

Consolidated Plan 2013-2017

City of Buffalo

Byron W. Brown, Mayor

Community Development Block Grant

HOME Investment Partnerships

Emergency Solutions Grant

Housing Opportunities for Persons with AIDS

March 22, 2013

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Appendix A- Evidence of Citizen Participation

Citizen Participation Plan

Adoption Process and Schedule for Consolidated Plan & Annual Action Plan

Consolidated Plan Hand Out

Focus Group Meetings

- Letters to Agencies which Received Surveys
- Attendance Sheet

- Meeting Minutes
- Sample Stakeholder Survey

Public Hearing- November 14, 2012

- Newspaper Advertisements
- Attendance Sheet
- Meeting Minutes

Open House Meetings

- Flyer
- Stakeholder E-mail Contact List
- Attendance Sheet
- Meeting Minutes
- Citizen Online Survey

Public Hearing- February 20, 2013

- E-Mailed Advertisement
- Newspaper Advertisements
- Attendance Sheet
- Meeting Minutes
- Public Comment on ESG
- Response to ESG Comment
- Homeless Alliance of Western NY Comment
- Response to Homeless Alliance of Western NY Comment

Appendix B- Evidence of Agency Consultation

- BMHA Five Year and Annual Plan (Relevant Sections)

ES-05 Executive Summary

Introduction

The Consolidated Plan (CP) is required to receive funding through the U.S. Department of Housing and Urban Development for four entitlement programs: Community Development Block Grant (CDBG), Home Investment Partnerships (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA).

CDBG funds are used to assist with the development of viable communities by providing decent, affordable housing; a suitable living environment; and economic opportunities for persons with low- and moderate-incomes.

HOME funds support the construction and rehabilitation of affordable housing for low- and moderate-income renters and homeowners.

ESG funds help to prevent homelessness, and address the housing and supportive service needs of homeless individuals and families.

HOPWA funds provide housing assistance and related supportive services for persons living with HIV/AIDS and their families.

The purpose of the CP is to guide decisions regarding the use of these federal resources. The City has prepared this CP to strategically implement housing, community development, and economic development activities from May 1, 2013 to April 30, 2018.

The City has also prepared an Annual Action Plan (AAP) covering the period from May 1, 2013 to April 30, 2014. The AAP identifies the funding for projects that address the City's most critical needs in economic development, neighborhood revitalization, housing development, and public services for low- and moderate-income households, the homeless, and persons living with HIV/AIDS.

The information contained in the following narratives formed the basis for identifying the City's priority needs and goals.

Summary of Objectives and Outcomes

Table 1: Summary of Objectives and Outcomes

<i>Goal</i>	<i>Objective</i>	<i>Funding</i>	<i>Source</i>	<i>Outcome</i>	
Residential rehabilitation	DH-2	\$6,500,000	CDBG	215	units
Residential rehabilitation	DH-2	\$5,000,000	HOME	100	units
Substantial rehabilitation	DH-2	\$7,357,500	HOME	270	units
Housing production	DH-1	TBD	HOME	TBD	units
Clearance	DH-3, SL-3	\$9,185,000	CDBG	500	units

Public facilities	SL-3	\$3,940,000	CDBG	165,000	persons
Public Infrastructure	SL-3	\$6,795,000	CDBG	125,000	persons
Economic development	EO-1, EO-3	\$6,357,500	CDBG	142	persons
Section 108 loan repayment	NA	\$7,102,500	CDBG	NA	
Public services	SL-1	\$9,205,000	CDBG	163,000	persons
Street outreach	SL-1	\$806,000	ESG	900	persons
Emergency shelter	SL-1	\$1,859,000	ESG	20,300	persons
Prevention	DH-2	\$405,000	ESG	2,500	persons
Rapid rehousing	DH-2	\$1,630,000	ESG	360	households
Housing assistance	DH-2	\$1,275,000	HOPWA	535	households
Housing placement	DH-2	\$300,000	HOPWA	215	households
Supportive services	DH-2	\$705,000	HOPWA	400	households
Planning/administration	NA	\$14,162,500	Various	NA	

Objective Codes

	Availability/ Accessibility	Affordability	Sustainability
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

Evaluation of Past Performance

In order to provide a context for this Consolidated Plan, the City reviewed its FY 2011-FY2012 Consolidated Annual Performance and Evaluation Report. The CAPER lists the City’s accomplishments in relationship to goals and priorities established in the previous Consolidated Plan.

