

Fifth Program Year Action Plan

May 1, 2012 – April 30, 2013

Community Development Block Grant
HOME Investment Partnership
Emergency Solutions Grant
Housing Opportunities for Persons with AIDS

City of Buffalo
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1. GENERAL

1.1. Executive Summary

The Annual Action Plan (AAP) is a proposal submitted to the U.S. Department of Housing & Urban Development (HUD) that serves as the formal application for using entitlement funds that the City of Buffalo receives. The AAP defines activities over the upcoming program year in relationship to the five-year goals and objectives of the city's Consolidated Plan.

| 2012/13 Funding | \$19,447,986 |
|---|--------------|
| Community Development Block Grant (CDBG) | 13,319,409 |
| CDBG Program Income | 1,300,000 |
| HOME Investment Partnerships (HOME) | 2,768,683 |
| HOME Program Income | 250,000 |
| Emergency Solutions Grant (ESG) | 1,259,191 |
| Housing Opportunities for Persons with AIDS (HOPWA) | 550,703 |

The AAP identifies projects that will receive HUD funding during the program year that begins in May 2012. It represents the fifth and final installment based on the city's current Consolidated Plan, which covers the period between May 2008 and April 2013. The Consolidated Plan was developed through consultation with housing and community development agencies, homeless and special needs organizations, the Buffalo Municipal Housing Authority, city staff, public officials, and residents.

The city's HUD entitlement funding leverages millions of additional dollars in state, local, and private financing; and enhances neighborhoods across the city by supporting housing, public services, public facilities, economic development, and special needs populations.

Objectives and Outcomes

Residents who contributed to the city's Consolidated Plan identified the following goals:

- Maintain existing housing through code enforcement
- Demolish vacant properties that are too deteriorated to salvage
- Assist homeowners with emergency repairs to their properties
- Build and rehabilitate housing for both owners and renters
- Improve the condition of streets and sidewalks
- Generate employment opportunities
- Provide activities and programs for youth
- Increase services for the elderly

Annual Action Plan Activities

This year's AAP implements the goals of the Consolidated Plan by:

- Targeting code enforcement and demolishing vacant and deteriorated residential and commercial buildings
- Assisting homeowners with emergency repairs
- Constructing and renovating housing for owners and renters
- Repairing streets, sidewalks, and public facilities
- Building a solid economic foundation for the city
- Providing services for youths and seniors
- Addressing homeless and special needs populations

Evaluation of Past Performance

The city's housing activities and strategies implemented during the prior program year are reported in its Consolidated Annual Performance and Evaluation Report (CAPER). The impact that targeting dollars and efforts can make is becoming clear.

During the reporting period, the city continued implementing a number of programs that support identified priorities. To ensure a balance of housing types, rehabilitation of existing homes and new housing construction has proceeded as planned. Construction for the St. Martin Village and Holy Family Senior Housing led to a total of 95 affordable rental units. In addition, the Main-Ferry Project and the PUSH Massachusetts Avenue Affordable Rental Housing Project are underway and completion is expected within the coming year, resulting in a total of 16 affordable apartments.

Reinvesting in a targeted fashion continues to be a primary strategy, although the Targeted Street Owner-Occupied Rehab Program re-start has been slow. CBOs have been finalizing strategies to concentrate resources in new and continuing focus areas. Additional assistance was provided to 188 homeowners outside target boundaries in cases where an emergency condition existed; or if matching funds were available through other public or private resources. In collaboration with CBOs, the city continues to work to strengthen links with block clubs, housing court, lenders, and service providers to create safe neighborhoods and improve the quality of life for residents.

Funds from the federal stimulus program were utilized within the Mid-City NRSA and the surrounding Masten District, as well as contiguous census tracts within the University District, to assist an additional 54 owners. These programs exceeded the initial goals for owner participation. In combination with the CHDO program and the demolition of vacant, deteriorated, and blighting properties, the targeted programs support the Livable Communities Initiative.

The HOME CHDO Acquisition/Rehab/Resale Program, with the participation of six active community groups, has been making affordable homeownership housing opportunities available in a number of neighborhoods, including the Lower West Side, and the Fillmore, University, Lovejoy, North, and Masten Districts. Three homes were renovated and sold under this program, and renovation of four additional structures is underway. The use of CHDO proceeds will also support the creation of additional affordable homebuyer and rental units.

Bethel CDC completed construction of five new homes near the site of the Visual and Performing Arts High School to support the comprehensive revitalization strategy developed for the Cold Spring neighborhood. They also constructed three new single family homes for sale to low- or moderate-income buyers as part of the Woodlawn Homes New Housing Project.

OSP housing programs are available to applicants based upon household income. Programs are designed to assist existing owners and to expand homeownership opportunities for all residents regardless of race, gender, color, national origin, familial status or disability.

1.2. General Questions

Areas of Investment

The City of Buffalo generally operates programs that serve eligible low- and moderate-income households or persons citywide. A total of \$7,575,960 or 74 percent of CDBG funding will be used to benefit for low to moderate income persons; while \$2,650,800 or 26 percent will be used for activities that eliminate slums/blight conditions.

Geographic Targeting

The city has initiated place-based improvement strategies in 13 Livable Community neighborhoods: Black Rock, Broadway-Fillmore, Cazenovia Park, Cold Spring, Fruit Belt, Grant-Ferry, Hamlin Park, Lakeview, Leroy, Masten Park, Schiller Park, Triangle, and Willert Park (Map 1).

| <i>Livable Community</i> | <i>Pop</i> | <i>Black</i> | | <i>Hispanic</i> | | <i>Below poverty</i> | |
|--------------------------|------------|--------------|-----|-----------------|-----|----------------------|-----|
| Black Rock | 8,011 | 1,385 | 17% | 1,438 | 18% | 2,887 | 36% |
| Broadway-Fillmore | 7,159 | 4,922 | 69% | 188 | 3% | 3,615 | 47% |
| Cazenovia Park | 5,730 | 337 | 6% | 455 | 8% | 1,540 | 25% |
| Cold Spring | 802 | 742 | 93% | 33 | 4% | 200 | 27% |
| Fruit Belt | 2,294 | 2,107 | 92% | 58 | 3% | 1,159 | 44% |
| Grant-Ferry | 7,869 | 1,690 | 21% | 1,849 | 23% | 2,761 | 38% |
| Hamlin Park | 6,482 | 4,753 | 73% | 165 | 3% | 1,746 | 30% |
| Lakeview | 3,642 | 997 | 27% | 2,170 | 60% | 2,483 | 59% |
| Leroy | 5,163 | 4,371 | 85% | 147 | 3% | 1,687 | 34% |
| Masten Park | 2,916 | 2,560 | 88% | 132 | 5% | 798 | 27% |
| Schiller Park | 10,230 | 8,182 | 80% | 407 | 4% | 3,751 | 36% |
| Triangle | 4,076 | 215 | 5% | 577 | 14% | 1,020 | 25% |
| Willert Park | 5,440 | 4,863 | 89% | 255 | 5% | 2,220 | 40% |
| City of Buffalo | 261,310 | 100,774 | 39% | 27,519 | 11% | 75,787 | 30% |

The Livable Community neighborhoods began as Concentrated Code Enforcement areas in 2004. The city's intent was to focus preventative measures in these neighborhoods to arrest decline before it could get a foothold. The Livable Communities generally have greater minority concentrations than the city as a whole, and are subject to higher levels of poverty and unemployment as well. They also tend to have lower levels of homeownership, and more vacant and abandoned properties.

| <i>Livable Community</i> | <i>Hsg units</i> | <i>Owner-occupied</i> | | <i>Vacant</i> | |
|--------------------------|------------------|-----------------------|-----|---------------|-----|
| Black Rock | 4,011 | 1,009 | 29% | 586 | 15% |
| Broadway-Fillmore | 4,670 | 1,204 | 38% | 1,465 | 31% |
| Cazenovia Park | 2,738 | 1,096 | 46% | 344 | 13% |
| Cold Spring | 516 | 201 | 50% | 113 | 22% |
| Fruit Belt | 1,309 | 384 | 36% | 250 | 19% |
| Grant-Ferry | 3,859 | 1,004 | 32% | 703 | 18% |
| Hamlin Park | 2,887 | 1,000 | 42% | 495 | 17% |
| Lakeview | 1,926 | 234 | 15% | 366 | 19% |
| Leroy | 2,743 | 863 | 39% | 528 | 19% |
| Masten Park | 1,729 | 449 | 36% | 465 | 27% |
| Schiller Park | 4,693 | 1,649 | 42% | 805 | 17% |
| Triangle | 1,922 | 864 | 51% | 244 | 13% |
| Willert Park | 2,914 | 613 | 24% | 377 | 13% |
| City of Buffalo | 133,444 | 45,836 | 41% | 20,908 | 16% |

To make better use of this funding, investments in each neighborhood have been further targeted to select streets that offer the greatest potential for improvement with a limited infusion of dollars. Housing rehabilitation and construction will be coordinated with demolitions of abandoned properties, public services, infrastructure improvements, and economic development opportunities in order to affect positive change in these neighborhoods.

Addressing Obstacles

The greatest obstacle that the city faces remains the limited and declining community development dollars available from federal, state, local, and private sources. The overwhelming needs in Buffalo make it impossible to address everything that city leaders would like to improve. In response, the city has taken two approaches. The first is to target investments in key neighborhoods that can best benefit from an infusion of public support. The second is to be proactive in leveraging dollars and combining funds from various sources in order to achieve project goals. This has enabled the city to provide much higher levels of assistance than it would otherwise be able to do.

Other Federal Resources

- **Low-Income Housing Tax Credits:** This program was established to promote private sector involvement in the retention and production of rental housing for low-income households. It provides a dollar-for-dollar reduction in federal income tax liability for project owners who develop rental housing that serves low-income households.
- **New Markets Tax Credits Program:** This program promotes the development of commercial and mixed-use real estate in distressed communities. In addition to reducing physical blight, it addresses demonstrated needs such as safe and affordable housing, neighborhood-based day-care, and grocery stores in food deserts.
- **Resident Opportunities and Self Sufficiency (ROSS):** This program is designed to enhance the quality of life for public housing residents, while promoting self-sufficiency and personal responsibility in communities. Funding is available for resident management and business development, capacity building, conflict resolution, and service delivery models.
- **Section 8 Moderate Rehabilitation Program for Single Room Occupancy:** This provides rental assistance for the homeless in connection with moderate rehabilitation of SRO dwellings. It can be used for rental assistance, operating expenses, and debt service for financing rehabilitations.
- **Section 8 Rental Assistance Program:** The city contracts with the Rental Assistance Corporation to administer approximately 4,000 vouchers annually. These offer assistance to income-qualified households so they pay no more than 30 percent of their income for housing.
- **Neighborhood Stabilization Program:** Buffalo was awarded \$1.6 million for neighborhood revitalization efforts in the Mid-City NRSA. These funds will be used to renovate a total of 14 units in eight properties for sale to low- and moderate-income first-time homebuyers.
- **Economic Development Initiative:** This is a competitive grant program that complements and enhances the Section-108 loan guarantee program. EDI grants are a source of financing for economic development, housing rehabilitation and large scale physical development projects.

