rural Erie County.

- The Erie County Department of Environment and Planning will likely provide $100,000 in Community Housing Development Organization funds to a project that also is seeking either federal Low Income Housing Tax Credits or funding from a State housing agency source. These are competitive projects. Points are awarded to applications that are able to show a commitment of matching resources. Thus early commitment of CHDO monies to a project assists in the scoring process.

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

Erie County, excluding the City of Buffalo, has over 15,902 vacant housing units. Many are eligible for foreclosure. BENLIC is a resource to the Consortium in identifying units within the aforementioned parcel list that can undergo foreclosure, rehabilitation, and resale as affordable housing. This is a unique opportunity to partner with the newly formed land bank to leverage federal funds.

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Administration CD-5.1	2015	2019	Administration		Planning/Administration	CDBG: $536,279 HOME: $67,194 ESG: $15,044	
2	Public Service CD-3.2	2015	2019	Public Services: Fair Housing Counseling		Public Services	CDBG: $45,177	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
3	Neighborhood Revitalization H-1.1	2015	2019	Affordable Housing	CITY OF LACKAWANNA	Developed Area Housing Affordable Housing	CDBG: $71,250 HOME: $64,500	Homeowner Housing Rehabilitated: 6 Household Housing Unit
4	Neighborhood Revitalization H-1.11	2015	2019	Affordable Housing	Depew - Main St Area	Developed Area Housing Affordable Housing	CDBG: $28,500 HOME: $32,250	Homeowner Housing Rehabilitated: 3 Household Housing Unit
5	Neighborhood Revitalization H-1.12	2015	2019		Lake Erie Beach- T. Evans	Developed Area Housing Affordable Housing	CDBG: $42,750 HOME: $32,250	Homeowner Housing Rehabilitated: 3 Household Housing Unit
6	Neighborhood Revitalization H-1.2	2015	2019	Affordable Housing	CITY OF LACKAWANNA Lake Erie Beach- T. Evans Depew - Main St Area	Developed Area Housing Affordable Housing	CDBG: $118,286	Rental units rehabilitated: 4 Household Housing Unit
7	Neighborhood Revitalization H-1.3	2015	2019	Affordable Housing	CITY OF LACKAWANNA Lake Erie Beach- T. Evans Depew - Main St Area	Developed Area Housing Affordable Housing	CDBG: $19,714	Rental units rehabilitated: 1 Household Housing Unit

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Neighborhood Revitalization H-1.4	2015	2019	Affordable Housing		Affordable Housing	CDBG: $28,500	Rental units rehabilitated: 3 Household Housing Unit
9	Rural Housing H-2.1	2015	2019	Affordable Housing		Rural Housing Affordable Housing	CDBG: $94,000 HOME: $64,500	Homeowner Housing Rehabilitated: 7 Household Housing Unit
10	Rural Housing H-2.2	2015	2019	Affordable Housing		Rural Housing Affordable Housing	CDBG: $18,000	Homeowner Housing Rehabilitated: 4 Household Housing Unit
11	Housing Development H-3.1	2015	2019	Affordable Housing		Developed Area Housing Affordable Housing	CDBG: $356,444 HOME: $123,550	Homeowner Housing Rehabilitated: 27 Household Housing Unit
12	Housing Development H-3.2	2015	2019	Affordable Housing		Developed Area Housing Affordable Housing	CDBG: $42,670 HOME: $32,250	Homeowner Housing Rehabilitated: 3 Household Housing Unit
13	Housing Development H-3.3	2015	2019	Affordable Housing		Developed Area Housing Affordable Housing	CDBG: $22,000	Homeowner Housing Rehabilitated: 4 Household Housing Unit
14	Special Purpose Housing H-4.1	2015	2019	Affordable Housing		Special Purpose Housing Affordable Housing	CDBG: $175,000	Homeowner Housing Rehabilitated: 11 Household Housing Unit
15	Special Purpose Housing H-4.2	2015	2019	Affordable Housing		Special Purpose Housing Affordable Housing	CDBG: $5,000	Homeowner Housing Rehabilitated: 1 Household Housing Unit
17	Affordable Housing H-5.2	2015	2019	Affordable Housing		Affordable Housing	HOME: $6,500	Direct Financial Assistance to Homebuyers: 1 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
18	Affordable Housing H-5.3	2015	2019	Affordable Housing		Affordable Housing	HOME: $100,791	Rental units constructed: 5 Household Housing Unit
19	Affordable Housing H-5.4	2015	2019	Affordable Housing		Affordable Housing	HOME: $75,000	Rental units rehabilitated: 1 Household Housing Unit
20	Business Development ED-4.1	2015	2019	Economic Development		Business Development	CDBG: $59,426	Businesses assisted: 2 Businesses Assisted
21	Public Facilities CD-2.3	2015	2019	Non-Housing Community Development		Public Facilities Business Development	CDBG: $341,250	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 450 Persons Assisted
22	Public Service CD-3.1	2015	2019	Non-Housing Community Development		Public Services	CDBG: $283,500	Public service activities other than Low/Moderate Income Housing Benefit: 1850 Persons Assisted
23	Infrastructure development CD-1.1	2015	2019	Non-Housing Community Development		Infrastructure (Community Development)	CDBG: $400,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2415 Persons Assisted
24	Infrastructure development CD-1.3	2015	2019	Non-Housing Community Development	CITY OF LACKAWANNA	Infrastructure (Community Development)	CDBG: $300,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2076 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
25	Infrastructure development CD-1.4	2015	2019	Non-Housing Community Development		Infrastructure (Community Development)	CDBG: $100,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 32 Persons Assisted
26	Public Facilities CD-2.2	2015	2019	Non-Housing Community Development		Infrastructure (Community Development)	CDBG: $155,215	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1775 Persons Assisted
27	Public Facilities CD-2.4	2015	2019	Non-Housing Community Development		Public Facilities	CDBG: $86,270	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 980 Persons Assisted
28	Homeless Needs ESG-1.1	2015	2019	Homeless		Homeless Assistance	ESG: $81,592	Tenant-based rental assistance / Rapid Rehousing: 35 Households Assisted
29	Homeless Needs ESG-1.2	2015	2019	Homeless		Homeless Assistance	ESG: $41,275	Homelessness Prevention: 35 Persons Assisted
30	Homeless Needs ESG-1.3	2015	2019	Homeless		Homeless Assistance	ESG: $34,998	Tenant-based rental assistance / Rapid Rehousing: 35 Households Assisted
31	Homeless Needs ESG-1.4	2015	2019	Homeless		Homeless Assistance	ESG: $17,689	Homelessness Prevention: 35 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
32	Homeless Needs ESG-1.5	2015	2019	Homeless		Homeless Assistance	ESG: $10,000	Tenant-based rental assistance / Rapid Rehousing: 35 Households Assisted

Goal Descriptions

1	**Goal Name**	Administration CD-5.1
	Goal Description	Administrative costs associated with the management of the CDBG, HOME and ESG grants.
2	**Goal Name**	Public Service CD-3.2
	Goal Description	Fair Housing Services
3	**Goal Name**	Neighborhood Revitalization H-1.1
	Goal Description	Housing rehab in C. of Lackawanna target area.
4	**Goal Name**	Neighborhood Revitalization H-1.11
	Goal Description	Housing rehab in Village of Depew target area.
5	**Goal Name**	Neighborhood Revitalization H-1.12
	Goal Description	Housing rehab in T. of Evans target area.
6	**Goal Name**	Neighborhood Revitalization H-1.2
	Goal Description	Housing rehab of rental units in target areas.
7	**Goal Name**	Neighborhood Revitalization H-1.3
	Goal Description	Housing rehab of rental units in target areas for minority households.
8	**Goal Name**	Neighborhood Revitalization H-1.4
	Goal Description	Housing rehab of rental units- consortium wide.
9	**Goal Name**	Rural Housing H-2.1
	Goal Description	Housing rehab in rural areas of the consortium.

10	**Goal Name**	Rural Housing H-2.2
	Goal Description	Housing rehab of mobile homes in rural areas of the consortium.
11	**Goal Name**	Housing Development H-3.1
	Goal Description	Housing rehab in developed areas of the consortium. 25 units will be re-habed in the Town of Hamburg with HOME funds.
12	**Goal Name**	Housing Development H-3.2
	Goal Description	Housing rehab in developed areas of the consortium for minority households.
13	**Goal Name**	Housing Development H-3.3
	Goal Description	Housing rehab of mobile homes in developed areas of the consortium.
14	**Goal Name**	Special Purpose Housing H-4.1
	Goal Description	Housing rehab for emergency repairs.
15	**Goal Name**	Special Purpose Housing H-4.2
	Goal Description	Housing rehab for handicapped accessibility repairs.
17	**Goal Name**	Affordable Housing H-5.2
	Goal Description	Down payment assistance funds for those who participate in acquisition/rehab and re-sell program. 2 units of 3 will be for minority households.
18	**Goal Name**	Affordable Housing H-5.3
	Goal Description	Provide financial resources to Community Housing Development Corporations that seek to develop rental and owner occupied housing for the low-income population.
19	**Goal Name**	Affordable Housing H-5.4
	Goal Description	Provide financial resources to nonprofit groups that seek to develop rental housing for the low-income population.
20	**Goal Name**	Business Development ED-4.1
	Goal Description	Micro-loan fund for small businesses.
21	**Goal Name**	Public Facilities CD-2.3
	Goal Description	Smart Growth fund to revitalize village centers with infrastructure improvements.
22	**Goal Name**	Public Service CD-3.1
	Goal Description	Fund the Rural Transit Service transportation service for low income and seniors.

23	**Goal Name**	Infrastructure development CD-1.1
	Goal Description	Water/sewer replacement projects in the City of Tonawanda, and Villages of Akron, Alden and Lancaster.
24	**Goal Name**	Infrastructure development CD-1.3
	Goal Description	Road reconstruction/repair projects in the City of Lackawanna and Towns of West Seneca and Orchard Park.
25	**Goal Name**	Infrastructure development CD-1.4
	Goal Description	Drainage improvements in the Town of Boston.
26	**Goal Name**	Public Facilities CD-2.2
	Goal Description	Park improvements at the Creekside Veteran's Park in the Village of Gowanda.
27	**Goal Name**	Public Facilities CD-2.4
	Goal Description	Senior center improvements at the Town of Aurora senior center.
28	**Goal Name**	Homeless Needs ESG-1.1
	Goal Description	Rapid Re-housing Rental Assistance provides financial assistance to homeless individuals through rental assistance, security deposits and utility payment assistance.
29	**Goal Name**	Homeless Needs ESG-1.2
	Goal Description	Rapid Re-housing Relocation and Stabilization services provide services to homeless individuals through housing search, counseling and legal aid assistance.
30	**Goal Name**	Homeless Needs ESG-1.3
	Goal Description	Homeless Prevention Rental Assistance provides financial assistance to homeless individuals through payments of rental assistance, security deposits and utility payments.
31	**Goal Name**	Homeless Needs ESG-1.4
	Goal Description	Homeless Prevention Relocation and Stabilization Assistance provide services to homeless individuals through housing search, counseling and legal aid assistance.
32	**Goal Name**	Homeless Needs ESG-1.5
	Goal Description	HMIS Data Collection services used to document assistance to the homeless community.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The following project information for FY 2015 provides a comprehensive overview on the ranges of CDBG, HOME, and ESG activities.

#	Project Name
1	CDBG-Program Administration
2	HOME-Program Administration
3	HESG-Rapid Re-housing/Homeless Prevention/Data Collection
4	Fair Housing-HOME
5	Fair Housing- Belmont Shelter Corp.
6	CDBG-Housing Rehab
7	CDBG - West Seneca Housing Rehab
8	HOME - Housing Rehab
9	HOME-West Seneca Homeowner Rehab
10	Hamburg - Homeowner Rehab
11	First Time Homebuyer Program
12	HOME-Rental Housing Program
13	Rental Rehab Program
14	Emergency Rehab Program
15	Mobile Home Repair Program
16	Micro-Loan Program
17	Smart Growth Initiative
18	C. Tonawanda-Sanitary Sewer Re-lining-Hacket Drive
19	V. of Akron-Waterline Replacement- Hoag Avenue
20	V. of Gowanda- Creekside Park Improvements
21	Rural Transit Service
22	C. of Lackawanna- Second Ward Road Improvements
23	T. West Seneca- Road Improvements
24	T. Orchard Park- Burmon Drive Road Reconstruction
25	V. Lancaster- Brady Avenue Sanitary Sewer Re-lining
26	T. Boston- Drainage Improvements
27	T. Aurora- Senior Center Improvements
28	V. of Alden- Elm Street Waterline Replacement
29	CHDO Activities

Table 48 – Project Information

OMB Control No: 2506-0117 (exp. 07/31/2015)

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

The service area for the Erie County/CDBG Consortium includes a total of 34 municipalities (population of approximately 312,000) which includes all of Erie County with the exception of the City of Buffalo and Towns of Amherst, Cheektowaga, Tonawanda and Hamburg for the CDBG program. Hamburg, with a total population of approximately 56,000, is a member of the HOME consortium not the CDBG consortium. There is one census tract in the consortium that has a high minority population. It is located in the first ward neighborhood of the City of Lackawanna. The City of Lackawanna along with the City of Tonawanda also have the highest low-to moderate income populations within the consortium. There are a total of 55 income eligible block groups in the Consortium. There are eleven communities that do not contain any census eligible areas. Priority for funding projects is given to those low-income concentrated areas. These neighborhoods included for housing rehabilitation priority in the Action Plan are the City of Lackawanna First Ward, Town of Evans – Lake Erie Beach, and the Village of Depew – Main Street area. Funding limitations hinder the ability to fund more community development and economic development projects. The housing program has the obstacle of such a large geographic area served, which makes targeting funds and showing major progress in a specific area difficult. This was the reason for increased housing rehabilitation targeting of funds in the noted areas.

Each of the target areas was the subject of a detailed neighborhood/housing analysis. The documents clearly reported housing conditions and outlined a strategy for alleviating poor quality of life factors that permeate throughout the neighborhoods. Information gleaned from the following reports provided the rationale for assigning priority status to applicants seeking housing assistance within the target areas.

a) Lake Erie Beach – Neighborhood Revitalization Strategy – Town of Evans, New York, prepared by Peter J. Smith & Company, Inc., 2010.

b) Analysis of the Housing Needs of the First Ward of the City of Lackawanna – New York State Rural Housing Coalition, Inc., 4/27/2007.

c) Main Street Revitalization Plan for the Village of Depew, New York – prepared by Center for Urban Studies, School of Architecture and Planning, State University of New York at Buffalo, May, 2005.

2015 Erie County Project Budget

2015 YEAR - CONSOLIDATED BUDGET SORTED											
Project #	PROGRAMMED PROJECTS	HOME	ADM	Emergency Solutions	COMM PROJ	EC DEV	HOUSING	Future	Pr Funds	Other Funds	Total
1	ADM15- Program - Administration		$ 537,059.00								$ 537,059.00
2	HOME15 - Administration	$ 59,173.00									$ 59,173.00
3	ESG15 - Administration			$ 16,135.00							$ 16,135.00
4	H15 - Fair Housing- Housing Opportunities Made Equal						$ 26,400.00				$ 26,400.00
5	H15 - Housing Support Services - Housing Counseling - Belmont Shelter Corp.						$ 18,777.00				$ 18,777.00
6	H15 - CD Consortium Rehab Program - Targeted, Developing, Rural						$ 199,337.00	$ 333,541.00			$ 532,878.00
7	H15 - West Seneca Housing Rehab Loan Program						$ 49,171.00	$ 61,598.00			$ 110,769.00
8	HOME15 - Housing Rehab - Consortium	$ 217,072.00						$ 123,285.00			$ 340,357.00
29	HOME15 - CHDO Projects	$ 88,760.00									$ 88,760.00
9	HOME15 - West Seneca Homeowner Rehab	$ 69,490.00						$ 10,400.00			$ 79,890.00
10	HOME15 - Hamburg - Homeowner Rehab	$ 75,742.00									$ 75,742.00
11	HOME15- First Time Homebuyer Program	$ 6,500.00									$ 6,500.00
12	HOME15- Rental Housing Program	$ 75,000.00									$ 75,000.00
13	H15 - Rental Rehab Program						$ 138,000.00				$ 138,000.00
14	H15 - Emergency Rehab Program						$ 175,000.00				$ 175,000.00
15	H15 - Mobile Home Repair Program						$ 36,000.00				$ 36,000.00
16	ED15 - Micro-Enterprise Loan Program							$ 59,426.00			$ 59,426.00
17	ED15- Smart Growth Initiative					$ 309,770.00		$ 34,600.00			$ 344,370.00
18	ED15- C. Tonawanda- Sanitary Sewer Re-lining					$ 105,000.00				$ 39,780.00	$ 144,780.00
19	ED15 - V. Akron- Hoag Ave. Waterline Repl.					$ 105,000.00				$ 127,928.00	$ 232,928.00
20	ED15- Village Center Initiative- V. Gowanda- Creekside Park Improvements					$ 162,975.00					$ 162,975.00
21	CP15 - Rural Transit Service				$ 283,500.00					$ 417,098.00	$ 700,598.00
22	CP15- C. Lackawanna- Second Ward Road Impr.				$ 105,000.00					$ 200,640.00	$ 305,640.00
23	CP15- T. West Seneca- Westcliff Drive Road Imp				$ 105,000.00					$ 33,334.00	$ 138,334.00
24	CP15- T. Orchard Park- Burmon Dr. Sewer Rep				$ 105,000.00					$ 1,080,000.00	$1,185,000.00
25	CP15- V. Lancaster- Brady Ave. Sewer Re-lining				$ 5,000.00				$ 100,000.00	$ 43,520.00	$ 148,520.00
26	CP15- T. Boston- Boston Cross Rd.- Drainage				$ 105,000.00					$ 122,950.00	$ 227,950.00
27	CP15- T./V. of Aurora- Sr. Center Improvments				$ 90,811.00					$ 9,620.00	$ 100,431.00
28	CP15- V. Alden- Elm Street Waterline Replac.				$ 23,497.00				$ 81,503.00	$ 107,840.00	$ 212,840.00
3	ESG15- Rapid Re-Housing Rental Assistance			$ 91,010.00						$ 55,085.00	$ 146,095.00
3	ESG15- Rapid Re-Housing Relocation and Stabilization Services			$ 41,275.00						$ 31,078.00	$ 72,353.00
3	ESG15- Homelessness Prevention- Rental Assistance			$ 39,034.00						$ 36,722.00	$ 75,756.00
3	ESG15- Homelessness Prevention- Housing Relacation/Stabilization			$ 17,689.00						$ 20,720.00	$ 38,409.00
3	ESG15- HMIS Data Collection			$ 10,000.00						$ 10,000.00	$ 20,000.00
	TOTAL	$ 591,737.00	$ 537,059.00	$ 215,143.00	$ 822,808.00	$ 682,745.00	$ 642,685.00	$ 622,850.00	$ 181,503.00	$ 2,336,315.00	$6,632,845.00
			$ 0.20		$ 0.31	$ 0.25	$ 0.24				
											$6,632,845.00
			$ 2,685,297.00								
			$ 2,685,297.00								
	UNPROGRAMMED PROJECTS										
	CP15- V. Angola- Grove Street Waterline Repl.				$ 105,000.00					$ 58,350.00	$ 163,350.00
	CP15- C. Lackawanna- Wilkesbarre Road Impr.				$ 105,000.00					$ 135,245.00	$ 240,245.00
	CP15- T. North Collins- Lawtons Water District				$ 105,000.00					$ 200,000.00	$ 305,000.00
	CP15- V. Akron- Village Hall ADA Impovements				$ 38,500					$ 37,300.00	$ 75,800.00
	CP15- T. Elma- Senior Center Improvements				$ 86,152					$ 27,350.00	$ 113,502.00

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2014 Continuum of Care Funding Analysis-NY508

Project Name	Dollar Amount
Spectrum CH I	$274,288
Matt Urban housing first II	$525,232
Matt Urban Housing First	$997,378
Evergreen CH	$1,216,172
Matt Urban RRH	$1,700,117
ECDMH - SHP III	$1,941,058
Cazenovia - SH - Substance Abuse	$2,135,559
Cazenovia - PSH for the CH	$2,364,593
Hispanos Unidos Rapid Rehousing	$2,553,779
ECDMH - S+C I	$3,359,129
Haven House	$3,384,917
ECDMH - SHP VII	$3,632,531
ECDMH - SHP V	$3,869,281
ECDMH - SHP VIII	$4,369,562
ECDMH - SHP I	$4,559,438
ECDMH - S+C IV	$4,852,190
ECDMH - S+C II & III	$5,437,694
ECDMH - SHP IX	$5,596,306
ECDMH - SHP VI	$6,283,634
Housing Options - Housing for Menta	$6,478,349
Gerard Place I	$6,565,014
Gerard Place II	$6,725,294
ECDMH - S+C V	$6,871,670
ECDMH - SHP IV	$7,083,253
HMIS - Niagara County	$7,153,237
HMIS - Erie County	$7,312,667
YWCA - TH for Single Parents	$7,457,057
Lakeshore - Safe Haven	$7,893,292
NLS - Homeless Task Force	$7,972,318
ECDMH - Caz PSH for CH	$8,374,417
ECDMH - S+C VI	$8,667,169
FLARE - TRY	$8,735,870
Niagara Fall S+C - Caz	$8,839,566
YWCA of Tonawandas - TEECH	$8,871,433
United Church Home	$9,024,858
Catholic Charities RRH	$9,209,039
HAWNY CoC Planning	$9,308,039
	$201,595,400

PSH - Permanent Supportive Housing
TH - Transitional Housing
SSO - Supportive Service Only
HMIS - Homeless Management Information System
SH - Safe Haven
RRH - Rapid Rehousing

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AP-38 Project Summary

Project Summary Information

1	**Project Name**	CDBG-Program Administration
	Target Area	
	Goals Supported	Administration CD-5.1
	Needs Addressed	Planning/Administration
	Funding	CDBG: $536,279
	Description	Program administrative costs associated with the management of the CDBG program.
	Target Date	3/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
2	**Project Name**	HOME-Program Administration
	Target Area	
	Goals Supported	Administration CD-5.1
	Needs Addressed	Planning/Administration
	Funding	HOME: $67,194
	Description	Program administrative costs associated with the management of the HOME program.
	Target Date	3/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
3	**Project Name**	HESG-Rapid Re-housing/Homeless Prevention/Data Collection
	Target Area	
	Goals Supported	Administration CD-5.1 Homeless Needs ESG-1.1 Homeless Needs ESG-1.2 Homeless Needs ESG-1.3 Homeless Needs ESG-1.4 Homeless Needs ESG-1.5

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	Needs Addressed	Planning/Administration Homeless Assistance
	Funding	ESG: $200,598
	Description	Emergency Shelter Grant provides funding to the Belmont Shelter Corporation, Catholic Charities and the Homeless Alliance for rapid re-housing, relocation stabilization, data collection and administrative services.
	Target Date	3/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	Funds for homeless assistance programs including administrative costs.
	Location Description	Consortium wide
	Planned Activities	
4	**Project Name**	Fair Housing-HOME
	Target Area	
	Goals Supported	Public Service CD-3.2
	Needs Addressed	Public Services
	Funding	CDBG: $26,400
	Description	Fair housing services for low income residents of the consortium.
	Target Date	3/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	465 people with access to fair housing services.
	Location Description	
	Planned Activities	Fair housing services.
5	**Project Name**	Fair Housing- Belmont Shelter Corp.
	Target Area	
	Goals Supported	Public Service CD-3.2
	Needs Addressed	Public Services
	Funding	CDBG: $18,777
	Description	Belmont Shelter corp. Fair housing counseling services.
	Target Date	3/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	535 people with access to fair housing services.
	Location Description	

	Planned Activities	Fair housing services.
6	**Project Name**	CDBG-Housing Rehab
	Target Area	CITY OF LACKAWANNA Lake Erie Beach- T. Evans Depew - Main St Area
	Goals Supported	Neighborhood Revitalization H-1.1 Neighborhood Revitalization H-1.11 Neighborhood Revitalization H-1.12 Rural Housing H-2.1 Housing Development H-3.1 Housing Development H-3.2
	Needs Addressed	Rural Housing Developed Area Housing Affordable Housing
	Funding	CDBG: $532,878
	Description	Housing rehab for low income owner occupants.
	Target Date	3/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Housing rehab for low income owner occupants.
7	**Project Name**	CDBG - West Seneca Housing Rehab
	Target Area	
	Goals Supported	Housing Development H-3.1 Housing Development H-3.2
	Needs Addressed	Developed Area Housing Affordable Housing
	Funding	CDBG: $110,769
	Description	Housing rehab for entitlement community of West Seneca
	Target Date	3/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	Single family homes in the Town of West Seneca (developed area of the Consortium)
	Location Description	Town of West Seneca
	Planned Activities	Housing rehab for low income owner occupants in the Town of West Seneca
8	**Project Name**	HOME - Housing Rehab
	Target Area	

	Goals Supported	Neighborhood Revitalization H-1.1 Neighborhood Revitalization H-1.11 Neighborhood Revitalization H-1.12 Rural Housing H-2.1 Housing Development H-3.1 Housing Development H-3.2
	Needs Addressed	Rural Housing Developed Area Housing Affordable Housing
	Funding	HOME: $390,257
	Description	Housing rehab for low income owner occupants
	Target Date	3/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	Low/mod income households throughout the HOME Consortium
	Location Description	
	Planned Activities	Housing rehab for low income owner occupants
9	**Project Name**	HOME-West Seneca Homeowner Rehab
	Target Area	
	Goals Supported	Housing Development H-3.1 Housing Development H-3.2
	Needs Addressed	
	Funding	HOME: $79,890
	Description	HOME-Housing rehab in Town of West Seneca
	Target Date	3/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	Low/mod income households in the Town of West Seneca
	Location Description	Town of West Seneca
	Planned Activities	Housing rehab for low income owner occupants in Town of West Seneca
10	**Project Name**	Hamburg - Homeowner Rehab
	Target Area	
	Goals Supported	Housing Development H-3.1
	Needs Addressed	Developed Area Housing Affordable Housing
	Funding	HOME: $85,994
	Description	Housing rehab for low income owner occupants in the Town of Hamburg.
	Target Date	3/31/2016

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	Estimate the number and type of families that will benefit from the proposed activities	Low/Mod income households located within the Town of Hamburg or its Villages
	Location Description	Town of Hamburg, Village of Blasdell, Village of Hamburg
	Planned Activities	Housing rehab for low income owner occupants in the Town of Hamburg.
11	**Project Name**	First Time Homebuyer Program
	Target Area	
	Goals Supported	Affordable Housing H-5.2
	Needs Addressed	Affordable Housing
	Funding	HOME: $6,500
	Description	Downpayment assistance for those in acquisition/rehab and re-sell program
	Target Date	3/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Downpayment assistance funds for 3 households, 2 of which will be minority
12	**Project Name**	HOME-Rental Housing Program
	Target Area	
	Goals Supported	Affordable Housing H-5.4
	Needs Addressed	Affordable Housing
	Funding	HOME: $75,000
	Description	financial resources to nonprofit groups that seek to develop rental housing for low-income population
	Target Date	3/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	nonprofit groups develop rental housing for low-income households
13	**Project Name**	Rental Rehab Program
	Target Area	
	Goals Supported	Neighborhood Revitalization H-1.2 Neighborhood Revitalization H-1.3 Neighborhood Revitalization H-1.4

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	Needs Addressed	Rural Housing Developed Area Housing Affordable Housing
	Funding	CDBG: $138,000
	Description	Rehab of rental units for low-income households
	Target Date	3/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
14	**Project Name**	Emergency Rehab Program
	Target Area	
	Goals Supported	Special Purpose Housing H-4.1
	Needs Addressed	Special Purpose Housing Affordable Housing
	Funding	CDBG: $175,000
	Description	emergency housing rehab for low- or moderate income owner occupants
	Target Date	3/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	provide emergency repairs for low to moderate income households throughout the Consortium
15	**Project Name**	Mobile Home Repair Program
	Target Area	
	Goals Supported	Rural Housing H-2.2 Housing Development H-3.3
	Needs Addressed	
	Funding	CDBG: $36,000
	Description	financial assistance for mobile home repair for very low income households
	Target Date	3/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	8 very low income households (less than 50% AMI)

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	Location Description	
	Planned Activities	rehab of mobile homes for very low income households
16	**Project Name**	Micro-Loan Program
	Target Area	
	Goals Supported	Business Development ED-4.1
	Needs Addressed	Business Development
	Funding	CDBG: $59,426
	Description	Micro-loan fund for small businesses where owners are income eligible.
	Target Date	3/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	2 businesses will benefit from program.
	Location Description	
	Planned Activities	
17	**Project Name**	Smart Growth Initiative
	Target Area	
	Goals Supported	Public Facilities CD-2.3
	Needs Addressed	Infrastructure (Community Development)
	Funding	CDBG: $341,250
	Description	Smart growth fund to help revitalize village business centers with improved infrastructure.
	Target Date	3/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	1 village center with improved infrastructure.
	Location Description	
	Planned Activities	
18	**Project Name**	C. Tonawanda-Sanitary Sewer Re-lining-Hacket Drive
	Target Area	
	Goals Supported	Infrastructure development CD-1.1
	Needs Addressed	Infrastructure (Community Development)
	Funding	CDBG: $100,000
	Description	Re-lining of sanitary sewer line on Hacket Drive located adjacent to the newly improved former Spaulding Fibre industrial site.
	Target Date	3/31/2016

	Estimate the number and type of families that will benefit from the proposed activities	1090 low/mod people will benefit.
	Location Description	Hacket Drive
	Planned Activities	
19	**Project Name**	V. of Akron-Waterline Replacement- Hoag Avenue
	Target Area	
	Goals Supported	Infrastructure development CD-1.1
	Needs Addressed	Infrastructure (Community Development)
	Funding	CDBG: $100,000
	Description	Replacement of older deteriorated waterline on Hoag Avenue adjacent to the Akron industrial park.
	Target Date	3/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	485 low/mod people will benefit.
	Location Description	Hoag Avenue
	Planned Activities	
20	**Project Name**	V. of Gowanda- Creekside Park Improvements
	Target Area	
	Goals Supported	Public Facilities CD-2.2
	Needs Addressed	Public Facilities
	Funding	CDBG: $155,215
	Description	Improvements made to Creekside Park in the Village of Gowanda located adjacent to the central business district.
	Target Date	3/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	1,775 low/mod people will benefit.
	Location Description	South Water Street.
	Planned Activities	
21	**Project Name**	Rural Transit Service
	Target Area	
	Goals Supported	Public Service CD-3.1

	Needs Addressed	Public Services
	Funding	CDBG: $283,500
	Description	Funding for the Rural Transit Service to operate a transportation program, for low income and seniors who reside in 25 municipalities within the consortium.
	Target Date	3/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	1,850 low income people or seniors will benefit from the program.
	Location Description	25 municipalities
	Planned Activities	
22	**Project Name**	C. of Lackawanna- Second Ward Road Improvements
	Target Area	CITY OF LACKAWANNA
	Goals Supported	Infrastructure development CD-1.3
	Needs Addressed	Infrastructure (Community Development)
	Funding	CDBG: $100,000
	Description	Road improvements to Wilson, Olcott and Kane Streets in the second ward neighborhood of the City of Lackawanna.
	Target Date	3/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	2,076 low/mod people will benefit.
	Location Description	Wilson, Olcott and Kane Streets.
	Planned Activities	
23	**Project Name**	T. West Seneca- Road Improvements
	Target Area	
	Goals Supported	Infrastructure development CD-1.3
	Needs Addressed	Infrastructure (Community Development)
	Funding	CDBG: $100,000
	Description	Road improvements on Westcliff, Woodland and Chamberlin Streets in the Town of West Seneca.
	Target Date	3/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	2,875 low/mod people will benefit.
	Location Description	Westcliff, Woodland and Chamberlin Streets in the Town of West Seneca.