Housing Rehabilitation

- CDBG and HOME funds rehabilitated 79 structures containing a total of 107 units.

Remove the blighting influence of dilapidated structures

- CDBG, Capital, and General funds removed 328 dilapidated structures

Develop new affordable housing and market rate housing.

- HOME funds supported two major rental housing projects with a total of 51 units.
- HOME funds rehabilitated 45 units at the Walden Park Senior Housing project.
- HOME funds supported the development of six townhomes for low-income households.

Encourage new homeowners for existing residential buildings

- CDBG funds provided 32 homebuyers with closing cost assistance.

Provide necessary public services

- CDBG funds provided housing counseling, legal and fair housing services to over 3,800 persons.
- CDBG funds assisted 35 non-profits to provide services to over 17,800 persons at 47 program sites.

Support neighborhood revitalization efforts to improve public facilities and infrastructure, especially in targeted areas.

- CDBG funds renovated seven community centers.
- CDBG funds improved 41 parks and playgrounds.
- CDBG funds resurfaced and replaced sidewalks along 20 streets.

Expand employment opportunities for City residents.

- CDBG funds created seven full-time and 18 part-time jobs; low- to moderate-income resident held five of the full-time jobs and 14 of the part-time jobs.
- BURA staff provided technical assistance to eight Broadway Market tenants; and helped implement strategies to benefit all Market businesses.

Assist homeless families with housing and supportive services to stabilize crisis situations and achieve permanent housing.

- ESG funds were provided to 15 agencies; serving over 4,700 individuals.
- ESG funds provided prevention services to 5,069 individuals and families.
- ESG funds provided transitional housing for 5,857 individuals and families.
- ESG funds provided supportive services to almost 5,204 individuals and families.

Provide housing assistance and related services to Persons with AIDS.

- HOPWA funds provided rental assistance and housing to 189 individuals or families.

Improve program management and administration

- Community Housing Development Organizations received training and capacity building.
- Accounting and project management were improved through better project monitoring.
- Funding impacts were increased by targeting neighborhood investments.

Citizen Participation and Consultation

Citizen Participation

Federal regulations require the City to provide for citizen participation in the preparation of the Consolidated Plan. Buffalo has encouraged citizens and non-profits to provide input throughout the process.

The preparation and adoption schedule was posted on the City's website, and over 600 notices were mailed to block groups, and almost 350 e-mails to agencies. A public hearing was held on November 15, 2012 to discuss housing and community development needs. Open houses were held on December 11, 12, and 13 to give residents the opportunity to discuss neighborhood needs and priorities that should be considered for the Consolidated Plan. A survey was also provided and posted on the City's website so persons unable to attend the open houses could provide input.

A draft of the Consolidated Plan will be posted on the City's website, and presented at a Public Hearing on February 20, 2013 at the Central Library. A 30-day comment period running through March 21 will give citizens, public agencies, or other interested parties the opportunity to comment on the plan.

Consultation

On November 13, 14, and 15, 2012, the City held focus group meetings with stakeholders to discuss the Consolidated Plan and funding priorities. Affordable/special needs housing providers, fair housing advocates, business associations, homeless assistance providers, community-based organizations, and health and human services providers were all represented. The focus groups addressed community development needs within the City and shared best practices in carrying out programs.

The City also distributed surveys to over 140 local business leaders, health and human service providers, fair housing organizations, affordable housing providers, community development corporations, homeless assistance providers, public transportation agencies, and public housing/voucher providers. A total of 38 surveys were returned (approximately 25 percent), and the data was summarized and used to prepare the plan.

Summary of Public Comments

A summary of all written comments on the Consolidated Plan received during the public comment period will be inserted here.

Summary of Comments not accepted

All comments are taken into consideration in preparing the Consolidated Plan.

Summary

The Consolidated Plan is a prerequisite for receiving funding through the Department of Housing and Urban Development for four federal entitlement programs: Community Development Block Grant, Home Investment Partnerships, Emergency Solutions Grant, and Housing Opportunities for Persons with AIDS.

The purpose is to guide funding decisions regarding the use of federal resources. The City has prepared this CP to strategically implement federal programs that fund housing, community development and economic development activities within the City over the next five years—from May 1, 2013 to April 30, 2018.