Other State Resources

- **Brownfield Opportunity Areas:** This program funds the development of plans and projects to address brownfield areas. Buffalo currently has four Step 2 projects underway: Buffalo Harbor, Buffalo River Corridor, South Buffalo, and Tonawanda Street Corridor.
- **Housing Development Fund:** This is a revolving loan fund that provides loans to non-profit organizations to develop low-income housing projects. Loans may be used for pre-development costs, site acquisition, construction/rehabilitation, financing, and other eligible project development costs.
- **Housing Trust Fund:** This program provides funding to eligible applicants to construct low-income housing, rehabilitate vacant or under-utilized residential property, or convert vacant non-residential property to residential use for occupancy by low-income households.
- **New York State HOME:** This program provides funding to acquire, rehabilitate, or construct housing for low-income homebuyers and renters.

- Residential Emergency Services To Offer Repairs to the Elderly (RESTORE): This program funds emergency repairs to eliminate hazardous conditions in houses owned by the elderly.
- Weatherization Assistance Program: This program assists income-eligible households by reducing their heating and cooling costs and improving the safety of their homes through energy-efficiency measures.

Other Local Resources

- Community-Based Organizations: There are a number of non-profit community-based organizations that construct or rehabilitate affordable housing in the city. These organizations also offer low and moderate-income households weatherization, energy-related home repairs, and emergency assistance.
- Community Housing Development Organizations: There are seven recognized CHDOs in the city. These organizations are certified to receive HOME set-aside funds to develop affordable housing. They also provide housing counseling, emergency rental assistance, and help with locating housing and furnishings.
- Financial Institutions: Private financial institutions provide critical financing to produce and preserve quality housing for low- and moderate-income households. Most affordable housing financing packages involve partnerships of federal, state, and local resources.
- Land Donations: In recent years, the city has donated publicly-owned land to encourage the construction of new housing for low- and moderate-income households. This contribution reduces development costs and makes housing more affordable.

The city also regularly applies for competitive federal and state grants when it meets the application criteria, as do many local non-profit and for-profit organizations.

1.3. Managing the Process

Responsible Agencies

The Buffalo Urban Renewal Agency (BURA) is the lead agency responsible for administering the city's HUD entitlement programs. BURA will continue to work closely with the Mayor's Office of Strategic Planning (OSP) as well as the Division of Citizen Services and the departments of Administration, Finance, Policy & Urban Affairs; Community Services & Recreational Programming; Permit & Inspection Services; and Public Works, Parks & Streets.

BURA and OSP also coordinate their efforts with non-profit housing and public service providers, and offer technical assistance on application packaging and other aspects of the development process. BURA has contracted with the National Development Council to deliver economic development programs across the city.

Developing the Plan

OSP is responsible for developing the AAP. Staff planners are assigned to individual neighborhoods, and work with residents, business owners, and community-based organizations to prepare a strategy and related budget that will address the needs that have been identified. Planners review census, crime, and housing data on the neighborhood; and spend time on site assessing conditions and meeting with stakeholders.

Much of this work is also related to the Buffalo Green Code, an initiative of Mayor Byron Brown to update the city's land use plan and zoning ordinance. The goal of this effort is to encourage redevelopment in neighborhoods that have experienced disinvestment, and to provide a simplified and coordinated application process for developers and homeowners seeking to renovate properties.

Enhancing coordination

The Consolidated Plan included consultations with housing providers, social service agencies, the BMHA, local banks, and relevant departments in city government. These consultations helped to create linkages and resulted in networking opportunities that are fostered throughout the year. OSP staff members maintain ongoing consultations with the Good Neighbors Planning Alliance, Homeless Coalition, AIDS Network, Erie County Fair Housing Partnership, BMHA, and other community-based organizations.

1.4. Citizen Participation

Summary of Process

OSP invites citizen participation in the development of the AAP by holding a “formulation” public hearing, an application workshop, a “review” public hearing, and accepting public comments on the draft AAP.

The first public hearing is used to review Consolidated Plan goals and objectives, prior year accomplishments, and the AAP adoption process; to provide an estimated amount of funding and a draft budget; and to facilitate discussion of community needs.

An application workshop is offered to agencies interested in submitting proposals for public service funding under CDBG, ESG, and HOPWA. The evaluation process is explained, and technical assistance is provided on organizational capacity, performance measurements, and allowable, allocable, direct, and indirect costs.

The second public hearing is used to present the draft AAP and accept comments from the community. This also commences the 30-day comment period. The draft AAP is available for review on the city’s website or in person at 920 City Hall. Residents, community groups, or other interested parties are encouraged to provide comments by e-mail or postal mail to OSP.

Key dates in the citizen participation process:

- Formulation public hearing: October 12, 2011 at the Central Library
- Application workshop: October 13, 2011 at the Delavan Grider Community Center
- Review public hearing: February 13, 2012 at the Central Library
- Public comment period: February 13 to March 14, 2012

Summary of Comments

OSP reviews and publishes all citizen comments on the AAP. Comments received prior to the end of the public comment period are used to make revisions to the draft AAP, and are attached to the final AAP and provided to HUD. Copies of the public notices, transcripts of the public hearings, and a summary of the verbal and written comments are in Appendix C.

Efforts to Broaden Public Participation

OSP notified community groups, block clubs, and individuals outlining the AAP process and schedule. To reach a broader audience, notices advertising both public hearings were published in the City and Region section of *The Buffalo News*. Public hearing notices were also printed in the *Buffalo Criterion* and *La Ultima Hora*, which serve largely minority communities.

The public hearings and application workshop were also advertised on the city's web site. The application package for CDBG public service, ESG, and HOPWA funding was available both on the web site and on computer disk distributed at the Formulation Hearing and Application Workshop. A summary of the draft AAP was available at the second public hearing, and the complete document was posted on the city's website. All notices provided contact information for requesting special accommodations, and the sites chosen for the public hearings and application workshop were handicap accessible.

Comments Not Accepted

All comments will be considered in finalizing the AAP. The city also provides formal responses to all written comments.

1.5. Institutional Structure

Public Agencies

BURA has primary responsibility for administering the CDBG, HOME, ESG, and HOPWA programs, with additional assistance provided by OSP staff and a variety of other city departments. BURA has also begun the process of partnering with the National Development Council to provide programs designed to stimulate growth by retaining existing businesses and attracting new ones.

Non-Profit Organizations

BURA contracts with various non-profit organizations to administer youth, senior, disabled, child care, transportation, literacy, substance abuse, health services, and other programming for low-to-moderate-income persons. Homeless and AIDS prevention and support services are also funded through various non-profits. Housing rehabilitation programs are carried out by six Community-Based Organizations and seven CHDOs, who assist with program delivery and also provide matching funds.

For-Profit Developers and Institutions

BURA continues to work with for-profit developers and builders to construct new housing, rehabilitate existing units, and undertake mixed-use projects. Private lending institutions provide funds to support these residential activities, as well as for commercial development.

1.6. Monitoring

BURA provides performance monitoring for all sub-recipients of CDBG, HOME, ESG, and HOPWA funding. The purpose of this monitoring is to ensure that funds are used effectively and as intended. Standards governing monitoring activities are set forth at *24 CFR 570.502* and in HUD's *Monitoring Handbook 6509.2, REV-5*, and are contained in BURA's monitoring policy. BURA has also recently updated its Policies and Procedures for all its CDBG activities.

BURA maintains project files on each federally-funded activity. Documentation includes a copy of the grant agreement or contract executed between BURA and the sub-recipient, correspondence, financial reports, monthly reports, reimbursement requests, and records pertaining to monitoring reviews and follow up. On-site monitoring is performed on a regular basis.

All sub-recipients are also required to execute certifications of compliance for fair housing; acquisition, relocation and displacement assistance; drug-free workplace; Section 3; excessive force; anti-lobbying; and additional program-specific activities.

BURA uses several approaches to achieve sub-recipient compliance. These include orientation, technical assistance, program management, records management, and three levels of program monitoring – desk reviews, on-site comprehensive monitoring, and self-assessment.

Performance Measurements

In May 2005, the city established a Performance Measurement Development & Review Committee. The Committee prepared performance measurements for public service activities being delivered by non-profits. The following performance outcomes were adopted by the Committee:

- Children do well in school
- Youth make wise decisions
- Adults have literacy skills
- Seniors maintain healthy lifestyles
- Persons with special needs have access to services
- Communities are safe and supportive
- Fair housing is affirmed

The city requires that its public service agencies delivering youth programs utilize the Rochester READY Tool as an evaluation instrument to assess program impact on youth development. The tool evaluates the following four measurable outcomes: development and maintenance of caring relationships, basic social skills, decision making process, and constructive use of leisure time.

The Committee also adopted HUD's recommended outcome performance measurements system. One of the following three statutory goals is selected for each activity: creating suitable living environments, providing decent housing, or creating economic opportunities. Once a goal is selected, a program outcome is chosen: availability/accessibility, affordability, or sustainability.

1.7. Lead-based Paint

The city is committed to integrating lead hazard control policy into all revitalization projects. In the administration of federally funded housing rehabilitation activities, BURA requires compliance with *24 CFR 35* by all participating parties, unless exemptions apply. Procedures for notification, assessment, interim control of lead-based paint hazards, and clearance are followed. Conditions to be addressed are identified in the risk assessment completed for each property, and work items related to these conditions are listed separately in the specifications and bid package. Conditions relating to occupant protection, relocation, and worksite preparation are also included in the specifications boilerplate to ensure that regulatory standards are met. Over the course of the program year, the following programs and services will also be provided:

- BURA will contract with Belmont Shelter Corporation to provide risk assessments and lead clearances to homeowners receiving rehabilitation assistance under the federally-funded Housing Improvement Program. This program provides lead-safe housing units for low- and very low-income households. These units contribute to the inventory of lead-safe units available for ownership and rental.
- BURA will work with the Community Foundation for Greater Buffalo's Lead Outreach Project. Participants meet monthly to provide updates and share information on topics related to the lead program. Other participants are from the Erie County Department of Health, Family Environmental Health Resources, Buffalo Board of Block Clubs, Buffalo Prenatal-Perinatal, Community Action Organization, Belmont Shelter, and Western New York Lead Poisoning Resource Center.

2. HOUSING

2.1. Specific Housing Objectives

The City of Buffalo has identified the provision of decent and affordable housing within stable neighborhoods for both owner and renter households as the overarching priority need. In addressing this need, HOME and CDBG funds will be used to support programs for emergency assistance and owner occupied housing rehab; acquisition/rehab/resale of existing properties to low income households; and the creation of affordable rental units.

Description of Priorities

The Consolidated Plan includes the following specific priority needs to be met over the next five years:

- Create new homeownership opportunities for low and moderate-income individuals.
- Rehabilitate abandoned and deteriorated housing.
- Assist homeowners to rehabilitate and weatherize homes to prevent further deterioration.
- Eliminate lead-based paint hazards in older homes, particularly those in which a child under the age of six resides or spends substantial time.
- Market new housing and rehabilitation programs to low-and moderate-income residents.