	Planned Activities	
24	**Project Name**	T. Orchard Park- Burmon Drive Road Reconstruction
	Target Area	
	Goals Supported	Infrastructure development CD-1.3
	Needs Addressed	Infrastructure (Community Development)
	Funding	CDBG: $100,000
	Description	Reconstruction of road including drainage improvements on Burmon Drive.
	Target Date	3/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	99 low/mod people will benefit.
	Location Description	Burmon Drive.
	Planned Activities	
25	**Project Name**	V. Lancaster- Brady Avenue Sanitary Sewer Re-lining
	Target Area	
	Goals Supported	Infrastructure development CD-1.1
	Needs Addressed	Infrastructure (Community Development)
	Funding	CDBG: $100,000
	Description	Re-lining of sanitary sewer line on Brady Avenue.
	Target Date	3/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	260 low/mod people will benefit.
	Location Description	Brady Avenue.
	Planned Activities	
26	**Project Name**	T. Boston- Drainage Improvements
	Target Area	
	Goals Supported	Infrastructure development CD-1.4
	Needs Addressed	Infrastructure (Community Development)
	Funding	CDBG: $100,000
	Description	Drainage improvements to Boston Cross Road in the Town of Boston.
	Target Date	3/31/2016

	Estimate the number and type of families that will benefit from the proposed activities	32 low/mod people will benefit.
	Location Description	Boston Cross Road
	Planned Activities	
27	**Project Name**	T. Aurora- Senior Center Improvements
	Target Area	
	Goals Supported	Public Facilities CD-2.4
	Needs Addressed	Public Facilities
	Funding	CDBG: $86,487
	Description	Improvements to the Town of Aurora senior center.
	Target Date	3/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	980 seniors will benefit.
	Location Description	1380 Main Street, East Aurora
	Planned Activities	
28	**Project Name**	V. of Alden- Elm Street Waterline Replacement
	Target Area	
	Goals Supported	Infrastructure development CD-1.1
	Needs Addressed	Infrastructure (Community Development)
	Funding	CDBG: $100,000
	Description	Replacement of older deteriorated waterline on Elm Street in the Village of Alden.
	Target Date	3/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	580 low/mod people will benefit.
	Location Description	Elm Street.
	Planned Activities	
29	**Project Name**	CHDO Activities
	Target Area	
	Goals Supported	Affordable Housing H-5.3
	Needs Addressed	Affordable Housing

	Funding	HOME: $100,791
	Description	Provide financial resources to Community Housing Development Corporations that seek to develop rental and owner-occupied housing for the low-income population.
	Target Date	3/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	Project to be determined.
	Location Description	
	Planned Activities	

AP-50- Geographic Distribution

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

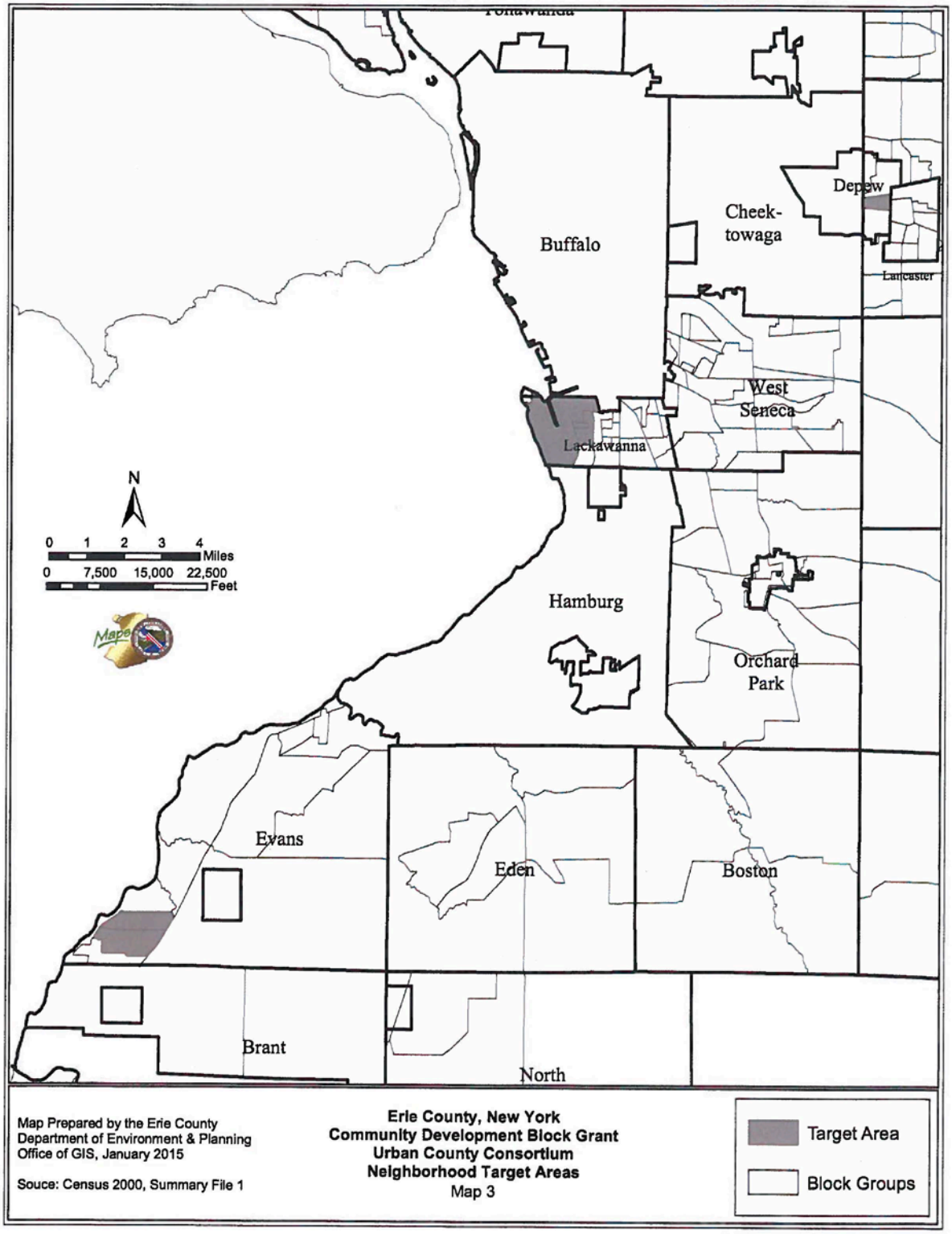
Reference should be made to Maps 3, 4, 5 and 6 that are located after the map titles below. These describe the geographic areas within Erie County in which assistance will be directed in 2015. The titles are noted below:

a) Map 3: CDBG Neighborhood Target Areas within Erie County

b) Map 4: CDBG Eligible Block Groups

c) Map 5: CDBG Census Tracts with Substantial Minority Population

d) Map 6: CDBG Census Tracts with Substantial Low Income Population



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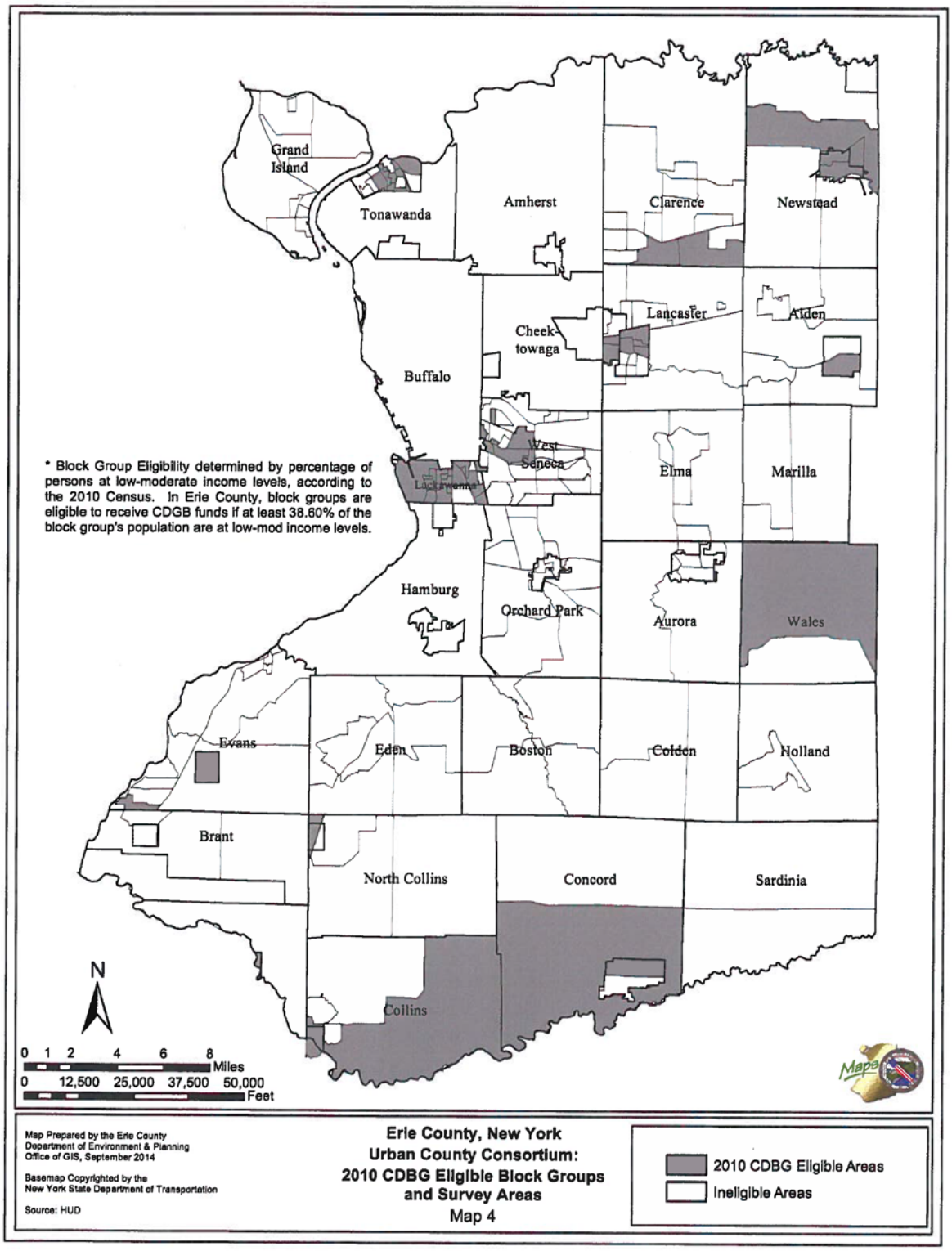

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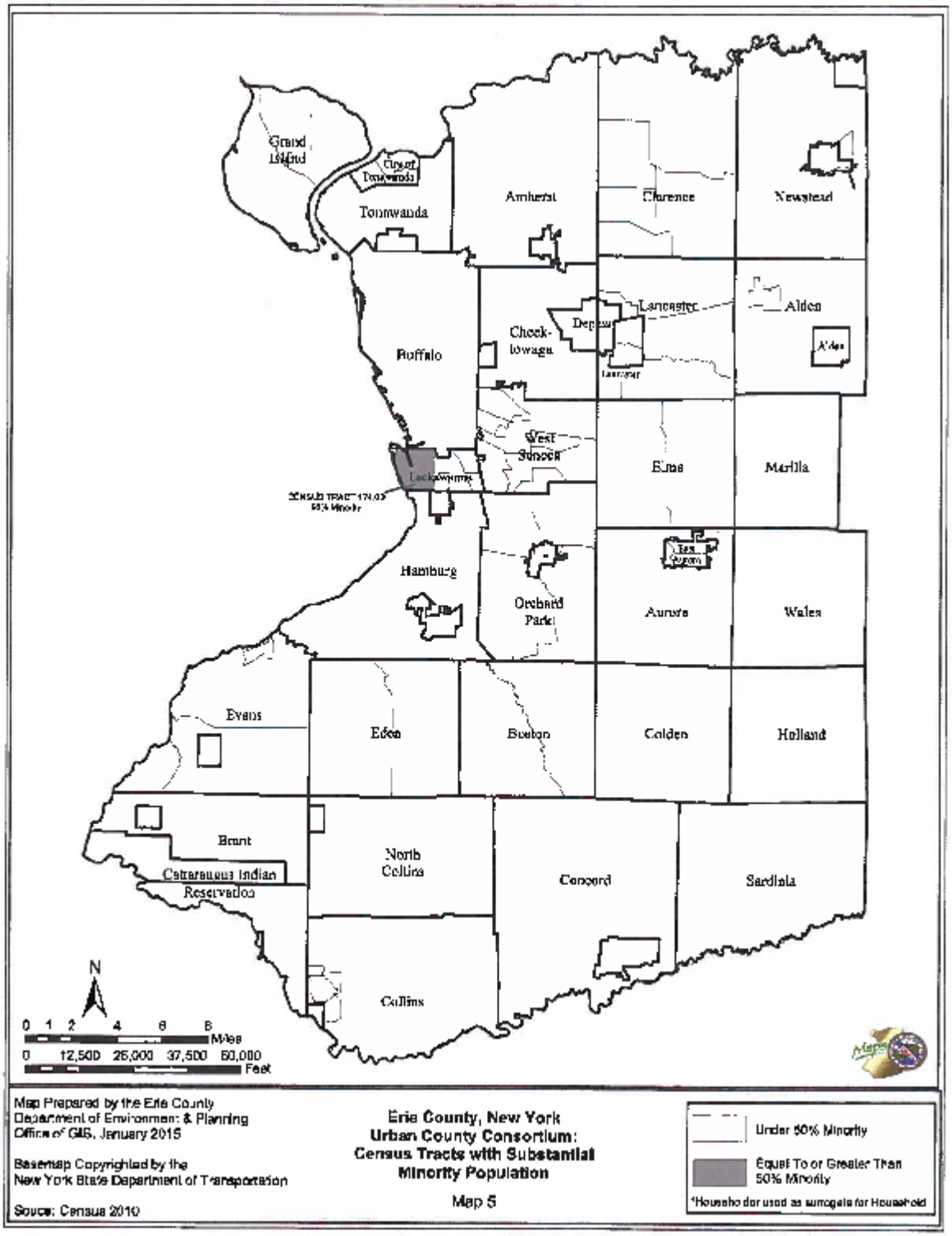

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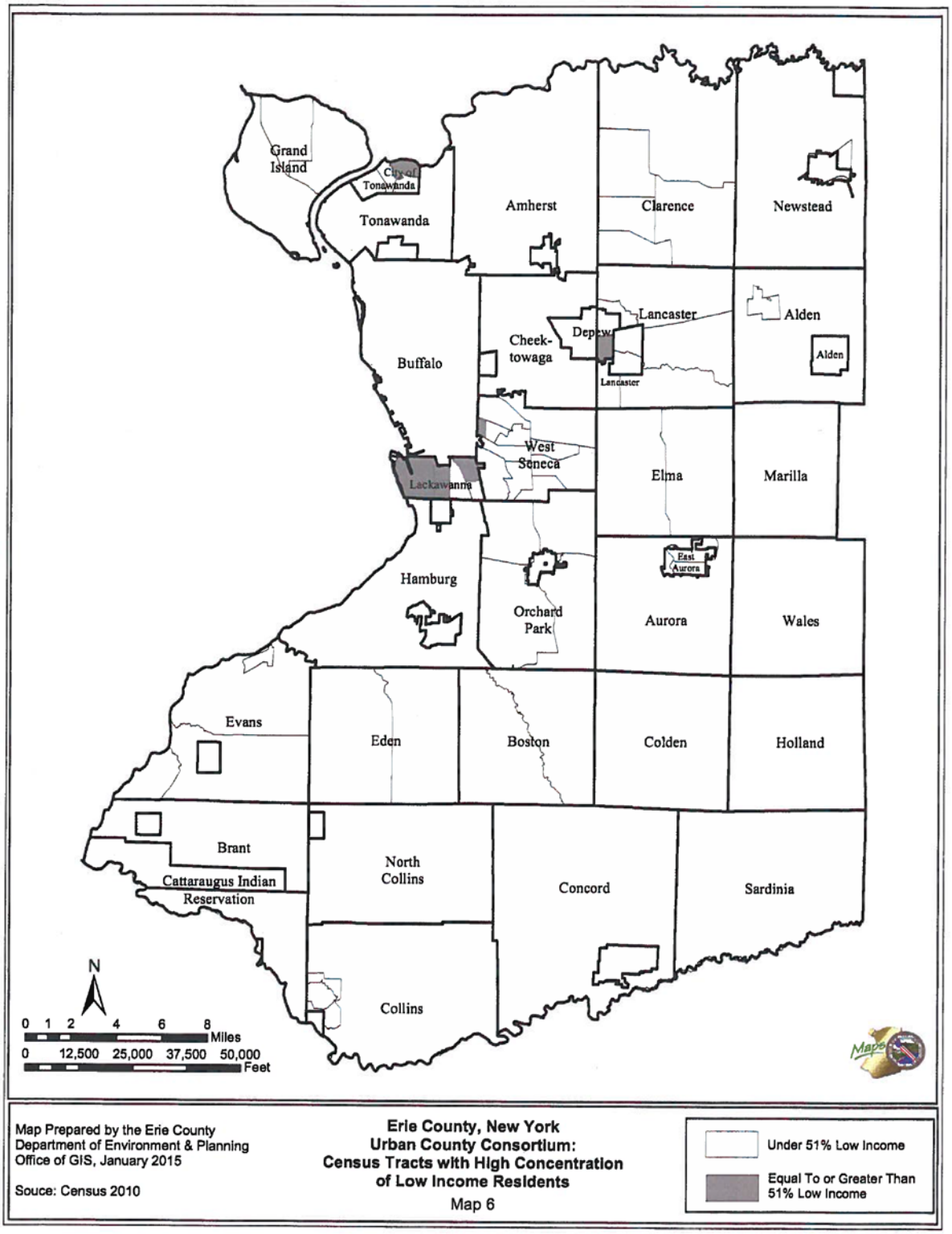

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It is estimated that 20% of all HOME and CDBG funds will be directed toward the target areas in 2015. This includes 20% of housing rehab monies as well as one community project, and three economic development projects inclusive of a smart growth fund activity.

Rationale for the priorities for allocating investments geographically:

The service area for the Erie County/CDBG Consortium includes a total of 34 municipalities (population of approximately 312,000) which includes all of Erie County with the exception of the City of Buffalo and Towns of Amherst, Cheektowaga, Tonawanda and Hamburg for the CDBG program. Hamburg, with a total population of approximately 56,000, is a member of the HOME consortium not the CDBG consortium. There is one census tract in the consortium that has a high minority population. It is located in the first ward neighborhood of the City of Lackawanna. The City of Lackawanna along with the City of Tonawanda also have the highest low-to moderate income populations within the consortium. There are a total of 55 income eligible block groups in the Consortium. There are eleven communities that do not contain any census eligible areas. Priority for funding projects is given to those low-income concentrated areas. These neighborhoods included for housing rehabilitation priority in the Action Plan are the City of Lackawanna First Ward, Town of Evans – Lake Erie Beach, and the Village of Depew – Main Street area. Funding limitations hinder the ability to fund more community development and economic development projects. The housing program has the obstacle of such a large geographic area served, which makes targeting funds and showing major progress in a specific area difficult. This was the reason for increased housing rehabilitation targeting of funds in the noted areas.

Each of the target areas was the subject of a detailed neighborhood/housing analysis. The documents clearly reported housing conditions and outlined a strategy for alleviating poor quality of life factors that permeate throughout the neighborhoods. Information gleaned from the following reports provided the rationale for assigning priority status to applicants seeking housing assistance within the target areas.

a) Lake Erie Beach – Neighborhood Revitalization Strategy – Town of Evans, New York, prepared by Peter J. Smith & Company, Inc., 2010.

b) Analysis of the Housing Needs of the First Ward of the City of Lackawanna – New York State Rural Housing Coalition, Inc., 4/27/2007.

c) Main Street Revitalization Plan for the Village of Depew, New York – prepared by Center for Urban Studies, School of Architecture and Planning, State University of New York at Buffalo, May, 2005.

AP-55 Affordable Housing-91.420, 91.220(g)

Introduction

The Consortium will use HOME funds, ESG funds and a portion of CDBG funds for affordable housing. The HOME and CDBG funds will be used to rehabilitate existing housing units and the ESG funds will be allocated to rental assistance for the homeless and households at risk of homelessness. HOME funds will also be used for acquisition and rehab of existing units for first time homebuyers. Low Income Housing Tax Credits will be used for rental housing, both new and rehab of existing units. The special-needs population will be served through the rehabilitation of an existing structure for rental housing. Rental assistance will also be available through HUD Section 8 Voucher which is administered by Belmont Housing Resources of Western New York.

The one year goals noted below have been extrapolated from the table noted in SP-05 of the Strategic Plan.

One Year Goals for the Number of Households to be Supported	
Homeless	30
Non-Homeless	171
Special-Needs	38
Total	239

Table 49 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	30
The Production of New Units	31
Rehab of Existing Units	82
Acquisition of Existing Units	2
Total	145

Table 50 - One Year Goals for Affordable Housing by Support Type

Discussion

Note that the “rental assistance” figure above reflects the annual goal for homeless persons participating in the Rapid Rehousing Prevention and Stabilization Program.

There is a great need for affordable housing in the Consortium communities. The following financial assistance will be available to low income households in the Consortium:

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- Zero interest deferred loans to home owners to rehabilitate their home.
- $5,000 grant to mobile owners to rehabilitate their mobile home.
- Grant to individuals with a disability that need alterations to their structures to make is accessible.
- Financial assistance to landlords to rehabilitate rental property for low income households.

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AP 60 – Public Housing- 91.420, 91.220(h)

Introduction:

There are two public housing authorities within the Erie County Consortium; the Lackawanna Municipal Housing Authority (LMHA) and the Tonawanda Housing Authority (THA). The LMHA operates three federally-funded housing developments in the City of Lackawanna. The developments have a total of 490 units: 396 for families and 94 for senior citizens. There are a total of 264 units within the THA; 214 for families and 50 for senior citizens. It is important to note that the THA is state-funded rather than federally funded.

Actions planned during the next year to address the needs to public housing:

The Lackawanna Municipal Housing Authority (LMHA) houses both an Educational Resource Center and a Wellness Center on site, however; due to budget constraints and lack of stable funding, they are currently unable to staff the facilities. They will continue to explore new funding sources with a goal of re-staffing the facilities at some point in the future.

Due to budget constraints, no major renovations or construction activities are anticipated for the 2015 calendar year. It should be noted, though, that the LMHA continues to do minor kitchen updates throughout the complexes on an annual basis through its capital needs budget. This equates to approximately 25 units per year receiving updated kitchens.

No improvement projects are anticipated for the Tonawanda Housing Authority in the coming year, due to lack of state funding.

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

Within the LMHA, the interests of tenants in management are met through two tenant members who sit on the Authority Board, as well as through one active tenant council within the Glover Gardens complex. Also, current efforts that are underway to construct 47 new rent-to-own units by the Lackawanna Housing Development Corporation and their federal housing tax credit project in the First Ward could provide Authority tenants with improved options. It's possible that Authority residents could relocate to the new rental units and also benefit from amenities to be provided at the site. The development is ongoing and expected to be complete in late 2015.

Because the Tonawanda Housing Authority is state-funded, it is not required to have a tenant selection council or tenant representation on the Authority Board. Communications with tenants are handled primarily through written correspondence.

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

N/A

Discussion:

The two public housing authorities within the consortium continue to be at full rent up with sizable wait lists. As of the writing of this plan, the LMHA had greater than 100 applications on a wait list. Recent modernization improvements in both Authorities have helped to address physical plant deterioration, however; modernization improvements will continue to be important issues for both PHA's to keep up with in coming years due to the age of the structures.

AP-65 Homeless and Other Special Needs Activities

Introduction

The County, working with its' Department of Social Services, provides services to individuals and families that are homeless or at risk of becoming homeless. Case managers/Examiners in the Homeless Unit are dedicated to assisting homeless persons get into permanent housing as part of the Department emergency services. The case managers assess the individual or family needs and develop an independent living plan that includes housing and other supportive housing services required by homeless individuals and families to live independently, within the guidelines and requirements of NYS Regulation and Law.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Erie County Department of Social Services will continue to support programs that help homeless persons including the chronically homeless individuals and families, families with children, veterans and their families and unaccompanied youth. The programs include the Emergency Assistance to Adults, Emergency Assistance to Needy Families with Children and Emergency Safety Net Assistance. The programs provide financial assistance for shelter arrears, security agreements, water shutoff restore, heating equipment repair and replacement, home repairs, moving expenses and storage cost for furniture and personal belongings. These services will help homeless persons make the transition to permanent housing and independent living.

Addressing the emergency shelter and transitional housing needs of homeless persons

To address the needs of homeless persons needing emergency shelter and transitional housing the County will continue to provide emergency shelter that serve homeless persons in Erie County. The Erie County Department of Social Services shall continue to provide assistance to clients through organizations that operate emergency shelters and transitional housing through shelter allowances for the homeless clients.

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Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The County will continue to use federal funds received under the Emergency Solutions Grant Program for a Rapid Re-housing and Homelessness Prevention Program. The Program prevents individuals and families at risk of becoming home from becoming homeless and shorten the shelter stay for individuals and families that are homeless. The Program provides relocation and stabilization services to individuals and families that are homeless or at risk of becoming homeless. These services help homeless individuals and families make the transition from living in a shelter to permanent affordable housing. In order to stabilize program participants and prevent program participants from becoming homeless again, program participants are required to work with a case worker while receiving program services.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The County works with publicly funded institutions and systems of care such as healthcare facilities, mental health facilities, foster care and other youth facilities and corrections programs and institutions to insure that low-income individuals and families being discharged have housing and services required to avoid homelessness. If discharged services, including housing, is not provided by the publicly funded institution, the County shall, as needed, provide assistance with housing relocation, stabilization services and rental assistance to eligible individuals and families in order to prevent the individuals or families from becoming homeless.

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

Introduction

The County continues to deal with the issue of providing affordable housing for low and very low income households in the consortium communities. Barriers to making housing affordable include public policies, reduction in funding resources and transportation.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing

The Erie County Consortium through the Erie County Department of Environment and Planning has collaborated with the Towns of Amherst, Tonawanda, Cheektowaga and Hamburg to prepare a new Analysis of Impediments to Fair Housing Choice document. This study will update the information contained in the 2008 report, track progress made since the report and use other studies such as the Fair Housing Equity Assessment prepared by One Region Forward. The action strategies included in the study will be used as the base to develop the Consortia new five-year action plan. The document will cover the years 2015-19 and should be completed by July 2015.

Some of the actions, in the Plan to overcome the barriers to affordable housing in the Consortium, include reduction in local taxes through the County program for Payment in Lieu of Taxes for affordable housing and the Buffalo Erie Niagara Land Improvement Corporation to acquire foreclosed properties for affordable housing.

AP-85 Other Actions

Introduction

Contingency Provision – It should be noted that any increase or decrease in funding to match actual allocation amounts will be applied to one or more specific activities indicated below.

a) CDBG Program

(1) Increase:

- Twenty percent of any increase will be applied to planning and administration.
- The balance will be applied to the Un-programmed community projects listed in the order shown below:

  1) V. Angola – $100,000- Grove Street Waterline Replacement from Prospect to Washington- replacing older 6 inch water line with new PVC 8 inch water line.

  2) C. Lackawanna – Wilkesbarre Road Improvements from Ridge Road to Wilson Street. Full roadway replacement.

  3) T. North Collins – Lawtons Water District Improvements- district area is bounded by Main Street, Maple Street and Seneca Road. Improvements to older deteriorated infrastructure of water system.

  4) V. Akron – ADA Improvements – Village Hall- 21 Main Street, V. of Akron- replacement of older front doors with new electronic ADA compliant entrance doors.

  5) T. Elma – Senior Center Improvements- 3007 Bowen Road, Town of Elma, construct portico at the front entrance and add handicapped parking spaces.

(2) Decrease:

- Twenty percent of any decrease will be applied to the planning and administration project.
- The balance of any decrease will be applied to the CD Consortium Housing Rehab Program – Targeted, Developing, Rural.

b) HOME Investment Partnership

(1) Increase:

- Ten percent of any increase will be applies to the HOME Administration project.
- Fifteen percent will be applied to the Community Housing Development Opportunity set aside.
- The balance will be applied to the HOME Housing Rehab Consortium project.

(2) Decrease:

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- Ten percent will be applied to the HOME Administration project.
- Fifteen percent will be applied to the Community Housing Development Opportunity set aside.
- The balance will be applied to the HOME Housing Rehab Consortium project.
-

c) Emergency Solutions Grant Program (ESG)

(1) Increase:

- 7.5 percent will be applied to the ESG Administration project.
- The balance will be applied to each remaining ESG project listed in section AP-35 of the Erie County Action Plan, with the increase for each reflecting the same percentage of the overall ESG allocation.

(2) Decrease:

- 7.5 percent will be applied to the ESG Administration project.
- The balance will be applied to each remaining ESG project listed in section AP-35 of the Erie County Action Plan, with the decrease for each reflecting the same percentage of the overall ESG allocation.

Actions planned to address obstacles to meeting underserved needs

1. The 5 year strategic plan clearly notes the need for additional rental housing for low and moderate income households within the consortium. In response to this need and the current barrier of adequate funding to construct such units, the Action Plan includes a new project for HOME Rental Housing. The $75,000 set aside is intended to leverage additional state and federal resources which will be combined to provide the necessary monies for developing needed rental units that are affordable to area residents.
2. The **Analysis of Impediments to Fair Housing Choice** will be completed in early 2015. Early drafts of the document suggest that existing land use regulations at the local level may continue to be a key contributor to the cost of housing and possibly serve as exclusionary barriers to the ability of low income households to find suitable housing. It is the intent of the Erie County Department of Environment to continue outreach efforts to local governments wherein model ordinances and other resources are presented to local governing bodies.

Actions planned to foster and maintain affordable housing

1. The Erie County Housing Policy and Procedures Manual will be updated in the 2015 program year. Key changes will include development of housing rehab standards that tie improvements to unit functions such as roof, heating systems, hot water tank etc. to a minimum useful life of 15 years. This will aid in making sure that those participating in

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county housing programs are left with units that have a long remaining useful life thus reducing near term maintenance costs.

2. As noted above Erie county will be introducing a new HOME Rental Housing project in 2015 with a set aside of $75,000. These funds will leverage additional federal and state funds for the purpose of fostering more affordable housing targeted toward those seeking rental units.

Actions planned to reduce lead based paint hazards

Programs established by the County to address the issue of lead-based paint are administered primarily through the County Department of Health and also through the Department of Environment and Planning (DEP). The various programs focus on education, screening for lead in children, addressing cases of elevated blood levels, inspection, removal of lead-based paint within households, and clearance of potential lead hazards.

The Department of Health educates the public on the hazards of lead-based paint primarily through community outreach via local meetings and larger, county-wide events. Information is also distributed by the County to schools and libraries.

DEP continues to educate homeowners of the hazards of lead-based paint through the Department's Housing Rehabilitation Program. Efforts to assure compliance include visual assessments, verbal questioning during intake, and written questions on the rehabilitation application form. All housing cases include a visual assessment for lead-based paint hazards if the house was built prior to 1978: peeling, cracking, chipping or flaking paint are documented if present. If the home fails a visual assessment, it must be abated and cleared by certified lead paint firm. Financial assistance is also provided to assist low- and moderate-income homeowners pay for the removal of lead-based paint. A contract is in place with Stohl Environmental Services to perform lead-based paint risk assessments and clearance tests on houses seeking rehab assistance.

Programs carried out by the Erie County Department of Health include:

A. The Erie County Department of Health (ECDOH) will continue to implement the **LEADSAFE Erie County Program** in certain neighborhoods within the Consortium. Funded by HUD, with matching funds from the Community Foundation for Greater Buffalo for the new grant cycle of 2014-2017, the program conducts lead hazard control activities within the City of Buffalo and the Erie County Consortium. The program is a low-cost initiative available to property owners, qualifying families and home-based daycares. The program requires the owner to make an in-kind contribution to the cost of interim control work, which is based on

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the owner's income (on a sliding scale basis) and at most, may cost the homeowner up to a maximum of 12% of the total cost.

B. Also, the ECDOH continues to operate the **Erie County Lead Poisoning Primary Prevention Program (LPPP)** and the **Child Lead Poisoning Prevention Program (CLPPP)**. Both of these programs operate with state funding.

The LPPP's project approach has been modified in the last year to more accurately reflect updated CDC guidelines for identifying elevated blood levels. In addition to the initial project focus of identifying and remediating potential lead-based paint hazards in target, high-risk areas (primarily in the City of Buffalo), the project is now also attempting to access homes that have children with blood lead levels between 5 and 14 micrograms per deciliter. The goal of this new component of the program is to stop children who have somewhat elevated levels from becoming further exposed and subsequently having their levels increase. This involves outreach and prevention efforts through door-to-door surveys.

CLPPP is a state-funded and mandated program wherein the ECDOH is required to respond to all cases of children with elevated blood lead levels. Most of the cases are referred to ECDOH by doctors or other medical professionals. Corrective action usually requires interim control, which stabilizes the housing unit's paint and makes it safe for occupancy. The cost of remediation is borne by the homeowner.

C. The Erie County Health Department will also continue to administer the **Healthy Neighborhoods Program** which has been in place for over twenty years with NYS grant funding. The goal of the program is to identify housing conditions that lead to a poor quality of life, and also health hazards that may be detrimental to a household's well-being by conducting door-to-door surveys and completing "sweeps" of designated high-risk neighborhoods. The program also offers referrals to other specific programs and agencies within Erie County that can assist occupants in improving their health, safety, or well-being. A visual paint assessment is completed through a home visit and the occupant and/or owner are notified of potential lead hazards. Any housing violations that are cited are followed up with enforcement action. The ECDOH usually surveys one to one-half census tracts each year through this initiative.

D. The Community Foundation of Greater Buffalo recently did a re-launch of its **Wipe Out Lead Campaign**. Specifically, they targeted billboards, bus shelters, and interior ad cards to raise lead awareness and also to promote a texting campaign for more information. The county health department helped to fund this recent ad blitz. The larger goals of the Wipe Out Lead Campaign include fostering partnerships with various private, public and non-profit organizations to promote awareness, education and prevention for lead-based paint hazards.

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Actions planned to reduce the number of poverty level families

The Erie County Department of Social Services is involved in numerous efforts to reduce the number of people living below the poverty level. The Department relies heavily on direct contact with other agencies, many of which seek to find employment for Temporary Assistance (TA) recipients. A few of these agencies are the New York State Department of Labor, the Buffalo and Erie County Workforce Development Consortium, and area school districts.

The Department of Social Services hopes to bring 1,200 persons per year for each of the next five years over the poverty level. The following programs are employed to help meet this objective:

Welfare Reform

a.) Transitional Opportunity Program (TOP): The Transitional Opportunity Program was developed to provide supportive services to TANF clients that have recently exited from the TA system due to employment. TOP provides an array of post-employment job retention services to continue to support families as they negotiate the world of work. The TOP philosophy is to provide continued support so those obstacles between working families and independence can be overcome.

b.) Transition to Work Teams: Employed TANF clients are being served by special teams to assure smooth transitions from welfare to work to independence. Staff in these teams provide benefit counseling, child care authorizations, and transitional Medicaid and Child Care upon case closing.

c.) Job Clubs: All employable applicants for TA are assigned to a three- week Job Club as a requirement to receive benefits. During this time participants receive training on job searching and job retention and are given a resume and job leads. This has resulted in many job placements for participants and has diverted them from receiving TA.

Employment Programs

a.) Wage Subsidy programs: The Department sponsors the PIVOT wage subsidy program, which provides a six-month wage subsidy to area employers for hiring a TANF client. There are over 400 clients placed annually, with a job retention rate of over 80%.

b.) Workfare: All employable recipients are required to be in a work activity. The Department has developed worksite "hubs" throughout the City of Buffalo where clients are assigned to report. At these hubs the client receives work experience and also needed training including GED and ESL. Close supervision is provided and qualified individuals are identified and recommended by the site supervisors for available jobs.

c.) BRIDGE: This program developed as a result of coordination between the Department of Social Services and the State University of New York

(SUNY). SUNY operates the Educational Opportunity Center (EOC), which provides job training and educational preparation services to low- income individuals.

Interagency Initiatives

a.) The Erie County Parks Opportunity Program (POP): This program is a systematic approach to gradually increase clients' skill and knowledge levels through a partnership with the Buffalo Board of Education and Greater Buffalo Works, a not-for-profit training entity. The program calls for TANF clients to participate in a four-week training program and then be assigned to a workfare site to utilize the skills learned and then to be linked with available jobs.