The City has also prepared an Annual Action Plan for FY 2013 (May 1, 2013-April 30, 2014). This plan identifies the funding for projects that address the City's most critical needs in economic development, neighborhood revitalization, housing development, and public services for low- and moderate-income households and the homeless population.

Housing

- Decent, safe, and affordable housing for low and moderate-income residents, especially renter households, special needs populations, and the homeless.
- Rehabilitation of the City's aging and deteriorating housing stock, including weatherization, energy efficiency improvements, lead-based paint hazard control, and accessibility improvements.
- Construction of new housing, especially rental units.

Community development

- Demolition of vacant, dilapidated structures.
- Improvements to community centers, parks, and recreation facilities.
- Improvements to streets and sidewalks.
- Improvements to commercial corridors.

Economic development

- Creating a workforce with skills that match the needs of businesses.
- Improving transportation links between jobs and workers, especially low and moderate-income residents.
- Retaining/expanding/attracting businesses to create jobs and reduce poverty.

Public services

- Support human service providers to address the housing and supportive service needs of low- and moderate-income residents, especially special needs populations.

Geographic priorities

- Better Buffalo Fund neighborhoods, including Buffalo Promise, Perry Choice, Fruit Belt, West Side, and Mid-City Neighborhood Revitalization Strategy Area.

PR-05 Lead & Responsible Agencies

Agency/entity responsible for preparing/administering the Consolidated Plan

Grant agreements are with the City of Buffalo. The Mayor's Office of Strategic Planning is responsible for program administration; the Department of Audit and Control for fiscal administration; and the Department of Administration and Finance for fiscal management.

While the primary responsibility for the administration of CDBG, HOME, ESG, and HOPWA programs is with OSP, the City will enter into an agreement with the Buffalo Urban Renewal Agency to assist with carrying out CDBG and HOME grant activities, and to ensure compliance with regulatory requirements.

The City Charter authorizes the Department of Administration and Finance to participate in the investigation, supervision and coordination of expenditures and other fiscal operations of departments, boards and agencies. It directs, coordinates, and administers the fiscal management of all federal- and state-funded programs and related agencies; including financial planning, management, program or project budgets, accounting, auditing, budget control, financial statements, federal reporting, receipts and disbursements of grants, and contract administration involving the system of reporting, monitoring and auditing third-party contracts.

OSP will also work with the Housing Division, the Community Planning Division, the Division of Citizen Services, and the Departments of Community Services, Permits & Inspections, and Public Works to ensure that projects meet all HUD timeliness requirements.

Role	Name	Department / Agency
Lead Agency	City of Buffalo	Office of Strategic Planning
Program Administration	City of Buffalo	Office of Strategic Planning; BURA
Fiscal Administration	City of Buffalo	Audit and Control
Fiscal Management	City of Buffalo	Administration and Finance

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PR-10 Consultation

Introduction

Significant consultation to determine community needs occurred with citizens, neighborhood groups, non-profits, and governmental agencies. Focus groups were held early in the process with affordable housing providers, fair housing advocates, business associations, homeless providers, community development organizations, and human service providers. Surveys were also distributed to these organizations to obtain more detailed information on community needs. In addition, three community meetings were held in mid-December to give residents and opportunity to provide input on the Consolidated Plan.

Consultation occurred with the Homeless Alliance of Western New York (the Erie County Continuum of Care, which will soon be merging with the Niagara County Continuum of Care to become the Erie/Niagara Regional Continuum of Care) to develop strategies to reduce homelessness and allocate Emergency Solutions Grant funding; with the Green and Healthy Homes Initiative to address lead-based paint hazards; and with the Americans with Disabilities Act coordinator to ensure that the needs of the disabled community were taken into consideration.

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

Between November 13 and 15, 2012, the City held focus groups with stakeholders to discuss the Consolidated Plan and funding priorities. Affordable/special needs housing providers, fair housing advocates, business associations, homeless assistance providers, community building organizations, and health and human services providers were all represented. The focus groups addressed housing and other community development needs within the City, and shared best practices in carrying out programs.

On December 6, City staff held a conference call with the Rental Assistance Corporation to discuss the availability of Section 8 vouchers in Buffalo. On December 20, City staff consulted the Buffalo Municipal Housing Authority to discuss public housing needs and the public housing component of the Consolidated Plan. On January 15, City staff met with disability advocates to discuss the needs of this community.