Objectives and Outcomes

Residents who contributed to the Consolidated Plan identified the following housing related goals:

- Maintain existing housing through code enforcement.
- Demolish vacant properties that are too deteriorated to salvage.
- Assist homeowners with emergency repairs to their properties.
- Build and rehabilitate housing for both owners and renters.

In keeping with these identified needs and priorities, the following Goals and Objectives have been established for the AAP.

Code Enforcement / Clearance

The AAP provides funding for code enforcement on 409 properties; Clean & Seal emergency board-ups on 130 vacant structures; and demolition of 132 vacant and abandoned properties. All activities are targeted to Livable Community neighborhoods, in coordination with CHDO and CBO rehab activities.

| Code Enforcement (CDBG) | \$2,885,100 |
|--------------------------|-------------|
| Code Enforcement | 173,500 |
| Clearance / Clean & Seal | 60,800 |
| Demolition | 2,525,800 |
| Program Delivery | 125,000 |

Code enforcement is the critical first step, to ensure that owners remedy early signs of neglect. By identifying properties that need attention, and working cooperatively with owners, the city can arrest decline before it gets out of hand. In cases where properties have already been abandoned, the city moves quickly to board and seal the units so that vandalism is prevented and the housing remains viable for future renovation and reuse.

When a property can't be saved, the city is forced to demolish it so it doesn't become a blight on the surrounding neighborhood. Between October 2010 and January 2012, the city demolished 538 properties at a cost of \$8.8 million; including 354 with CDBG funding (Map 2). The city currently has 538 properties on its demolition list, including 194 in Livable Community neighborhoods (Map 3).

Housing

The AAP invests CDBG funds in various housing programs: emergency repairs to allow 66 homeowners to address major systems such as roofs, water or sewer lines, furnaces, hot water tanks, and electrical panels; rehabilitation of owner-occupied housing; acquisition, renovation and resale of existing properties; and the renovation or new construction of rental housing; and staffing funds for delivery of these programs.

| Housing (CDBG) | \$1,501,087 |
|---------------------------------|-------------|
| Emergency Rehabilitation Loans | 600,000 |
| Rehabilitation Loan Contractor | 393,500 |
| CHDO/NHS Program Delivery | 350,000 |
| Rehabilitation Program Delivery | 157,587 |

2.2 Public Housing Needs

The Buffalo Municipal Housing Authority has recently embarked on the Perry Choice Neighborhood planning initiative, a collaborative led by the BMHA and the University at Buffalo's Center for Urban Studies. Its goal is to develop a plan for transforming the Perry Choice Neighborhood into a vibrant community of opportunity, which functions as springboard to enable residents to earn a living wage and for children do well in school, graduate on time, and go on to college or obtain a job with a meaningful career ladder. This goal will be achieved by developing a transformative plan that centers on housing, people, and neighborhood.

The Perry Choice Neighborhood initiative was one of 17 recipients to be awarded the first Planning Grant funding through HUD's Choice Neighborhood Initiative. After the planning period is over, BMHA will be able to apply for a \$30 million implementation grant. The BMHA's Commodore Perry Community will be recreated and redeveloped as the heart of the Perry Choice Neighborhood – the prime destination that contains a cluster of goods, services, shops and stores not found elsewhere in the neighborhood.

The revitalization of the Commodore Perry Community will also support redevelopment activities in two adjacent neighborhoods. The first is located in the Fruit Belt neighborhood, home of the Buffalo Niagara Medical Campus and Woodson Homes, a BMHA development. Woodson consists of 26 vacant housing units which will be demolished. The intent is to replace the demolished housing units in the northern section of the Fruit Belt.

The second is anchored by Kowal Apartments, a BMHA housing development. Although the apartments are in good condition, the area is nonetheless dominated by vacant land, thereby making it

an ideal site for BMHA replacement housing. If the Choice planning team decides to build replacement housing outside the Perry Choice Neighborhood, either of these two areas would be selected.

2.3 Removing Barriers to Affordable Housing

The City of Buffalo has embraced smart growth as an approach for focusing revitalization and redevelopment in its existing neighborhoods. This ongoing effort to reverse decades of urban abandonment and suburban sprawl depends upon key investments of CDBG, HOME, state, and local funds to restore livability, economic potential, and social cohesion in targeted neighborhoods.

Central to this strategy is the Green Code – an updated land use plan and zoning ordinance for the entire city that is currently underway. As the process evolves, it is clear that land use planning can support affordable housing by encouraging the redevelopment of dense, walkable neighborhoods with access to goods, services, and public transportation. Zoning is also a critical element in the provision of affordable housing, by removing barriers such as minimum lot sizes and prohibitions against mixed-use development that unnecessarily add to costs.

2.4 HOME Investment Partnership Program (HOME)

HOME is designed to provide affordable housing to low-and moderate-income households, particularly those with incomes less than 80 percent of the area median. There are eight organizations certified by the city as Community Housing Development Organizations: Black Rock-Riverside NHS, FLARE, Matt Urban Center, New Opportunities, Old First Ward, PUSH, St. John Fruit Belt CDC, and West Side NHS. These groups have turned some of the most distressed properties in their service areas into housing for low- and moderate-income families.

No forms of investment other than those described under *24 CFR 92.205* will be utilized under the HOME Program. The HOME Investment Partnership Program funds will support the Livable Communities Initiative through the following housing-related projects and programs.

HOME funds will be used to offer housing rehab assistance to 22 single and multi-family owner occupied structures to assist homeowners in keeping their properties in compliance with code and free from lead based paint hazards; to assist private developers to create seven new affordable rental units; and to provide financial assistance to approved CHDOs to create to three fully renovated, lead safe homes for sale to new low and moderate income homebuyers.

| HOME Investment Partnership Program (HOME) | \$3,018,683 |
|--|-------------|
| Multi-family Rehabilitation / New Construction | 1,188,080 |
| Owner-occupied Rehabilitation | 1,000,000 |
| CHDO-sponsored Rehabilitation | 415,301 |
| CHDO operating costs | 138,434 |
| Administration | 276,868 |

Rental Rehabilitation

The AAP invests \$1,188,080 in HOME funding for the acquisition, construction, or rehabilitation of affordable rental housing. Rehabilitation must be the primary activity, with a minimum cost of \$10,000 per unit. Financial assistance includes conditional grants, construction loans, bridge loans, and

permanent mortgages. BURA will not use HOME funds to refinance existing debt secured by multi-family housing being rehabilitated under the HOME program without consulting HUD. Developers are required to submit an application indicating the nature of the project, proposed funding sources, and use of HOME funds. BURA then conducts a review to ensure that disinvestment in the property has not occurred, the long-term needs of the project can be met, and the units will serve the targeted population over the affordability period.

Homeowner Rehabilitation

The AAP provides \$1,000,000 in HOME funding to help homeowners in targeted neighborhoods. Each property is brought into compliance with local building codes and lead-based paint hazard reduction requirements. Assistance for owner-occupied projects is provided in the form of conditional grants, deferred-payment loans, non-interest-bearing loans, or low-interest-bearing loans. Eligible activities include correcting code violations, essential improvements, lead-based paint hazard reduction, providing accessibility for disabled persons, and the repair or replacement of major systems.

CHDO Activities

The AAP sets aside \$415,301 in HOME funding for projects being sponsored by qualified CHDOs. Projects are selected through an RFP process, and eligible activities include the acquisition, rehabilitation, or construction of housing for low- and moderate-income homeowners and renters; and direct financial assistance for purchasers of HOME-assisted housing. BURA will also provide \$138,434 to CHDOs for eligible operating costs. Assistance for each CHDO will not exceed the greater of either \$50,000 or 50 percent of the organization's total annual operating expenses.

Matching Funds

Although BURA has received a waiver of the HOME matching requirement due to the extent of poverty in the city, HOME funds continue to leverage state, local, and private investment through the New York State Affordable Housing Corporation and Housing Trust Fund programs, tax credits, and lender financing.

Recapture and Resale Provisions

BURA has two options for controlling the resale of the homebuyer property during the affordability period: the recapture option and the resale option. The Recapture Option is used to collect all or a portion of the HOME subsidy in the event the HOME recipient decides to sell the HOME-assisted property within the affordability period, or to otherwise violate the affordability provisions of the owner's agreement.

The homebuyer may sell the property to any willing buyer. The sale of the property during the affordability period triggers the repayment of the direct HOME subsidy, or the development subsidy that the buyer received. BURA requires full repayment of the HOME subsidy. In the event that the proceeds from the sale are less than the repayment amount, the homebuyer must petition BURA to accept partial repayment. In some limited cases, the amount to be repaid can be reduced by BURA if net proceeds are determined to be insufficient to repay the HOME investment and a fair return to the buyer. BURA maintains a complete Recapture and Resale Provisions policy in its files.

Tenant-Based Rental Assistance

BURA has not set aside HOME funds to provide Tenant-Based Rental Assistance at this time but reserves the right to do so if priority needs arise.

3. HOMELESS

3.1 Specific Homeless Prevention Elements

Funding

The ESG program is the primary funding source for addressing homeless needs in Buffalo. Agencies that receive ESG funds are required to provide a dollar-for-dollar match. Funds are allocated to non-profit partners to provide:

- assistance with security deposits, rent, and utilities;
- outreach in shelters, parks, abandoned houses, and on the street;
- food and provisions for soup kitchens;
- emergency shelter for runaways, victims of domestic violence, and families;
- transitional housing; and
- case management, counseling, legal representation, and a homeless hotline.

| Emergency Solutions Grant (ESG) | \$1,259,191 |
|---------------------------------|-------------|
| Prevention | 490,640 |
| Street Outreach | 57,130 |
| Emergency Shelter | 544,170 |
| Rapid Rehousing | 64,329 |
| HMIS | 8,484 |
| Administration | 94,438 |

When BURA solicited proposals for ESG funds in October 2011, rules under the new Homeless Emergency and Rapid Transition to Housing Act (HEARTH) had not yet been published. As a result, this year will serve as a transition for providers, as the city revises its approach to meet the new guidelines. This will be reflected in the upcoming substantial amendment for ESG2 funding, as well as the city's 2013/18 Consolidated Plan, and the Continuum of Care's updated 10-Year Plan to End Homelessness.

Homelessness

The goal is to assist the homeless with housing and supportive services to stabilize crisis situations and achieve permanent housing. Funding will support a continuum of care that will provide active outreach to seek homeless families and individuals in soup kitchens, shelters, parks, abandoned homes, and other places. Once identified, they will be referred to appropriate service providers for shelter and case management. After immediate needs are satisfied, the clients will be placed in transitional housing, where providers will work to educate and offer job training to expedite the move into permanent housing. The 16 funded agencies will serve a total of 9,330 persons during the program year.

Chronic Homelessness

In 2006 the Homeless Alliance of Western New York completed its 10-Year Plan to End Homelessness. BURA continues to work with the Homeless Alliance to implement the recommendations of the plan, and to comply with impending changes due to the HEARTH Act. In 2008, BURA provided additional funds for homeless outreach with a special emphasis on serving the chronically homeless. In 2009, these services were further expanded through a HUD Continuum of Care application for a Housing First program. BURA also funds outreach workers who work specifically with the chronically homeless through Matt Urban Center, which has become a key provider of services to the chronically homeless.