Family Preservation and Domestic Violence

a.) Domestic Violence: The Department's Domestic Violence Unit works closely with staff in all program areas to assist victims of domestic violence to find safe housing, needed counseling, and linkage to any needed services. Staff work closely with The Family Violence Center to coordinate efforts and assure safety.

b.) The Erie County Works Center: This is a unit designed to do two things: quickly determine the employability of applicants and to reconnect them to the job market as soon as possible. Emphasis is placed on seeking employment for all able-bodied applicants, and medical/mental health attention for those currently unemployable.

Metropolitan/Regional Connections

The strategic plan outlines a variety of smart growth initiatives that are eligible for funding under the CDBG program. This will continue the successful efforts undertaken in 2013 and 2014 wherein funds were provided to the Village of Springville for commercial center infrastructure enhancements. The strategic plan also recognizes the continued importance of providing resources to local communities wishing to infuse new life to aging retail ventures within their central business hubs. Over the past five years the Department of Environment and Planning has worked with 4 municipalities in assisting 8 businesses improve their exterior facades thereby improving the appearance and quality of life for neighboring low income residents. These smart growth activities will be a high priority moving into the Consortium's next five year cycle. In this manner the CDBG program will serve to implement the following important metropolitan and regional planning documents which currently serve as the main guide to the County's economic growth.

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4. **Initiatives for a Smart Economy**- June , 2013- Erie County Office of the County Executive
5. **A Strategy for Prosperity-** 2011 – Western New York Regional Economic Development Council
6. **The Buffalo Billion , Investment Development Plan**-February 2013- Western New York Regional Economic Development Council

Actions planned to develop institutional structure

1. The 2015 Program Year will mark the first year of a new 3 year cycle wherein all 37 members of the HOME consortium have an approved three year renewable agreement with Erie County.
2. The continued reasonableness of the existing percentage allocation formula for distribution of CDBG funds among housing, community revitalization, and economic development will be reviewed as the 2015 program year progresses.

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

1. Erie County will expand the current CDBG Coordinating Committee to insure better representation by social service agencies. An evaluation of the Housing Working Group formed as part of the One Region Forward initiative will occur. This membership roster will provide a useful resource for additional representation on the coordinating committee from public and private housing groups.
2. Erie County is preparing a comprehensive blueprint for carrying out human service programs. The CDBG grant and resources available through it will be incorporated into the document. This will aid in ongoing coordination between CDBG and DSS activities.

AP-90 Program Specific Requirements

Introduction

The CDBG Program will continue to generally utilize the fund distribution policy established by the Consortium in prior years (i.e. 27% Community Revitalization, 27% Housing, and 27% Economic Development. HOME Funds will be used for Homeowner Rehab and very minimal Homebuyer programs. Emergency Shelter activities will remain focused on rapid rehousing and homeless prevention efforts.

Community Development Block Grant Programs (CDBG)

Reference 24 CFR 91.420, 91.220(i)(1)

1.	0
2.	0
3.	0
4.	0
5.	0
Total Program Income:	0

Other CDBG Requirements

1.	0
2.	95%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.420, 91.220(2)

1. **A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**

   Erie County will use HOME funds as specified in section 92.205. This primarily includes grants, and non-interest bearing loans. No other forms of HOME investment will be utilized in 2015 Program Year.

2. **A description of the Guidelines that will be used for resale or recapture of HOME funds when used for homebuyer as follows:**

HOME RECAPTURE GUIDELINES

A. **Recapture Requirements**: In the event the homeowners transfer ownership of the residence within 5 or less years of the date the homeowner receives the Erie County HOME Assistance, Erie County and the homeowners shall share in the net proceeds from the sale.

B. **Definitions**:
   1. HOME Assistance: HOME funds are invested in a HOME assisted unit, as a direct subsidy to the homebuyer. This includes down payment and closing cost assistance, and second mortgages that finance the difference between fair market value and the homebuyer's first mortgage.
   2. Homeowner Investment in House: Homeowner share of required downpayment on the HOME assisted house and any major capital improvements done to the house that are documented by receipts.
   3. Net Proceeds from Selling the House: This is sales price minus repayment of any non-HOME loan balance and closing costs financed by the homeowner.
   4. HOME Recapture: Amount owed Erie County.

C. **Formula**:

$$\frac{\text{HOME Assistance}}{\text{HOME Assistance + Homeowner Investment}} \times \text{Net Proceeds} = \text{HOME Recapture}$$

D. **Example**: Mr. and Mrs. Smith purchased a house in February of 2005 using HOME monies through the Erie County First Time Home Buyer Program. The purchase price was $50,000. Erie County provided a $6,000 loan toward closing costs and principal reduction on the primary mortgage. The Smiths contributed $500 toward the required downpayment, $0 toward closing costs, and obtained a bank mortgage of $48,000 for the house. The Smiths purchased 4 new windows for $1,000 and retained receipts for said purchase.

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After living in the house for 3 years, the Smiths sold their home for $55,000. There was 2 years remaining on the County required 5-year affordability period, and a principal balance of $47,000 on their primary bank mortgage.

The Smiths are required to repay Erie County the net proceeds from the sale as calculated below.

$$\frac{\text{HOME Assistance (\$6,000)}}{\text{HOME Assistance (\$6,000) + Homeowner Investment (\$1,000 for windows and \$500 for initial downpayment)}} \times \text{Net Proceeds (\$55,000 - \$47,000)} = \text{HOME Recapture}$$

$$\frac{\$6{,}000}{\$7{,}500} \times \$8{,}000 = \$6{,}400 \text{ Owed to Erie County}$$

3. **A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME are as follows:**

   Reference should be made to the HOME fund recapture policy noted in the response to AP90(2) above.

4. **Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

   HOME funds will not be used to refinance existing loans, thus this Section is not applicable to the Erie County Action Plan.

Emergency Solutions Grant (ESG)

Reference 24 CFR 91.420, 91.220(l)(4)

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1. **Include written standards for providing ESG assistance (may include as attachment) The following are the written standards for the Erie County's Emergency Solutions Grant Program (ESG).**

A. Introduction

Erie County will continue to provide assistance to individuals and families that are homeless or at risk of becoming homeless through the use of Federal funds received by the County under the Emergency Solutions Grant Program (ESG). In order to be consistent with the Buffalo/Erie County Continuum of Care (CoC), the County will target the ESG funds to providing permanent housing to individuals and families that meet HUD definition of homeless and to very low income families at risk of becoming homeless.

The Program will consist of both the Rapid Re-housing and Homelessness Prevention components of the ESG Program. Housing relocation and stabilization services, along with tenant-based rental assistance, will be available to program participants. The County will contract with not-for-profit agencies that serve the homeless population to implement the Program.

B. Evaluation of individuals' and families' eligibility for assistance

All program participants for the ESG Program must meet HUD definition for homelessness or at risk of homelessness. To determine eligibility for the Program all potential program participants shall be evaluated by intake staff or case managers using the Continuum Wide Common Assessment Tool. The staff shall determine the potential program participant's eligibility for assistance, type of assistance and duration of services. The staff at intake shall determine if the potential program participant qualifies for services under homelessness prevention, rapid re-housing, or refer to another homeless provider for service. The common assessment form shall be completed within 72 hours of intake/case manager making contact with the potential program participants; Permanent housing placement will be made within 30 days of program admission; linkages to mainstream resources will be made within 30 days of program admission.

The following is the criteria the client must meet in order to be eligible for homelessness prevention and rapid re-housing assistance:

HOMELESSNESS PREVENTION ASSISTANCE

The program participants must show proof of residency in one of the Erie County HOME Consortium communities.

Program participants must show proof of income. Total household income must be below 30 percent of the area median income.

All program participants must meet the following HUD criteria for defining at risk of homelessness for individuals or families, unaccompanied children, youth, or families with children and youths where youths are defined as up to age 25:

- Individual or family who will imminently lose their primary nighttime residence, provided that:
  (I) Residence will be lost within 14 days of the date of application for ESG Program:
  (ii) No subsequent residence has been identified; and
  (iii) The individual or family lacks the resources or support networks needed to obtain other permanent housing

- Any individual or family who:
  (i) Is fleeing, or is attempting to flee, domestic violence;
  (ii) Has no other residence; and
  (iii) Lacks the resources or support networks to obtain other permanent housing

RAPID RE-HOUSING ASSISTANCE

The program participants must reside in a homeless shelter or hotel/ motel paid for by Erie County Department of Social Services or other locations that meet HUD definition for homeless. The County will give priority to homeless individuals and families that meet HUD homeless definition and reside in the Erie County CDBG Consortium but, since there are no publicly or privately operated shelters in the Erie County CDBG Consortium, the County will also recruit program participants from designated homeless shelters in Buffalo, New York.

- Individuals or family who lacks a fixed, regular, and adequate nighttime residence,
  (i) Has a primary nighttime residence that is a public or private place not meant for human habitation;
  (ii) Is living in a publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelter, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state and local government programs); or
  (iii) Is exiting an institution where (s)he has resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution.

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- Fleeing/Attempting to flee domestic violence and the individual or family meet the above requirements.

C. Coordinating Services

Coordination services among other providers

Subgrantee staff participating in the County ESG Program will be required to become familiar with other agencies that provide services under the Buffalo/Erie County Continuum of Care (CoC) and make referral when necessary. At intake staff will be required to use the CoC common assessment tool to record program participants personal data. The common assessment tool information will be recorded in the HMIS data base which can be shared with other agencies that are part of the ESG Program. Staff will use the HMIS to refer program participants to other agencies that provide homeless assistance services. Staff will also accept referral from other agencies that are part of the CoC.

The County will notify other homeless assistance providers of the services that will be available through the Erie County ESG Program. Subgrantees will be required to work directly with emergency shelter providers for referral for the Rapid Re-housing component of the Program. Staff will be on site at emergency shelters to interview potential program participants.

Mainstream Service and Housing Providers

The County, along with the Homeless Alliance of Western New York and subgrantees for the County ESG Program, will meet with other mainstream service and housing providers to coordinate and integrate to the maximum extent practicable ESG funded activities. The County does not want to use ESG funds to duplicate activities that are already funded by the County or other agencies. The subgrantees will be required to use the services of other mainstream service and housing providers when providing assistance to clients.

D. Prioritizing Individuals and Families for Assistance

Based on the housing needs of the homeless in Erie County which is documented in the Buffalo/ Erie County Continuum of Care developed by the Homeless Alliance of Western New York, the County will target the following homeless sub-population:

- Families with children
- Victims of domestic violence
- Youth under the age of 25

Rapid Re-housing

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The County, Homeless Alliance of WNY and service providers for the homeless developed a list of barriers to obtaining and retaining housing to prioritize individuals and families that will receive assistance under the Rapid Re-housing component of the County ESG Program. Potential participants must meet the homeless definition Categories 1 or 4, be from the target sub-population(s), and must have at least one economic barrier and at least two other barriers to obtaining housing and at least two barriers, other than economic, to retaining housing.

Homelessness Prevention

The County, Homeless Alliance of WNY and service providers for the homeless developed a list of barriers to obtaining housing and retaining housing in order to prioritize individuals and families the will receive assistance under the Homelessness Prevention component of the County ESG Program. Potential participants must meet Categories 2, 3, or 4 of HUD homelessness definition, must have an income less than 30% of the area median income, be from the target sub-population(s) and must have at least 3 other barriers to obtaining housing and at least 3 barriers (other than economic) to retaining housing.

Participant Share for Rent and Utilities Costs

There will not be a minimum on the amount the program participants will pay for rent and utilities costs. On entering the Program, staff will immediately start working with the program participants to obtain a source of income. Once the program participants start receiving an income, they will be required to pay 0% to 30% of the household income for rent and utilities costs. The case managers will determine the percentage the household will pay based on other household expenses.

Starting the seventh month program participants will be required to pay 30% to 50% of the household income for rent and utilities cost. Case managers will evaluate program participants' household expenses monthly to determine the program participants housing cost share. Program participants will pay their share of the rent directly to the landlord.

Duration of Assistance

The objective of the County ESG Program is to ensure program participants are stably housed before exiting the Program. Case managers will be required to develop a housing plan for each program participant on entering the Program. The housing plan will be tailored to the participant housing needs, but must address housing search, placement and sustainability. The case managers will reviewed the housing plans monthly with the program participants and update the plans as needed. When it is determined the program participant is stably housed,

the case manager will exit the client from the program. No participants will receive assistance for more than 24 months during a three years period.

Housing Stabilization and/or Relocation Services

As part of the County ESG Program subgrantee case managers will be required to develop a housing plan for each program participant. The housing plan shall include the type and amount of housing stabilization and/or relocation services program participants will require in order to become stably housed. The services may include financial assistance costs, services costs, mediation, legal services and credit repair.

The services provided to program participants under financial will include short and medium term rental assistance, rental application fees, security deposits, last month rent, utility deposits, utility payments and moving costs. The duration of these services will be determined by the case managers based on the progress the program participant is making to become stably housed. The case managers will also determine how many times a program participant may receive assistance. The maximum number of months a program participant may receive financial assistance and/or services is 24 months during a 3 year period.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements…coordinated assessment system.

The Buffalo, Niagara Falls, Niagara and Erie County CoC is currently in the planning stages for the development of a coordinated Assessment system. We are targeting to launch the Coordinated Assessment in January of 2015. By then, all HUD funded agencies, including CoC and ESG, will be required to participate. Three committees have been meeting to discuss the coordinated assessment and the referral process- Access, Assessment and Assign. The common assessments for different population have been decided. The general process of referral has been determined. We are planning to form another committee- Accountability committee soon to finalize the plan.

Consensus was reached that access and coordination of homeless housing and services would greatly benefit from the development of a coordinated assessment system. The Erie County Department of Social Services is currently the largest point of entry into the homeless system and they are part of the planning of the coordinated assessment system. The coordinated assessment will be conducted in shelters and in street when outreach activities occur.

The system will use a common assessment tool across the entire CoC.

Bas-Net, the HMIS system used by the CoC will be the database utilized by Coordinated Assessment system.

Different common assessments will be used for individuals and families. We will be utilizing a local developed and tested form for individuals, especially those who are chronically homeless. For families, we will be using the VI-F-SPDAT that OrgCode developed and widely used across the country to determine eligibility for housing.

Currently the model we adapted is similar to the "No wrong door" approach. The next stage, if funding available, we will try to form an assessment team to go out to the community to access each homeless person's needs.

The coordinated assessment tool shall be used to determine a potential program participant's eligibility for assistance for Rapid Re-housing (RRH) or Homelessness Prevention (HP). The coordinated assessment tool is available in HMIS, and all ESG program staff will be trained in HMIS and using the coordinated assessment tool or taking referral through HMIS.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private non-profit or… and faith-based organizations) will be allocated.

The County allocates ESG funds it receives from HUD through a Request for Proposal (RFP) process. The ESG RFP is advertised in the legal notices section of a local newspaper and a minority-owned newspaper. Not for profit organizations, including community and faith-based organizations that provide services to persons that are homeless or at risk of becoming homeless are notify through direct mailing. The RFP includes the ESG Program's requirements and the County ESG Program's application. Agencies interested in receiving ESG funds from the County's allocation are invited to an information meeting that explains the Program requirements and the RFP process. Applications received by the County for ESG funds are reviewed by a committee comprised of staff from Erie County and the Homeless Alliance of Western New York as well as a homeless or a formerly homeless person. The committee ranks and makes recommendation to the County on which projects should be funded.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction … out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions funded under ESG.

The County shall meet the homeless participation requirement for having a homeless or formerly homeless person participate in making policies and decisions regarding facilities or services that receive funding under ESG Program. The selection committee for allocating the County's ESG funds includes a formerly homeless Veteran. The committee duties include making policies and decisions regarding the funding of facilities and services that will be funded with the County's ESG funds .

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5. Describe performance standards for evaluating ESG.

The following performance standards for Rapid Rehousing (RRH) and Homeless Prevention (HP) were developed after meeting with Buffalo, Niagara Falls, Erie and Niagara County CoC:

- 80% or more of all participants remain stable in RRH/ HP or exit to a different permanent housing situation
- 54% or more of adult participants will have income from sources other than employment
- 56% or more of all participants have mainstream (non-cash) benefits at exit from program
- 20% or more of adult participants have employment income
- Less than 5% data error rate in HMIS

Appendix

SF-424

OMB Control No: 2506-0117 (exp. 07/31/2015)

OMB Number: 4040-0004
Expiration Date: 8/31/2016

Application for Federal Assistance SF-424

*** 1. Type of Submission:**
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

*** 2. Type of Application:**
- [x] New
- [ ] Continuation
- [ ] Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:** 02/13/2015

4. Applicant Identifier:

5a. Federal Entity Identifier: B-15-UC-36-0011

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:** ERIE COUNTY

*** b. Employer/Taxpayer Identification Number (EIN/TIN):** 16-6002558

*** c. Organizational DUNS:** 0714790590000

d. Address:

*** Street1:** 95 FRANKLIN STREET
Street2:
*** City:** BUFFALO
County/Parish:
*** State:** NY: New York
Province:
*** Country:** USA: UNITED STATES
*** Zip / Postal Code:** 14202

e. Organizational Unit:

Department Name: Environment and Planning

Division Name: Community Development

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Mr.
*** First Name:** Thomas
Middle Name: J.
*** Last Name:** Dearing
Suffix:

Title: Deputy Commissioner

Organizational Affiliation:

*** Telephone Number:** 716-858-7256
Fax Number: 716-858-7248

*** Email:** thomas.dearing@erie.gov

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Housing and Urban Development Agency

11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

Community Development Block Grant

*** 12. Funding Opportunity Number:**

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

CDBG program funds used for infrastructure improvements, economic development and housing rahabilitation assistance in low income areas of the Erie County Cosortium.

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: 262728
* b. Program/Project: CDBG

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 04/01/2015
* b. End Date: 03/31/2016

18. Estimated Funding ($):

* a. Federal	2,685,297.00
* b. Applicant	
* c. State	
* d. Local	2,182,710.00
* e. Other	
* f. Program Income	489,165.00
* g. TOTAL	5,357,172.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- [x] a. This application was made available to the State under the Executive Order 12372 Process for review on 01/12/2015.
- [ ] b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- [ ] c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

- [ ] Yes
- [x] No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

- [x] ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mr.
* First Name: Mark
Middle Name: C.
* Last Name: Poloncarz
Suffix:

* Title: County Executive

* Telephone Number: 716-858-8500
Fax Number:

* Email: mark.poloncarz@erie.gov

* Signature of Authorized Representative: Mark Poloncarz
* Date Signed: 03/20/2015

OMB Number: 4040-0004
Expiration Date: 8/31/2016

Application for Federal Assistance SF-424

*** 1. Type of Submission:**
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

*** 2. Type of Application:**
- [x] New
- [ ] Continuation
- [ ] Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:** 02/13/2015

4. Applicant Identifier:

5a. Federal Entity Identifier: M-15-UC-36-0011

5b. Federal Award Identifier: 864/60205

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:** ERIE COUNTY

*** b. Employer/Taxpayer Identification Number (EIN/TIN):** 16-6002558

*** c. Organizational DUNS:** 0714790590000

d. Address:

*** Street1:** 95 FRANKLIN STREET
Street2:
*** City:** BUFFALO
County/Parish:
*** State:** NY: New York
Province:
*** Country:** USA: UNITED STATES
*** Zip / Postal Code:** 14202

e. Organizational Unit:

Department Name: Environment and Planning

Division Name: Community Development

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Mr.
*** First Name:** Thomas
Middle Name: J.
*** Last Name:** Dearing
Suffix:

Title: Deputy Commissioner

Organizational Affiliation:

*** Telephone Number:** 716-858-7256
Fax Number: 716-858-7248

*** Email:** thomas.dearing@erie.gov

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Housing and Urban Development Agency

11. Catalog of Federal Domestic Assistance Number:

14.239

CFDA Title:

Home Investment Partnerships Program

*** 12. Funding Opportunity Number:**

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

HOME program funds used for housing rehabilitation and rental assistance for low income residents of the Erie County Consortium.

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: 262728
* b. Program/Project: HOME

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 04/01/2015
* b. End Date: 03/31/2016

18. Estimated Funding ($):

* a. Federal	591,737.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	133,685.00
* g. TOTAL	725,422.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☒ a. This application was made available to the State under the Executive Order 12372 Process for review on 01/12/2015.

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:	Mr.
* First Name:	Mark
Middle Name:	C.
* Last Name:	Poloncarz
Suffix:	
* Title:	County Executive
* Telephone Number:	716-858-8500
Fax Number:	
* Email:	mark.poloncarz@erie.gov
* Signature of Authorized Representative:	Mark Poloncarz
* Date Signed:	03/20/2015

OMB Number: 4040-0004
Expiration Date: 8/31/2016

Application for Federal Assistance SF-424

*** 1. Type of Submission:**
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

*** 2. Type of Application:**
- [x] New
- [ ] Continuation
- [ ] Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:** 02/13/2015

4. Applicant Identifier:

5a. Federal Entity Identifier: E-15-UC-36-0011

5b. Federal Award Identifier: 864/60192

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:** ERIE COUNTY

*** b. Employer/Taxpayer Identification Number (EIN/TIN):** 16-600255

*** c. Organizational DUNS:** 0714790590000

d. Address:

*** Street1:** 95 FRANKLIN STREET
Street2:
*** City:** BUFFALO
County/Parish:
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Department Name: Environment and Planning

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Prefix: Mr.
*** First Name:** Thomas
Middle Name: J.
*** Last Name:** Dearing
Suffix:

Title: Deputy Commissioner

Organizational Affiliation:

*** Telephone Number:** 716-858-7256
Fax Number: 716-858-7248

*** Email:** thomas.dearing@erie.gov

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Housing and Urban Development Agency

11. Catalog of Federal Domestic Assistance Number:

14.231

CFDA Title:

Emergency Solutions Grant Program

*** 12. Funding Opportunity Number:**

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

ESG program funds used for assistance for the homeless population of the Erie County Consortium. Assistance includes homeless prevention, rental assistance and stabilization services.

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: 262728
* b. Program/Project: ESG

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 04/01/2015
* b. End Date: 03/31/2016

18. Estimated Funding ($):

* a. Federal	215,143.00
* b. Applicant	
* c. State	
* d. Local	199,008.00
* e. Other	
* f. Program Income	
* g. TOTAL	414,151.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

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☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:	Mr.
* First Name:	Mark
Middle Name:	C.
* Last Name:	Poloncarz
Suffix:	
* Title:	County Executive
* Telephone Number:	716-858-8500
Fax Number:	
* Email:	mark.poloncarz@erie.gov
* Signature of Authorized Representative:	Mark Poloncarz
* Date Signed:	03/20/2015

Certifications

OMB Control No: 2506-0117 (exp. 07/31/2015)

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official

March 20, 2015
Date

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);

2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program years 2013, 2014, and 2015(a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

   However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

   The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.

March 30, 2015

Signature/Authorized Official Date

County Executive

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

> The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

March 20, 2015

Signature/Authorized Official Date

County Executive

Title

ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

Major rehabilitation/conversion – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the jurisdiction serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The jurisdiction will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for such individuals.

Matching Funds – The jurisdiction will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The jurisdiction has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the jurisdiction will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction's consolidated plan.

Discharge Policy – The jurisdiction will establish and implement, to the maximum extent practicable and where appropriate policies and protocols for the discharge of persons from

publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

Signature/Authorized Official

March 20, 2015
Date

County Executive
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

Citizen Participation

OMB Control No: 2506-0117 (exp. 07/31/2015)

Community Development Block Grant 2015-2019 Consolidated Plan and 2015 Action Plan Draft

PUBLIC NOTICE

Erie County/Town of Hamburg 2015 Action Plan and the Five-Year Consolidated Plan 2015-2019 Community Development Block Grant (CDBG), Home Investment Partnership Grant (HOME) and Emergency Solutions Grant (ESG)

The Erie County Department of Environment and Planning, on behalf of the Erie County Community Development Block Grant and HOME Investment Partnership Consortia, has prepared a draft 2015 Action Plan and a Consolidated Plan (CP) for 2015-2019. The document outlines the Consortia's goals and objectives relative to housing, economic development, community development and homeless issues with specific attention given to the needs of low/moderate households residing in the Consortia communities. The following municipalities comprise the CDBG Consortium: Cities of Lackawanna and Tonawanda; Towns of Alden, Aurora, Boston, Brant, Clarence, Colden, Collins, Concord, Eden, Elma, Evans, Grand Island, Holland, Lancaster, Marilla, Newstead, North Collins, Orchard Park, Sardinia, Wales and West Seneca; Villages of Akron, Alden, Angola, Depew, East Aurora, Farnham, Gowanda, Lancaster, North Collins, Orchard Park and Springville. The HOME Consortium includes the above communities, as well as the Town of Hamburg and the Villages of Blasdell and Hamburg.

The Action Plan for 2015 provides a basis for assessing performance against the Consolidated Plan and identifies specific projects for 2015. It also serves as a combined application for federal funds under three (3) of the U.S. Department of Housing and Urban Development's (HUD) formula grant programs, including CDBG, HOME and ESG.

The following HUD entitlement grants are anticipated: Erie County CDBG of $2,681,397 plus estimated program income of $489,165; Town of Hamburg CDBG of $370,000 plus estimated program income of $200,000; Erie County HOME Grant of $671,941 plus estimated program income and/or recaptured funds of $133,685; and Erie County Emergency Solutions Grant of $200,598.

A public comment period on the draft Action Plan and Consolidated Plan will be held from January 12 to February 12, 2015. Hard copies of the draft CP are available at the following locations: Erie County Department of Environment and Planning, Edward A. Rath Building, 95 Franklin Street – Room 1053, Buffalo; Public Libraries in the Villages of Akron, Angola and Hamburg; the Towns of Concord, Lancaster and Hamburg (Lakeshore Library); and the Cities of Buffalo (Main Branch), Lackawanna and Tonawanda; Lackawanna City Hall; Tonawanda Municipal Building, Hamburg Town Hall, Hamburg Community Development Office at 6122 South Park Avenue, Lackawanna Municipal Housing Authority and Tonawanda Municipal Housing Authority. You can also view the draft CP on Erie County's web site at www.erie.gov or you can view the Town of Hamburg's draft CP at its website at www.townofhamburgny.com.

PUBLIC HEARINGS

Three (3) public hearings were held to discuss the draft Action Plan and Consolidated Plan mentioned above. The public was encouraged to attend these hearings, which were held:

- Tuesday, January 20, 2015 at 6:30 p.m., Lackawanna Public Library, Community Room, 560 Ridge Road, Lackawanna;
- Wednesday, January 21, 2015 at 7:00 p.m., Hamburg Town Hall, Lobby, S-6100 South Park

Avenue, Hamburg; and

- Thursday, January 22, 2015 at 7:00 p.m., City of Tonawanda, Court Room, 200 Niagara Street, Tonawanda.

Meeting rooms were fully accessible. Persons with special needs should contact the Community Development Program at 858-8390 or write to the address listed below by January 16, 2015.

Written comments on the draft Action Plan will be accepted through February 12, 2015 by Thomas J. Dearing, Deputy Commissioner, Erie County Department of Environment and Planning, Edward A. Rath County Office Building, 95 Franklin Street – 10th Floor, Buffalo, NY 14202. Fax number, 858-7248 and e-mail address Thomas.dearing@erie.gov.

Written comments on Hamburg's draft Action Plan and Consolidated Plan will be accepted through February 12, 2015 by the Town of Hamburg Department of Community Development; 6122 South Park Avenue, Hamburg NY 14075 or via e-mail to Communitydev@Townofhamburgny.com.

Non-English speaking persons or persons with Limited English Proficiency should contact Ellary Mori at (716) 858-2733 or Ellary.Mori@erie.gov for further assistance or to access documents in another language.

Para asistencia en Español, se puede contactar a Ellary Mori (716) 858-2733 o Ellary.Mori@erie.gov

Click here to download the Draft Plan

To: Paul D'Orlando, Senior Contract Monitor

From: Marie Thornton, Planner

Date: September 17, 2014

Re: Comments Received from Citizen Forum-Public Hearing

A citizen forum-public hearing was held at Evans Town Hall, located at 8787 Erie Road, on Tuesday September 16, 2014 for the purpose of gaining input for the 2015 Action Plan. There were two persons in attendance (see attached sign-in sheet). Comments received from the residents included:

1. There needs to be more senior-housing, especially more affordable senior housing. One resident noted that she has many elderly friends in the Angola-Evans area and that many of them are actively trying to find senior apartments, and that they are experiencing long wait lists. She also indicated that many of the senior apartment complexes have high priced rents that she cannot afford.

2. There is not enough services and care coordinators in the southtowns, to help with senior issues. Specifically, services such as adult day care are needed. Also, help with coordinating services (obtaining HEAP applications, getting medic alert bracelets for safety) is an issue. Most seniors don't know where to get this information or have convenient access to it.

3. Providing more activities for youth/teens in the Evans-area is also a concern. Both residents felt that there is not enough programming and services to keep youth busy and out of trouble.

ERIE COUNTY DEPARTMENT OF ENVIRONMENT AND PLANNING

To: Tom Dearing, Deputy Commissioner

From: Paul D'Orlando- Sr. Contract Monitor

Date: September 23, 2014

Re: Summary of Citizen Forums

A Public Forum was held on September 22, 2014 at 7:00pm in the Court Room of the City Hall of the City of Tonawanda located at 200 Main Street. There were six residents that attended the forum. Sign in sheet is attached.

Paul D'Orlando went over the agenda explaining each grant program and how projects are eligible for funding for each program. He also explained the timeline as to when the application for funding is due to HUD and when projects from municipalities are due to Erie County each year.

Dennis Smilinich asked if there could be any assistance for interior repairs to the American Legion Hall #264 on Main Street in the City of Tonawanda. Paul D'Orlando responded that the legion hall did receive assistance through Commercial Center Improvement Program in 2011 for exterior repairs. He noted that the consortium currently only has the micro-enterprise loan program for small businesses of five or fewer employees. He noted that the eligibility for the program is based on the household income of the business owner. The legion would not qualify for this program. He did give inform Mr. Smilinich that he could call the ECIDA for a possible low interest loan for repairs.

Maribell Rasario-Torres asked how projects are chosen by municipalities. D'Orlando explained that each year in the months of September and October each municipality within the consortium must hold a public hearing on community development grants. He explained that meeting is where discussion will take place as to what projects each municipality will submit each year. She then asked if an after school program could be an eligible project. D'Orlando responded that if the area was located in a low income block group that type of project would be eligible for CDBG funding but then went on to explain that there is only one human service project funded each year. He explained that due to the size of the consortium and diversity of municipalities it is very difficult to fund human service programs that assist a larger area. He explained that the Rural Transit Service is funded as a transportation service for low income and seniors and that program covers 25 of the 34 municipalities in the consortium. He also explained that there is a 15% cap on human service expenditures each year.

Dawn Cain asked if older and deteriorated sidewalks could be replaced under the CDBG program. D'Orlando stated that public improvement projects of that kind to the infrastructure of a street are eligible in income eligible areas. He explained that the areas are qualified as low income by the US census and by income surveys. Ms. Cain then asked if she could request certain streets be included in the City's application. City of Tonawanda Mayor Rick Davis responded that if she informs his office he can let her know if the streets in question are on the City's engineering list to be repaired.

Dawn Cain asked if there is a first time homebuyer program for income eligible homeowners. D'Orlando responded that due to the large cut of 38% to the HOME grant in the last four years and the new stricter federal regulations, the consortium does not offer that program. He explained that the federal regulations for the HOME program have changed and now require the consortium to act as a loan underwriter to a certain extent which has made the program more prohibitive for grantees across the country.

Paul Brunner asked if a project could be qualified as an ADA improvement for sidewalk repair. D'Orlando responded that the sidewalk in front of a house could not be qualified as an ADA improvement and then went on to explain what projects would qualify for ADA improvements such as retrofitting of features in public buildings that do not meet the current ADA code. He explained that the sidewalk repair would have to qualify as a public improvement and the area qualify by the census data or an income survey.

The meeting was conducted by Senior Contract Monitor Paul D'Orlando.

Continuum of Care

9/9/2014
1:30 pm

Present:
Dale Zuchlewski, Homeless Alliance
Kexin Ma, Homeless Alliance
Diane Cadle, Erie County
M&L: Bill Wasielewski and Lee Mueller

Dale
- Check website for projects listed by priorities and most recent CoC app
- We're using HMIS data more for funding decisions
- Agencies are reluctant to change their ways and priorities, regardless of what data says
- Dealing with many agencies
- More people in poverty in suburbs than city, but city's poverty population is more concentrated
- Rapid-rehousing is not easy to do in suburbs; need to do it on county-wide basis
- There is a need for prevention activities and permanent supportive housing (PSH)
- All shelters are in city
- City housing authority (HA) has preference for homeless veterans

Q: Do HAs give preference? If so, for whom?
If HAs gave preferences for homeless, that would free-up shelter beds.
Check out PSH and City Mission
Check 9-9-2014 edition of Buffalo News
Diane: Sect. 8 voucher holders are using our rental money

Dale: Poverty is a big cause of homeless

Diane: Buffalo provides last resort affordable housing for many

Dale: Repeat homeless population would benefit from transitional housing

Dale:
- Recidivism needs to be reduced
- We'll have 100 new beds soon - 80 scattered sites, 20 homeless women - for chronic homeless
- We'll have virtually eliminated veterans chronic homelessness (Just 2 homeless vets left)
- Erie County Social Services Dept. is doing a great job re: homeless
- Erie County Mental Health provides beds
- January 2014 PIT: 107 chronic homeless

Kexin: HUD priority is homeless families

Diane: We didn't want our clients to need more than social services

Dale: Department of Social Services gets clients housing immediately; otherwise clients must wait for unit inspections to be done

New York has "right to housing" law

Diane: Landlords don't want to deal with homeless

Kexin: City has staff dedicated to housing searching

Landlord Organization/BNAR

9/9/2014
2:45 pm

Present:
John Leonardi, Buffalo Niagara Association of Realtors
Debbie Norman, Buffalo Niagara Association of Realtors
Ellary Mori, Erie County
M&L: Bill Wasielewski & Lee Mueller

John
- Runs a private multi-list service of houses
- 68 days on market (average)
- 4 month supply of houses (6 months supply is desirable)
- Majority of clients: houses $500K and under
- Not much new construction, most transactions are existing homes
- Have had moderate growth and were not hit hard by housing crisis
- Not many foreclosures (esp. compared to downstate)
- Ghost inventory – Banks' housing inventory that the banks don't acknowledged ownership of because they don't want to pay taxes on them
- New tougher appraisal regulations have put a crimp on housing sales, i.e., appraisals are less than asking price. Sellers must reduce price to get appraisal.
- There is a need for downpayment assistance
- Growth in Erie County is in the north & east sections of the county, not the south & southwest sections
- Suburban real estate hot & warm spots are in the good school districts
- Most buyers are local
- Association requires 22.5 hours of continuing education every two years, constantly offers courses. License renewal requires fair housing training.
- Association uses software to monitor MLS for potentially discriminatory keywords
- When an ethics complaint is filed, a committee determines whether the issue merits consideration by the professional standards committee, a group qualified by eight hours of education by an outside instructor. Realtors have been fined and/or sent back to training.
- Historical MLS trends data online, includes area outside of the county.