The Mayor's Office of Strategic Planning (OSP) also distributed surveys to local business leaders, health and human service providers, fair housing organizations, affordable housing providers, community development corporations, homeless assistance providers, public transportation agencies, and public housing/voucher providers. A total of 38 surveys were returned, and the data was summarized and used to prepare the plan. Survey responses indicated that the major unmet needs included affordable housing, better public transportation, the reduction of abandoned housing and vacant lots, more supportive services and housing for the mentally ill, and more single room occupancy units for the chronically homeless. Economic development needs included workforce training, a streamlined permitting and approval process, and adequate public infrastructure.

The City enhances coordination with respect to economic development through its support of the Buffalo Employment & Training Center (BETC). BETC brings together a variety of workforce development organizations and partner agencies with the primary goal of assisting residents of Buffalo and Erie County to gain employment and assist employers in finding qualified workers.

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

On November 14, 2012, City staff met with the Homeless Alliance of Western New York (the lead agency for the regional Continuum of Care) to discuss efforts to address the needs of homeless persons. The discussion addressed general trends of the homeless population in Buffalo and the resulting priorities. HAWNY offered the report, *Opening Doors: Buffalo and Erie County Community Plan to End Homelessness*, as a reference to homeless needs and priorities in the City, and as a resource for the Consolidated Plan. To address the need of the chronically homeless, this report recommended the construction of at least 500 new single room occupancies (SRO) to house the chronically homeless. This could save the region approximately \$4 million, as the chronically homeless currently use half of the homeless resources in Erie County.

HAWNY also assisted the City in completing relevant sections of the Consolidated Plan through follow-up phone calls and e-mails. The City also attends monthly meetings with homeless providers that HAWNY sponsors. Many of these homeless providers are active in the provision of transitional, supportive, and permanent housing for previously homeless individuals. In addition, the City discusses Emergency Solutions Grant (ESG) issues regularly with HAWNY.

Describe coordination with systems of care that may discharge persons into homelessness.

Foster Care

The discharge plan for foster care is being implemented successfully with the Erie County Continuum of Care. Foster care case managers at the Erie County Department of Social Services (ECDSS) create and carry out individual plans for each youth leaving the foster care system, which includes a housing plan. This discharge plan is based on state legislation which requires any child leaving foster care to be placed into appropriate housing, which includes apartments, small boarding homes, and housing with friends or family; but not a shelter, single room occupancy, or congregant living with more than 10 individuals.

Health Care

The discharge plan for health care systems is being implemented successfully with the Erie County Continuum of Care. According to the state Patient's Bill of Rights, hospitals are required to provide all patients with written discharge plans, which patients have to agree to prior to being discharged. Discharge planners provide assistance in linking those persons who require placement into inpatient and residential settings, such as nursing homes, rehab facilities, alcohol and substance abuse, and mental health treatment. These practices are effective for ensuring proper placement of individuals into permanent housing and treatment or care facilities.

Mental Health

State Office of Mental Health governs the release of patients from state mental health facilities. These regulations mandate that discharge plans include the provision of housing consistent with the level of care required by the patient and ensure that patients are not approved for release until they have a comprehensive discharge plan in place. The Erie County Department of Mental Health implements these regulations through a Single Point of Access system for available beds and Transitional Case Managers. Individuals are identified while in the facility and referred to Transitional Case Managers or through the SPOA Coordinator. The case manager is then responsible for coordinating housing, income, health, and behavioral health services upon discharge with the assistance of the psychiatric facility discharge planner.

Corrections

Approximately 45 to 60 days prior to an inmate's release, the State Division of Parole initiates the discharge planning process from state correctional facilities. Housing, specialized treatment needs, and employment are the highest priority goals addressed in the discharge planning process. The Division of Juvenile Justice and Opportunities for Youth has established a policy preventing the release of youth from its facilities into homeless shelters. Despite this process, there are a high percentage of former inmates who become homeless shortly after discharge from correctional facilities.

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

There has been significant consultation between the City and HAWNY with regard to ESG funding, particularly after passage of the HEARTH Act. Issues addressed have included measurement outcomes, barriers, gaps in services, and the coordination of the entry system. After this consultation process, the City refocused its use of ESG funding on rapid rehousing, prevention, street outreach, and emergency shelter.