Homelessness Prevention

ESG funds provide legal representation to clients who face eviction in housing court, or foreclosure because of delinquent property tax payments. This has become an increasing area of concern since the city is now foreclosing for delinquent water bill and user fee payments. ESG funds are also provided for security deposits, rent, and utility payments; and to support a 24-hour homeless hotline where callers are given referrals for housing and other services.

Services are provided under the Continuum of Care model, and include rental assistance, benefits analysis, eviction prevention, temporary utility shut-off assistance, case management, and housing stabilization. The model is supported by a wide variety of public and private organizations that provide outreach, intake and assessment, prevention, emergency shelter, transitional housing, permanent housing, and supportive services. The successful implementation of the HPRP will serve as the basis for changes to the ESG under the HEARTH Act.

Discharge Coordination Policy

BURA will continue to work with the Homeless Alliance, Erie County, and New York State to implement a system of discharge planning that prevents homelessness. Currently, all publicly-funded institutions have discharge policies that reflect the mandate to prevent persons leaving their care from entering homelessness. Yet these efforts have not taken place in a coordinated manner, so policies, procedures, and protocols are being developed that reflect an integrated response to preventing homelessness among those recently discharged from health care, mental health care, foster care, and correctional facilities.

4. COMMUNITY DEVELOPMENT

4.1 Community Development

Priorities for non-housing needs include investing in public facilities and infrastructure to upgrade the quality of eligible neighborhoods, funding economic development initiatives that expand employment opportunities, and supporting public services that provide critical safety nets for low- and moderate-income residents.

Public Facilities and Improvements

The AAP invests \$2,935,762 million in CDBG funding to upgrade infrastructure and public facilities in targeted neighborhoods. This includes \$1,552,427 in street and sidewalk repairs (Maps 4 and 5); \$700,000 for improvements at nine parks (Map 6); and \$609,500 for the rehabilitation of three public facilities (Map 7). These investments allow the city to keep its capital assets in working order, and ensure that service delivery facilities in low- and moderate-income neighborhoods are in good repair.

| Public Facilities and Infrastructure (CDBG) | \$2,935,762 |
|--|-------------|
| Street resurfacing | 1,020,311 |
| Sidewalk replacement / ADA ramp installation | 532,116 |
| Park improvements | 700,000 |
| Public facility rehabilitation | 609,500 |
| Program delivery | 73,835 |

Economic Development

The AAP directs \$2,180,668 in CDBG funding to help expand existing businesses and create new jobs. BURA has contracted with the New York State Business Development Council to administer the Neighborhood Commercial and Business Loan Program, which provides financial assistance to businesses to create employment opportunities for low- and moderate-income residents. Other activities include funding for stabilizing commercial corridors, assistance to the Beverly Gray Business Incubator, and Micro-Enterprise Technical Assistance for food-related businesses.

| Economic Development (CDBG) | \$2,180,668 |
|---------------------------------------|-------------|
| Main Street Program | 75,000 |
| Beverly Gray Incubator | 96,000 |
| Micro-Enterprise Technical Assistance | 135,000 |
| Direct Assistance to Businesses | 305,900 |
| Business Loan Program | 100,000 |
| HUD Section 108 Loan Repayment | 1,468,768 |

Public Services

The AAP provides \$2,192,911 in CDBG funding to 37 non-profit agencies that support activities and services for youth, the elderly, and persons with special needs. These range from recreational, educational, literacy, and cultural enrichment programs; to fair housing, homeownership, and substance abuse counseling; to legal services and employment training.

| Public Services (CDBG) | \$2,192,911 |
|---|-------------|
| Child Care | 31,591 |
| Crime Prevention | 19,911 |
| Drug Abuse Counseling and Treatment | 23,804 |
| Education and Job Training | 258,354 |
| Fair Housing and Homeownership Counseling | 235,214 |
| Handicapped and Disabled Services | 20,286 |
| Senior Services | 760,506 |
| Youth Services | 790,230 |
| Other | 53,015 |

4.2 Antipoverty Strategy

The city is committed to reducing the number of households living in poverty. Components of this strategy include economic development activities and incentives, employment training, and education, literacy and youth programs.

Among these, economic development is the key to combating poverty. The city's economic development strategy is centered on job creation and invigorating small, women- and minority-owned businesses. As discussed above, BURA will carry out programs to facilitate business expansion and attraction, expedite preferred economic development projects, and provide loans and other business incentive programs.

Employment training programs are also essential to addressing poverty. Persons who are out of school, out of work, or in transition often need additional training to develop tangible job skills. BURA has allocated \$258,354 in public service funding to the Center for Employment Opportunities and AmeriCorps to provide employment training for low- and moderate-income residents.

The city has also developed employment and educational programs for youth. The Mayor's Summer Youth Employment Program has placed over 3,000 youth between the ages of 14 and 21 in employment opportunities in the private, non-profit, and government sectors. Participating youth also receive financial literacy, pre-employment, and life skills training. The Mayor's Summer Reading Challenge is designed to increase literacy skills among children in grades 1 through 9, by encouraging reading during the summer vacation period.

5. NON-HOMELESS SPECIAL NEEDS HOUSING

5.1 Non-homeless Special Needs

BURA has previously provided HOME funding for several projects that serve the housing needs of the elderly and other special needs populations. However, no current funding requests have specifically been allocated for projects of this type during the 2012/13 program year.

5.2 Housing Opportunities for Persons with AIDS (HOPWA)

Overview

During the 2012/13 program year, BURA will work to address the special needs of persons who are not homeless but require supportive housing assistance through either the Continuum of Care strategy or the HOPWA Program.

HOPWA distributes funds to eligible service providers to assist families and persons who are either HIV-positive or living with AIDS. BURA administers these funds and provides for the housing needs of persons with AIDS in Erie and Niagara counties.

| Housing Opportunities for Persons with AIDS (HOPWA) | \$550,703 |
|---|-----------|
| AIDS Community Services | 179,786 |
| American Red Cross | 171,341 |
| Benedict House | 183,055 |
| Administration | 16,521 |

Recent Activities

The need for HOPWA-supported services has been increasing along with the number of HIV-positive individuals. There are approximately 2,300 persons in the two-county region who are known to be HIV-positive, and the Centers for Disease Control and Prevention estimates that another 550 to 600 are undiagnosed and unaware that they are HIV-positive. Although most are single men and women, a growing number are single mothers with school-aged children.

Affordable housing is a critical issue in stabilizing the health of persons with HIV/AIDS. In a recent survey conducted by the AIDS Network of WNY, 23 percent of the respondents had spent time on the streets or in an emergency shelter, while 3 percent currently lived under such arrangements.

As a HOPWA entitlement community, the city directs its funding to local shelters and other social service providers within Erie and Niagara counties. HOPWA funding, supplemented with matching funds and in-kind contributions obtained by project sponsors and sub-recipients, is used for:

- resource identification;
- supportive services;
- utility payments, rent, and mortgage assistance;
- permanent housing placement;

- operating costs for housing;
- technical assistance; and
- administrative expenses.

Housing for persons living with HIV/AIDS is provided through tenant-based rental assistance, short-term or emergency housing payments (such as utility shutoff prevention), permanent housing placement (first month's rent, security and utility deposits), support for housing units in congregate care facilities, and support services such as food pantries.

Progress in Meeting Objectives

BURA restructured its administration of the HOPWA program in 2006. New staff was assigned to the program, comprehensive on-site monitoring conducted, recommendations to assure accurate reporting implemented, and a quarterly reporting system to check on progress during the program year instituted. Unspent funds from previous years have been re-allocated to eligible agencies, and current funds have been allocated based upon the monitoring and evaluation of sub-recipients.

Annual HOPWA Goals

The AIDS Network of WNY and the City of Buffalo have identified adequate housing as the main need, and almost 60 percent of funding has been allocated to this area. Other identified needs are outreach and supportive services, which are the next major funding areas. It is anticipated that 215 persons will receive housing assistance and supportive services, while 50 will be housed in a facility. Funded service providers leverage support from the Centers for Disease Control and Prevention, New York State Department of Health, New York State AIDS Institute, New York State SRO program, and the Ryan White Foundation.

Barriers Encountered

Transportation has been identified by the AIDS Network of WNY as a critical area of need in the AIDS/HIV community. While services are available, low-income clients often have a difficult time accessing them because of the lack of adequate transportation. Some programs allocate bus passes for assistance, but this only meets a small portion of the actual need. Mobile offices, site offices, van service, and other transportation efforts are needed, but funding limitations hamper the provision of these services. Case management has also been identified as a critical need, which BURA has tried to meet by providing 30 percent of its grant funds for this purpose.

Expected Trends

The trends that the city will face in the coming years are based on the facts that the AIDS/HIV virus continues to spread, and up to 27 percent of persons with AIDS/HIV are unaware that they are infected. There is an obvious need for further education and testing. The city and its sub-recipients will continue to increase their efforts to educate the community about the services available for AIDS/HIV clients, and to attempt to ensure that every person in need of services is linked to the appropriate provider.

Upcoming Evaluations

BURA will continue to restructure the HOPWA program to ensure full compliance with HUD regulations. On-site monitoring will be conducted, along with full evaluation of the quarterly and CAPER reports. BURA will work closely with the AIDS Network of WNY to assess trends and statistics in order to evaluate how HOPWA funds are being spent. NYS Department of Health and CDC statistics will be reviewed so BURA is using current data in its evaluations.

5.3 Specific HOPWA Objectives

The service providers receiving HOPWA funding are able to leverage additional support from a range of private and public sources. This includes both cash resources and in-kind contributions, such as the value of goods and services provided by volunteers, other individuals, or organizations. An agency's ability to leverage additional resources is an important factor in awarding HOPWA funding. The limited funds available prevent the city from meeting the enormous needs within its HIV/AIDS population, as demand for housing and support services continues to exceed the supply of rental assistance and the capacity of services providers.

6. OTHER NARRATIVE

6.1 Fair Housing

The city will continue its efforts to promote fair housing. BURA has a Fair Housing Officer who reviews all marketing and tenant selection plans to ensure compliance with fair housing laws, and coordinates with community-based partners to inform residents about their rights regarding fair housing. BURA will also continue working with its partners on anti-flipping and predatory lending practices, foreclosure assistance, and providing fair housing and legal services for the poor. These partners provide training and education, serve as intake specialists for complaints, and work to alleviate impediments to fair housing. In addition, BURA will begin the process of updating its “Impediments to Fair Housing Choice” study in conjunction with the 2013/2018 Consolidated Plan.