Neighborhood Legal Services

9/9/2014
1:30 pm

Present:
Grace Andriette, Neighborhood Legal Services
Ellary Mori, Erie County
M&L: Jenni Easton

- NIMBYism crops up throughout the county based on development opportunities. The tenor hasn't really changed. Segregation patterns in the county reinforce the mindset: suburbs, including suburban PHAs, are anxious about encroachment of city problems. This is particularly true of residents in Tonawanda, where a Black client may not feel the community is receptive.
- More education is needed for residents and public officials to realize benefits of subsidized housing to their communities.
- Selection preferences among suburban PHAs for residents may be problematic due to demographic differences.
- Housing Opportunities Made Equal (HOME) is the primary provider of education and outreach. Belmont also provides as it relates to their programs. NLS partners with HOME to connect clients with case management services, possible discrimination testing. NLS also partners with Belmont, but relationship is sometimes adversarial (when NLS represents a voucher holder).
- NLS has represented public housing tenants on issues related to eviction, rent calculation, quality/condition, fees. NLS has the capacity to address about 10 calls per day. The phones open at 9:00 every day and 10 calls are in by 9:20: "We are working at capacity."
- The press has been helpful in spreading education, telling stories where potential discrimination occurs, providing opportunity for communities to know and react.
- In addition to Buffalo, West Seneca and Hamburg include source of income as a protected class.
- No SOI protection exists at county level, though it's on the radar of advocates. The county doesn't have a human rights/relations commission. If the county created a staff person to coordinate, workload would grow with education/outreach. For cases that occur outside Buffalo, NLS files complaints with HUD or refers to HOME.
- Hamburg is regarded as traditionally inclusive, proactive with fair housing issues.
- NLS sets priorities based on funder goals, which drives focus in Buffalo.
- Disability is a common basis for discrimination, often related to mental health.
- The incidence of discrimination is much higher than the reports. Clients with landlord/tenant issues are sometimes unwilling to pursue a complaint, would prefer to simply solve housing problem.
- Buffalo has an emerging refugee population that has settled increasingly in first-ring suburbs. Lackawanna has a "pretty large" middle-eastern community; northern side of Buffalo has Iraqi community.
- Though discrimination issues disproportionately impact immigrants, there's a greater reluctance in this group to report violations.

- The number of larger units available to house families with children is limited, especially for people whose resources are limited.
- County DSS offers security agreement, not security deposit, to landlords. This is an impediment to lower-income renters.
- The near-homeless population, those who are housed but do not have housing security, is a much larger and growing group.
- People with criminal records and their immediate families face re-entry issues when applying for or attempting to remain in public and subsidized housing. The rules for determining the extent to which a prior criminal record should impact admission to public and subsidized housing are sufficiently broad to allow, in certain instances, for uneven application. In addition, given the racial inequities in sentencing, etc., more African-Americans are impacted by criminal records/re-entry issues and their impact on access to housing and employment opportunities than members of other racial groups. The ability to access public and subsidized housing opportunities becomes even more important when job opportunities are limited. The impact of a prior criminal record has a ripple effect when you consider how other family members are affected (e.g. mom and children live in public housing, dad is released from prison and the PHA tells mom that she cannot allow dad in as a family member due to his criminal record). While ex-offenders are clearly not a protected class – the subjective application of rules for the admission of ex-offenders to public, subsidized (and even private) housing does have a discriminatory impact.

Ellary:

- The County conducted about 10 zoning workshops last year in various locations that included six to 10 attendees each. Included overview on how to revise code to make it more open and inclusive, accessibility, needs of an aging population, universal design, building for the future, etc.

Additional:

- Local preference in Amherst, subject of lawsuit, "not necessarily racially motivated," intended to serve local needs.

Business Leaders 9/10/2014
8:30 am

Present:
Laura St. Pierre Smith, Buffalo Niagara Partnership
Ellary Mori, Erie County
Carla Kosmerl, Town of Cheektowaga
M&L: Bill Wasielewski & Lee Mueller

Buffalo Niagara Partnership is like Continuum of Care on steroids
- Buffalo Niagara Enterprise (sister organization)
- Focus on western New York (5 county area)
- Focus on sustainable development
- Are a participant in the Sustainable Community Grant (Check Program)
- Sit on numerous ED boards, including Regional Economic Development Council

Growth/target Industries:
- Advanced manufacturing
- Advanced business services (back office space)
- Tourism
- Health Sciences (medical devices)
- Agri-business

Regional Erie Development Strategy (5 county) *Check this out

Employment Centers
- Orchard Park
- Amherst
- Lackawanna (including old Bethlehem Steel shop)

Biggest Need: Horrible transportation linking housing to jobs

Need entity with regional authority/influence

*There are education-job skills gaps, e.g. manufacturing

Dream It. Do It. Program (check/look up)

WIB & Buffalo Niagara Partnership relationship isn't great, there is a disconnect, not working for same purposes. WIB doesn't sit on economic development boards. WIB needs to meet metrics of its funding sources. (WIB operating in Erie County is Buffalo & Erie County WIB)

Employer Needs:
- Welders

- Machinists

Buffalo Billion (check this out)

Carla: Catholic Charities is starting employment training

Advocacy Organizations for Persons with LEP

9/10/2014
8:30 am

Present:
Meghann Rumpf Perry, Journey's End
M&L: Jenni Easton and Charles Perkins

- The volume of refugees is increasing every year. Resettled 468 this year. In addition to refugees, Buffalo has a lot of secondary migrants who are attracted to the services available here and the comparatively affordable cost of living -- public assistance is livable in Buffalo.
- Among other groups, Journey's End serves Iraqi, Congolese, Burmese.
- The agency receives $925 in federal funds to settle each family. The agency uses that sum to secure an apartment and then transfers any balance to the family.
- In selecting units for clients, agency must reconcile federal guidelines at odds: Immigrants must be free to live where they want, but the agency must provide a unit furnished and fully ready for move-in.
- Agency works without leases. Reservations are not uncommon among landlords asked to rent to someone with no income and no credit history. Agency works mostly from proven list of landlords, rents same units year after year.
- Agency cannot house immigrants in public or subsidized housing. Has tried to connect with PHAs, but doesn't have a working relationship.
- Almost all the program's units are in the city due to availability of transportation, clinics and services: East side, Riverside, West Side Blackrock. The agency attempts to put people in neighborhoods where there are people from their part of the world.
- More and more immigrants are settling in the suburbs, often due to family connections. Some Afghans are moving to Cheektowaga, where they find affordable housing, and schools have ESOL. It is easier to register clients in the public schools in Amherst.
- Agency doesn't advocate to locate refugees in areas where they are less welcome: would create a potentially problematic living situation. Won't go the route of filing a complaint in a discrimination case: "We're not the landlord police."
- Agency has a contract with the state to connect refugees to work. Types of jobs refugees typically get: Dishwashing, light industrial, restaurants, domestic
- Language education for adults: Area 1 BOCES helps with ESL, GED. Work readiness ESL geared employment. Refers easily employable refugees to the JEP site.
- Some tenant problems include gas service (getting it turned on and keeping it on), bed bug issues, infestations, getting landlords to fix problems.
- Partnership for the Public Good is a language access working group. Has been around for a year. Tracks languages of the population, promotes various platforms. This year focused on asking the county to create an LEP plan. Some departments work with interpreters, some don't. Sometimes there are emergency housing problems. Sometimes disconnect causes employee to tell client "just go back to your resettlement agency," which is unable to help if period of assistance has ended.
- Language line is a resource to use for translation in triage cases, maybe not for most things

- Transportation is a problem and impacts ability of clients to find employment. NFTA has reduced routes because of costs.
- www.Jersbuffalo.org.
- Allenhurst housing is in Amherst. Mostly Iraqi residents. JER would like to know what to advocate for and to help refugees know what their rights are.
- State Department Bureau of Populations Refugees and migration.
- Office of Refugee Resettlement
- NYS Refugee Office
- Jericho road refugee services.
- Several (six to eight) Iraqi families in Lackawanna. Agency doesn't resettle clients there – far from office and services. Majority population there is Yemeni immigrants (not refugees) who come via visa, family sponsorship. Yemeni counted for statistical purposes as "white," so size of population is perhaps underestimated. Many own businesses on the East Side.

Present:
Stuart Harper (City Mission)
Charlie LaFevre (Family Promise)
See attendance sheet
M&L: Bill Wasielewski & Lee Mueller

Buffalo City Mission
- Transitional housing for women and children

Charley LeFevre
- Works with network of churches

NY funding for homeless facilities/services has been cut 70% over the last several years.

Fr. Joseph
- Used to get ESG $ for emergency shelters. That funding has disappeared
- Big need for transitional housing for 18-24 year olds

Q: Why do youth leaving Continuum of Care lose their funding if they go to an emergency shelter?

There is a federal program that just gives apartments to 18+ years, even though they don't have living skills

Need: 18+years need living skills

Stuart Harper
- Many people with issues need permanent supportive housing (PSH)
- Government programs can't do everything, there needs to be a partnership of government money and nonprofit agencies (services) to address homeless issues. Nonprofit agency staff build relationships with homeless clients.

Need Erie County money to build new facilities

Thinks homelessness can be eliminated by 2020 by having a system that gets clients into appropriate housing within a few days or a week.

Joyelle
- PSH is a must for success, i.e., putting clients in a series of housing situations without supportive wrap-around services just doesn't work. Some clients graduate from PSH.

Hope Center (check this out)

- Agencies like Matt Urban Ctr. (City Mission, Catholic Charities, et. al) can provide the needed services
- Need safe, affordable housing of all types

Stuart
- Many of our clients want and need career/employment re-training

Diane
- Erie County (outside of Buffalo) has very little affordable housing

Fr. Joe
We need to focus on special needs people (my clients are young people), especially prevention activities

Stuart
*** Message to Erie County: Let's work together to solve the homelessness issue. It's not all about money.

Fr. Joe
- County and state agencies don't communicate

Charley LeFevre
- Was more difficult to get ESG money this last time

Renee
**Big need – safe affordable housing
Check this out - "Rent Reasonableness"
Check this out – Erie County Security Agreement (security deposit) is a big stumbling block

Rev. Roy Nieman
- Wife runs a food pantry out of his house
- Often feeds people out of his house;
- Food stamps are often used to buy luxury items, e.g., lobster steak, sodas, etc.
- People are abusing the system, e.g., a man gets arrested every winter so he'll get free shelter and food for the winter.

Rev. Roy Nieman
- We (homeless agencies) need to work together

Regional Agencies

9/10/2014
9:45 am

Present:
Jim Cuozzo, NYSDOT
Greg Szewczyk, NYSDOT
Gary Bennett, NFTA
Carla Kosmerl, Cheektowaga
Jocelyn Gordon, BENLIC
Paul D'Orlando, Erie County
Brenda O'Neill, Rural Transit Service
Kelly Dixon, GBNRTC
M&L: Jenni Easton and Charles Perkins

- NYS DOT is working with regional economic development council, transportation alternative (buses, walking, bikes, complete streets) planning unit
- DOT highway projects require applicants to complete a Smart Growth checklist
- DOT deals with old infrastructure, challenges of bringing features up to ADA standards
- Park 'n' Ride partnership among DOT, NFTA, MPO strives to shorten trips. Challenge is selecting the right spots. Some near malls, municipal parking. Also "park 'n' hide" spots involving agreements with facility owners.

- BENLIC runs Erie County Land Bank, county-level, a partnership among 47 municipalities. Communities pass local resolution to opt in, pay for maintenance. When a property turns over, land bank repays those costs. Many have distressed property task forces. Some banks donate properties.
- Land bank clears title, carries out rehab. 80% must be sold to households 80-120% AMI. Enabling legislation on website. Incorporates planning principles when working with municipalities: access to infrastructure, schools, parks. Land bank is funded by Attorney General's office with J.P. Morgan settlement funds. There are nine land banks in NY.
- The land bank's super power is a "trump bid" at sheriff sales, also can avoid complying with onerous red tape such as HUD's administrative requirements.

- Rural Transit Service – Nonprofit, assists low-income seniors and other clients remain healthy and independent in their homes by providing connections to appointments, services, shopping, etc. One-third of 18,000 trips per year are medical appointments, the main priority. The service is funded mainly through CDBG. Trips are free but clients can donate. The agency has 130 volunteers.
- County has huge senior populations. RTS has seen increase in disabled clientele. "Huge part of our population" needs special services. "People don't think about transportation until they can't just hop in a car anymore." Includes aging parents of children who moved away to find work.

- NFTA restructured service in 2010 as a response to low ridership on some routes. Held public hearings on proposed curtailments, modified some proposals as a result of comments. Plan available for review.
- NFTA ridership remains relatively low in the suburbs. In some areas, two trips in the morning, two in the evening. Some routes serve suburban employment centers, such as 57 flex group in Tonawanda (Walmart, hospital, airport), 46.
- NFTA paratransit will deviate within ¾ mile of a fixed route for free. On-demand service requires payment.
- There are significant geographic gaps in service areas. Sources of transportation funding has decreased while the geographic area has increased. In 30 years, the population has fallen by 16%, while the geographic footprint of settlement has expanded by 78%.

- Greater Buffalo-Niagara Regional Transportation Council – MPO, involved in FHEA preparation component of One Region Forward
- From a sustainability perspective, the region wants to invest in existing communities, but many are low opportunity.
- Draft regional plan expected in October. Strong TOD component, strengthening land use tie.
- MPO conducted a van pool study. Option not affordable to many, would need heavy subsidy.
- Little interest locally in job access reverse commute program

General comments:

- Lowest income people have the most trouble accessing transit at all
- Developers typically don't involve NFTA in planning until after the fact, at which point maybe physical infrastructure can't accommodate bus service
- County doesn't have a regional planning board. Department of Planning plays a de facto role. An Erie-Niagara regional board was dissolved decades ago.
- Would be interesting to study third-shift workers at 10, 20, 100 major employers: Where are they coming from, how do they get to work? How difficult is it for employers to find third-shift workers?
- Mobile Safety Net Team has detailed reports on the suburbanization of poverty.
- Town of Cheektowaga has problem providing transportation services for disabled and low income people to employment services.
- $5 billion RiverBend development at former Republic Steel site in South Buffalo expected to provide 3,000 jobs in next decade.

Health and Human Services #1

9/10/2014
11:00 am

Present:
See attendance sheet

Oishei Foundation – Private foundation that supports a variety of activities and programs that improve the quality of life and economic well-being of Buffalo area residents.

Rebecca Henry
- Need housing rehabilitation (but many low-income households cannot afford needed rehabilitation)
- Lead-based paint areas include Amherst, Hamburg, Cheektowaga
- High-risk zip codes: (What are high-risk zip codes?)
- Dept. of Health is seeing an increase in LBP cases outside the City of Buffalo

Whitney Walker
- Cheektowaga has an outreach program re: property maintenance
- Cheektowaga requires property registration, and it has had positive results

Natalie
- Green and Healthy Homes

Denise
- Big need for senior housing
- Many seniors want to age in place
- Not successful in attracting tax-credit housing projects for elderly
- NIMBY is an obstacle to affordable housing and is used to delay or kill HUD projects. For example, municipalities ask for additional info and/or refuse to rezone for HUD projects, causing HUD-funded projects to miss deadlines.
- There is not state money for group homes

Tim
- Agreed with Randy re: need for walkable communities
- Need to support activities that will facilitate aging in place

Carla Kosmerl
- There is a big need for parent/adult involvement in youth activities, e.g., parents drop kids off at soccer and then leave

Whitney Walker
- Many programs need adult volunteers to supervise activities

Natalie (CEO) Main mission: employment for clients via outreach to employers
- Clients are chiefly youth (inc. parolees)

- Transportation is a big issue
- Clients lack education and/or experience, fail drug tests

Randy Hoak
- Need: subsidized housing for seniors (60+)
- Need: walkable communities

Whitney
- Barriers to aging in place
- Akron has programs where younger seniors (using their own cars) provide transportation for older seniors
- Lack of sidewalks
- Employer-sponsored transportation aid, e.g., purchasing bus passes for employers

Jeff
- Lack of transportation = people cannot get to services, housing, and work
- Part of solution: online services via public access computers in libraries
- Problem: lack of, inadequate and/or ill-timed transportation services to outlying areas of Erie County

Whitney
- Need Train the Trainer program so that trainees can provide services to those in need

Natalie
- Many clients are computer illiterate

Advocacy Organizations for People with Disabilities 9/10/2014
11:00 am

Present:
Frank Cammarata, EC Office for the Disabled
Bonnie Evert, OPWDD
Ellary Mori, ECDEP
Michelle Scheib, Restoration Society
Nancy Singh, Restoration Society
M&L: Jenni Easton, Charles Perkins

- County Office for the Disabled was created to ensure that citizens with disabilities would have a direct voice in County government, to make available to such citizens an advocate who could work within the county structure to develop and enhance services and to oversee facilities and programs by the County. Frank is County's ADA compliance officer.
- Office for People with Developmental Disabilities is a state oversight agency for nonprofits serving clients with intellectual/developmental disabilities. Erie County has 2,335 certified residential beds with a wait list of 500.
- A transformation is taking place to integrate people with disabilities not only in group homes within neighborhoods, but now out of group homes and mainstreaming fully within the non-disabled population. Financing has driven the change: "Group homes will be a thing of the past."
- Landlords have limited knowledge of the support services that are available to persons with disabilities. This limits the geography of available housing.
- Restoration Society's mission is to assist all persons with mental health conditions to be successful and satisfied in environments of their choice. The society works directly with landlords.
- The supply of affordable housing in the county is less than demand. People receiving SSI or SSDI cannot afford most units. A room in a boarding house runs $300-$400, and they exist only in the city, not in the county. (Is that a zoning issue, a NIMBY issue or a market issue?) Other units priced around $300 are in "undignified" condition.
- Is discrimination common? Hard to tell. Mental health clients have a less visible disability. Sometimes landlords are burned out on working with agencies. Landlord knowledge is limited, some stereotypes exist. Sometimes a tenant with intellectual/developmental disability can be beneficial to a landlord: stability of subsidy, supportive services.
- County "security agreements" in lieu of security deposits can be a negotiating problem with landlords.
- Belmont has a seven-year wait list for vouchers. County refers clients to Belmont's list of accessible housing.
- "NIMBYism is big here," especially in gentrifying areas of the city. Issue in Orchard Park shows push back (see HOME notes). People Inc and Belmont have name recognition among landlords, some of whom jump to conclusions about the clients they serve. Also, some might not want to meet voucher holder regulations (HQS, etc – SOI not protected

everywhere in county, so in some areas landlords can legally refuse to accept vouchers). Agencies tend to choose places that are known to be friendly.

- Sometimes lack proof to file a discrimination complaint. Wouldn't go after town officials, who hold the purse strings. Little awareness of fair housing rights among people with disabilities.
- Transportation is a huge impediment. NFTA "keeps changing routes." Can take up to three hours to get home from the city via bus. Neighborhood infrastructure needs to be accessible.
- Within the last year, the movement to close larger facilities has escalated relocation, which in some cases is an "ugly, ugly situation." Neighbors picket every day against potential relocation of sex offenders.
- Rent is higher in suburban areas. First-ring suburbs are wary of city problems spilling over. Some places you "wouldn't dream to look" (with regard to development) because of likelihood of opposition, having to litigate. Possibly include Orchard Park, Kenmore and Tonawanda, West Seneca, Eden, Evans, Angola.
- Accessibility of housing is an issue. Older housing is less likely to have accessible features and expensive to retrofit, but newer housing is more expensive. County has some funds available for modification. Rental rehab program has a 2-3 year wait list, and the landlord needs to be the applicant.
- Should emphasize that there's a growing market for accessible housing, given the aging population. Working to reach out to developers and make that known.
- Follow up with WNY Independent Living

Present:
See attendance sheet

Tish
Need: Vets with children need
- Food and security
- Housing
- What does Rapid Re-housing do for these families?

Need: money for case management
All: Funding cuts are crippling
Distressed zip code 14215

Nancy
Section 8 isn't the answer

Dennis (Cheektowaga School District)
- Mobile Safety Net (check)
- Workforce development: students need to have their aspiration levels raised
  - Kids don't want to be welders or machinists because their adult role models are not welders or machinists. Their adult role models are often their mothers and what their mothers do is cook. Therefore the kids enroll in culinary schools.

- School district is 50/50 racially and from a poverty perspective

- ** Potential AI Action Step: Make AI education sessions continuing education credit eligible

CHDOs and CBOs

9/10/2014
1:30 pm

Present:
Lisa Vishwandth, Matt Urban Center
Diane Cadle, Erie County
Jocelyn Bos, People Inc.
M&L: Jenni Easton, Charles Perkins

- Federal requirements such as HUD rules for five-year sustainability, HOME program demands and environmental compliance (soil remediation) cause hardships for non-profit organizations that make projects infeasible.
- The biggest problem will be the number of certifiable CHDOs with capacity to accomplish the work, given new requirements. Belmont is perfectly capable, but now cannot qualify. Many of the municipalities do not build the capacity of the CHDOs.
- The County previously had four CHDOs: New Opportunities, Lackawanna Housing Development Corp, Delta Development and People Inc. New Opportunities is close to being certified. Lackawanna has a small staff, but is the only CHDO the County has now. People Inc has worked with the County on two or three previous projects (202s, tax credit).
- CHDOs worked sometimes under parent organizations to obtain financing, but this didn't allow them to build up a capacity or record.
- Many organizations are converting homebuyer projects to rentals. Banks have made it more difficult to get financing for acquisition rehab for home buyer programs. Some HOME-financed units are still sitting on the market due to the difficulty of finding a qualified buyer.
- In some Arab communities, some of which are in the poorest sections of the city, people don't believe in paying interest and the CHDO cannot put a mortgage on the property or lien to enforce the affordability requirements. "We can't help them; they're excluded." Example: Crescent Village.
- Check into the demographics of Gowanda.
- State QAP seems to require local support for tax credit awards: projects with local funds get extra points, while those without tend to get denied. Credits going "pretty much" to the city lately.
- County RFP Process – Annual application. 4-6 weeks to respond. Committee of 3-5 individuals (staff committees, dept of senior services, banks, non-profit organization that is not a CHDO) the committee selects project. Commit to the project conditionally until the project gets additional funds are acquired (previously was first money in).
- ACT Consortium splits take of about $600k/year among communities. Difficult to find CHDOs, as they are required to have a concentration in your area. Would fund capacity building for CHDOs, but doesn't have enough to fund a staff person. Can we use staff to train CHDO?
- ACT doesn't have a lot of greenfield sites for development, looking for rehab/infill.
- County tries to keep staffing as low as possible – when someone leaves, they're not replaced.

- Demand for the rehab program is growing. There is a mobile home program that is limited to $5,000 for rehabilitation. The county has used CDBG for sewer line tap-ins. The mobile homes are mainly in mobile home parks, often in flood plains. Owners must have flood insurance to receive assistance. Also must be current on taxes, but County does not allow owners to make installment payment arrangements for back taxes.

Affordable Housing Providers 9/10/2014
2:45 pm

Present:
See attendance sheet

Sharon
Multi-family housing requires more than one funding source
Very long Section 8 waiting list

Sue
- Belmont's Section 8 waiting list has been closed since 2011
- Amherst has a lot of group homes and state money for group homes has dried up
- Residents of group homes are aging and their changing needs require different housing options

Rebecca
BIG ISSUE: Limited income, transportation needs, rising rents
Trends: Older homeless, more physically challenged homeless (need accessible housing)

Carla
Number of absentee landlords is increasing in the suburbs

Sue
- In Amherst students gobble up rental units
- In Amherst, we're getting high-end elderly rental development

Public Housing Authorities

9/10/2014
2:45 pm

Present:
Sharon Chmielnicki, Community Services for the Developmentally Disabled
Mary Shine, Rental Assistance Corp.
Kathy O'Brien, Belmont
Diane Cadle, Erie County
M&L: Jenni Easton, Charles Perkins

- Rental Assistance Corporation – Administers Buffalo's Section 8 vouchers across all of Erie County. Wait list has been closed for about two years, has 14,000. Preference for live/work in county.
- Belmont – Administers county's vouchers throughout Erie County. Also has nonprofit development arm. Wait list has been closed for three years and has about 19,000.
- There are 9,000 to 10,000 vouchers between the two agencies. City of Buffalo (BMHA) also has about 3,000 of its own vouchers administered only within city limits. This amount has grown as PH privatized.
- Other PHAs: Tonawanda, Kenmore
- Following the *Comer* consent decree, Belmont has invested resources into mobility efforts, mostly counseling, tries to solicit owner participation in higher-cost area. Still a "tough sell" to recruit landlords in higher-opportunity areas. Housing Resource Center has expanded, thanks to Bank of America.
- Agencies apply an exception payment standard (so that voucher holders can afford higher rents) in outlying CTs – not right on city border, but a few tracts out. Not really rural areas. Also allows exception for people with disabilities "regularly," up to 120% FMR.
- RAC has list of accessible units. Belmont's "not very long." It's a big administrative task, and few resources exist to keep it up. Does subscribe to NY Housing Search, which has been up and running for about a year. Not perfect, lots of duplication and big landlords.
- Many voucher holders rent from mom-and-pop landlords.
- Fair housing presentations "preaching to the choir," in terms of people who show up. HOME does a good job, but it's an ongoing task.
- Households facing the most difficulty finding housing are those with kids under six, due to lead-based paint requirements. Landlords now have to pay for lead testing. These HHs constitute 50-75% of RAC's clientele. Belmont's is less, as clientele is about 50% elderly/disabled.
- Turnover not happening: People get a voucher, keep it.
- Discrimination definitely occurs: "I don't want Section 8." Landlords will put it in terms of administrative burden. Not sure that they're aware of the source of income protection.
- In reasonable accommodation cases, tenant "moves on pretty quickly." No funds are available to make modifications.
- Absentee (particularly foreign) landlords with property management companies are happy to rent to voucher holders. Mostly happens in the city. There are other problems – these properties are more likely to be minimal.

- About 35% of Belmont's vouchers in city, compared to 85% of RAC's. Most units are in first-ring suburbs.
- Tax credit rents are too high for voucher holders.
- In gentrifying areas, landlords prefer to rent to students
- When discrimination is proven, Belmont attempt to bar the landlord from its program. "Flag" in software requires supervisor approval.
- RAC has five bilingual staff, calls International Institute for assistance in limited-English issues. Belmont has maybe two Spanish speakers, one Nepalese. Immigrant population is growing; serving this population adequately is a problem given limited resources.
- RAC has one porting case worker, absorbs port-ins. Most other places have higher payment standards. More port out than in; port-outs commonly go south. Neither agency requires a one-year wait – household can receive a voucher and immediately port.
- Belmont now selecting 2005 applicants; RAC 2009. Need to be a resident only at the time of application to receive preference.
- Belmont has 170 mod/rehab units outside Buffalo. Tends to be emergency-type housing. Did programs in 1980s – 15-year projects with renewal option. Has considered project-basing vouchers, but it's an unpopular idea because wait lists are so long.
- Apartment development a different part of Belmont (not PHA), does 202, 811, rural development.
- Inadequate inventory outside of the city is why so many rent in the city. Social aspect, safety determines location more than school quality. People who grew up in southern Erie County aren't going north of Ridge Road. It's similar in the city – east side, west side.

Municipal Officials and Planning and Zoning Boards 9/10/2014
5:15 pm

Present:
See attendance sheet
Bill Wasielewski and Lee Mueller of Mullin & Lonergan Associates made short presentations regarding the Consolidated Plan, Annual Action Plan and the Analysis of Impediments to Fair Housing Choice

Q: Amherst: What is affordable housing?

Amherst/Industrial Development Authority: Jim Allen (*contact him)

Jenni Easton of Mullin & Lonergan Associates (M&L) gave examples of what M&L looks for in zoning ordinances when analyzing them for compliance with fair housing regulations.

Present:
See attendance sheet

Stan (Town of Cheektowaga)
- West side of Cheektowaga abuts east side of Buffalo, which is a bad area
- West side of Cheektowaga has a lot of slumlords
- West side of Cheektowaga has some very bad housing
- Cheektowaga needs the County and City to help solve the above problems

- Cheektowaga has landlord licensing program. If the number of police calls to that property exceed a certain number, the landlord's license is revoked.

Lee Mueller of Mullin & Lonergan Associates (M&L) made an abbreviated presentation on the Consolidated Plan and Annual Action Plan (see handout)

Bill Wasielewski of M&L presented information on the Analysis of Impediments to Fair Housing Choice.

Erie County Community Development Staff 9/11/2014
8:30 am

Present:
Tom Dearing, Erie County
Paul D'Orlando, Erie County
Ellary Mori, Erie County
M&L: Charles Perkins and Lee Mueller

Department of Environmental Planning

Memorandum of Understanding (MOU)
- Governs the Consortium (Tom: We should consider changes to MOU)
- Policy for funding allocation
- Percentages are not cast in stone
  - 27% housing: emphasis on rehabilitation
  - 27% community revitalization
  - 27% economic development: in past Erie County couldn't document job creation and HUD issued findings (Tom: This is the area most troublesome to me)

Erie County considers consortium decisions as something not to be tinkered with
Tom's Concerns
1. Turnover in Consortium leadership (old guard is retiring, therefore Erie County needs to educate new members)
2. Change MOU to change funding allocation percentages
3. Staff cutbacks due to funding reductions. Erie County needs to use City-funded personnel to fulfill CDBG, HOME, etc. duties, responsibilities and regulations.

Yemenites in first ward of Lackawanna don't believe in paying interest on loans

West Seneca doesn't need to be included in eCon Planning Suite but Hamburg does (Inform Whitney)

Tom:
West Seneca is part of Consortium and by agreement with Erie County gets its share of housing rehabilitation money and at least one community revitalization project annually.

October 23rd
*?Meeting of Erie County Association of Mayors and Supervisors

Rural Transit Program

Housing Opportunities Made Equal 9/11/2014
8:30 am

Present:
Scott Gehl, HOME
DeAnna Eason, HOME
M&L: Bill Wasielewski, Jenni Easton

- "Very good job" done on the FHEA (fair housing component of One Region Forward)
- HOME hasn't seen city AI
- Attorney General in city last week – state filed action regarding Evans trade area exclusions, literal redlining
- Cheektowaga has four school districts, Amherst has maybe five. Boundaries overlap town lines.
- Orchard Park lawsuit ongoing. People Inc intended to build 38 units of affordable housing for seniors. The development was consistent with local planning priorities to create affordable housing and preserve industrial uses. Most of the proposed site was zoned appropriately, but change was needed on one part. Most neighbors thought the proposal is a higher and better use. Town board wrote a letter of support, proposal received HUD funds. During approvals process, planning board had questions: what were the ZIP codes of origin for existing senior developments – how many from Buffalo, Lackawanna (considered to be a "suspect community")? People asked HUD whether this was appropriate. HUD: Sure. So People provided list. Town ordered People to conduct a neighborhood meeting. All who showed up were supportive. Other objection: Senior development would overburden emergency services. Director of ES: No, not a problem. Last issue: Zoning less than two of six acres from commercial. Article front page of Buffalo News. "When we endorsed this, we thought it would be for our own residents." (98% white.) Rejected rezoning. June 2010, HOME filed federal complaint. Bounced around by state, HUD, DOJ, back to HUD regional. Now in 100-day determination of cause.
- Affordable housing developers simply avoid trying in communities perceived as unwelcoming
- Seniors can't stay in or maintain relatively expensive homes, but can't receive HOME assistance due to appraised value
- Article 78 – legal proceeding brought against government allegedly not doing its job. Orchard Park, West Seneca, Tonawanda
- About two years ago, funding stopped for group homes. Therefore, zoning less a potential barrier to integration now. NY law says group homes must be treated as single-family. Communities argue saturation. People are anxious when a group home comes in, but they are usually very good neighbors. State still provides funds for people to find apartments.
- HOME opened a case regarding the local (Eden?) town of Elma moratorium on all multi-family
- Region is the sixth most segregated in the nation. In addressing potentially discriminatory issues, will commonly say "No one in this room is responsible for these existing patterns, but each choice is an opportunity to reinforce or address them."

- HOME tests in response to reported incidents, usually tries to conciliate. Via HUD FHIP grant, some systemic testing of larger housing providers, a little bit at some real estate firms. Not statistically valid.
- List of reported incidents in consortium communities is such a small proportion of actual occurrence that it's "almost anecdotal."
- SOI protection extended in Hamburg, West Seneca, Buffalo to battle stereotypes about people who accept public assistance, that there is a moral defect, matter of choice.
- Fair Housing Partnership is currently focused on combating SOI discrimination. Has drafted a countywide FH law that would expand protection to also include gender identity and SOI. Affirmative marketing for large providers.
- Other focus is encouraging adoption of inclusionary zoning at the local level. Can't impose inclusionary zoning countywide.
- County's previous AI was conducted by UB with HOME as subcontractor.
- People without a grasp on English are "taken advantage of all the time." HOME collaborates with Catholic Charities, Journey's End and International Institute to provide training.
- As resources decline, HOME focuses on helping people who turn to its services and has less time to identify and respond to systemic issues.
- HOME has offered training for municipal officials and staff, code enforcement officers re: accessibility requirements. Focus on smaller communities with part-time staff. At one such training, in response to a question posed about ameliorating segregation problems, one attendee called out "sterilization!" Indicates continuing need to change attitudes, even among public service professionals.