The City also provides funding to HAWNY for HMIS. HAWNY administers the HMIS, and is responsible for managing the software licenses, training all users, developing, implementing and enforcing security policies and data quality standards, and providing data reports to HUD. HAWNY contracts with Bowman Systems to host and maintain the software and provide back-up recovery, repair, and upgrades to ensure compliance with technical standards.

In response to the HEARTH Act, HAWNY initiated a detailed analysis to develop new outcomes measures and benchmarks for homeless programs, which continues today. The City has adopted these benchmarks and evaluation outcomes to review grantee projects that utilize ESG funds. In addition, the City and HAWNY have developed the following performance standards for all service providers receiving funding:

- Reduce the number of persons entering homeless shelters.
- Reduce the number of persons returning to homelessness.
- Access mainstream income resources.
- Return 65 percent of participants to permanent housing.
- Ensure stable housing for 75 percent of participants for at least six months after exiting the program.
- Reduce the length of shelter stays to less than 20 days, or by 10 percent of the current length of stay.

Agencies, groups, organizations and others who participated in the process and consultation

Table 2: Consulted Agencies, Groups, and Organizations

Group	Type	Section addressed
Alcohol & Drug Dependency Services	Drug rehab center	Public Services
Belle Center	Human service agency	Public Services
Belmont Housing Resources	Housing resources	Housing
Benedict House	Human service agency	Public Services
Big Brothers Big Sisters	Human service agency	Public Services
Boys and Girls Club	Human service agency	Public Services
Broadway-Fillmore NHS	Housing development	Housing
Buffalo City Mission	Human service agency	Homelessness
Buffalo Municipal Housing Authority	Public authority	Public housing
Buffalo Neighborhood Stabilization Corporation	Housing development	Housing
Buffalo Niagara Partnership	Business association	Community Development
Buffalo Place Inc.	Business association	Community Development
Buffalo Urban Development Corp.	Governmental Agency	Community Development
Catholic Charities	Religious Organization	Public Services
Cazenovia Recovery Systems	Human service agency	Public Services
Center for Employment Opportunities	Employment Agency	Public Services
Child and Family Services	Human service agency	Public Services
Community Foundation for Greater Buffalo	Foundation	Community Development
Community Services for Dev Disabled	Human service agency	Public Services
Compass House	Human service agency	Public Services
Concerned Ecumenical Ministry	Human service agency	Public Services
Core Environmental	Environmental consultant	Public Services
Crisis Services	Human service agency	Public Services
Delavan Grider Business Association	Business association	Community Development
Ellicott District CDC	Community development corp	Community Development
Environmental Education Association	Environmental health	Public Services
Erie County Health Department	Government	Public Services
Erie County Office for Disabled	Government	Public Services
Family Promise	Human service agency	Homelessness
Fillmore Leroy Area Residents	Community development corp	Housing
Friends Inc.	Human service agency	Public Services
Generations of Faith	Human service agency	Public Services
Gerard Place	Human service agency	Homelessness
Grant Amherst Business Association	Business association	Community Development

Group	Type	Section addressed
Grant Amherst Business Association	Business association	Community Development
Group Ministries	Human service agency	Public Services
Harvest House	Human service agency	Public Services
Heart of the City Neighborhoods	Community development corp	Community Development
Heritage Center	Human service agency	Public Services
Hispanics United of Buffalo	Human service agency	Community Development
Homefront	Housing development	Housing
Homeless Alliance of Western NY	Human service agency	Homelessness
Housing Opportunities Made Equal	Housing advocacy	Housing
International Institute of Buffalo	Human service agency	Community Development
Jefferson Business Association	Business association	Community Development
King Urban Life Center	Human service agency	Community Development
Latin Housing Development Corporation	Housing development	Housing
Literacy New York Buffalo-Niagara	Human service agency	Public Services
Lovejoy Neighborhood Revitalization Services	Community development corp	Community Development
Massachusetts Avenue Project	Human service agency	Community Development
Matt Urban Center	Human service agency	Public Services
Meals on Wheels	Human service agency	Public Services
Neighborhood Legal Services	Housing advocacy	Housing
New Life Residential Center	Drug rehab center	Homelessness
New York State Department of Transportation	Government	Public Services
Niagara Frontier Transportation Authority	Public authority	Public transit
Norstar Development USA	Housing development	Housing
North Buffalo CDC	Community development corp	Community Development
Old First Ward Community Association	Community development corp	Community Development
Police Athletic League	Human service agency	Public Services
PUSH	Community development corp	Community Development
Read to Succeed Buffalo	Human service agency	Public Service
Red Cross	Human service agency	Public Services
Refuge Temple of Christ	Human service agency	Housing
Resurrection Village Ministry	Human service agency	Public Services
Saving Grace Ministries	Human service agency	Homelessness
Schiller Park Community Center	Human service agency	Community Development
Second Chance CDC	Community development corp	Community Development
South Buffalo Chamber of Commerce	Business association	Community Development
St John Fruit Belt CDC	Community development corp	Community Development
Street Synergy	Business association	Community Development
Teaching and Restoring Youth	Human service agency	Homelessness
True Community Development Corp.	Community development corp	Public Services