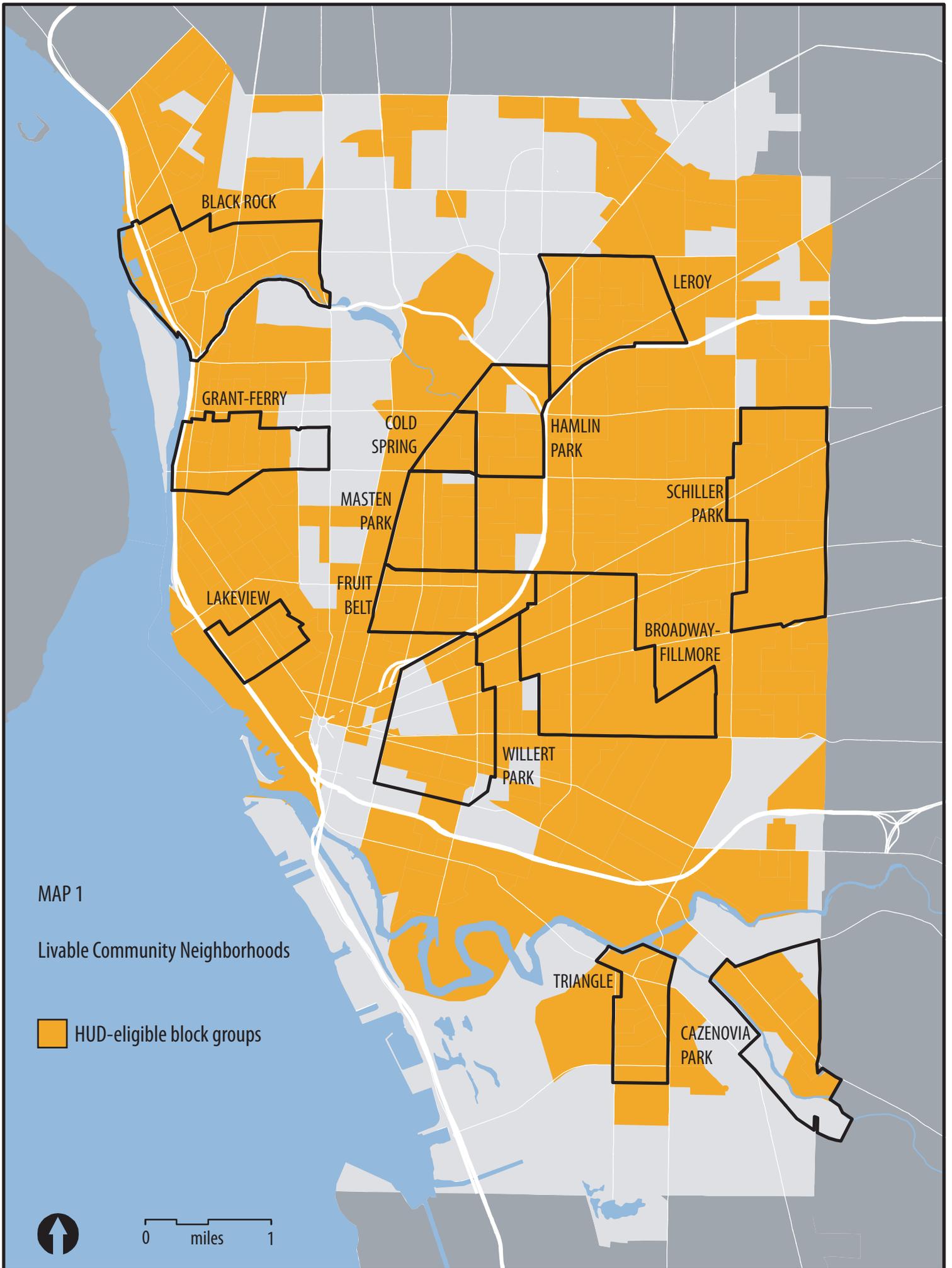
6.2 Section 3

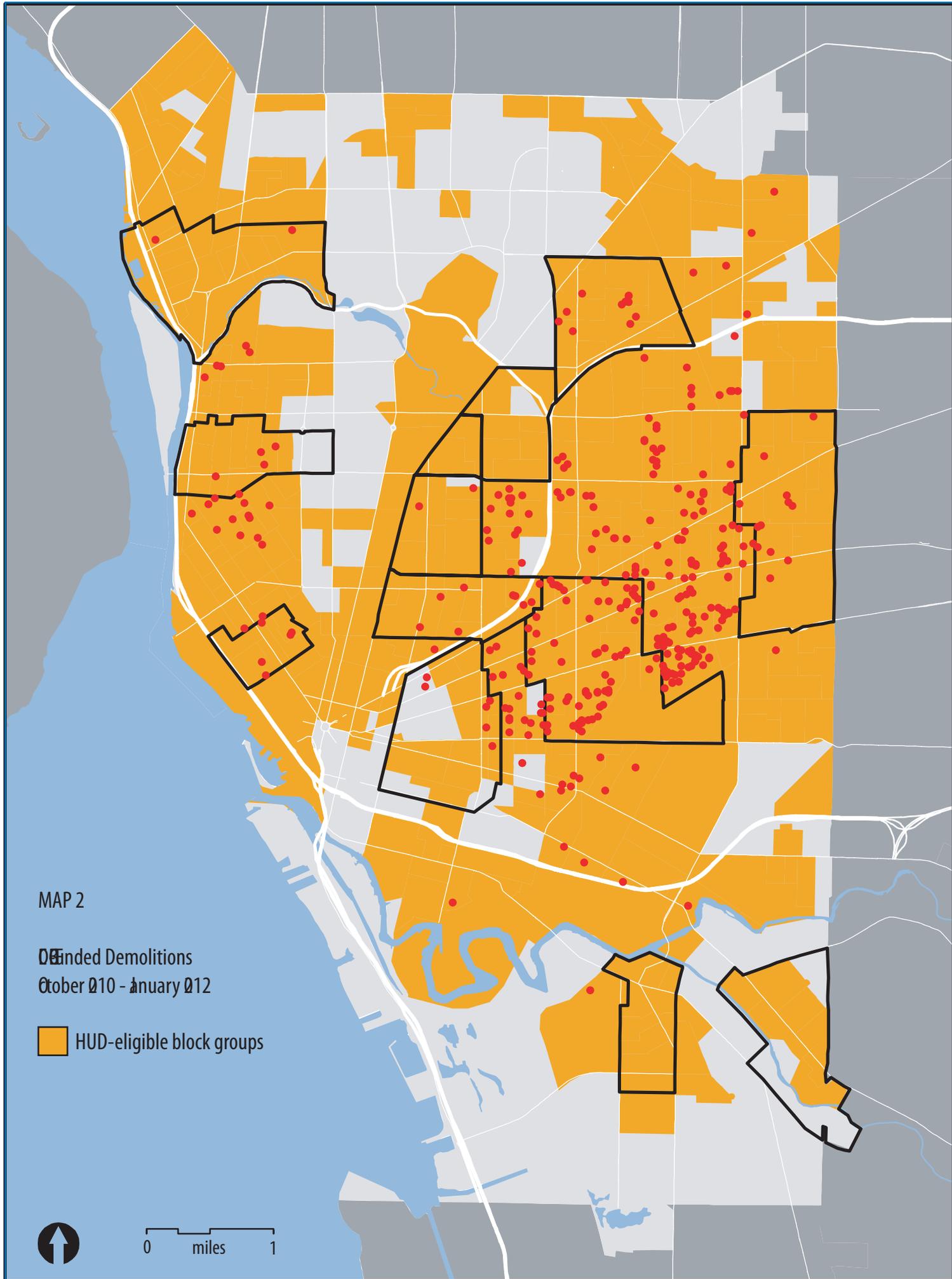
BURA’s contracts contain a covenant for compliance with Section 3 regulations. In addition, Exhibit D of our contract requires sub-recipients to sign an acknowledgement that they have been informed of the Section 3 requirements. The city will continue to require compliance with Section 3 for any federally funded housing and community development project involving construction for which the amount of assistance exceeds \$200,000.00 and the contract or subcontract exceeds \$100,000.00. BURA’s Fair Housing Officer will also undertake the duties of the Section 3 Coordinator to monitor and report on compliance. The city will partner with the Buffalo Municipal Housing Authority, the Buffalo Employment & Training Workforce Development Office, faith based and community service providers and HUD to carry out the Section 3 Program. Our Section 3 Coordinator has completed technical assistance from HUD for Section 3 regulatory requirements and compliance.