ACT Community Development Staff

9/11/2014
9:45 am

Present:
Sue DiVita, Town of Amherst
Jim Hartz, Town of Tonawanda
Carla Kosmerl, Town of Cheektowaga

$720 K HOME allocation (split 3 ways among the members [after administration])
CHDO setaside (15%)
Mostly for rehabilitation (new construction is just too expensive)
Amherst (0% deferred loan)

*All three communities are upper quartile.

Erie County has land bank
*Check New York land bank legislation

Villages of Sloan and DePew are covered by Cheektowaga
Village of Kenmore is covered by Tonawanda
Amherst and Cheektowaga have done some cooperative planning

*All three communities have master plans.

Tonawanda has Voluntary Compliance Agreement with HUD re: Limited English Language Proficiency

Erie County and ACT Community Development Staff

9/11/2014
11:00 am

Present:
Diane Cadle, Erie County
Sue Di Vita, Town of Amherst
Paul D'Orlando, Erie County
Jim Hartz, Town of Tonawanda
Carla Kosmerl, Town of Cheektowaga
Ellary Mori, Erie County
M&L: Jenni Easton, Bill Wasielewski, Lee Mueller
Charles Perkins (sub consultant)

M&L needs to contact Hamburg re: CD & AI

Contact International Institute re: CD & AI

Paul D'Orlando will send M&L G & O spread sheets from last CP

Paul: Erie County GIS has done mapping. Will send to us.

Meeting with Southtowns Advocates 10/22/2014 (3:00 PM)

Present: Wendy Cocca – Love Inc of Springville – 716-592-3761

Doris Jones – Gowanda Food Pantry – 716-532-6130

Misty Budziszewski – Belmont Housing of WNY – 716-884-7791 x247

Brenda O'Neill – Rural Transit Service – 716-472-6025

Diane Cadle – Erie County – 716-858-6927

Bill Wasielewski, Jenni Easton, Charles Perkins & Lee Mueller – M&L consultant team

Priority Needs

1. Transportation –
    a. Bus routes have been cut; in some areas there is just 1 trip into and out of Buffalo daily, and people may be missing appointments because of this transportation issue.
    b. Some rural residents fear going into the City to get services.
    c. A major purpose of rural transit is to allow people to age-in-place, i.e., live in their homes as long as possible. The Rural Transit Service has 130 volunteers and dispatchers who work in the program. Volunteers take clients into the City for services, but on an irregular and infrequent basis. Having office hours in the town hall is one way of tackling the problem. Some rural areas have no or very limited public transportation, and everything shuts down when there is a snowstorm.

2. Collaboration among agencies
    a. Many people are unaware of the services available to them
    b. People need assistance with applying for services and programs. The application process often needs a personal touch, but service agencies have small staffs and some can only help 1-2 people per day. Many people need help completing online applications for services.
    c. There is an increasing need for services, but resources are shrinking. This situation underscores the need for collaboration, coordination and information sharing among service agencies to maximize the impact of limited resources to better serve clients.

3. Employment
    a. Lack of living-wage jobs is a huge issue in some places, e.g., in Springville, where one of the biggest employers is Walmart.
    b. Access to jobs requires a car due to inadequate public transportation.
    c. There is a need for more job training.

4. Affordable housing
    a. Section 8 waiting list is 10 years long and has been closed for 2 years.
    b. County social services department issues security deposit vouchers, but many landlords will not accept them, which frustrates housing seekers.
    c. Even where housing stock is affordable, there is not enough of it.

Other Issues

The food panties in the Southtowns are generally meeting people's needs, and there is some sharing of information for helping clients, but better communication among agencies is desirable. Some clients with limited transportation options must choose between going to a food pantry or traveling to some other needed service, depending on which is a priority for them that day.

Homelessness in the Southtowns seems to be only an occasional problem. However, people often double up, so it's really unknown just how much of a problem homelessness is. There are no homeless shelters, but, in some cases, homeless people are taken to a local motel as a last resort.

Meeting with Erie County Dept of Social Services – 10/23/14 (8:30 AM)

Present: Karen Rybicki and Brian Bray – Erie Co. Dept. of Social Services

Charles Perkins & Lee Mueller – M&L consultant team

The county social services department offers variety of programs (employment, legal, assistance, health insurance, youth services, and services for children, families and adults) to meet the needs of county residents.

Greatest unmet needs or gaps in service

• Job training for people who have been absent from the workforce for a significant amount of time. Focus on getting this population back into the workforce. (47% are unemployable.) Constraints include inadequate education and/or reading skills.

• Single adults who have timed out of TANF need public assistance. Safety Net funding - 71% of funding comes from county budget.

• Affordable housing is a very big need. Since 2010, the county has issued security deposit vouchers, but many landlords will not accept these vouchers. The county does outreach to landlords to try to improve this situation. If a person cannot find shelter or the landlord will not accept a voucher, the person can be sent to a homeless shelter.

• Youth child protective and preventive services need to be expanded.

• Oft-cited needs: Living wage jobs, affordable housing and transportation (DSS provides bus passes and tokens for clients) are big unmet needs, as is quality child care. There needs to be better training of child care personnel, and there are an insufficient number of child care centers. NYS regulates child care centers.

Face-to-face interviews are required for TANF and Safety Net applications. Other assistance programs can be applied for online. The county does not have satellite offices, but the county is planning to train community partners (e.g., librarians) to help people go online to apply for benefits and services. HEAP staff go out into the field (e.g., to community centers) to assist beneficiaries to apply.

There is a problem getting the word out about available services.

Harbor House is a drop-in center in downtown Buffalo.

Meeting with Erie County Department of Senior Services – 10/23/14 (9:45 AM)

Present: Diane Oyler & Jennifer Wood – Erie Co. Dept. of Senior Services

Charles Perkins & Lee Mueller – M&L consultant team

Dept. does needs assessment every 4 years.

Major needs of dept. clients: Subsidized housing for 60 and over, supportive services to elderly and walkable communities.

Dept. attendees provided M&L with literature regarding features of senior-friendly communities.

Issues for dept. clients:

1. Need for supportive services. Access issues result in some services being underutilized.
2. Food insecurity, i.e., not having access to healthy food and not having enough food. Some clients cannot get to grocery store.
3. Social isolation and inadequate exercise make maintaining a healthy weight problematic.
4. Transportation to social events, shopping venues, etc. is lacking or inadequate.

Rural population has greater need for home-based services because need for transportation for non-medical services is greater than in urban and suburban areas. Dept. does have rural offices.

Dept. is working to establish wellness unit that will provide healthy food and exercise programs located in senior centers. Dept. will use Title 3D funding to provide health-related services, but it needs to recruit and train volunteers. Support groups will provide health information to seniors. There are some rural dinning sites and senior centers. Transportation does not provide funding for seniors.

Dept programs are successful, but there aren't enough of them. Also, there has been a decline in program participation, but the dept. has not identified why there has been a decline. They are going to focus on identifying why people are not participating in the programs. It's not simply a matter of transportation-related issues. Some people have a pride factor that will not allow them to take advantage of the programs.

Targeting cultural groups is a problem. The dept. has a problem reaching certain ethnic groups.

University Express is a program where people engage in life-long education.

The dept. is wondering if there should be multi-generational centers, and, if so, what they should include.

Meeting with Erie County Department of Mental Health – 10/23/14 (11:00 AM)

Present: Byran McKinney, John Grieco & Tara Karoleski

Charles Perkins & Lee Mueller – M&L consultant team

The Dept receives $5 million from HUD annually and contracts with third parties for services. (The dept. does not provide any direct services.)

Major needs/issues for dept.'s clients include housing services, homelessness, affordable housing, coordination of care management, and transportation (especially in rural areas).

The dept receives referrals from community providers, state facilities, other service agencies, etc. Dept. then sends clients to the appropriate clinic closest to where ever they live. Frequent or high-need clients are classified via triage and risk factors are used to identify and prioritize appropriate referrals.

It has been increasingly difficult to find affordable housing for clients. Most are on SSI or SSD, there are no more vouchers, and the waiting lists are long. Currently, there are 121 on the waiting list.

There is a huge NIMBY issue relative to group homes.

There is collaboration among service agencies, but there is room for improvement in the area of coordination of care management. Erie County should have a role in this effort for better coordination, but HUD and state or regional agencies may be better suited to take a lead role in this matter.

There is a new model program that provides clients with housing quickly, but the program is designed with the expectation that clients will be independently housed (i.e., on their own) at the end of 6 months, but they will continue to get needed services. Most programs are designed to provide people with housing within the system indefinitely. The new model provides housing for just six months and then clients are on their own to provide their housing.

Critical Time Intervention (CTI) is a time-limited case management model designed to prevent homelessness and other adverse outcomes in people with mental illness following discharge from hospitals, shelters, prisons and other institutions. An important aspect of CTI is that post-discharge services are delivered by workers who have established relationships with patients during their institutional stay.

There are a number of agencies that offer economic development services. These include Restoration Society, Mental Health Peer Connection, Buffalo Employment and Training Center, some clinics, Horizon Health Services (Individual Placement Services), Lake Shore Vocational Health, et.al.

In the Sheltered Workshop Program, an advocate goes to the job with the client to help the client learn how to be successful in the community.

Need: A more direct approach to helping people to become employed would be a great program and would go far in helping people to be successful in recovery.

Children Services – Erie County needs to continue and enhance the coordination throughout the county. There needs to be a better bridge between the services for people aging out of the children's system (18-25 year olds) and adult services. Continuity of services throughout the person's life are needed.

Meeting with Ken Swanekamp, Director of Business Assistance, ECDEP 10/23/14 (1:30 PM)

Also Present: Charles Perkins and Lee Mueller – M&L consultant team

Erie County and western NY have the same "Rust Belt" problems as places like the Pittsburgh area.

In the past, Erie County had two CDBG-funded economic development loan funds---small business loans and micro loans. During the 1970s and 1980s, many loans were made from a revolving loan fund and program income. IDIS job creation reporting requirements forced the county to phase out small business job-creation loans. The County does not do small business loans anymore. The only loans being done now are micro business assistance loans (based on low/mod income eligibility criteria) that use funds from the old revolving loan fund.

Erie County used a combination of CDBG and EDA funds to establish a revolving loan fund for brownfields and industrial parks. The Erie County Industrial Development Authority (ECIDA) was the sub-recipient for the assistance. The larger revolving loan fund was EDA money ($3.6 million). However, there is a conflict between EDA and HUD on program regulations that has resulted in the program being stalemated. Approximately $4 million is in limbo, and the county cannot access the money for loans.

Over the next five years, Erie County will continue to use HUD money for planning, design and engineering to help incentivize the development of economic projects. The county will also use CDBG funds for brownfields redevelopment, industrial parks infrastructure improvements, village/urban center projects (based on area benefit), and continuation of the business assistance microloan program.

Initiatives for a Smart Economy is the local business planning program.

Ken has a substantial amount of interface with other economic development agencies, and ECIDA hosts monthly meetings of economic development agencies.

Meeting with Economic Development Agencies 10/23/14 (3:30 PM)

Present: Heather Okor, Executive Director, Buffalo and EC Workforce Investment Board

Christina Lopez, Director of Business Services

Charles Perkins and Lee Mueller, M&L consultant team

Unemployment and underemployment are big problems in WNY. The Workforce Investment Board (WIB) works closely with the Erie County Dept. of Social Services to refer clients who have exhausted their unemployment benefits. Reductions in workforce-related funding have hurt efforts to address unemployment/underemployment issues.

WIB clients needs a full range of services---reemployment services, resume development, interview prep, etc. People who are long-term unemployed need many services, including "soft skills", e.g., work ethic, how to dress, how to communicate, etc. Also, the many and varied funding agency restrictions regarding the use of funds are a barrier to providing clients with all needed services effectively and efficiently.

Many WIB clients have multiple barriers to getting back into the job market. For example, both employers and job seekers have cited transportation as a huge problem. Advanced manufacturing needs skilled workers, but it is a challenge to get people interested in advanced manufacturing employment. The Dream It Do It Program teaches middle school and high school students about manufacturing skills and opportunities.

On the job training varies among employers. (The WIB must verify a skill gap in order to provide a subsidy for salaries.)

There are a number of industries in the region that require skills that the area workforce does not have, i.e., there are gaps between opportunities and skills. There are ongoing efforts to match qualified people with jobs. With the assistance of Boards of Cooperative Educational Services (BOCES), high schools provide vocational training, as do Erie Community College ECC and other agencies. The Buffalo Employment Training Center brings employment, training, and other workforce development services to residents and employers in a one-stop environment. One-stop centers are supported by the US Department of Labor.

Erie County's major economic development needs include facilitating the development and retention of living wage jobs. The community should provide pathways to greater employability.

The region needs to do a better job of connecting the economic development "dots" by educating the workforce about the full range of employment opportunities, especially in growth industries (e.g., advanced manufacturing and health care), training a skilled workforce that meets the needs of area employers, having adequate transportation for employees to access jobs, etc.

There are a number of economic development agencies in Erie County and WNY, and WIB has relationships with several different agencies and chambers of commerce. Bringing the relevant stakeholders to the table to share information is critical to being able to adequately serve clients by matching employer needs and workforce skills, addressing transportation-jobs link issues, etc.

Erie County Fair Housing Partnership

10/23/2014
9:15 a.m.

Present:
Roseann Scibilia, UDCDA
Terri Flaherty, Belmont
Kris Drozdzak, Tonawanda
Susan Fitzpatrick, Amherst
Rebecca Detlef, Homeless Alliance of WNY
Mark Kuwik, Lackawanna Housing Authority
Angela Dubel, People Inc.
Scott Gehl, HOME
Deborah Norman, BNAR
Louisa Frazier-Merritt, Buffalo Urban League
Diane Cadle, Erie County
M&L: Bill Wasielewski and Jenni Easton

- In Amherst, no one seems to want any type of housing development, nonprofit or for profit. Issues cited: traffic, tree removal, flooding issues. Affordable housing is especially objectionable. Sometimes developers overcome objections; sometimes the town board quashes the proposal. Development still occurs. Developers have worked with neighborhoods, the planning board, the town board. There hasn't been affordable development in Amherst recently, though some HUD 202 projects exist. Generally, rents in the town are high.
- Affordable housing is needed in almost every sector of the city and suburbs.
- West Seneca has resisted affordable housing development on the basis of preserving open space.
- West Seneca residents have protested group homes for tenants with developmental disabilities who are classified as sex offenders. The homes are run by a respected provider. Public demonstrations have dragged out over months in hopes of removing these people from the neighborhood. The town's website lists 31 registered sex offenders, but the only ones subject to public demonstration are the ones with disabilities living in these two group homes.
- Evans Bank lawsuit re: "pinklining"
- Rents in Western NY/Buffalo have risen dramatically. The area is historically known to be affordable (except for taxes). City demand, revitalization has exploded to the point where rents are "almost unachievable" in the most desirable areas. It is possible to get more for less in the suburbs, taxes aside.
- Protection on the basis of a person's source of income would make the suburbs more accessible. This affects the ownership side as well, because there are more instances now of people using down payment/closing cost assistance to buy homes.
- The county needs to do a better job of educating landlords with regard to its "security voucher" in lieu of security deposit for households receiving housing assistance. Landlords get fed up with the red tape and time, prefer to just to get the unit rented out. Also would prefer cash. However, county vouchers *do* work, and county is "actually pretty liberal about" paying damage claims.
- Lackawanna Housing Authority doesn't accept the county's security voucher *[Refer also to LHA interview notes for explanation why]*. Nor does Buffalo.
- Prices of $600-$700 are impossible for someone with no income. Tenants turn to predatory landlords with deficient units, "places you wouldn't let a dog live."
- Belmont already requires training for landlords participating in the voucher program

- Some landlords don't want to rent to voucher holders due to required HQS inspection. Also reluctant to rent to voucher households with children due to lead paint requirements.
- Much of the private rental stock will never be inspected. There are no rental registration programs in the suburbs. Buffalo has one, but "barely"; "no one knows or cares." There is seemingly no consequence for failing to register. The program has the potential to be a revenue generator for the city, given rental registration fees and fees for violations.
- Realtors should distribute information on responsibilities at transaction closings: "You just bought a house. Here are the applicable requirements." Would also need follow-up/enforcement element.
- There appears to be a "decent" amount of affordable senior housing locally.
- HUD's 202 program "isn't available anymore." [Note: No federal funds were appropriated for this program in FY12 or FY13.] HUD is working on a demonstration program to marry the 202/811 programs with tax credits.
- Most tax credits that come into the region are invested in Buffalo. The city is much more competitive, even when the same developers (such as Belmont) apply. This is due largely to incentives built into the state's Qualified Allocation Plan for credits. The County could lobby the state to amend the QAP, which would mirror national trends in the wake of the ongoing case *Texas Department of Housing and Community Affairs, et al., vs. The Inclusive Communities Project, Inc.* (U.S. Supreme Court No. 13-1371)

Advocacy Agencies for LEP Persons 10/23/2014
11:00 a.m.

Present:
Hispanics United
Arab-American Community Center for Economic & Social Services (ACCESS)
Bill Wasielewski, M&L
Jenni Easton, M&L

- Hispanics United is located in the heart of the West Side, a majority-Hispanic area. Some clients live outside of the city, but not many, due to transportation issues. The agency's clientele is "very, very poor."
- The biggest issue clients face is housing. About 90% of people who walk in the door need housing. They are typically unable to find affordable housing.
- Hispanics United runs a transitional housing program and will additionally be running a rapid re-housing program starting in July. Has five units and two houses (four units total in two houses). Rehousing will serve homeless single mothers in shelter. Will place, monitor for 12 months. Also runs a domestic violence assistance program.
- Can place people out of shelters, but if there's no education and support, rents will be too high to afford. When rents are too high, clients can't achieve regular payment and get evicted, end up in shelter and the whole process starts over.
- Rents have increased during the last six months. A mother with two children receives $475 in assistance, while a mother with four children receives $575. The fair market rent for a three-bedroom home is more than $900.
- Hispanics United tries to educate landlords. Many apartments on the market are priced at $700-$800 but aren't really worth $200. There's a need to hold landlords more accountable for deficient units.
- Code enforcement across the County is too lenient; County Department of Social Services rent keeps rolling in despite poor conditions. A rental registration program could get slumlords out of the business.
- Agency works with clients to walk through the housing assistance process. In many cases, there are language barriers.
- ACCESS is based in Lackawanna. About 60% of clients live within walking distance. The agency provides youth services, language education, citizenship assistance, translation and more.
- Code enforcement in Lackawanna is more proactive, involves follow-up.
- Revitalization occurring in Buffalo has left affordable housing behind, has pushed the poor into South Buffalo and Black Rock (northwest Buffalo). If more affordable homes were available, agencies wouldn't need to place so many clients in shelters. Abandoned, vacant units should be repurposed for a higher and better use.
- Bedbugs are a huge issue right now. Difficult to eradicate, psychologically harmful. Some clients have picked up furniture left on the curb to later discover that it was infected.
- Many ACCESS clients move to Lackawanna due to the perception of better housing.

- Refugees go through Journey's End [see prior notes for full interview with this agency], are given a voucher for furniture. DSS also provides one-time vouchers for applicances/furniture.
- DSS "treats people like crap," has on occasion insisted that clients speak English ("They live in America"). On one occasion, a DSS employee told a limited-English client to find someone behind them in line to translate: not only unnecessarily nasty, but a violation of privacy. It's already unpleasant and embarrassing enough to seek DSS services. Hispanics United will not send a client to navigate DSS alone. DSS has a culture problem in which case workers are overwhelmed. There are a few Spanish-speaking workers and translated documents now.

CHDOs 10/23/2014
1:30 p.m.

Present:
Philip Lowrey, Lackawanna Housing Development Corporation
Mike Riegel, New Opportunities Community Development Housing Corp. (subsidiary of Belmont Housing Resources)
Bill Wasielewski, M&L
Jenni Easton, M&L

- Belmont Housing Resources was established in 1977. Owns, develops, builds and manages housing and administers vouchers. Currently manages about 1,000 units, have developed 1,800 to 2,000 units. Active in NY's seven westernmost counties. Assists Erie County to select, rehab and resell properties. Applies County funds as leverage for state multi-family deals.
- Most of Belmont's tax-credit development has occurred outside the city.
- Lackawanna Housing Development Corporation (LHDC) is about 30 years old. Has 47 tax credit units, 15-year rent-to-own. The tax credit process is not without political influence: This is LHDC's first award, as Buffalo continues to nab credits though Lackawanna scores high. Also runs program to purchase, rehab and sell at cost and first-time homebuyer program.
- NRP, a developer based in Cleveland, received credits through Buffalo. Project was cancelled as a result of pay-to-play allegations. One pled guilty. City denies culpability.
- Prevailing wage rate (Davis Bacon) an issue. MBEs/WBEs can't take part due to paperwork. "Inflated" wages push up development and construction costs, drive down feasibility of projects. SHPO can be "subjective" part of process."
- Planning and zoning boards in Lackawanna are very cooperative.
- Belmont encounters NIMBYism "pretty much every time in every community, to different degrees." The main issue in Amherst is land cost. In Orchard Park, it's land cost and NIMBYism. In Clarence, it's restrictive zoning (200' minimum frontage, for example).
- With the economy as it is, municipalities don't want any further nonprofit property ownership, don't want to lose the tax base. Often want payment in lieu of taxes (PILOTs). The County has a standard PILOT policy based on 3% or 5% of the project's gross rental revenue. The County splits the take 75/25 with the municipality. This is "fabulous" because it is objective and saves time negotiating.
- Local leverage is necessary for projects to happen. Outside of federal entitlement grantee communities, the County is the "local" grantee, and the County sets aside very little money for this purpose.
- LHDC's $12.8 million 47-unit project received $100,000 from the County as leverage, and had to fight for it. Each unit cost $180,000.
- LHDC is currently the only local certified CHDO. In order to achieve this status, LHDC was required to change its payroll structure.

- Belmont was previously using all of the ACT consortium's and most of Buffalo's CHDO funds. Currently cannot be certified. Meeting to figure it out. Every nickel of operating money is HOME funds (developer fee and CHDO operating funds). Belmont has mentored other CHDOs.
- Credits are "ultra competitive" in NY. Project and site selection are driven by funder priorities, i.e. "no one wants to fund senior housing anymore." The state's QAP awards points for mixed-income development, but it isn't feasible in Buffalo without huge, huge subsidies. Market rate is not that far off from affordable rates, so how would it be possible to retire debt?
- Demand for affordable housing is tremendous. LHDC received more than 200 applications for 47-unit rental. Belmont had 400 households interested in 30-some townhouses in Buffalo's East Side before they started marketing.
- The difficulty is qualification. LHDC provides $20k through its first-time homebuyer program, but had to turn $120k back because it couldn't place people in homes. The housing stock is "not there," and there has been a serious tightening up of credit requirements. The minimum required score was previously 580, is now more like 630.
- Prices have risen substantially in recent years: A decent house in Lackawanna sold in the $40,000s six years ago, now sells in the $60,000s.
- Need more MBE/WBE contractors.
- New regulatory requirements for CHDOs are cumbersome. No longer allowed to leave a unit unsold past six months, but disinclined to rent it out and then try to sell it out from under the renter. Ownership projects will be tough to carry out from now on.

Present:
Sharon Chmielnicki, Community Services for the DD
J.R. Drexelius, DDAWNY
Brian Planty, Evergreen Health Services
Marc Henning, LDA of WNY
Max Donatelli, DDAWNY Family Committee and Baker Victory Services
Barbara DeLong, DDAWNY Family Committee, parent
Bill Wasielewski, M&L
Jenni Easton, M&L

- The state hides behind a lack of data. Its systems are antiquated.
- There are at least 12,000 statewide waiting for a housing option, Cuomo has said. This represents the tip of the iceberg, only those who have the resources/knowledge to sign up for assistance.
- 91% of all funding for clients with developmentally disabilities comes through Medicaid.
- "Waiting list" is not the preferred nomenclature.
- Nearly 40% of people with developmental disabilities live with parents age 60 and older.
- Will send M&L more data.
- State imposed a 2008 moratorium on group homes related to the Olmstead guidance on integrated living. The state was very concerned about how people are served in the community. Can't serve people with disabilities in institutions anymore. No new group homes. The state's priority is deinstitutionalization, less on people who live with parents. The state and feds want people to be supported in the community, want to create independent housing opportunities.
- This is no easy task. A purely non-segregated setting is not appropriate for everyone, especially those without jobs or incomes. Also, funding streams do not align and are very complicated: "Putting the pieces together is hard."
- Need to develop safe, affordable, accessible housing for people with disabilities.
- Figures in the County's 2009 CP were not achieved.
- IRA: Individual residential alternative
- Local DDRO, state OPWDD (WNY regional office) have stats (TABS database)
- OPWDD refuses to speak the language of housing. Always bundles housing and services.
- HOME community forum identified many of these issues.
- Amherst doesn't want any development: "stuck in an idyllic former time."
- Don't locally have studies on property value impacts of affordable housing development. Exist elsewhere in state, would be useful.
- We represent a population (people with developmental disabilities) that will never have a driver's license, *maybe* could take a bus. Suburban connections to the city are very limited. Can't get to the West Seneca Developmental Center due to route cuts.
- "There's no reason that people with developmental disabilities shouldn't get to live in desirable, affordable housing, period. But all we have is barriers."
- One elephant in the room: Municipalities want tax revenue, but our properties are nonprofit (exempt).

- The County should be actively soliciting data, needs information.
- Autism now impacts one in every 50, higher prevalence than in prior decades, yet "there is no plan."
- Co-occurring issues are often a problem: developmental disabilities and mental health, etc.

Present:
Robert McManus, Lackawanna Housing Authority
Bill Wasielewski, M&L
Jenni Easton, M&L

- Will return M&L survey
- Some residents have relatively large incomes, but "get comfortable," stay. Why no mobility? Better school district?
- Owns and operates 490 units. 90 are senior/disabled, the rest family in two developments (three total).
- New LHDC 48-unit property is underway nearby
- Geneva PHA has a development arm; Lackawanna does not.
- Applied for HUD's Rental Assistance Demonstration (RAD) for all three developments, currently undertaking physical needs assessment.
- Have invested only in maintenance, "band-aid treatment" over the years.
- Bad financial times: Had 100 staff, 35 full-time, mostly part-time, including residents three years ago, now have 24. Last year laid off 40% of staff. Everyone agreed to a 10% pay cut. In 1993, received $1.4M/year for capital fund maintenance and couldn't find enough projects to do. Figure is now about half that amount.
- Undertook lead abatement in the 1990s. Got $4.2M lead bond to finish, borrowed against future grants. Since funds have declined, now a large percentage of capital funds are dedicated to debt service. There's no money left to keep places up. RAD would allow the authority to take care of that debt.
- Rumor: Buffalo HUD field office moving to Albany.
- Waiting list is "pretty healthy," includes lots of households with young children.
- There's no funding available for services: after-school programs, etc.
- The Black community is predominant across units. One development has seen an increase in Hispanic households. There are three or four Arabic families now, whereas previously they never applied.
- Large families don't apply anymore. Far more commonly small families – two kids, one parent is the average. Many four and five bedroom units are not being used. Authority is considering conversion.
- Recently formed a Glover Gardens tenant council. One active member is bringing in Catholic Charities to provide GED classes.
- Baker had an active tenant council three years ago. Was adversarial. The authority provides $25/unit per year to help keep councils organized. Funds support stipend, speakers, etc. The resident heading up Baker's council spent the funds questionably. Controversy ensued, even involving local TV station. CPA firm did audit, noticed a disappeared $7,000. HUD shuffled around paperwork, and then advised Authority to solve the problem itself. Authority demanded return of money. Council sued authority; lawsuit was just thrown out.
- Completed a Section 504 assessment in the late 1990s and converted 5% of Glover Gardens to meet requirements. Got a waiver on Baker, did what was possible.

- The city is very culturally mixed. People with good jobs put their kids in private school. Drastic difference in school districts.
- There are four wards in the city. The bridge was historically a barrier. During the last seven to eight years, lots of tenants have bought homes in other wards, increasing integration. The Arab population is buying homes everywhere. Some White flight is happening in the second ward.
- The Authority applies a flat rent capped at FMR. Some tenants pay $800/month, have incomes sufficient to buy a home, but have poor credit. There are still plenty of $50 renters.
- Some scamming happens, such as unauthorized live-in boyfriends, $50 renters with expensive cars and phones, but there are also many good families.
- PHA doesn't accept County DSS security voucher. "Didn't work out": potential residents were less committed if they didn't have anything on the line, would back out of negotiation, which caused a significant timeliness problem for the authority. The authority's funding is based on units being online and occupied; it doesn't receive subsidy for a vacant unit.

Present:
Bart Roberts, University of Buffalo
Anthony Armstrong, University of Buffalo
M&L: Bill Wasielewski, Lee Muller, Charles Perkins, Jenni Easton

- A public comment draft of the FHEA was released August 14, prior to some suggested changes from HUD (including more detail in recommendations).
- This is not a comprehensive plan, but a regional vision. Less specificity. Not mapping growth areas. More principle-driven.
- One theme: sprawling without growth and its consequences on equity. Equity was a consideration of the overall project from the outset. Equity stakeholders who advised the development of the FHEA overlapped with housing/neighborhoods group.
- Another theme: Shared regional prosperity, avoiding an "us vs. them" mentality
- In Buffalo, RCAPs and ECAPs within relatively close proximity of investment areas
- Outreach: a couple of surveys, community congresses. Mobile Safety Net, intensive interviews on the ground, identified challenges in individual RCAPs/ECAPs
- Produced a housing strategies best practices document
- Land-use strategies came out of One Region Forward: strong village centers, invest where infrastructure exists, more diverse transportation. Glaring imbalances in the way we've been building. Towns are starting to "get it." Unchecked growth is tapering off. Educational enrollment is down.
- Vacancy and abandonment apparent in first-ring suburbs, starting to encroach on second ring
- Much of downtown's development boom benefits from public subsidy: tax breaks, etc.
- Orchard Park: Weren't against seniors; were against rezoning
- NIMBY themes surfaced occasionally in outreach: "Where are the poor people going to live?"
- Policylink – National Equity Atlas
- Jason Knight could provide solid perspective on the capacity of County government
- New local land bank run out of the County planning department represents a collaborative effort: Buffalo, Lackawanna, City of Tonawanda, County. Operates primarily outside of Buffalo. The city has its own, but wants to use the County's strategically.
- Belmont is a great regional resource on the development side.
- There's low community development capacity in general, especially in rural areas. Data is sometimes elusive to communities and decision makers.

Town of Hamburg
FY 2015 – FY 2019 Consolidated Plan
and
FY 2015 Annual Action Plan

OMB Control No: 2506-0117 (exp. 07/31/2015)

FY 2015 – FY 2019 Consolidated Plan

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- **Introduction**

The Town of Hamburg, New York is a federal entitlement community under the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) program.

The Town of Hamburg also receives HUD Home Investment Partnerships (HOME) Program funding through their participation in the Erie County/Town of Hamburg HOME Consortium. These funds are distributed through Erie County.

As a HUD entitlement community, the Town of Hamburg is 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 the Town. This CP covers the period from FY 2015 through FY 2019 (April 1, 2015 to March 31, 2020).

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 (LMI) individuals and households. The CP must also address the needs of special needs populations, e.g., the elderly, persons with

OMB Control No: 2506-0117 (exp. 07/31/2015)

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 summary, a housing market summary, and a strategic plan that identifies those priority housing and community development needs and strategies that the Town will use with the available 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.

- **Summary of the objectives and outcomes identified in the Plan**

The Strategic Plan provides a framework to address the needs of the Town 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 Community Development Block Grant (CDBG) program is the development of viable urban/suburban 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 Program's broad goals can be accomplished by a variety of eligible activities including housing rehabilitation, improvements to public facilities and infrastructure such as sewers and roads, 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 and battered spouses.

An annual Action Plan is prepared each year that identifies specific projects and activities that will be carried-out to address the needs identified in the CP. The Town of Hamburg's 2015 Annual Plan includes the following activities: Housing Rehabilitation, Public Services and Public Facilities. These and other activities are described in more detail throughout this Plan.

- **Evaluation of past performance**

In Program Year 2013, the Town of Hamburg Department of Community Development expended $629,607.77 in federal Community Development Block Grant (CDBG) funds and $24,962 of federal HOME Investment Partnerships (HOME) funds.

It is estimated that over 605 low and moderate income services were utilized from the Town of Hamburg's programs and activities. Seven low-moderate income households received "direct" housing rehabilitation assistance from the town's CDBG funds. Additionally, another three low-moderate income households received "direct" housing assistance from the town's federal HOME funds. (However, this figure and the amount of HOME expenditures are reported as part of the County of Erie's 2013 Consolidated Annual Performance Report (CAPER) due to the fact the County is the Participating Jurisdiction (PJ) for the HOME funds.

The Town of Hamburg is a member of the "Erie County/Town of Hamburg/Town of West Seneca HOME Consortium". FY 2013 Program Year accomplishments exceeded program goals by as much as 75%.

The following provides a brief summary highlighting key achievements in the five major funding categories: Administration, Community Projects, Economic Development, Housing and Continuum of Care.

1. Administration:

   The Town of Hamburg was successful in adhering to the three key indicators established by the United States Department of Housing and Urban Development (HUD) to gauge an entitlement's performance with administrative funding. First, as of January 31, 2013, the Town of Hamburg had achieved the timeliness standard by having less than 1.5 grant years of funding on hand sixty days prior to the end of the town's program year. Sixty days prior to the end of the 2013 program year, the Town of Hamburg only had 1.03 grant years of funding on hand. This equates to $501,958.24 being on hand on January 31, 2014. Another key administrative indicator was the expenditure of 100% of the town's CDBG grant funding on activities benefiting low-moderate income people. The third achievement with administrative funding was that the Town of Hamburg stayed below the required administrative funding cap of 20% by expending 18.3% on program planning and administration.

2. Community Projects:

The Town of Hamburg completed six projects within the 2013 program year benefitting low -moderate income persons/families. Highlights are listed below.

- Improve water service to targeted low-income neighborhood (Census 134.00, BG3)

  Goal: Assist 25 low/moderate income households; Actual Accomplishment: 21 households assisted.

- Improve road service to targeted low-income neighborhood (Census 128.00, BG1)

  Goal: Assist 25 low/moderate income households; Actual Accomplishment: 14 households assisted.

- Improve road service to target low income neighborhood (Census 131.01, BG1 and Census 129.01, BG 1).

  Goal: Assist 25 low/moderate income households; Actual Accomplishment: 153 households assisted.

- Economic Development: Provision of loans to for-profit businesses for job creation/job retention, especially for persons of low and moderate incomes.

  Goal: FT – PT Job Creation; 7 FT/17 PT jobs. Actual Accomplishment: 2 FT - 12 PT.

- Housing Rehabilitation: Provide no/low interest renovation loans to income eligible households.

  Goal: 10 households. Actual Accomplishment: 7 households (area-wide).

- First Time Homebuyer "Existing Home" Conditional Grant Program: Provides conditional grants to income eligible clients for the purpose of creating homeownership opportunities. (This program was funded through recaptured federal HOME program funds and CDBG Program Income Funds).

  Goal: 12 households. Actual Accomplishment: 6 households.

- Continuum of Care: Provide grants to income eligible clients who were on the verge of becoming homeless due to being evicted from their dwellings.

  Goal: Five individuals/families per year (twenty for the entire Five Year Consolidated Plan). Actual Accomplishment: 1 Family

- **Summary of citizen participation process and consultation process**

The Town of Hamburg Department of Community Development held eight (8) Public Hearings to get citizen's input for future projects using Community Development Block Grant (CDBG) funds and Home Investment Partnership (HOME) funds within the Town of Hamburg, Village of Hamburg and Village of Blasdell. All eight hearings were held at 6100 South Park Avenue, Hamburg, New York 14075, Hamburg Town Hall, in the lobby.

The eight public hearings were all held within the lobby of Hamburg Town Hall on the dates and times listed below:

1. October 7, 2014 @ 7:00 p.m.
2. October 13, 2014 @ 6:30p.m.
3. October 15, 2014 @ 6:00 p.m.
4. October 27, 2014 @ 6:00 p.m.
5. October 29, 2014 @ 6:00 p.m.
6. November 10, 2014 @ 6:30 p.m.
7. November 12, 2014 @ 6:00 p.m.
8. November 24, 2014 @ 6:00 p.m.

The Public Hearings were listed on the Town's website (www.townofhamburgny.com/cdbg), and they were published in the Hamburg PennySaver (attached in the Appendices), Blasdell Front Page, and Hamburg Sun. In addition, the entire day before the hearings were held, there was an A-Frame, reflective sign placed in front of the Town Hall that read, "Public Hearing Tonight".

There were also signs posted throughout the Town Hall to inform people of the public hearings, also attached. Four of the eight public hearings were held on the same night as the Town Board meetings to try to get the word out to citizens attending the Board meetings who were unaware of the public hearings.

- In addition to the ad in the Hamburg PennySaver and an example of the signs posted throughout the Town Hall, attached please find the following:
    - The attendance sheets from the hearings that had public attendance
    - The CDBG Application for PY 2015 funding provided at the hearings
    - A publication handed out at the hearings entitled, "Community Development Block Grant Program; Guide to National Objectives" Town of Hamburg CDBG Funding History

Publications were published in the following local papers on the following dates:

- Hamburg PennySaver: October 5, 2014; October 19, 2014; November 2, 2014 and November 9, 2014
- Blasdell PennySaver: October 5, 2014; October 19, 2014; November 2, 2014 and November 9, 2014
- Hamburg Sun: October 9, 2014 and November 6, 2014

- **Summary of public comments**

No public comments were received.

- **Summary of comments or views not accepted and the reasons for not accepting them**

No public comments were received.

7. Summary

See above.

The Process

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	Hamburg	Department of Community Development
HOME Administrator	Erie County	Erie County Department of Environment and Planning

Table 1– Responsible Agencies

Narrative

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

Consolidated Plan Public Contact Information

The Town of Hamburg, Department of Community Development

6100 South Park Avenue

Hamburg, NY 14075

Contact: Christopher Hull, Director, of Community Development

Phone: 716.648.6216

Email: chull@townofhamburgny.com

Website: www.townofhamburgny.com/CDBG

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

1. Introduction

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)).

The Town of Hamburg and the Erie County HOME Consortium developed an outreach effort to maximize input from a large cross-section of stakeholders. This outreach effort included public meetings, published meeting notices, stakeholder meetings, in-person interviews, and telephone interviews. Furthermore, the Department implements a range of affordable housing and community development activities, including administration of the CDBG and HOME programs; preparation of the CP, the Consolidated Annual Performance Evaluation Report (CAPER), and the Annual Plan; technical assistance for and collaboration with non-profit and for-profit housing developers and social service agencies; and rehabilitation and other affordable housing projects. The Town of Hamburg and the Erie County Department of Environment and Planning (DEP) consulted with surrounding entitlement communities, state, county and local governmental agencies and housing and social service providers during preparation of the Consolidated Plan.

The Town of Hamburg Department of Community Development will continue to maintain a high level of cooperation and communication with the County of Erie, which is the Participating Jurisdiction (PJ) for Home Investment Partnership program funds for the Erie County HOME Consortium. The Town of Hamburg's portion of the consortium's HOME program funding is primarily used as "conditional grants" to assist elderly and very low income clients with home renovations that they could not have completed by themselves. Eligible clients must reside within the Town of Hamburg, which includes the Villages of Blasdell and Hamburg. A normal conditional grant for very low income residents equates to approximately $12,500, but can go up to $15,000. Last year was the first year that the Town of Hamburg has changed its program type with HOME funding. On average the Town of Hamburg plans on completing eight to ten "conditional grants" for very low income persons per year.

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

Because homelessness is less concentrated in the Erie Consortium, it is not as noticeable as it is in the nearby City of Buffalo. Very few homeless shelters are located within the Consortium, and rapid re-housing is difficult due to the suburban and rural nature of the Consortium's

settled areas. The Consortium coordinates with the Homeless Alliance of Western New York, which manages the CoC within the area. 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.

Community development staff members in the Consortium have participated in the Prism Project Forum and Point in Time Count to survey the homeless and help to create a data base of services utilized by the chronically homeless. These projects, sponsored by the Homeless Alliance of Western New York, have produced a Ten-Year Action Plan to end homelessness in the broader Erie County community. Among the priorities it sets for the community are permanent housing for the chronically homeless and permanent housing for clients dealing with mental health and/or substance abuse issues.

In addition, Belmont Housing Resources for WNY is under contract with the Department of Community Development to administer a large amount of housing counseling services for Town of Hamburg residents. Under the current contract, Belmont will be providing eligible Town residents with the following services: Financial management as it pertains to the Town's Hometown Housing Programs; budget counseling; credit counseling; debt counseling; foreclosure avoidance; mobility counseling and "At Risk" counseling, which includes a relatively new Town program created in 2012. This program, the "Homeless Impact and Prevention Program" (HIaPP) was created by the Department of Community Development to help prevent homeless situations within the Town and villages as well as providing access to a program that can "rapidly re-house" clients if required.

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 Hamburg 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

The Office of Community Development actively consulted with a variety of non-profits, social service providers, community residents, and governmental agencies to determine the needs of the Town and better allocate entitlement resources. Focus group meetings were held October 22-24, 2014 with affordable/special needs housing and service providers, business associations,

homeless service agencies, community building organizations, economic development officials, neighborhood groups, health and human service providers, and other stakeholders.

Table 2– Agencies, groups, organizations who participated

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

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2014 Town of Hamburg Annual Action Plan	Town of Hamburg	Goals of the Strategic Plan relate to previous years' efforts, adjusting based on previous outcomes to maximize benefit of CDBG and HOME investments
2013 Town of Hamburg Consolidated Annual Performance Evaluation Report	Town of Hamburg	Goals of the Strategic Plan relate to previous years' efforts, adjusting based on previous outcomes to maximize benefit of CDBG and HOME investments
2009 Analysis of Impediments	Erie County Consortium	The current goals and strategies to overcome current barriers to fair housing are drawn from this plan
2011 Erie County Comprehensive Economic Development Strategy	Erie County Industrial Development Agency	The Strategic Plan's economic development strategy is designed to align with and complement the CEDS at the local level
One Region Forward	University at Buffalo Regional Institute	Economic development strategies are designed to align with and complement the *One Region Forward* regional plan
2013 Program Needs Analysis	Erie Community College	The findings and recommendations of this plan support the goals of decreasing the skills gap in the local labor market within the Strategic Plan's economic development plans
2007 Town of Hamburg Comprehensive Plan Update	Town of Hamburg	Portions of the Plan were used to identify goals and objectives and neighborhood revitalization areas in the CP. Strategic Plan goals and priorities were created to align with the overall vision of the Town of Hamburg

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 Hamburg and the Erie County HOME Consortium developed an outreach effort to maximize input from a large cross-section of stakeholders. This is important, as many of the initiatives that must be implemented, such as homelessness prevention and economic development initiatives, are regional in scope by nature.

PR-15 Citizen Participation - 91.401, 91.105, 91.200(c)

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

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

As noted earlier, the Town of Hamburg Department of Community Development held eight public hearings which allowed for public comments and questions about Town programs.

The Public Hearings were listed on the Town's website (www.townofhamburgny.com/cdbg), and they were published in the Hamburg PennySaver (attached in the Appendices), Blasdell Front Page, and Hamburg Sun. In addition, the entire day before the hearings were held, there was an A-Frame, reflective sign placed in front of the Town Hall that read, "Public Hearing Tonight".

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- Hamburg Sun: October 9, 2014 and November 6, 2014

The Town'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. As such, the Town has laid out a Citizen Participation Plan (CPP) to broaden citizen participation. This CPP can be found in the Appendix.

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)
Public hearing	All community residents	*To be completed in final draft*	*To be completed in final draft*	*To be completed in final draft*	N/A	
Public hearing	All community residents	*To be completed in final draft*	*To be completed in final draft*	*To be completed in final draft*	N/A	

Table 4– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

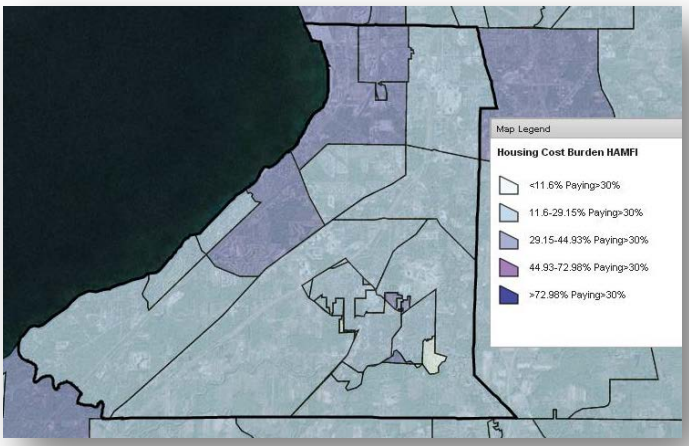
Needs Assessment Overview

The Town of Hamburg is a member of the Erie County HOME Consortium of which Erie County is the lead grantee. Consequently, the complete Needs Assessment section of this Consolidated Plan is located in Erie County's portion of the Plan. The Needs Assessment sections specific to the Town of Hamburg are this overview and NA-50 Non-Housing Community Development Needs. The following overview on housing needs based on housing cost burden was created in CPD Maps (ESRI) based on 2005-2009 CHAS data, the latest available in CPD Maps. The 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.

<u>Housing Cost Burden</u>

HUD defines housing cost burden as paying more than 30% of household income for housing costs. The following map shows the percentage of low-income households that are cost burdened by census tract. Census Tract 130.01, next to Lake Erie just south of Lackawanna, contains a concentration of both cost burdened households and low- to moderate- income (LMI) households. In addition, Census Tracts 128 and 131.01 also contain cost burdened households.

Housing Cost Burden, 2009



Source: HUD CPD Maps

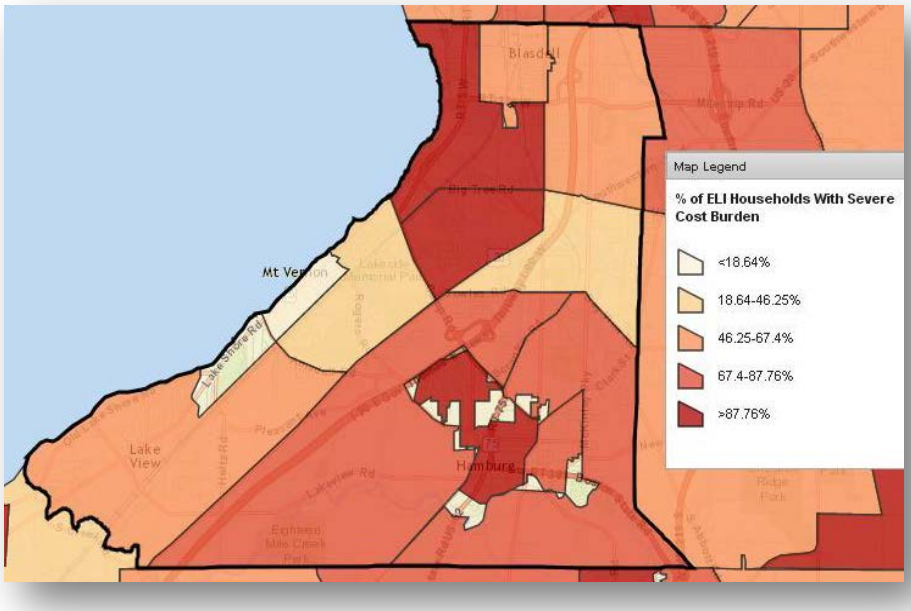
OMB Control No: 2506-0117 (exp. 07/31/2015)

Severe Housing Cost Burden: Extremely Low-Income Households (0-30% of AMI)

HUD defines severe housing cost burden as when a household spends more than 50% of its gross income on housing costs.

The following map shows the percentage of extremely low-income households with severe housing cost burden by census tract. Census Tract 130.01, next to the lake just south of Lackawanna, contains a concentration of both severely cost burdened households and low- to moderate- income (LMI) households. In addition, many areas of the Village of Hamburg have concentrations of severely cost burdened households.

Percent of Extremely Low-Income Households With Severe Housing Cost Burden, 2009



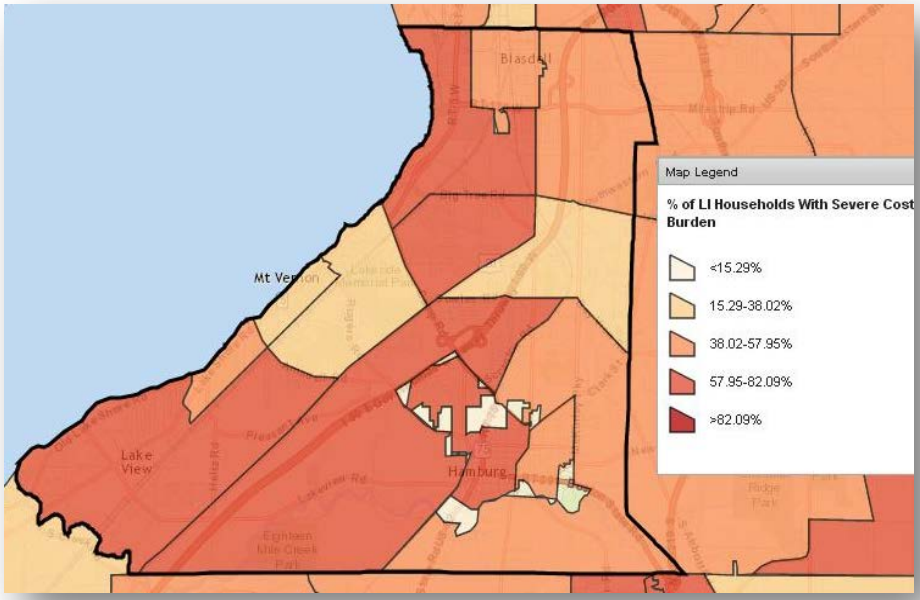
Source: HUD CPD Maps

OMB Control No: 2506-0117 (exp. 07/31/2015)

Severe Housing Cost Burden: Low-Income Households (0-50% of AMI)

The following map shows the percentage of low-income households with severe housing cost burden by census tract. Census Tracts 130.01, 130.02, 131.02, 132.01 and most of the Village of Hamburg have concentrations of both low-income households and severely housing cost burdened households.

Percent of Low-Income Households With Severe Housing Cost Burden, 2009



Source: HUD CPD Maps

OMB Control No: 2506-0117 (exp. 07/31/2015)

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

Describe the jurisdiction's need for Public Facilities:

Over the next five years, the Town of Hamburg anticipates public facility improvements that may include handicapped accessibility improvements and other enhancements.

How were these needs determined?

Commercial areas that service these neighborhoods need public facility improvements to keep them strong and competitive with newer but distant shopping facilities and strip plazas. Existing infrastructure and storefronts must be improved to allow expansion of existing businesses which creates needed job opportunities. Parking space, façade, and streetscape improvements are needed to attract new businesses and customers.

Describe the jurisdiction's need for Public Improvements:

During the 2015-2019 Consolidated Plan period, the Town of Hamburg and the Villages of Blasdell and Hamburg will continue to target and expend funds for infrastructure projects. Such projects are expected to include waterlines, street repaving, drainage improvements and other types of infrastructure improvements.

How were these needs determined?

Public improvement needs are determined in a number of ways. The Town of Hamburg's Public Works Department evaluates the condition of the Town's infrastructure and recommends needed improvements. The Villages of Blasdell and Hamburg also identified needed infrastructure improvements in a similar manner. All three municipalities also receive requests from citizens for public improvements via public meetings and letters.

Describe the jurisdiction's need for Public Services:

Over the next five years, the Town of Hamburg anticipates addressing the following public service needs:

Assistance and Counseling to Victims of Domestic Violence:

This service has been funded through the use of both CDBG funds and Town budget allocations. The Town has a full-time Domestic Violence Advocate who provides assistance and counseling to victims of domestic violence. Although 95 percent of the domestic violence calls come through the Town Police Department, which makes the initial response and/or investigation, follow-up is handled by the Domestic Violence Advocate. In addition, the Advocate conducts awareness and outreach activities.

Support Services for Technology Center for Seniors:

CDBG funds will be used to provide support services including the cost of training by instructors, computer software, and technical computer support and maintenance. The Center and its programs will be a continuation of the long-term broader goal by the Town and its Community Development Department to provide services to the growing senior population and to help them to continue to live and function independently.

How were these needs determined?

These needs were identified by the Town of Hamburg's desire to continue established public services for which there remains a well-documented need.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

As a member of the Erie County HOME Consortium, the Town of Hamburg is not required to submit to HUD an individual housing market analysis as a component of the Five-Year Consolidated Plan. This document supplements the Plan by providing an overview of trends and conditions that will assist the Town in its local planning efforts during the next five years.

Housing Demand

Fluctuations in population, household size, new household formation and migration determine housing demand. While demographics are not the only determining factor in future trends of a housing market, they are a key indicator of the size and nature of demand for housing. Since 2000, the Town of Hamburg has gained 925 residents (1.6%) and 1,660 households (7.6%). The strong growth in total households compared to total people reflects economic and lifestyle choice changes occurring nationally, as the number of people living alone is increasing. For instance, economic constraints can promote multi-generational living, while greater prosperity tends to promote more rapid household creation. In Hamburg, the average household size was 2.38 in 2012, compared to 2.51 in 2000. During those years, the number of single-person households increased 43.1%, from 5,805 to 8,483.

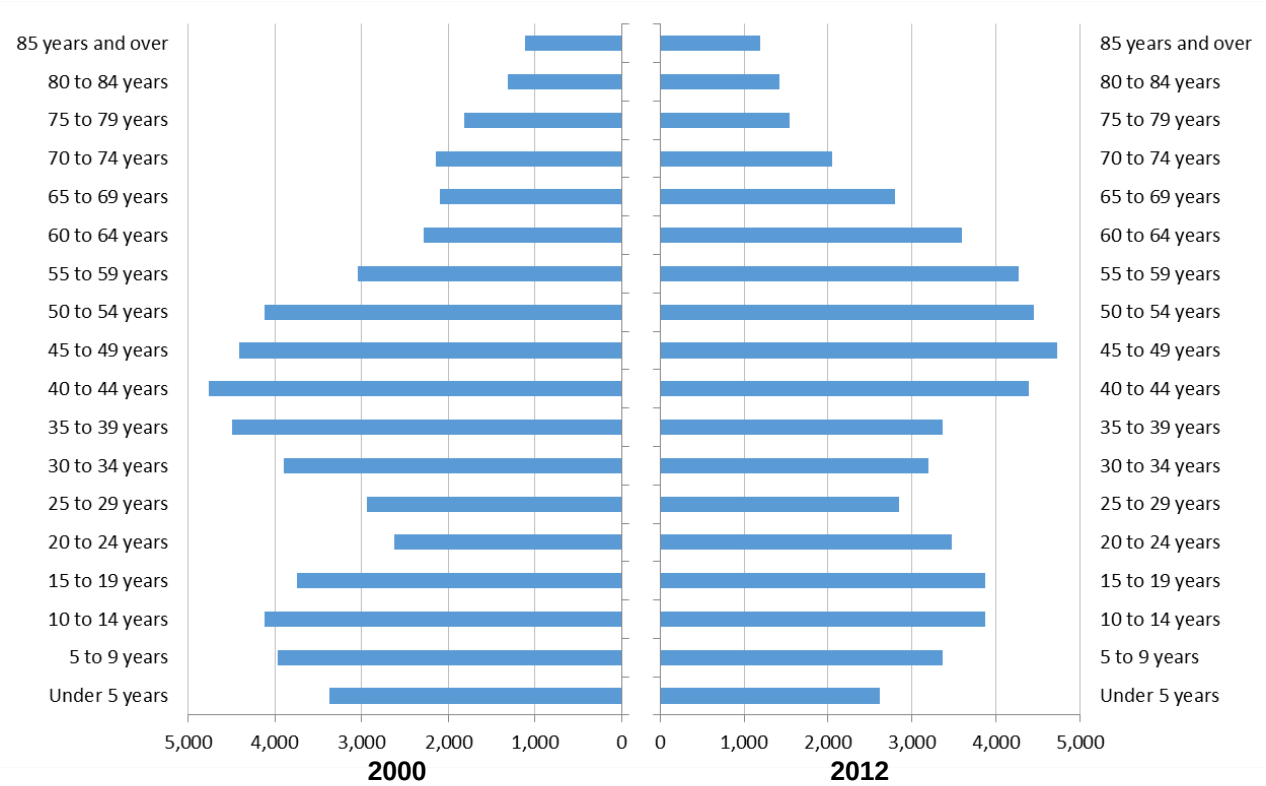
Household and Unit Growth Since 2000

	2000	2012	% Change
Population	56,259	57,184	1.6%
Households	21,954	23,614	7.6%
Units	22,833	24,641	7.9%

Source: 2000 Census, 2008-2012 ACS

Age is a major driver of change in household type. The following figure demonstrates a shift in the age distribution of the Town's total population between 2000 and 2012. The relatively large population share of members of the baby boom generation has shifted upward in age, a phenomenon to which the housing market will be required to respond with supply suited to a larger number of elderly households. This will likely translate to increased demand for accommodations that would allow such households to age in place. The Census Bureau estimates that there were 513 more people age 65 and over in Hamburg in 2012 than in 2000, an increase of 6.1%. In 2012, 15.8% of all residents were in this age group.

Total Population by Age, 2000 and 2012



Source: 2008-2012 ACS

HUD's Comprehensive Housing Affordability Strategy (CHAS) data set provides detail on low-income households and the housing problems they experience. In 2011, the latest year for which CHAS was reported, 9,670 households (41.2%) in the Town had annual incomes lower than the HUD Area Median Family Income (HAMFI), which was $63,700 for the Buffalo-Niagara Falls metropolitan area. Of these, 16.7% were extremely low income, earning 30% or less of HAMFI. Households with at least one person age 62 to 74 were the most likely type to have a low income, accounting for about one in every five extremely low-income households.

Households by Type and Income Band, 2011

	0-30% HAMFI	**>30-50% HAMFI**	**>50-80% HAMFI**	**>80-100% HAMFI**	**>100% HAMFI**
Total households	1,620	2,500	3,000	2,550	13,810
Small family households	320	349	830	1,135	7,700
Large family households	25	95	105	105	1,410
Household contains at least one person 62-74 years of age	350	625	725	480	2,385
Household contains at least one person age 75 or older	260	879	755	365	685
Households with one or more children 6 years old or younger	185	155	179	435	1,230

Source: 2007-2011 CHAS

HUD defines a cost-burdened household as one paying more than 30% of its gross income on housing expenses, including utilities. According to 2011 CHAS data, 4,334 households in Hamburg met this definition. While renters comprise only 26.2% of the Town's households, they represent 51.2% of cost-burdened households. The disproportionate impact of this problem on renters is related to their comparatively low incomes. In 2012, the median renter household in Hamburg earned $31,602 annually, while owner households earned a median of $73,009. Elderly renter and owner households are a concern, as they experience a relatively high rate of cost burden and often live on fixed incomes. Elderly renter households comprise 34% of cost-burdened renter households and 56% of cost-burdened owner households.

Cost-Burdened Households by Tenure, 2011

	Renter				Owner			
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**Total**
NUMBER OF HOUSEHOLDS								
Small Related	180	115	125	420	79	204	214	497
Large Related	15	30	20	65	10	45	45	100
Elderly	225	383	150	758	242	643	293	1,178
Other	470	385	120	975	104	139	98	341
Total need by income	890	913	415	2,218	435	1,031	650	2,116

Source: 2007-2011 CHAS

During the Consolidated Planning process, the Village of Hamburg submitted information on housing needs particular to its jurisdiction. Based on the following ACS data, the Village expressed a need for affordable housing, particularly types that would allow seniors to continue to age within the community and take advantage of the Village's walkable design and full range of services.

- 26% of Village housing is renter occupied
- Nearly 58% of renters are cost burdened
- More than one-third are severely cost burdened
- 32% of Village residents are 50 years or older

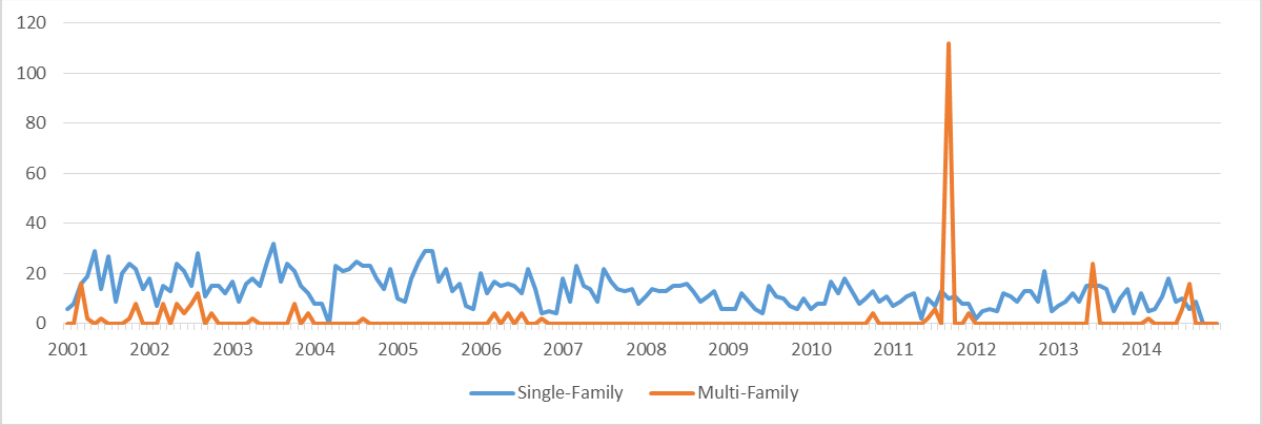
To develop new affordable housing opportunities, the Village is interested in working with the Town's CDBG program and with the Buffalo Erie Niagara Land Improvement Corporation Land Bank to acquire land, abandoned/blighted and underutilized properties as well as those owned by banks. The purpose of the acquisitions would be to either rehabilitate existing housing or to assemble parcels into a site that could accommodate eight to 12 affordable residential units.

A developer interested in building 32 units of senior housing in the Village reported that the local housing market would support market-rate housing of this type, especially given an emerging market of seniors who wish to age within a community by moving from large, single-family dwellings to smaller rentals. Village staff also noted young families in the Village moving into large homes left behind by empty nesters. With long-term community stabilization in mind, the Village wishes to encourage smaller, affordable housing for seniors as well as for young professionals.

Housing Supply

The total number of housing units in Hamburg increased by 7.9% between 2000 and 2012, adding 1,808 units, or an average of 151 annually. The bulk of residential permits issued between 2000 and 2014, as illustrated in the following graph, were for single-family dwellings. During those years, 2,181 single-family units were permitted, compared to 280 units in multi-family structures. Roughly half of the multi-family units were permitted in 2011. On average, the Town issues permits for 156 single-family units and 20 multi-family permits annually. The number of annual permits was generally higher between 2000 and 2005, prior to the national housing market crisis.

Residential Permits Issued Monthly by Town, 2000 to 2014



Source: HUD SOCDS, 2000-2014

The local real estate market has benefited from a decent recovery, according to a real estate agent who provided information for the Consolidated Plan, though the Town never suffered the precipitous drop in values that was prevalent in many areas of the country. In Hamburg, the greatest loss during the housing market crisis that began in 2006 was in consumer confidence.

Multi-list data for the Town indicates a median sale price of $142,250 to date in 2014, with the median property spending 38 days on the market. Overall, a lack of homes for sale is a major issue. In 2010, there were 670 total listings, compared to 504 in 2011 and 445 in 2012. All

listings recently have attracted multiple competing offers, though some pockets of the Town are less competitive.

According to stakeholders, developers in Hamburg have been responding to the growing need for more senior housing, as is shown by very low vacancy rates at three senior complexes. Overall multi-family rental construction has been active, with three to four developments containing hundreds of units having come online within the last couple of years.

About two-thirds of the Town's housing stock is in the form of single-family detached homes. Among 6,263 multi-family units, the most common location was in buildings containing two to four units. Developments containing 20 or more apartments or condominiums represented 3.4% of all homes. Mobile homes are somewhat common in Hamburg, with nearly 800 units accounting for 3.1% of units. Interviews with stakeholders indicated that housing condition is often a problem among mobile homes, as the lower-income populations who predominantly occupy these units cannot always afford the costs of maintenance.

Units by Structure Type, 2012

Property Type	Total	%
1-unit detached structure	16,686	67.7%
1-unit, attached structure	920	3.7%
2-4 units	3,306	13.4%
5-19 units	2,120	8.6%
20 or more units	837	3.4%
Mobile home	772	3.1%
Total	***24,641***	***100%***

Source: 2008-2012 ACS

The owner housing stock in Hamburg is generally larger than the inventory available to renters. More than 80% of owner-occupied homes had at least three bedrooms, compared to only 16.9% of renter-occupied homes. However, this does not necessarily mean that there is an unmet need for large rental units. In 2012, 554 renter households (9%) included at least four persons, compared to 1,043 rental units with at least three bedrooms. On the whole, owner households in Hamburg are larger, with 18.6% including at least four persons.

Unit Size by Tenure, 2012

	Owners		Renters	
	#	%	#	%
No bedroom	21	0.1%	248	4%
1 bedroom	168	1%	1,837	29.7%
2 bedrooms	2,781	15.9%	3,049	49.4%
3 or more bedrooms	14,467	83%	1,043	16.9%
Total	17,437	100%	6,177	100%

Source: 2008-2012 ACS

Across the Town, as is the case across the state and the country, increases in housing value have drastically outpaced increases in real income. After adjusting for inflation, the $60,998 median income among Hamburg households in 2012 represented a 4.5% decline in income from 2000. At the same time, the median value of owner-occupied homes climbed 13.5%. This suggests that household buying power has declined during the last decade.

Cost of Housing, 2000 and 2012

	2000	2012	% Change
Median home value	$94,600 ($126,130 in 2012 $)	$143,100	51.3% (13.5%)
Median contract rent	$508 ($677 in 2012 $)	$607	19.5% (-10.3%)
Median household income	$47,888 ($63,849 in 2012 $)	$60,998	27.4% (-4.5%)

Source: 2000 Census, 2008-2012 ACS, BLS Inflation Calculator

However, inflation-adjusted median contract rent, which does not incorporate utilities, climbed to $607, which represents a decline of 10.3% in real dollars. Most renters in Hamburg pay less than $1,000 in monthly rent, with 35.9% paying less than $500. The slower increase in rent prices suggests that the local supply of apartments has not felt the same demand pressure as units for sale. In 2012, the homeowner vacancy rate was only 0.7%, equivalent to an extremely tight market. By contrast, the rental vacancy rate was greater at 2.8%, but still low enough to limit mobility somewhat.

Rent Paid, 2012

	Total	%
Less than $500	2,085	35.9%
$500-999	3,540	60.9%
$1,000-1,499	179	3.1%
$1,500-1,999	0	0.0%
$2,000 or more	10	0.2%
Total	***5,814***	***100.0%***

Source: 2008-2012 ACS

The following CHAS analysis compares the price of units by tenure to what would be affordable at various income bands, assuming that a household pays no more than 30% of gross income in housing costs. It concludes that only 415 rental units would be affordable to Hamburg households with extremely low incomes, compared to the 1,620 total households at this income level. Households who cannot find an affordable unit often become cost-burdened or experience other housing problems, such as overcrowding or living in deficient conditions. The supply of homes for sale is also limited for households at lower income bands, especially considering that the number of affordable units listed below does not account for those that are already occupied.

Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	415	No Data
50% HAMFI	1,625	783
80% HAMFI	3,495	3,184
100% HAMFI	No Data	5,208
Total	***5,535***	***9,175***

Source: 2007-2011 CHAS

The best possible data available to describe the physical condition of housing and the need for rehabilitation is local information on status and/or code violations. The Census offers the proxy of age, which can be (but is not always) related to housing condition, as aging homes require ongoing investment to maintain decent, suitable condition. In Hamburg, the owner and rental stock are comparable in age, with about 70% in both categories having been constructed prior to 1980. The median year built of Hamburg homes is 1966, compared to 1954 in Erie County and 1955 across the state.