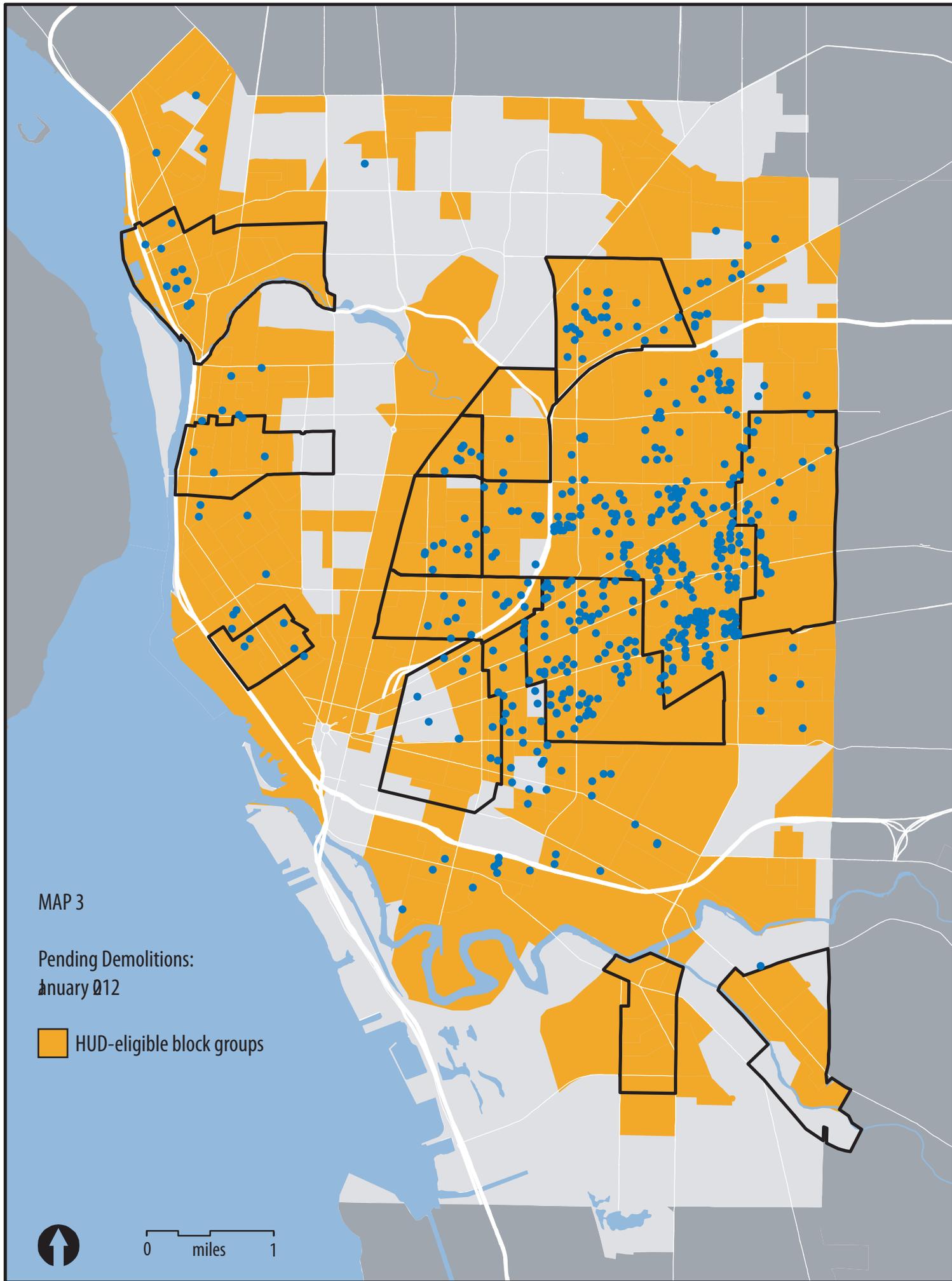
6.3 Minority and Women-Owned Businesses

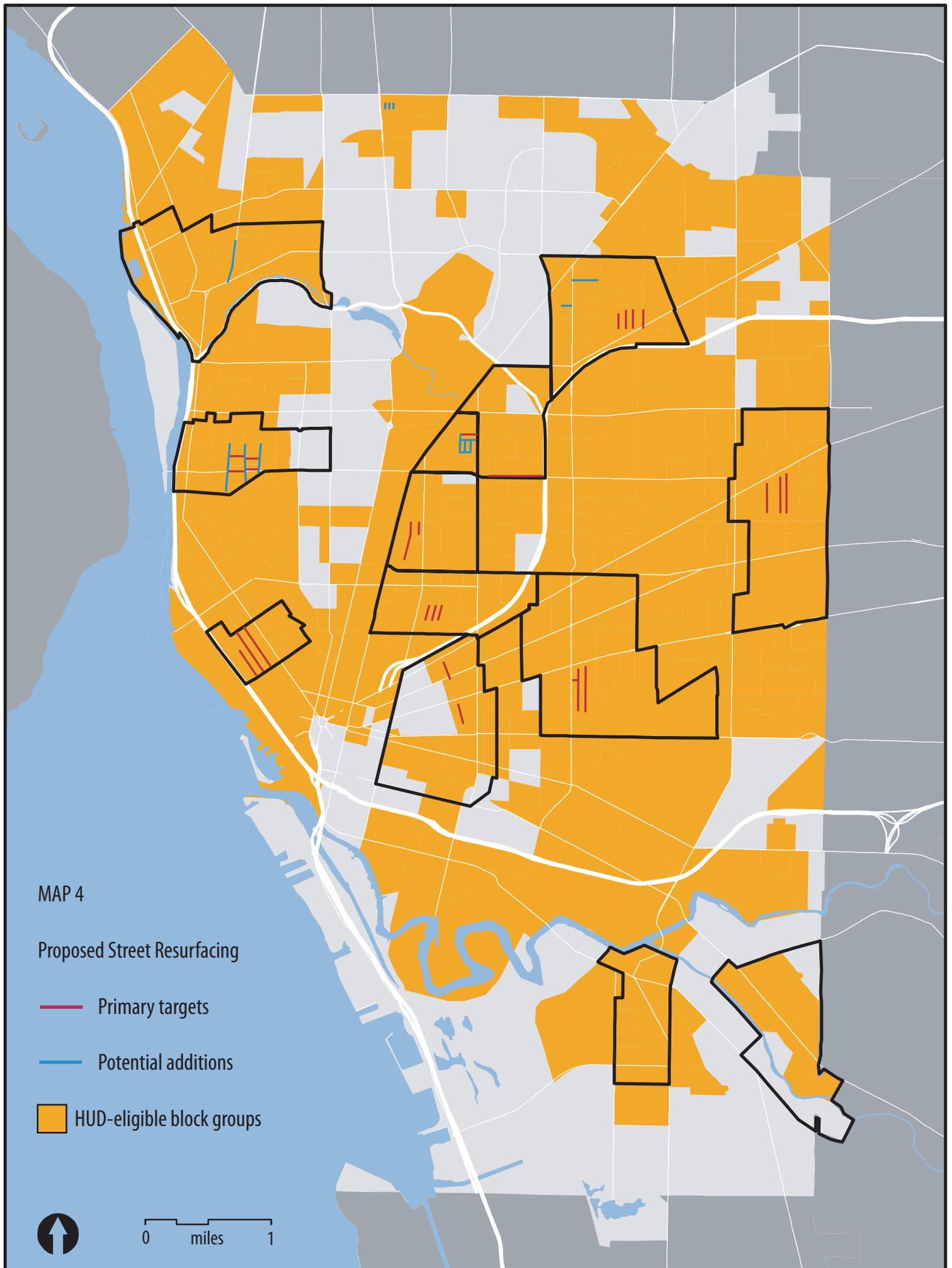
BURA actively encourages participation by minority- and women-owned businesses when procuring goods and services. Language promoting opportunities is incorporated into bid solicitations, requests for proposals, and contracts. BURA also advertises in minority newspapers to inform MBEs and WBEs of these opportunities.