Year Unit Built

	Owner-Occupied		Renter-Occupied	
	#	%	#	%
2000 or later	1,793	10.3%	423	6.8%
1980-1999	3,550	20.4%	1,524	24.7%
1950-1979	8,288	47.5%	2,561	41.4%
Before 1950	3,806	21.8%	1,669	27%
Total	***17,437***	***100%***	***6,177***	***100%***

Source: 2008-2012 ACS

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

Introduction

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

Economic Development Market Analysis

According to the HUD dataset below, the top business sectors that employ Hamburg residents include Education and Health Care Services, Arts, Entertainment, and Accommodations, and Retail Trade. In addition, many of these jobs require a college degree. According to the Town of Hamburg 2007 Comprehensive Plan Update, industrial and manufacturing sectors were the major sources of employment for residents and provided the economic base. Both locally and regionally since the 1980s, there has been a decline in heavy industrial employment and an increase in service occupations. This is reflected in the following table.

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	85	51	0	0	0
Arts, Entertainment, Accommodations	3,006	3,668	13	21	7
Construction	888	485	4	3	-1
Education and Health Care Services	4,378	2,459	19	14	-6
Finance, Insurance, and Real Estate	1,710	626	8	4	-4
Information	435	156	2	1	-1
Manufacturing	2,746	1,797	12	10	-2
Other Services	1,118	949	5	5	0
Professional, Scientific, Management Services	2,138	883	9	5	-4
Public Administration	0	0	0	0	0
Retail Trade	2,973	4,938	13	28	15
Transportation and Warehousing	720	805	3	5	1
Wholesale Trade	1,164	517	5	3	-2
Total	21,361	17,334	--	--	--

Table 5 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

OMB Control No: 2506-0117 (exp. 07/31/2015)

Labor Force

Total Population in the Civilian Labor Force	31,675
Civilian Employed Population 16 years and over	29,852
Unemployment Rate	5.76
Unemployment Rate for Ages 16-24	17.42
Unemployment Rate for Ages 25-65	3.69

Table 6 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	6,476
Farming, fisheries and forestry occupations	1,394
Service	2,679
Sales and office	8,959
Construction, extraction, maintenance and repair	1,861
Production, transportation and material moving	1,459

Table 7 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	20,266	70%
30-59 Minutes	7,665	27%
60 or More Minutes	846	3%
Total	***28,777***	***100%***

Table 8 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	460	99	460
High school graduate (includes equivalency)	5,412	282	1,831
Some college or Associate's degree	9,475	468	1,886
Bachelor's degree or higher	8,876	291	1,301

Table 9 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	**25–34 yrs**	**35–44 yrs**	**45–65 yrs**	**65+ yrs**
Less than 9th grade	0	11	44	229	426
9th to 12th grade, no diploma	537	88	139	508	1,189
High school graduate, GED, or alternative	1,321	1,013	1,293	5,219	3,815
Some college, no degree	1,630	1,426	1,664	3,495	1,439
Associate's degree	338	1,017	1,545	2,699	427
Bachelor's degree	820	1,587	1,828	2,725	879
Graduate or professional degree	58	865	1,264	2,217	680

Table 10 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
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: 2007-2011 ACS

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

The Education and Health Care Services sector employs the largest number of workers, which represents over 20% of employed Township residents, followed by the Arts, Entertainment, and Accommodations sector which employs over 14% of Township residents.

Describe the workforce and infrastructure needs of the business community:

In the Business Activity table on page 7, the largest category in the "Jobs Less Workers" column (which indicates commuting) is within the Retail Trade sector, followed by the Arts, Entertainment, and Accommodation sector. This may indicate a large number of commuters who come into Hamburg to work in lower-paying jobs, and a large commuter population from Hamburg commuting to higher-paying jobs in the greater Buffalo-Niagara region. This pattern is indicative of suburban commuters traveling to jobs. The large number of workers in Retail Trade also indicates a potentially high number of low-paying jobs.

According to a report by Erie Community College, the most significant workforce needs in the region relate to the aging population, the need for workers to remain current with ever-changing technology, and the skills gap that results from a mismatch between educational programs and workforce needs. The industrial mix found in the region requires maintaining or increasing the number of educated, well-trained and largely professional workforce participants. As noted above, growth areas for Hamburg and the region include education and health care services, and professional, scientific and management services.

Transportation is a major issue in the region, especially for low-income workers. Stakeholder interviews noted that many of the low-paying jobs in the first-ring towns are actually held by low-income residents of the City of Buffalo, resulting in significant number of "reverse commuters" traveling from the city into the suburbs. Lack of or inadequate transportation from affordable housing locations to low-wage jobs is a significant issue for low-income residents in the region, particularly for those residents trying to locate near jobs or other opportunity-creating amenities. Due to the area's large number of health care jobs, there are a significant number of third-shift workers or other workers with atypical work hours. This population has difficulty using the existing transit system, which caters to commuters working traditional peak hours. Stakeholders mentioned that Orchard Park, next to Hamburg, in particular is becoming a local employment center, but transportation infrastructure needed to link affordable housing to these jobs does not yet adequately meet need. Stakeholder interviews revealed that there is

little local interest in reverse commuter van programs, and the Metropolitan Planning Organization determined that this type of program would require heavy subsidy.

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

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

The Buffalo Billion Plan encapsulates the major public sector initiatives for job and business growth opportunities in the region. The plan is designed to assess future economic drivers and enable their development in the Western New York region. This Plan includes a comprehensive regional market analysis, asset and opportunity analysis, policy needs assessment, and implementation guidelines for the Erie County region.

To help overcome the existing skills gap in advanced manufacturing, the Buffalo Niagara Partnership and the Buffalo Niagara Manufacturing Alliance recently launched the "Dream it. Do It." WNY Campaign. This initiative teaches middle school and high school students about manufacturing skills and opportunities. The program has reached over 4,000 students in Erie County.

One of the major private sector investments in the region is a $5 billion RiverBend development at the former Republic Steel site in South Buffalo. This development is expected to provide 3,000 jobs in the next decade, which will significantly impact the regional economy in the balance of Erie County.

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

Stakeholders cited a significant mismatch between workforce skills and employment opportunities. The advanced manufacturing and industrial development sectors have grown significantly in the region, but the local workforce lacks enough skilled laborers to meet the new demands of these emerging sectors. Workers with advanced technical and vocational skills are in the shortest supply.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations.

The Town of Hamburg participates in workforce development and training initiatives through referrals and relationships with the Buffalo and Erie County Workforce Investment Board (BEC-WIB). This includes WorkSourceOne, a one-stop career center that offers counseling and career exploration, resume preparation and letter writing services, job search planning and preparation, career training, job referral and placement, math and reading assistance, GED preparation, a state of the art resource center, supportive services, and financial aid. Erie Community College also participates in the WorkSourceOne initiative as a one-stop shop for these resources. One of these centers is located Orchard Park next to the Town of Hamburg. These efforts aim to reduce the skills gap described by both stakeholders and the HUD data in order to fill jobs within the region.

Describe how these efforts will support the jurisdiction's Consolidated Plan.

The workforce development efforts will support the Town of Hamburg's economic development efforts to provide loans and infrastructure assistance to area businesses in order to enhance economic growth and development.

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

Yes. In July 2011, the Erie County Industrial development Agency finalized a CEDS that encompasses all of Erie County, including the Town of Hamburg. Hamburg does not have a separate CEDS.

Hamburg is an active participant in the One Region Forward sustainable economic development plan. This plan puts forth a comprehensive economic development strategy for the region. Key goals in the plan center around improving mobility, promoting more efficient land use patterns, strengthening basic infrastructure, growing a 21st century economy, ensuring broad access to healthy food, protecting housing and neighborhoods, and mounting the region's response to the challenge of global climate change. Economic development strategies compose a large part of the One Region Forward plan.

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 of Hamburg's Department of Community Development has responsibilities for administration of the Township's CDBG and HOME program entitlement grants in addition to jurisdiction and reporting duties for the town's economic development loan program. The Town of Hamburg has an agreement with the Hamburg Development Corporation (HDC) for HDC to administer the Town's economic development programs. HDC is a direct sub-recipient of the Town of Hamburg's CDBG funding.

The Town of Hamburg utilizes a number of tools to enhance economic development. These include the Hamburg Development Corporation (HDC) and the Hamburg Industrial Development Agency (HIDA). The following provides an overview of the HDC and HIDA:

1) The HDC works with the HIDA as part of the Hamburg Development Companies, whose goal is to promote planned business growth while enhancing the high quality of life in Hamburg.

   HDC is a not-for-profit local development corporation designed to stimulate reinvestment in the residential, commercial and industrial areas in the Town of Hamburg, the Village of Hamburg and the Village of Blasdell.

   The HDC serves as a vehicle for controlled community development through a partnership of residents, members of the business community, representatives of local government and financial institutions and other interested parties.

   HDC offers a number of programs and financial incentives for projects that represent a substantial economic investment, create or retain jobs, and expand the tax base in the Hamburg community. Available programs include the Hamburg Business Development Fund (HBDF) which has been established to provide an alternate source of flexible financial assistance to growth-oriented industrial and commercial firms in Hamburg.

2) HIDA works with the HDC to stimulate economic development within the Town of Hamburg. HIDA works with the town, village and both school districts in Hamburg to provide financial incentives for new facility construction and existing business expansion. HIDA is committed to responsible, planned economic growth in Hamburg whole expanding job opportunities and enhancing the tax base in the Town. HIDA offers:

- Industrial Revenue Bonds

  HIDA is authorized to issue industrial revenue bonds to assist with the Town's goal of stimulating economic growth in Hamburg. Industrial revenue bonds are available to finance the purchase and improvements of land, buildings, property and equipment for firms engaged in light manufacturing, office construction, warehousing/distribution, research and development and some commercial activities.

- Tax Exemptions and Tax Abatements

  HIDA provides real property tax abatements for 10-15 years on increased property valuation and state and local sales tax exemptions on equipment and materials for qualified projects.

MA-50 Needs and Market Analysis Discussion

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

HUD's CPD Maps were used to determine areas where households with multiple housing problems are concentrated. The maps on the two following pages show severe housing problems for extremely low-income and low-income households. These were the only two maps available through HUD CPD Maps to show housing problems.

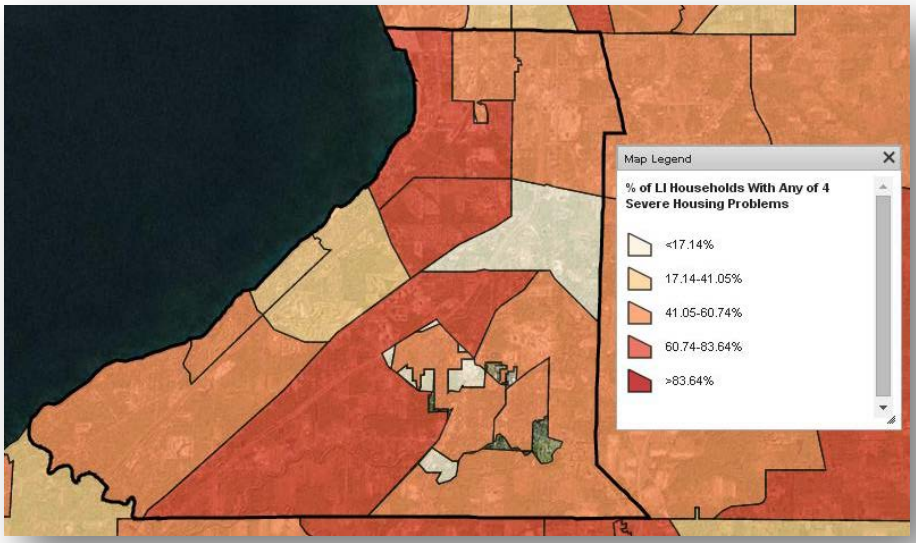
Severe Housing Problems: Low-Income Households

HUD defines a disproportionately greater housing need as when a household experiences housing problems at a rate greater than for the household income level as a whole. The distinction between housing problems and severe housing problems is the degree to which cost burden and overcrowding exist. The data is based on low-income households (i.e. households with incomes that are 30%-50% of HUD Area Median Family Income-or HAMFI) experiencing 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)
- Cost burden greater than 50%

The map on the following page shows the percentages of low-income households with severe housing problems. The darkest color shows the areas where more than 63.64% of low-income households are concentrated by census tract. Census Tract 130.01, next to Lake Erie just south of Lackawanna, meets this description and is a defined LMI area. Census Tract 132.01, northwest of the Hamburg Village, also contains a concentration of severe housing problems, but is not a defined LMI area.

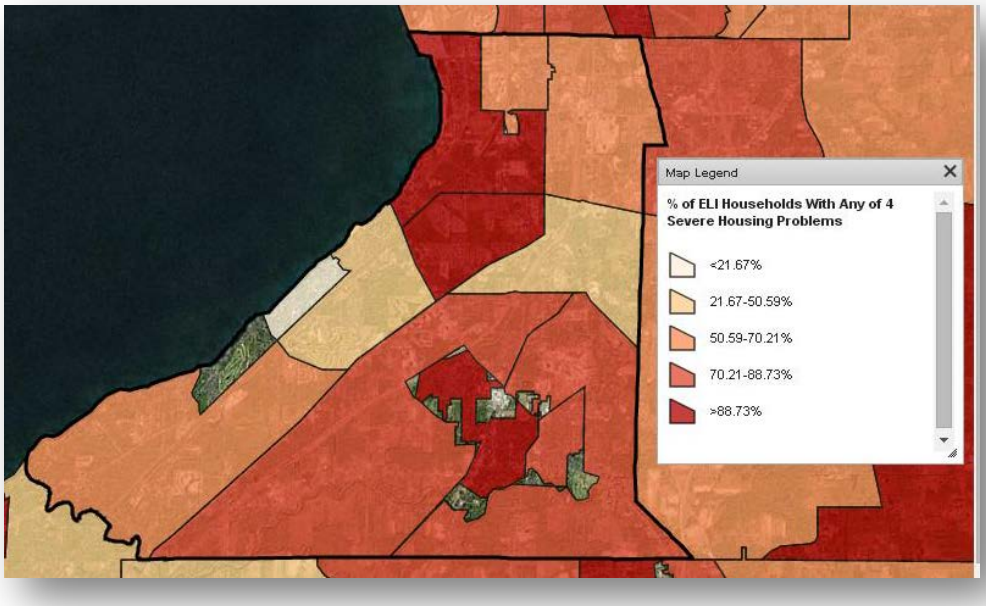
Percent of Low-Income Households With Any of 4 Severe Housing Problems, 2009



Source: HUD CPD Maps

The map on the following page shows the percent of extremely low-income households (i.e. households with incomes that are 0-30% of HAMFI) with severe housing problems. The darkest color shows the areas where more than 88.73% of extremely low-income households are concentrated by census tract. Similar to the previous map, Census Tract 130.01, next to Lake Erie just south of Lackawanna, meets this description and is a defined LMI area. Many areas of the Village of Hamburg also have a concentration of households with severe housing problems.

Percent of Extremely Low-Income Households With Any of 4 Severe Housing Problems, 2009



Source: HUD CPD Maps

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

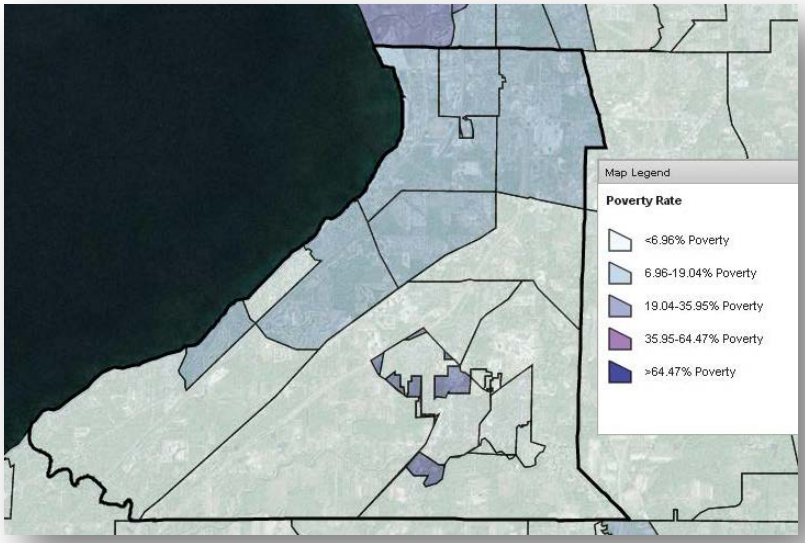
PolicyMap was used to provide an analysis of areas in Hamburg where racial or ethnic minorities are concentrated (note: The HUD CPD Maps program did not provide a clear analysis of a concentration of racial or ethnic minorities). The HUD CPD Maps program was used to provide a location map of low-income households and a map of areas of poverty. These maps are provided on the following page show the percent of low-income households by census tract. The areas with the highest percent of low-income households (25.62% to 43.2% range) are concentrated to the northwest of the Village of Hamburg.

Percent of Low-Income Households by Census Tract, 2009

Source: HUD CPD Maps

The following map shows the percentage of families in poverty by census tract. Again, the areas with the highest percentages of poverty (19.04% to 35.95% range) are concentrated to the northwest of the Village of Hamburg.

Percent of Families in Poverty by Census Tract, 2009



Source: HUD CPD Map

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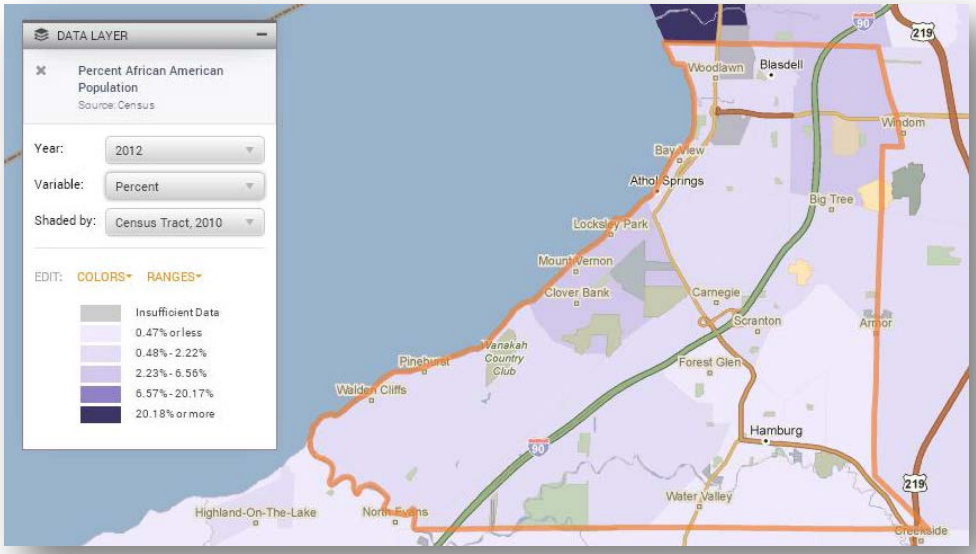
The map below shows the concentration of African-Americans in the Town of Hamburg. The concentration of African-Americans is primarily to the northeast and western areas of Hamburg. The northeastern area includes portions of Census Tract 129.01, Block Groups 2, 4 and 5, which are also defined as LMI areas.

Percent of Population African-American, 2012

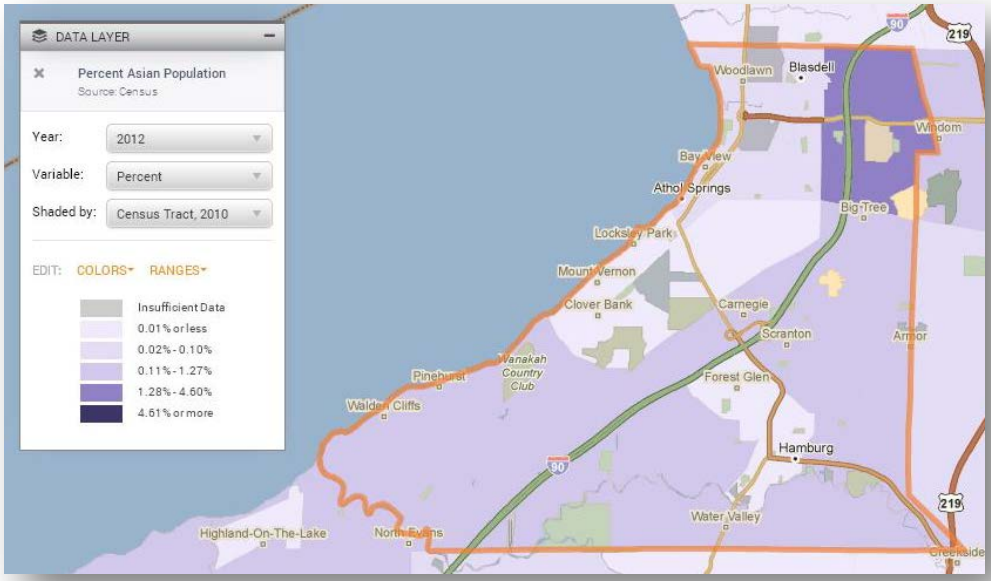


Source: PolicyMap

OMB Control No: 2506-0117 (exp. 07/31/2015)

The map below shows the concentration of Asians in Hamburg. The highest concentration of Asians is primarily in the northeast area of Hamburg. This area includes portions of Census Tract 129.01, Block Groups 2, 4 and 5, which are also defined as LMI areas.

Percent of Population Asian, 2012

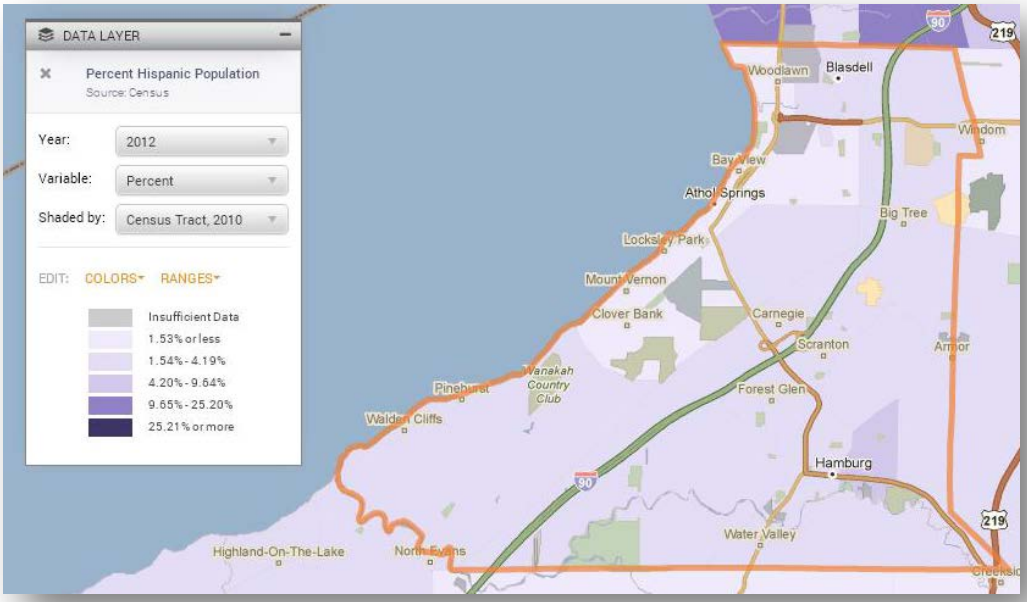


Source: PolicyMap

OMB Control No: 2506-0117 (exp. 07/31/2015)

The map below shows the concentration of Hispanics in the Town of Hamburg. The concentration of Hispanics is primarily east of the Village of Hamburg. This area includes portions of Census Tract 133, Block Group 2, which is a defined LMI area.

Percent of Population Hispanic, 2012



Source: PolicyMap

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

According to the Town of Hamburg 2007 Comprehensive Plan, there are a few areas in the Town where additional rehabilitation effort is required. There are a number of older, early suburban developments and seasonal housing that is deteriorating. These areas include Lakeview Terrace, Rosedale, Woodlawn and Lake/Abbott Roads, among others.

Are there any community assets in these areas/neighborhoods?

These areas contain a solid housing stock in need of repair. There are small business districts that provide basic services and employment opportunities to area residents.

Are there other strategic opportunities in any of these areas?

There are opportunities to revitalize these areas and the Village of Hamburg through participation in the Buffalo Erie Land Improvement Corporation Land Bank to acquire vacant land, abandoned/blighted and underutilized properties as well as “zombie” properties held by banks. This process is an opportunity to bring these properties back to productive use.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Town of Hamburg's high priorities include public facility improvements/expansions, improved water and sewer lines, street improvements, sidewalks, and wastewater system improvements. In addition, housing and public services will also be priorities.

Geographic Priorities

The Town of Hamburg will focus the majority of CDBG funds in the defined LMI areas.

Priority Needs

In Hamburg, priority needs include:

- Road reconstruction
- Waterline replacement
- Infrastructure reconstruction
- Public service programs, including assistance and counseling to victims of domestic violence
- Economic development, including loan funds for economic development
- Housing renovation and rehabilitation activities

Anticipated Resources

This Strategic Plan estimates the resources that will be available to address the Town's priority needs. The level of resources available will play a key role in the strategies and goals described in the plan.

Institutional Delivery Structure

The Town of Hamburg relies on a network of public, private sector, and non-profit organizations to implement the Strategic Plan, particularly to address homelessness and special needs populations.

The Town of Hamburg Department of Community Development administers Community Development Block Grant (CDBG) funds provided to the Town by the United States Department of Housing and Urban Development (HUD). The primary goal of the Community Development Program is to develop and maintain viable communities with respect to housing, neighborhoods and economic opportunities.

OMB Control No: 2506-0117 (exp. 07/31/2015)

Public Agencies

Erie County PHA Consortium

The Erie County Public Housing Agency Consortium is comprised of 42 municipalities in Erie County outside the City of Buffalo. Although it was organized by the Erie County Division of Planning for the sole purpose of making the Section 8 rent subsidy program accessible to County residents, the County does not participate as a member PHA. The Town of Amherst has contracted with other member PHAs of the Consortium to act as the lead PHA for the purposed of submitting grant applications and entering into contracts with HUD on behalf of the Consortium.

In addition, Belmont Housing Resources for WNY is under contract with the Department of Community Development to administer a large amount of housing counseling services for Town of Hamburg residents. Under the current contract, Belmont will be providing eligible Town residents with the following services: Financial management as it pertains to the Town's Hometown Housing Programs; budget counseling; credit counseling; debt counseling; foreclosure avoidance; mobility counseling and "At Risk" counseling, which includes a relatively new Town program created in 2012. This program, the "Homeless Impact and Prevention Program" (HIaPP) was created by the Department of Community Development to help prevent homeless situations within the Town and villages as well as providing access to a program that can "rapidly re-house" clients if required.

New York State Office of Mental Retardation and Developmental Disabilities

NYS OMRDD funds the acquisition of suitable housing and its rehabilitation in order to function as community residences in a neighborhood setting for adults with developmental disabilities. Under New York State Mental Health law, these residences are treated as single family homes. West Seneca Developmental Center is utilizing this funding to establish residences throughout the Consortium towns. The Consortium towns, including Hamburg, have contracted with West Seneca Developmental Center to utilize the funding provided for these residences as a match for its HOME program.

NONPROFIT ORGANIZATIONS

Supportive Services, Inc.

The Consortium Towns, including Hamburg, will contract individually with Supportive Services, Inc. to provide weatherization services for owner and renter units occupied by low income households. The weatherization work is funded by the New York State Department of State through the Weatherization Program.

Belmont Housing Resources of WNY

Belmont Housing Resources of WNY administers a Section 8 Project Based Program in the Consortium Towns. Through Belmont Housing Resources of WNY the PHA Consortium and the Buffalo Veterans Administration Hospital have received funding to assist disabled homeless veterans. Belmont Shelter will administer the Section 8 rental assistance, and the Veterans Hospital will administer the service component for this program. The Consortium Towns will contract individually with Belmont Housing Resources of WNY to provide comprehensive housing counseling services to owner and renter low-income households and first-time homebuyers.

HOPE/Enriched Housing Program for the Elderly

The Consortium Towns will continue to support non-profit agencies that apply to the Department of Housing and Urban Development for funds under the Supportive Housing for the Elderly Program or the Section 8 New Construction Program for the Elderly and the New York State financed HOPE/Enriched Housing Program for the Elderly.

PRIVATE INDUSTRY

As developers, owners, managers and lenders, the private sector has extensive experience and involvement with housing programs. Private industry, for example, rehabilitated 45 units in the Princeton Apartments in Amherst and over 350 rental units for low income households in the Parkside Village Courts neighborhood of Tonawanda under the New York State Rental Rehabilitation Program.

The Consortium towns operate housing rehabilitation loan programs with CDBG and HOME funds to provide interest free, deferred loans to low and moderate income homeowners. Homeowners, in turn, utilize private contractors to undertake necessary rehabilitation work.

The federal Low Income Housing Tax Credit (LIHTC) Program allows investors to take a portion of the cost of rehabilitating low income housing units as a credit against federal taxes over a 10-year period. These tax credits are also available for new construction.

In the future, the Consortium Towns will look to establish a public/private partnership to achieve similar results in other qualified parts of the Consortium.

Town of Hamburg Goals

See SP-45.

Public Housing

The Town of Hamburg does not have a public housing authority.

Barriers to Affordable Housing

The Consortium towns have identified some negative effects of local public policies impacting on the availability of affordable housing. Local zoning ordinances may present barriers to addressing affordable housing needs. ACT Consortium municipalities have not yet adopted flexible zoning tools (such as inclusionary zoning or density bonuses) to promote affordable housing development. The Towns will review zoning ordinances to identify policies that will remove inappropriate barriers to affordable housing.

In addition, proponents of affordable housing are increasingly confronted today with opposition that develops primarily due to a false perception of a specific population to be housed and a general ignorance of the implications of not providing such housing. This public misperception has dangerously crystallized into the phenomenon known as "NIMBYism" ("Not In My Back Yard") where residents rally against almost any type of development they perceive as inappropriate.

There are generally two courses of action to take to mitigate this barrier to a manageable level. A strategy that recognizes that both the developer/proposer and the recipient community have a responsibility in mitigating this barrier can establish a basis for positive results. It is essential that all parties concerned, including local review boards and affected residents, be sufficiently educated and informed regarding the importance and necessity of housing for special needs populations and the benefits that may accrue to the neighborhood and the community as a whole. Misconceptions and lack of accurate information may jeopardize a worthwhile project and prevent a need from being met. The proposer has an obligation to ensure that any such misconceptions be dispelled by providing accurate information about each project.

Lead-based Paint Hazards

In all of its housing assistance programs, The Consortium will evaluate all properties built prior to 1978 and require remediation where lead-based paint hazards are present. The foregoing would suggest that the incidence of lead-based paint hazards is a manageable problem within the Erie County CDBG Consortium and the Town of Hamburg.

Anti-Poverty Strategy

The Erie County Department of Social Services is involved in numerous efforts to reduce the number of people living below the poverty level. The Department relies heavily on direct contact with other agencies, many of which seek to find employment for Temporary Assistance (TA) recipients. A few of these agencies are the New York State Department of Labor, the Buffalo and Erie County Workforce Development Consortium, and area school districts.

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

Geographic Area

Hamburg has the following 10 local target areas. (See map that follows target area listings.)

Target Area Name: Village of Hamburg Exception Target Area #1

Target Area Type: Local Target area

Other Target Area Description: 133.00 BG 2 HAMBURG EXCEPTION TARGET AREA

Revitalization Type: Comprehensive

Other Revitalization Description:

Identify the neighborhood boundaries for this target area.

Village of Hamburg. Buffalo Street to the West. Village of Hamburg border to the east. Union Street to the North and Eighteen Mile Creek to the South.

Include specific housing and commercial characteristics of this target area.

Typical housing in this area. Commercial characteristics of this area non industrial.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

Exception criteria target area.

Identify the needs in this target area.

Housing rehabilitation and infrastructure improvements.

What are the opportunities for improvement in this target area?

Housing rehabilitation and infrastructure improvements.

Are there barriers to improvement in this target area?

No

Target Area Name Village of Blasdell Exception Target Area #2

Target Area Type: Local Target Area

Other Target Area Description: CT 128.00 BG 2 HAMBURG EXCEPTION TARGET AREA

Revitalization Type: Other

Other Revitalization Description: Road Reconstruction

Identify the neighborhood boundaries for this target area.

Village of Blasdell. North is Arthur Avenue. East is South Park Avenue. South is Miller Avenue and the West boundary is Martin Road.

Include specific housing and commercial characteristics of this target area.

Typical single family and two family housing in this area. Non industrial commercial businesses in this area.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

Exception criteria target area.

Identify the needs in this target area.

Housing rehabilitation and infrastructure improvements.

What are the opportunities for improvement in this target area?

Housing rehabilitation and infrastructure improvements.

Are there barriers to improvement in this target area?

No

Target Area Name: Town of Hamburg Exception Target Area #3

Target Area Type: Local Target Area

Other Target Area Description: CT 129.02 BG 2 HAMBURG EXCEPTION TARGET AREA

Revitalization Type: Comprehensive

Other Revitalization Description:

Identify the neighborhood boundaries for this target area.

Town of Hamburg. Southwestern Blvd and South Park Avenue to the West. Sowles Road to the South. McKinley Parkway to the East and Big Tree Road to the North.

Include specific housing and commercial characteristics of this target area.

Typical housing and non industrial commercial.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

Exception criteria target area.

Identify the needs in this target area.

Housing rehabilitation and infrastructure improvements.

What are the opportunities for improvement in this target area?

Housing rehabilitation and infrastructure improvements.

Are there barriers to improvement in this target area?

No

Target Area Name: Woodlawn/Hoover Beach Exception Target Area #4

Target Area Type: Local Target Area

Other Target Area Description: CT 130.01 BG 2 HAMBURG EXCEPTION TARGET AREA

Revitalization Type: Comprehensive

Other Revitalization Description:

Identify the neighborhood boundaries for this target area.

Woodlawn/Hoover Beach. Lake Erie to the West. Route Five to the East. Camp Road to the South and Lake Avenue/Lackawanna border to the North.

Include specific housing and commercial characteristics of this target area.

Typical Housing in this area and non industrial commercial businesses.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

Exception criteria target area.

Identify the needs in this target area.

Housing rehabilitation and infrastructure improvements.

What are the opportunities for improvement in this target area?