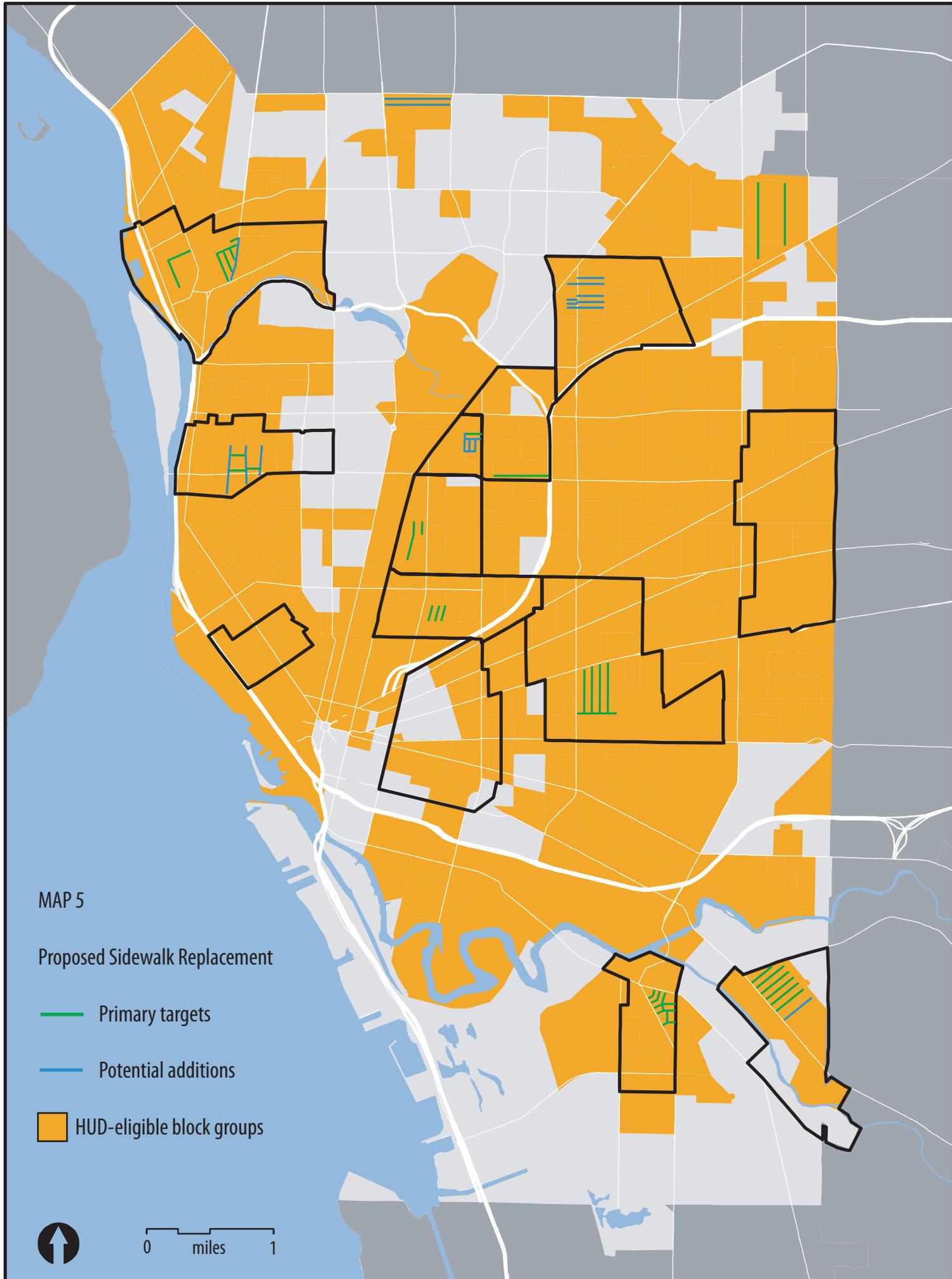
APPENDIX A: MAPS

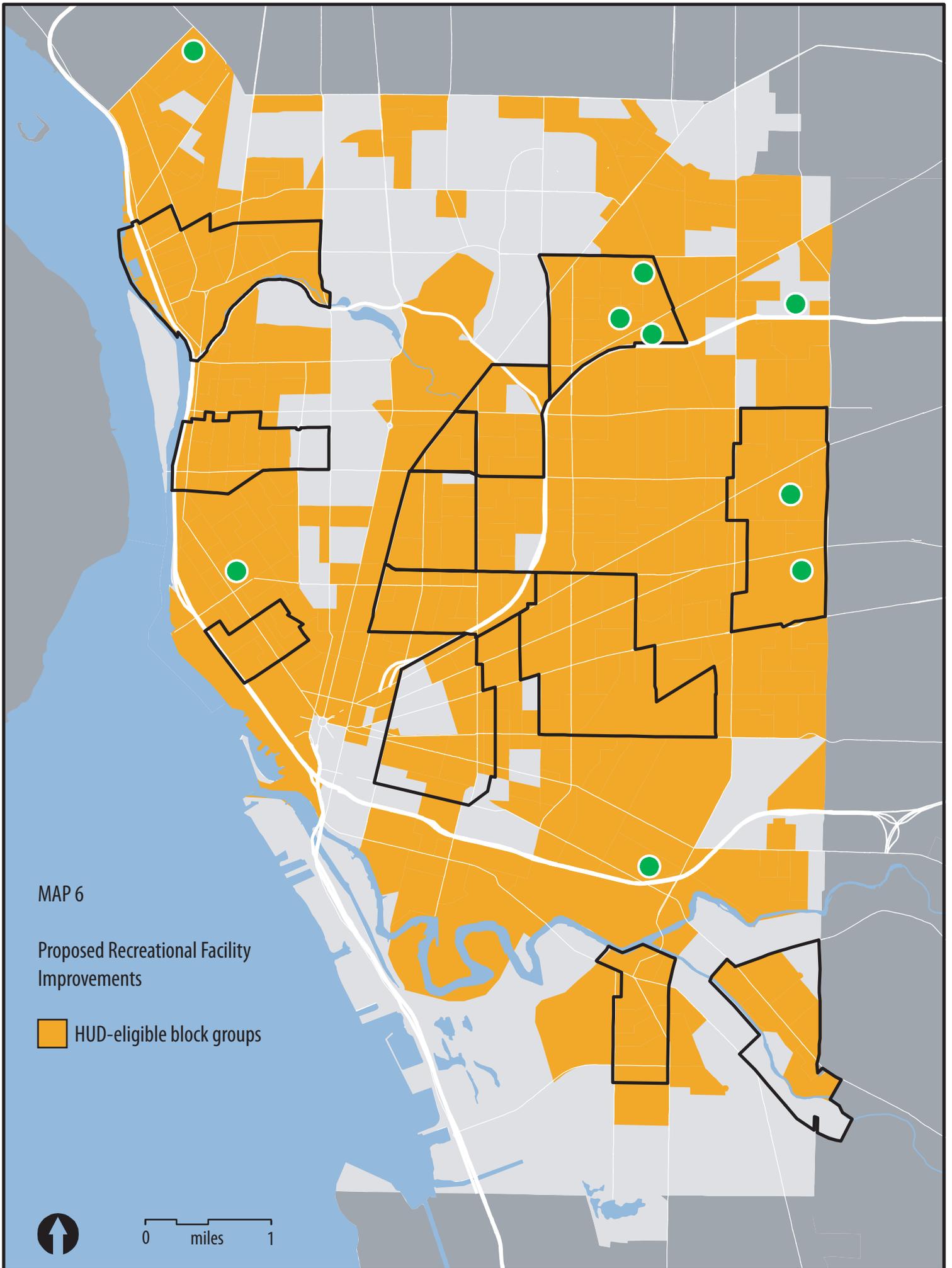


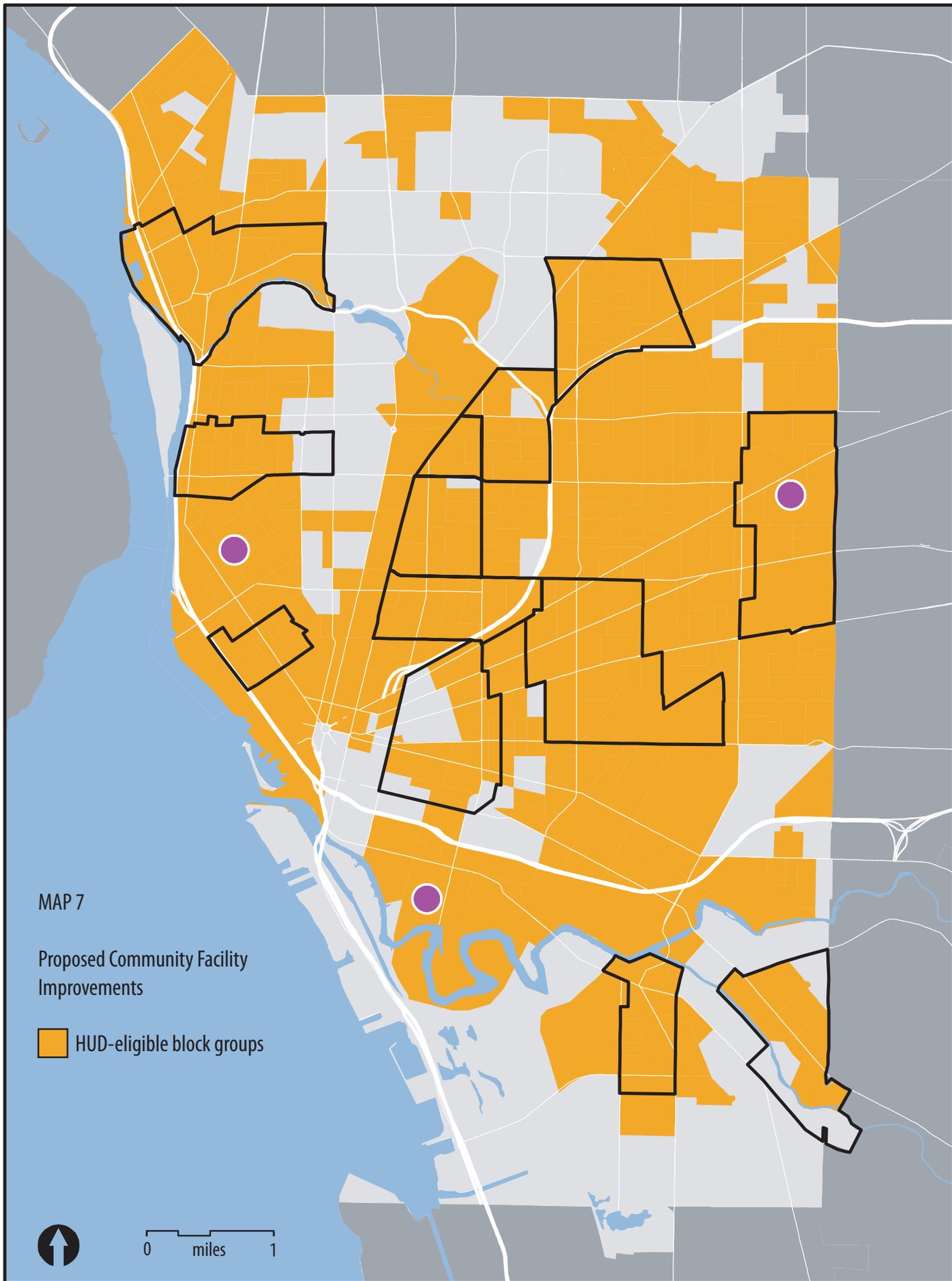












APPENDIX B: TABLES

Table 3A: Summary of Specific Annual Objectives

| | <i>Description</i> | <i>Funding</i> | <i>Indicator</i> | <i>Expected</i> | <i>Actual</i> | <i>Objective</i> |
|-----|---|--------------------|------------------|-----------------|---------------|------------------|
| | Rental Housing | | | | | |
| H1 | Support code enforcement, seal or demolish vacant deteriorated residential property | CDBG | units | 671 | | DH-3 |
| H3 | Develop new affordable rental housing and encourage maintenance of existing stock | HOME | units | 20 | | DH-1 DH-2 |
| H3 | Construct and renovate housing for renters | HOME | units | 7 | | DH-1 DH-2 |
| | Owner-Occupied Housing | | | | | |
| H1 | Develop and apply market and neighborhood sensitive housing rehabilitation strategies | CDBG HOME | units | 218 | | DH-2 |
| H2 | Remove blighting influence of dilapidated structures | City CDBG | units | 712 | | DH-3 |
| H2 | Assist homeowners with emergency repairs | CDBG HOME | units | 66 | | DH-2 |
| H3 | Construct and renovate housing for owners CHDO acquisition/rehab/resale | HOME | units | 25 | | DH-1 DH-2 |
| H4 | Encourage new homeowners for existing residential buildings | CDBG HOME | units | 26 | | DH-2 |
| H5 | Support assisted and affordable delivery system | CDBG HOME | NA | NA | | DH-3 |
| H6 | Remove lead based paint hazards | Lead Grant HOME | units | 115 | | DH-2 |
| H8 | Support NRSA housing efforts | CDBG HOME | units | 49 | | DH-2 |
| | Homeless and Special Needs | | | | | |
| H10 | Provide support for homeless population | ESG | persons | 12,700 | | SL-1 DH-2 |
| H11 | Provide support for non-homeless special needs population | HOPWA | persons | 220 | | SL-1 |

| <i>Description</i> | | <i>Funding</i> | <i>Indicator</i> | <i>Expected</i> | <i>Actual</i> | <i>Objective</i> |
|---|--|----------------|------------------|-----------------|---------------|------------------|
| Public Services | | | | | | |
| CD 1 | Youth / young adults do well in school and make wise decisions | CDBG | persons | 10,466 | | SL-1 |
| CD 2 | Access for persons with special needs | CDBG | persons | 182 | | SL-1 |
| CD 3 | Elderly / seniors maintain healthy lifestyles | CDBG | persons | 5,116 | | SL-1 |
| CD 4 | Citizens have equal access to housing | CDBG | persons | 3,174 | | SL-1 |
| CD 5 | Adults have literacy skills | CDBG | persons | 125 | | SL-1 |
| CD 6 | Employment training is available for those joining the job market | CDBG | persons | 268 | | SL-1 |
| CD 7 | Communities are safe and supportive | CDBG | persons | 50 | | SL-1 |
| CD 8 | Provide for other public services. | CDBG | persons | 230 | | SL-1 |
| Public Facilities / Infrastructure | | | | | | |
| CD 9 | Improve quality/increase quantity of facilities for low-moderate income persons | CDBG | units | 12 | | SL-1 |
| CD 10 | Improve infrastructure for low-moderate income persons | CDBG | persons | 35,455 | | SL-3 |
| CD 11 | Provide commercial/industrial improvements | CDBG | units | 0 | | SL-3 |
| Community Development | | | | | | |
| CD 12 | Acquire properties to provide economic opportunities for low-mod income persons | CDBG | units | 0 | | EO-3 |
| CD 13 | Dispose of properties to improve economic opportunities for low-mod income persons | CDBG | units | 0 | | EO-3 |
| CD 14 H2 | Clear or demolish properties to stabilize neighborhoods | CDBG | units | 262 | | SL-3 |
| CD 15 | Provide for environmental testing and removal of contaminated sites | CDBG | units | 0 | | SL-3 |
| PL 1 | Use comprehensive approaches to neighborhood building | CDBG | N/A | NA | | NA |
| PL2 | Continue non-profit capacity building | CDBG | NA | NA | | NA |

| <i>Description</i> | | <i>Funding</i> | <i>Indicator</i> | <i>Expected</i> | <i>Actual</i> | <i>Objective</i> |
|------------------------------------|--|----------------|--------------------|-----------------|---------------|------------------|
| Economic Development | | | | | | |
| ED 1 | Provide commercial loans to improve economic opportunities for low-mod persons | CDBG | jobs | 3 | | EO-1 |
| ED 2 | Support neighborhood commercial strip development and revitalization | CDBG | businesses | NA | | EO-3 |
| ED 3 | Provide loans to micro-enterprises and entrepreneurs to assist low-mod persons | CDBG | businesses persons | 4 | | EO-1 |
| ED 4 | Promote business expansion and small business development opportunities | CDBG | businesses | 4 | | EO-3 |
| ED 5 | Provide technical assistance to businesses | CDBG | businesses | 40 | | EO-3 |
| ED 6 | Promote downtown and inner harbor development | CDBG | businesses | NA | | EO-3 |
| ED6 | Repay Section 108 debt | CDBG | N/A | NA | | EO-3 |
| Neighborhood Revitalization | | | | | | |
| NR-1 | Continue efforts in the Mid-City NRSA | CDBG | units | 5 | | SL-3 EO3 |

| <i>Outcome/Objective Codes</i> | <i>Availability/Accessibility</i> | <i>Affordability</i> | <i>Sustainability</i> |
|--------------------------------|-----------------------------------|----------------------|-----------------------|
| Decent Housing | DH-1 | DH-2 | DH-3 |
| Suitable Living Environment | SL-1 | SL-2 | SL-3 |
| Economic Opportunity | EO-1 | EO-2 | EO-3 |

Table 3B: Annual Affordable Housing Completion Goals

Grantee Name:

Program Year:

| | <i>Expected</i> | <i>Completed</i> | <i>CDBG</i> | <i>HOME</i> | <i>ESG</i> | <i>HOPWA</i> |
|---|-----------------|------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| Beneficiary Goals (Sec. 215 Only) | 98 | | | | | |
| Homeless households | 0 | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Non-homeless households | 98 | | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Special needs households | 0 | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Renter Goals (Sec. 215 Only) | 7 | | | | | |
| Acquisition of existing units | 0 | | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="checkbox"/> |
| Production of new units | 7 | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | <input type="checkbox"/> |
| Rehabilitation of existing units | 0 | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Rental Assistance | 0 | | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="checkbox"/> |
| Home Owner Goals (Sec. 215 Only) | 91 | | | | | |
| CHDO acquisition/rehab/resale of existing units | 3 | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| Construction of new units | 0 | | <input type="checkbox"/> | <input type="checkbox"/> | | |
| Rehabilitation of existing units: HOME Rehab + CDBG Emergency Programs | 88 | | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| Homebuyer Assistance: DPCC Programs | 0 | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| Homebuyer Assistance: NRSA Programs | 0 | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | <input type="checkbox"/> |
| Combined Owner and Renter Goals (Sec. 215 Only) | 98 | | | | | |
| Acquisition/rehab of existing units | 3 | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | <input type="checkbox"/> |
| Construction of new units | 7 | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | <input type="checkbox"/> |
| Rehabilitation of existing units | 88 | | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Rental Assistance | 0 | | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="checkbox"/> |
| Homebuyer/Homeowner Assistance | 0 | | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | | <input type="checkbox"/> |
| Overall Housing Goals (Sec. 215 + Other) | 98 | | | | | |
| Annual Renter Housing Goal | 7 | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Annual Owner Housing Goal | 91 | | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Table 3C: Summary of Projects

| | <i>Nat Obj</i> | <i>Code</i> | <i>CDBG</i> | <i>HOME</i> | <i>ESG</i> | <i>HOPWA</i> |
|---|----------------|-------------|--------------------|-------------|--------------------|------------------|
| Public Facilities and Improvements | | | \$2,935,762 | \$0 | \$1,259,191 | \$550,703 |
| Park Playground Improvements | LMA | 03F | 700,000 | | | |
| Program Delivery: Public Facilities | LMA | 03 | 73,835 | | | |
| Public Improvements: Streets/Sidewalks | LMA | 03K/L | 1,552,427 | | | |
| Schiller Park CC Rehab | LMC | 03A | 287,500 | | | |
| Old First Ward CC Rehab | LMA | 03E | 172,500 | | | |
| West Side CS Rehab | LMA | 03E | 149,500 | | | |
| Buffalo City Mission | | 03T | | | 120,000 | |
| CEM: Loaves & Fishes | | 03T | | | 12,000 | |
| Compass House | | 03T | | | 55,000 | |
| Crisis Services Homeless Hotline | | 05Q | | | 192,200 | |
| Family Promise | | 03T | | | 13,200 | |
| FLARE TRY | | 03T | | | 62,938 | |
| Gerard Place | | 03T | | | 62,938 | |
| Homeless Alliance | | 05Q | | | 79,979 | |
| Legal Aid Bureau | | 05C | | | 54,738 | |
| Lt. Matt Urban Center | | 05Q | | | 171,388 | |
| Neighborhood Legal Services | | 05Q | | | 115,078 | |
| Salvation Army | | 03T | | | 69,738 | |
| Saving Grace Ministries | | 03T | | | 40,000 | |
| VIVE | | 03T | | | 50,000 | |
| WNY Vets | | 03T | | | 40,556 | |
| YWCA | | 03T | | | 25,000 | |
| ESG Admin | | 21A | | | 94,438 | |
| AIDS Community Services | | 31 | | | | 179,786 |
| American Red Cross | | 31 | | | | 171,341 |
| Benedict House | | 31 | | | | 183,055 |
| HOPWA Admin | | 31B | | | | 16,521 |

| | <i>Nat Obj</i> | <i>Code</i> | <i>CDBG</i> | <i>HOME</i> | <i>ESG</i> | <i>HOPWA</i> |
|--|----------------|-------------|--------------------|-------------|------------|--------------|
| Clearance Activities | | | \$2,711,600 | \$0 | \$0 | \$0 |
| Clean & Seal | LMA | 04 | 60,800 | | | |
| Demolition of Public Nuisance | SBS | 04 | 2,525,800 | | | |
| Program Delivery: Demolitions/Clearance | SBS | 04 | 125,000 | | | |
| Public Services | | | \$2,192,911 | \$0 | \$0 | \$0 |
| ABLEY: Human Services | LMC | 05A | 68,299 | | | |
| African Cultural Center | LMC | 05D | 54,261 | | | |
| Back to Basics: Substance Abuse | LMC | 05F | 23,804 | | | |
| Buffalo City Mission: Code Blue Warming | LMC | 05 | 42,823 | | | |
| Buffalo Urban League: Don't Borrow Trouble | LMC | 05J | 35,483 | | | |
| CAO: Pratt Willert Seniors | LMC | 05A | 39,198 | | | |
| CAO: Pratt Willert Youth | LMC | 05D | 39,376 | | | |
| Computers for Children | LMC | 05D | 38,930 | | | |
| Concerned Ecumenical Ministries: Seniors | LMC | 05A | 28,471 | | | |
| CRUCIAL Human Services: Youth | LMC | 05D | 55,567 | | | |
| Erie Regional Housing Dev Corp: Youth | LMC | 05D | 59,474 | | | |
| FLARE: Seniors | LMC | 05A | 16,343 | | | |
| FLARE: Youth | LMC | 05D | 10,669 | | | |
| Friends Inc: Seniors | LMC | 05A | 23,180 | | | |
| Gloria Parks CC: Seniors | LMC | 05A | 39,376 | | | |
| Gloria Parks CC: Youth | LMC | 05D | 58,841 | | | |
| Hispanics United of Buffalo: Seniors | LMC | 05A | 19,911 | | | |
| Housing Opportunities Made Equal | LMC | 05J | 58,841 | | | |
| King Urban Life Center: Youth | LMC | 05L | 31,591 | | | |
| Legal Aid Bureau: Foreclosure | LMC | 05C | 23,804 | | | |
| Legal Aid Bureau: Elderly | LMC | 05C | 11,083 | | | |
| Legal Aid Bureau: Fair Housing | LMC | 05J | 47,162 | | | |
| Literacy Volunteers of America | LMC | 05 | 10,192 | | | |

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|--|----------------|-------------|-------------|-------------|------------|--------------|
| Los Tainos: Senior | LMC | 05A | 10,306 | | | |
| Metro Community Dev Corp: Seniors | LMC | 05A | 25,694 | | | |
| Metro Community Dev Corp: Youth | LMC | 05D | 48,720 | | | |
| Neighborhood Legal Services | LMC | 05J | 27,697 | | | |
| North Buffalo CC: Seniors | LMC | 05A | 42,964 | | | |
| North Buffalo CC: Youth | LMC | 05D | 36,400 | | | |
| Northwest Buffalo CC: Seniors | LMC | 05A | 88,014 | | | |
| Northwest Buffalo CC: Youth | LMC | 05D | 103,926 | | | |
| Old First Ward CC: Seniors | LMC | 05A | 23,219 | | | |
| Old First Ward CC: Youth | LMC | 05D | 21,313 | | | |
| People Inc. | LMC | 05B | 20,286 | | | |
| Police Athletic League: Youth | LMC | 05D | 87,674 | | | |
| Polish CC: Seniors | LMC | 05A | 55,031 | | | |
| Polish CC: Youth | LMC | 05D | 76,667 | | | |
| Schiller Park CC: Seniors | LMC | 05A | 79,864 | | | |
| Seneca Babcock Human Services: Seniors | LMC | 05A | 20,552 | | | |
| Seneca Babcock Human Services: Youth | LMC | 05D | 20,552 | | | |
| South Buffalo CC: Seniors | LMC | 05A | 104,779 | | | |
| Valley Community Association: Seniors | LMC | 05A | 19,911 | | | |
| West Side CS: Seniors | LMC | 05A | 22,247 | | | |
| West Side CS: Youth | LMC | 05D | 77,860 | | | |
| West Side CS: Crime Awareness | LMC | 05I | 19,911 | | | |
| West Side NHS: Homeowner Counseling | LMC | 05U | 15,572 | | | |
| WNY Law Center: Anti-Flipping | LMA | 05J | 15,572 | | | |
| William Emslie YMCA: Seniors | LMC | 05A | 33,147 | | | |
| Center for Employment Opportunities | LMA/C | 05H/V | 194,313 | | | |
| AmeriCorps | LMA/C | 05H/V | 64,041 | | | |

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|---|----------------|-------------|---------------------|--------------------|--------------------|------------------|
| Rehabilitation Activities | | | \$1,501,087 | \$3,018,683 | \$0 | \$0 |
| Emergency Assistance: Single-family | LMH | 14A | 300,000 | | | |
| Emergency Assistance: Multi-family | LMH | 14B | 300,000 | | | |
| Program Administration: CBO/NHS | LMH | 14H | 350,000 | | | |
| Program Administration: Contracted Services | LMH | 14H/21H | 393,500 | | | |
| Program Administration: Rehab | LMH | 14H | 157,587 | 276,868 | | |
| Owner-Occupied Rehab Loan Program | | 14A | | 1,000,000 | | |
| Rehabilitation: CHDOs | | 14A/B | | 415,301 | | |
| Operating Costs: CHDOs | | 21I | | 138,434 | | |
| Rental Rehab / Construction: Multi-family | | 14B | | 1,188,080 | | |
| Code Enforcement | | | \$173,500 | \$0 | \$0 | \$0 |
| Clean & Seal: Code Enforcement | LMA | 15 | 173,500 | | | |
| Economic Development | | | \$2,180,668 | \$0 | \$0 | \$0 |
| Commercial Corridor Program | LMA/C/J | 18A/C | 75,000 | | | |
| Business Incubator / Assistance Centers | LMA/J | 18A/B | 96,000 | | | |
| Food-Related Microenterprise TA | LMA/C/J | 18A/B/C | 135,000 | | | |
| Program Delivery: Ec Dev Assistance | LMA/J | 18A | 305,900 | | | |
| Program Delivery: Business Loans | LMA/C | 18A/B/C | 100,000 | | | |
| Section 108 Debt Repayments | EXE | 19F | 1,468,768 | | | |
| Planning and Administration | | | \$2,923,881 | \$0 | \$0 | \$0 |
| Policy, Planning, Management | EXE | 20 | 970,494 | | | |
| Immigrant Planning Study | EXE | 20 | 50,000 | | | |
| Broadway Market Planning Study | EXE | 20 | 30,000 | | | |
| Urban Renewal Plan Updates | EXE | 20 | 30,000 | | | |
| General Admin | EXE | 21A | 1,646,865 | | | |
| General Admin: BURA Overhead | EXE | 21A | 196,522 | | | |
| TOTAL PROJECT COSTS | | | \$14,619,409 | \$3,018,683 | \$1,259,191 | \$550,703 |