Housing rehabilitation and infrastructure improvements.

Are there barriers to improvement in this target area?

No

Target Area Name: Town of Hamburg Exception Target Area #5

Target Area Type: Local Target Area

Other Target Area Description: CT 129.01 BG 2 HAMBURG EXCEPTION TARGET AREA

Revitalization Type: Comprehensive

Other Revitalization Description:

Identify the neighborhood boundaries for this target area.

Town of Hamburg. Milestrip Road to the South. Abbott Road to the East. New York State Thruway to the West and the Lackawanna border to the North.

Include specific housing and commercial characteristics of this target area.

Typical Housing in this area and non industrial commercial businesses.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

Exception Criteria Target Area.

Identify the needs in this target area.

Housing rehabilitation and infrastructure improvements.

What are the opportunities for improvement in this target area?

Housing rehabilitation and infrastructure improvements.

Are there barriers to improvement in this target area?

No

Target Area Name: Town of Hamburg Exception Target Area #6

Target Area Type: Local Target Area

Other Target Area Description: CT 129.01 BG 5 HAMBURG EXCEPTION TARGET AREA

Revitalization Type: Comprehensive

Other Revitalization Description:

Identify the neighborhood boundaries for this target area.

Town of Hamburg. Milestrip Road to the South. Lake Avenue to the North. South Park Avenue to the West and Bethford to the East.

Include specific housing and commercial characteristics of this target area.

Typical Housing in this area and non industrial commercial businesses.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

Exception criteria target area.

Identify the needs in this target area.

Housing rehabilitation and infrastructure improvements.

What are the opportunities for improvement in this target area?

Housing rehabilitation and infrastructure improvements.

Are there barriers to improvement in this target area?

No

Target Area Name: Village of Blasdell Exception Target Area #7

Target Area Type: Local Target Area

Other Target Area Description: CT 128.00 BG 1 HAMBURG EXCEPTION TARGET AREA

Revitalization Type: Comprehensive

Other Revitalization Description:

Identify the neighborhood boundaries for this target area.

Village of Blasdell. Village of Blasdell border to the West. Lackawanna border to the North. South Park Avenue to the East and Milestrip Road to the South.

Include specific housing and commercial characteristics of this target area.

Typical Housing in this area and non industrial commercial businesses.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

Exception criteria target area.

Identify the needs in this target area.

Housing rehabilitation and infrastructure improvements.

What are the opportunities for improvement in this target area?

Housing rehabilitation and infrastructure improvements.

Are there barriers to improvement in this target area?

No

Target Area Name Village of Blasdell Exception Target Area #8

Target Area Type: Local Target Area

Other Target Area Description: CT 128.00 BG 3 HAMBURG EXCEPTION TARGET AREA

Revitalization Type: Comprehensive

Other Revitalization Description:

Identify the neighborhood boundaries for this target area.

Village of Blasdell. Miller Avenue to the North. Milestrip Road to the South. South Park Avenue to the East and Martin Avenue to the West.

Include specific housing and commercial characteristics of this target area.

Typical Housing in this area and non industrial commercial businesses.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

Exception Criteria Target Area.

Identify the needs in this target area.

Housing rehabilitation and infrastructure improvements.

What are the opportunities for improvement in this target area?

Housing rehabilitation and infrastructure improvements.

Are there barriers to improvement in this target area?

No

Target Area Name: Town of Hamburg Exception Target Area #9

Target Area Type: Local Target Area

Other Target Area Description: CT 130.01 BG 3 HAMBURG EXCEPTION TARGET AREA

Revitalization Type: Comprehensive

Other Revitalization Description:

Identify the neighborhood boundaries for this target area.

Town of Hamburg. Rt. 5 and Milestrip Road to the East. Woodlawn Avenue to the West. 1st Street to the North and Nelson Avenue and 7th Street to the South.

Include specific housing and commercial characteristics of this target area.

Typical Housing in this area and non industrial commercial businesses.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

Exception Criteria Target Area.

Identify the needs in this target area.

Housing rehabilitation and infrastructure improvements.

What are the opportunities for improvement in this target area?

Housing rehabilitation and infrastructure improvements.

Are there barriers to improvement in this target area?

No

Target Area Name: Town of Hamburg Exception Target Area #10

Target Area Type: Local Target Area

Other Target Area Description: CT 129.01 BG 4 HAMBURG EXCEPTION TARGET AREA

Revitalization Type: Comprehensive

Other Revitalization Description:

Identify the neighborhood boundaries for this target area.

Town of Hamburg. The New York State Thruway to East. South Park Avenue to the West. Milestrip Road to the North and Big Tree Road to the South.

Include specific housing and commercial characteristics of this target area.

Typical Housing in this area and non industrial commercial businesses.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

Exception Criteria Target Area.

Identify the needs in this target area.

Housing rehabilitation and infrastructure improvements.

What are the opportunities for improvement in this target area?

Housing rehabilitation and infrastructure improvements.

Are there barriers to improvement in this target area?

No

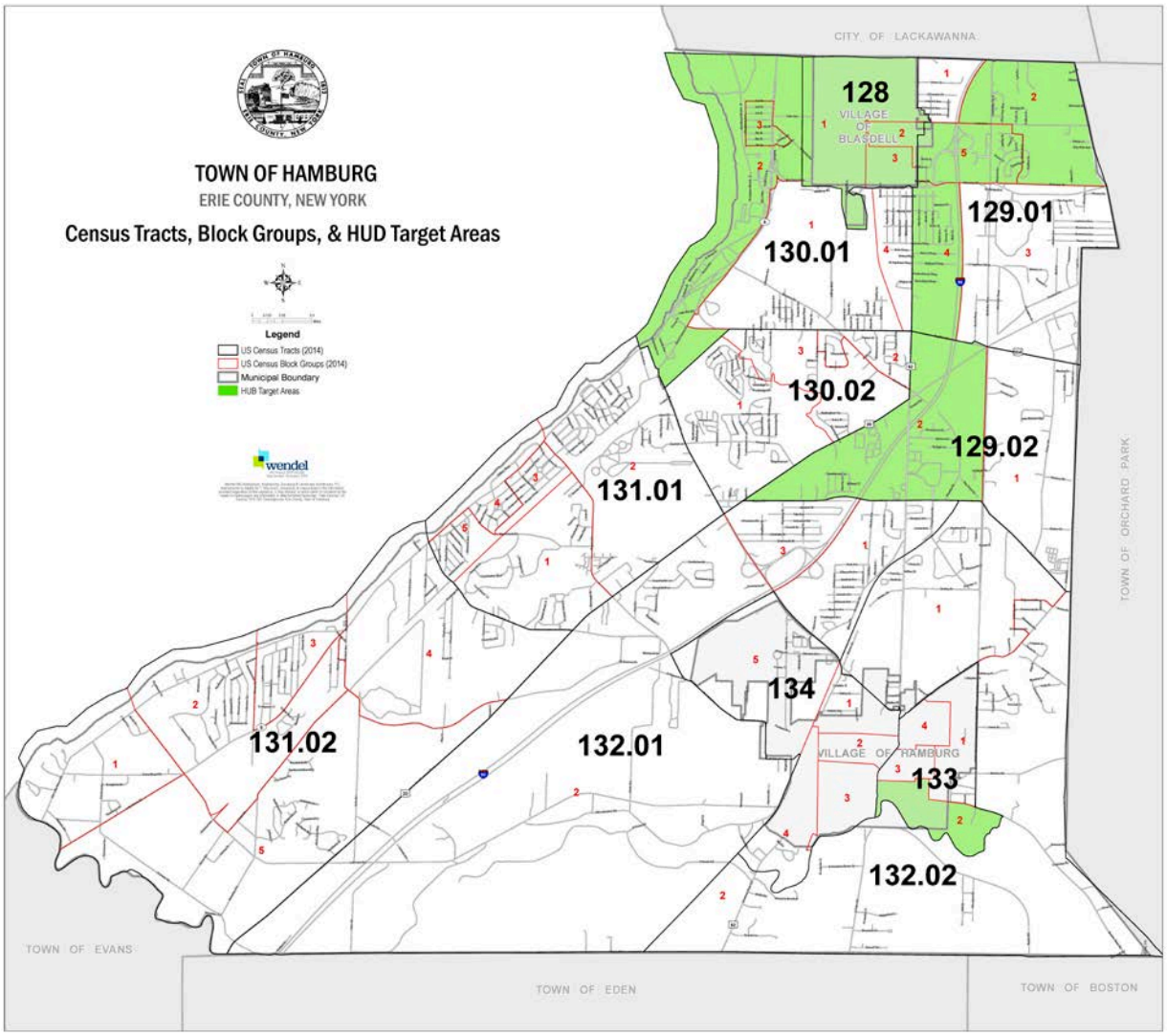


Table 12 - Geographic Priority Areas

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

Priority Needs

1	**Priority Need Name**	Public Infrastructure Improvements
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	TBD
	Associated Goals	Public Infrastructure Improvements
	Description	Infrastructure improvements in the Town of Hamburg and the Villages of Blasdell and Hamburg. The Town of Hamburg's Highway Department will utilize funding to purchase paving materials off of New York State bid to repave town and village roads within HUD eligible target areas.
	Basis for Relative Priority	Improving and maintaining the public infrastructure continues to be a high priority. There is an ongoing need to address inadequate streets and sidewalks in poor surface condition, crumbling curbs in need of replacement and redesign to facilitate mobility for a cross-section of residents.
2	**Priority Need Name**	Housing Rehabilitation
	Priority Level	High
	Population	Low Moderate
	Geographic Areas Affected	TBD
	Associated Goals	Housing Rehabilitation
	Description	Housing rehabilitation continues to be in high-demand in Hamburg. The older housing stock requires ongoing maintenance and upkeep to maintain decent living conditions.
	Basis for Relative Priority	The older housing stock in the community requires ongoing housing rehabilitation. The popularity of the program shows the ongoing need and high demand for housing rehabilitation.

OMB Control No: 2506-0117 (exp. 07/31/2015)

3	**Priority Need Name**	Economic Development
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	TBD
	Associated Goals	Economic Development
	Description	The Department of Community Development has jurisdiction and reporting duties over the town's economic development loan program. The economic development loans are part of the towns Community Development Block Grant funding and portfolio. Currently, the Town of Hamburg has an Agreement with the Hamburg Development Corporation (HDC) to administer its economic development program. The "HDC" is a direct sub-recipient of the Town of Hamburg and its Community Development Block Grant (CDBG) funding.
	Basis for Relative Priority	Economic development continues to be a high priority in order to increase economic activity and job creation.
4	**Priority Need Name**	Public Services
	Priority Level	High
	Population	Elderly Frail Elderly Victims of Domestic Violence
	Geographic Areas Affected	TBD
	Associated Goals	

OMB Control No: 2506-0117 (exp. 07/31/2015)

	Description	One of Hamburg's long-term Public Service projects is the Domestic Violence program. The intention of the towns Public Service projects was to always initiate funding for a specific project, then eventually back off the federal funding once the town funding or program fees took over to fund the programs budget. For the time being, it seems that the Town of Hamburg will be continuing its funding of the program, which will allow for CDBG fund withdrawal after many years. Other public service activities, including senior services (adult day service and fitness activities), may be funded over the next five years.
	Basis for Relative Priority	Public services continue to be a high priority in Hamburg.

Table 13 – Priority Needs Summary

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

Introduction

The following table shows the CBDG funding for FY 2015 in addition to the expected amount available for the remaining four years based on the FY 2015 allocation.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $	
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	$376,566	$200,000	0	$576,566	$1,506,264

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 Erie County Department of Environment and Planning will likely provide $100,000 in Community Housing Development Organization funds to a project that also is seeking either federal Low Income Housing Tax Credits or funding from a State housing agency source. These are competitive projects. Points are awarded to applications that are able to show a commitment of matching resources. Thus early commitment of CHDO monies to a project assists in the scoring process.

OMB Control No: 2506-0117 (exp. 07/31/2015)

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. The Town of Hamburg does not own any land that will be used the address needs identified in the plan.

OMB Control No: 2506-0117 (exp. 07/31/2015)

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

Assess of Strengths and Gaps in the Institutional Delivery System

Strengths

A major positive of the institutional structure is the long history and relationship between the Erie County Department of Environment and Planning and the thirty-seven HOME Consortium municipalities. Over thirty years, the various public institutions have worked together to insure that the Consortium remains a positive structure bound through a variety of governance documents. These include 37 three-year cooperation agreements, memorandum of understanding, and a workable committee structure.

Gaps

A few gaps do exist within the institutional structure, which can prevent the Consortium from fully addressing needs noted in the Five-Year Consolidated Plan. These are noted below.

Community-based organizations. The region has only two community-based organizations that deliver housing programs with funding through Erie County, HUD, and State housing areas. A geographic gap especially exists in the north and eastern areas. Households in these places can only access funding through the Consortium.

CHDOs. The existing CHDOs have been unable to satisfy the new HUD requirements regarding development experience and organizational capacity. This has created a severe shortage of CHDOs within the Consortium area.

The Southtowns Rural Preservation Corporation (SRPC) is a small agency serving much of the Southtowns. Although monies for housing rehab and homeownership can be accessed through the United States Department of Agriculture in the Southtowns, the great need for housing assistance in this area justifies exploration of establishing a new not-for-profit or expanded capacity for the SRPC.

Need for additional Community Housing Development Organizations (CHDOs). Although approximately eight CHDOs serve the Consortium area, their focus has too often been on construction of low-income senior housing. Although this is a high need, additional CHDO activity is required to promote family rental housing. This may require establishing new CHDOs, or expanding the reference point/priority of existing ones.

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

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

Table 15 - 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)

Homelessness Prevention Services	Description
Counseling/Advocacy	The Consortium's 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	Legal assistance benefits include a handful of services available to all eligible individuals, whether they qualify for on-going benefits or not. These Legal Assistance benefits cover help with utility shut-offs, back rent, temporary shelter for people who are homeless; and emergency housing issues like help with emergency moving and storage costs and help getting a security agreement.

Homelessness Prevention Services	Description
Mortgage Assistance	The institutional delivery structure includes Counseling Agencies that can help homeowner get information on foreclosure counseling or loan modifications.
Rental Assistance	Counseling Agencies can help renters get information that include 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	The Consortium's institutional structure includes utilities assistance through the HEAP. HEAP is federally funded assistance with home heating costs and energy conservation for eligible households. Program components include benefit assistance for heat and electricity, furnace repair or replacement, weatherization referral, and cooling assistance (in summer months-based on medical necessity).
Other Street Outreach Services	The Department of Social Services has contracted Crisis Services to serve homeless individuals in need of emergency shelter when DSS-Emergency Housing is closed.
Alcohol & Drug Abuse	
Child Care	The Day Care Unit provides integral referrals and information to all families, service providers, community-based organizations and divisions with the Erie County Department of Social Services. Referrals are provided to clients after determining the most effective level of services available.
Education	Various organizations in the institutional structure offer educational and vocational training for low-income populations. These programs include GED or certificate programs, specific skill development, resume writing, interview training, and assistance with locating jobs through job boards and referrals.
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. The Community Health Center also does medical assessments of low-income individuals in the community.
HIV/AIDS	The Planned Parenthood of Buffalo and Erie County Mobile Outreach Unit screens clients for sexually transmitted diseases and other medical needs.
Life Skills	The CASH coalition (Creating Assets Savings and Hope) continues to operate two "Hope Centers" that provide onsite access to financial management counselors, benefits counselors, and help with filing for the earned income tax credit.

Homelessness Prevention Services	Description
	These additional programs provide financial management intervention, counseling services, advice on budgeting and financial problems, and other life skills. The programs include: Consumer Credit Counseling Service of Buffalo, Catholic Charities, Business and Professional Women of Buffalo, and Cornell Cooperative Extension.

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

For Special Needs Populations there is a Single Port of Entry process. The Single Port of Entry process is widespread in Erie County and is used by several county departments. The purpose of the Single Port of Entry process is to have one shared record of each individual seeking some form of assistance through County programs. The tracking system utilizes a single data input process to obtain basic information on each person that can be used across program or departmental lines. Information is available to indicate what services have been or are being provided and tells service providers what other programs or departments are working with a particular individual. The system is also useful for services provided by organizations that are not part of the County government.

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

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

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

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

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

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	Public Infrastructure Improvements	2015	2019	Non-Housing Community Development		Public Infrastructure Improvements	Program Income (Revolving Loan Fund) $1,650,000	Other: 15 Other
2	Housing Rehabilitation	2015	2019	Affordable Housing		Housing Rehabilitation	CDBG: $250,000	Homeowner Housing Rehabilitated: 25 Household Housing Unit
3	Economic Development	2015	2019	Non-Housing Community Development		Economic Development	Program Income (Revolving Loan Fund) $625,000	Jobs created/retained: 25 Jobs

Table 16 – Goals Summary

Goal Descriptions

1	**Goal Name**	Public Infrastructure Improvements
	Goal Description	Public infrastructure improvements, including road and waterline reconstruction, will continue to be high priorities for the Town of Hamburg and the villages of Hamburg and Blasdell.
2	**Goal Name**	Housing Rehabilitation
	Goal Description	The Town of Hamburg's Housing Renovation Revolving Loan program for low- and moderate- income clients. All funding for the 2015 (2015-2019) Program Year will come from the Revolving Loan Fund. It is anticipated that approximately five (5) persons/families will be assisted within the 2015 Program Year, or 25 over the next five years. This program remains one of the most popular programs offered to town residents.
3	**Goal Name**	Economic Development
	Goal Description	Funds issued as loans to for-profit businesses for job creation and/or retention purposes. An estimated $125,000 in revolving Loan Funds (RLF) is anticipated for use in PY 2015 (or $625,000 over the next five years from 2015-2019).

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

The Town of Hamburg estimates the following assistance based on the identified program:

1) Housing Rehabilitation (CDBG): An estimated seven households will be assisted via the Housing Rehabilitation Program. This program is targeted towards low- and moderate-income households (80% and lower of MHI)
2) Housing Renovation Grants (HOME): An estimated seven households will be assisted via the Housing Renovation Grant Program. This program is targeted towards low- income households (50% and lower of MHI).

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

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

In order to develop a more comprehensive understanding and plan of action for dealing with lead-based paint (LBP) hazards throughout Erie County, a meeting was held with representatives from the Erie County Health Department, the Community Foundation of Greater Buffalo, the Buffalo CDBG Office of Strategic Planning, and representatives of the Amherst-Cheektowaga-Tonawanda HOME Consortium and the Erie County HOME Consortium. A breakdown of the various programs and initiatives being carried out within the Consortium follows.

Child Lead Paint Poisoning Prevention Program

Elevated blood lead levels (EBL) in children are the most critical issue in dealing with lead-based paint (LBP). Under a state funded and mandated program, the Erie County Department of Health (DOH) is required to respond to all cases of children with elevated blood levels. Most of these cases are referred to DOH by doctors or other medical professionals. Corrective action usually requires interim control, which basically stabilizes the housing unit's paint and makes the housing unit safe for occupancy; the cost of remediation is borne by the owner of the property.

Healthy Neighborhoods Program

Funded by a New York State grant, the Healthy Neighborhoods Program has been operated by DOH for about twenty years. The goal of the program is to identify housing conditions that lead to a poor quality of life and health hazards that may be detrimental to a household's well being. The program conducts door-to-door surveys to complete "sweeps" of designated high-risk neighborhoods. The program also offers referrals to other specific programs and agencies within Erie County that can assist occupants in improving their health, safety, or well-being. A visual paint assessment is completed through a home visit, and the occupant and/or owner are notified of potential lead hazards. Any housing violations that are cited are followed up with enforcement action.

Awareness, Education, and Prevention

The Erie County Department of Health has several brochures on its lead poisoning prevention program, including phone numbers to call for information and assistance. In January 2009, the Community Foundation of Greater Buffalo was awarded a $300,000 grant from HUD to undertake an outreach program to promote awareness, education and prevention for lead-

based paint hazards. The outreach program is underway and includes billboard, radio, TV, and door-to-door initiatives along with sponsorship of various meetings.

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

Lead Hazard Control Program

LEADSAFE Erie County's Lead Hazard Control Program is a low-cost initiative available to property owners, qualifying families and home-based daycares. The program requires the homeowner to make an in-kind contribution to the cost of the interim control work. This contribution is based on the property owner's income (on a sliding scale basis) and at most, may cost the owner up to a maximum of 12 percent of the total hazard control costs associated with the unit.

Funded by the US Department of Housing and Urban Development (HUD), and matching funds for the new grant cycle 2014 - 2017 from the Community Foundation for Greater Buffalo, LeadSAFE Erie County provides lead hazard identification and contracted labor & supplies to remediate and control lead hazards at your property. This program is NOT intended to perform non-lead-related renovations or home rehabilitation work.

Lead-Based Paint Remediation in the Erie County CDBG Consortium

There are several components of lead hazard reduction efforts integrated into the Consortium's housing policies and programs. Education includes verbal and printed information regarding lead-based paint hazards distributed at intake for housing rehabilitation programs. Brochures, including "Protect Your Family from Lead in Your Home" from the EPA (May, 1995) are included in every housing application, for every housing program in the Consortium. Additional information is provided for those who do not pass a visual assessment for lead-based paint hazards ("Lead Paint Safety: A Field Guide for Painting, Home Maintenance, and Renovation Work" by HUD). A community program, "Lead Hazard Control Training" offered by Lead Connections, is also recommended for applicants and potential applicants.

Efforts to assure compliance include visual assessments, verbal questioning during intake, and written questions on the rehabilitation application form. All housing cases include a visual assessment for lead-based paint hazards: peeling, cracking, chipping or flaking paint. If the home fails a visual assessment, it must be abated and cleared by certified lead paint firm.

Through the DEP Housing Programs, risk assessments for lead-based paint hazards are undertaken on properties built before 1978 that show evidence of flaking or damaged paint and/or that will undergo rehabilitation where painted surfaces will be disturbed. During the

2009-2013 period, 73% - 96% of the properties that were rehabilitated required LBP hazard remediation.

Although most of the housing units that are rehabilitated through Consortium programs have lead-based paint hazards present, the Erie County Department of Health indicates very few cases of elevated blood levels are reported each year within the Erie County HOME Consortium. In 2013, there were 24 reported cases of elevated blood levels in children in the Consortium.

In all of its housing assistance programs, The Consortium will evaluate all properties built prior to 1978 and require remediation where lead-based paint hazards are present. The foregoing would suggest that the incidence of lead-based paint hazards is a manageable problem within the Erie County CDBG Consortium and the Town of Hamburg.

Private LBP Hazard Remediation

In addition to governmental initiatives, a significant amount of LBP hazard remediation is taking place privately within the Consortium as individuals and families undertake rehabilitation and improvement of properties in which they currently live or have recently purchased. Many of these households, however, are likely to be above low- and moderate-income levels.

The Community Foundation of Greater Buffalo recently did a re-launch of its Wipe Out Lead Campaign. Specifically, they targeted billboards, bus shelters, and interior ad cards to raise lead awareness and also to promote a texting campaign for more information. The county health department helped to fund this recent ad blitz. The larger goals of the Wipe Out Lead Campaign include fostering partnerships with various private, public and non-profit organizations to promote awareness, education and prevention for lead-based paint hazards.

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

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

The Erie County Department of Social Services is involved in numerous efforts to reduce the number of people living below the poverty level. The Department relies heavily on direct contact with other agencies, many of which seek to find employment for Temporary Assistance (TA) recipients. A few of these agencies are the New York State Department of Labor, the Buffalo and Erie County Workforce Development Consortium, and area school districts.

The Department of Social Services hopes to bring 1,200 persons per year for each of the next five years over the poverty level. The following programs are employed to help meet this objective:

Welfare Reform

a) Transitional Opportunity Program (TOP): The Transitional Opportunity Program was developed to provide supportive services to TANF clients that have recently exited from the TA system due to employment. TOP provides an array of post-employment job retention services to continue to support families as they negotiate the world of work. The TOP philosophy is to provide continued support so those obstacles between working families and independence can be overcome.

b) Transition to Work Teams: Employed TANF clients are being served by special teams to assure smooth transitions from welfare to work to independence. Team staff members provide benefit counseling, child care authorizations, and transitional Medicaid and Child Care upon case closing.

c) Job Clubs: All employable applicants for TA are assigned to a three- week Job Club as a requirement to receive benefits. During this time participants receive training on job searching and job retention and are given a resume and job leads. This has resulted in many job placements for participants and has diverted them from receiving TA.

Employment Programs

a) Wage Subsidy programs: The Department sponsors the PIVOT wage subsidy program, which provides a six-month wage subsidy to area employers for hiring a TANF client. There are over 400 clients placed annually, with a job retention rate of over 80%.

b) Workfare: All employable recipients are required to be in a work activity. The Department has developed worksite “hubs” throughout the City of Buffalo where clients

are assigned to report. At these hubs the client receives work experience and also needed training including GED and ESL. Close supervision is provided and qualified individuals are identified and recommended by the site supervisors for available jobs.

c) BRIDGE: This program developed as a result of coordination between the Department of Social Services and the State University of New York.

d) (SUNY). SUNY operates the Educational Opportunity Center (EOC), which provides job training and educational preparation services to low- income individuals.

Interagency Initiatives

a) The Erie County Parks Opportunity Program (POP): This program is a systematic approach to gradually increase clients' skill and knowledge levels through a partnership with the Buffalo Board of Education and Greater Buffalo Works, a not-for-profit training entity. The program calls for TANF clients to participate in a four-week training program and then be assigned to a workfare site to utilize the skills learned and then to be linked with available jobs.

Family Preservation and Domestic Violence

a) Domestic Violence: The Department's Domestic Violence Unit works closely with staff in all program areas to assist victims of domestic violence to find safe housing, needed counseling, and linkage to any needed services. Staff members work closely with The Family Violence Center to coordinate efforts and assure safety.

b) The Erie County Works Center: This is a unit designed to do two things: quickly determine the employability of applicants and to reconnect them to the job market as soon as possible. Emphasis is placed on seeking employment for all able-bodied applicants; medical/mental health attention is provided for those currently unemployable.

One of Hamburg's Public Service projects in existence for many years is the Domestic Violence program. The intention of the towns Public Service projects was to always initiate funding for a specific project, then eventually back off the federal funding once the town funding or program fees took over to fund the programs budget. The Department of Community Development eliminated its CDBG financial support for the Domestic Violence program. This is based upon the town's reluctance to fund the program without the CDBG Public Service funds. As with all of its public service activities, the Town of Hamburg Department of Community Development initiates an eligible project with CDBG public service funds. After funding a specific project for

several years, a slow phase out of CDBG funds is instituted so other Public Service programs can be initiated. Hamburg's withdrawal of funding for this program was not the end of the program as it existed. For the time being, it seems that the Town of Hamburg will be continuing its funding of the program, which will allow for CDBG fund withdrawal after many years.

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

By reducing poverty in Hamburg, more households are able to afford housing. The First-Time Homebuyer program is one clear effort to link affordable housing to poverty reduction.

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 of Hamburg Department of Community Development will continue to monitor its sub–recipient, the Hamburg Development Corporation (HDC), on a bi-annual basis as has been done in the past.

The Hamburg Town Board has directed the Department of Community Development to assist the Hamburg Development Corporation (HDC) with economic development funds through the use of CDBG Program Income funds. To this end, the HDC provides economic development loans that are geared toward job creation and/or job retention. Over the past several years, the Department of Community Development has required the HDC to update its program application and to also update and amend its reporting requirements to be consistent with the regulations for the Community Development Block Grant (CDBG) program. In order to ensure that the HDC was following the proper HUD required regulations, the Department of Community Development completes bi-annual monitoring of the HDC that includes on site reviews of loan files, job creation numbers, evaluation of its program and the effectiveness in which the funds are utilized. Twice a year the Department of Community Development specifically monitors the HDC, its books, files and records to ensure that the CDBG funding provided to the HDC is utilized in a way that is eligible within the regulations for the CDBG program.

Appendix

SF-424

OMB Control No: 2506-0117 (exp. 07/31/2015)

OMB Number: 4040-0004
Expiration Date: 8/31/2016

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

4. Applicant Identifier:

5a. Federal Entity Identifier: B-15-MC-36-0013

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: Town of Hamburg, NY

* b. Employer/Taxpayer Identification Number (EIN/TIN): 16-6002270

* c. Organizational DUNS: 0010049440000

d. Address:

* Street1: 6100 South Park Avenue
Street2:
* City: Hamburg
County/Parish:
* State: NY: New York
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 14075

e. Organizational Unit:

Department Name: Community Development

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Mr.
* First Name: Christopher
Middle Name:
* Last Name: Hull
Suffix:

Title: Director of Community Development

Organizational Affiliation:

* Telephone Number: (716) 648 - 6216
Fax Number:

* Email: chull@townofhamburgny.com

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

Community Developmemt Block Grant

*** 12. Funding Opportunity Number:**

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Community Development Block Grant (CDBG). Projects include infrastructure reconstruction or improvements within eligible target areas; housing renovations loans; economic development.

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: 27

* b. Program/Project: CDBG

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 04/01/2015

* b. End Date: 03/31/2016

18. Estimated Funding ($):

* a. Federal	376,566.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	200,000.00
* g. TOTAL	576,566.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on _____.

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mr.

* First Name: Steven

Middle Name: J.

* Last Name: Walters

Suffix:

* Title: Supervisor

* Telephone Number: (716) 649 - 6111

Fax Number:

* Email: supervisor@townofhamburgny.com

* Signature of Authorized Representative:

* Date Signed: 02/24/2015

Certifications

OMB Control No: 2506-0117 (exp. 07/31/2015)

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

3.6.15

Signature/Authorized Official Date

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);

2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2013, 2014, 2015 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

   However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

   The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.

Signature/Authorized Official — Date: 3.6.15

Supervisor
Title

Citizen Participation

OMB Control No: 2506-0117 (exp. 07/31/2015)

DAILY DRINK SPECIALS
DAILY HAPPY HOUR 4 PM - 7 PM • WELL DRINKS • 16 OZ. DOMESTIC DRAFTS • HOUSE WINE $3
MONDAY 6 PM - MIDNIGHT LABATT BLUE OR BLUE LIGHT $3.75 24 OZ. DRAFTS $5 32 OZ. MINI PITCHER
TUESDAY ALL DAY 12 OZ. DOMESTIC BEER BUCKETS $15
WEDNESDAY ALL DAY WELL MIXED DRINKS $2.75
THURSDAY 6 PM - MIDNIGHT LABATT BLUE OR BLUE LIGHT $3.75 24 OZ. DRAFTS $5 32 OZ. MINI PITCHER
FUN FRIDAY 4 PM - CLOSE 12 OZ. DOMESTIC BEER 16 OZ. DOMESTIC DRAFTS WELL DRINKS HOUSE WINE $3
SATURDAY ALL DAY 20 OZ. DOMESTIC DRAFTS $3.50
SUNDAY NOON - MIDNIGHT LABATT BLUE OR BLUE LIGHT $3.75 24 OZ. DRAFTS $5 32 OZ. MINI PITCHER
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"Public Hearing Notices"
Town of Hamburg
Department of Community Development
Program Year 2015
Community Development Block Grant (CDBG) & Home Investment Partnership (HOME) Programs

NOTICE is hereby given that public hearings will be held on the following dates and times (local time) in the Lobby at Hamburg Town Hall; 6100 South Park Avenue, Hamburg, New York 14075 regarding the use of federal Community Development Block Grant and HOME Investment Partnership Program funds for the 2015 program year.

Tuesday, October 7, 2014 @ 7:00 p.m.
Monday, October 13, 2014 @ 6:30 p.m.
Wednesday, October 15, 2014 @ 6:00 p.m.
Monday, October 27, 2014 @ 6:00 p.m.
Wednesday, October 29, 2014 @ 6:00 p.m.
Monday, November 10, 2014 @ 6:30 p.m.
Wednesday, November 12, 2014 @ 6:00 p.m.
Monday, November 24, 2014 @ 6:00 p.m.

The purpose of these hearings is to provide an opportunity for Hamburg citizens to express community development and housing needs, to discuss projects and/or programs to meet said needs and to review past progress with the CDBG and HOME programs. Citizens are urged to attend these hearings to voice their opinions for projects which benefit low/moderate income persons in the Town of Hamburg and also within the Villages of Hamburg and Blasdell for the 2015 program year (4/1/2015-3/31/2016). Hamburg Town Hall is accessible and persons who need special assistance should call the phone number listed below. Any questions or comments may be directed to the Department of Community Development, 6100 South Park Avenue, Hamburg, New York 14075, (716) 648-6216

Town of Hamburg
CDBG-HOME 2015
Public Hearing Sign - in Sheet
Tuesday, October 7, 2014; 7:00 p.m.
Town Hall Lobby

Name	*Address*	*Phone Number/E-Mail*
Michael & Joanne Altieri	27 Pine St. Hamburg	JAltieri@AOL
Ellary Mori	95 Franklin St, Buffalo 14202	ellary.mori@erie.gov
John Rowe	140 Leonard St.	
Donald Dutkowski	100 Main St, Hamburg	dutkowski@townofhamburg.com
Steven Walters	6100 South Park Ave	
Tim Regan	6100 South Park Ave	tregan@townofhamburgny.com

Town of Hamburg
CDBG-HOME 2015
Public Hearing Sign - in Sheet
Monday, October 15, 2014; 6:00 p.m.
Town Hall Lobby

Name	*Address*	*Phone Number/E-Mail*
[illegible]	[illegible]	[illegible]
Margaret Brown	Blodell	MBROWN@gmail.com
Tim Regan	TOH-CD	

Town of Hamburg
CDBG-HOME 2015
Public Hearing Sign - in Sheet
Wednesday, November 12, 2014; 6:00 p.m.
Town Hall Lobby

Name	*Address*	*Phone Number/E-Mail*
JANICE MONTEMARINO	3578 ABBOTT Rd	716-533-2977 BeBe48@VERIZON.NET
TAMMY MCGEE	5688 APPOLO DRIVE	716-598-4572 UNIQUET29@VERIZON.NET

Town of Hamburg
CDBG-HOME 2015
Public Hearing Sign - in Sheet
Monday, November 24, 2014; 6:00 p.m.
Town Hall Lobby

Name	*Address*	*Phone Number/E-Mail*
Hunter Kellerman		hkellerman@hilbert.edu
Jennifer Reinagel		