Group	Type	Section addressed
United Way	Human service agency	Public Services
University District CDA	Community development corp	Community Development
Urban Christian Ministries	Human service agency	Public Services
Vive	Human service agency	Homelessness
West Side / Black Rock-Riverside NHS	Community development corp	Housing
Westside Business and Taxpapers Association	Business association	Community Development
Westside Community Center	Human service agency	Community Development
WNY Veterans Housing Coalition	Human service agency	Homelessness
YWCA	Human service agency	Public Services

How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination

Nearly all the agencies listed in the *Consulted Agencies, Groups, and Organizations Table* received a survey to complete, and many also attended focus group meetings to explain their agency’s work and identify needs. These consultations indicated there is a need for more and better communication with the City; as well as a need for additional communication, collaboration, and coordination among the agencies.

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

The City compiled an extensive list of agencies, and did not deliberately omit any from the process.

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

Table 3: Other Plans

Plan	Date	Lead Organization	Overlapping goals
Buffalo Billion Investment Development Plan	2013	WNY REDC	Align skill sets with growing core industries; combine state, local, and private resources to turn around disadvantaged neighborhoods.
Local Plan for Buffalo and Erie County	2012	WB	Identify strongest employment sectors to funnel local workforce; stress workforce and business infrastructure needs.
Draft Land Use Plan	2012	City of Buffalo	Build walkable communities served by transit; focus on neighborhoods prior to reaching the tipping point
Buffalo Building Reuse Project	2012	Buffalo Niagara Partnership	Target resources to repurpose and reuse vacant downtown buildings.
Opening Doors	2012	Homeless Alliance	Work to end chronic homelessness.
2035 Long-Range Transportation Plan	2010	GBNRTC	Improve transportation services for persons with disabilities, older adults and lower income citizens by eliminating or reducing service gaps.
Comprehensive Plan	2006	City of Buffalo	Rebuild neighborhoods; upgrade infrastructure; provide more safe and attractive housing options for low- and moderate-income persons.

Describe the means of cooperation and coordination among the state and any units of general local government in the metropolitan area in the implementation of its Consolidated Plan (91.215(l))

The City coordinates with Erie County in a number of areas. One of the most extensive is in the remediation of lead-based paint, where the City and County work through the Green and Healthy Homes Initiative. GHHI is a public-private partnership with the federal government and philanthropic foundations. Its goal is to align and coordinate public and private funding for weatherization, asthma control, and other health and safety interventions in low-income homes. A Green Jobs Training Program has also been developed to provide training and work with the Erie County Supplemental Nutrition Assistance Program. Trainees learn effective lead-safe work practices while addressing the lead hazard control needs of City residents.

Another Erie County department that the City coordinates with is the Office for the Disabled. The City's ADA coordinator and the County's Office of Disabled director communicate regularly regarding issues affecting persons with disabilities. They also arrange training sessions and ensure that persons with disabilities have access to services and programs.

The City collaborates with the Greater Buffalo-Niagara Regional Transportation Council, the region's MPO.

The GBNRTC develops the long-range transportation plan for Erie and Niagara counties, and the City works to ensure that the regional transportation system provides access to jobs, education, shopping, and services. The GBNRTC has approved a Human Service Transportation Plan to improve transportation services for persons with disabilities, older adults, and lower-income residents. The HSTP provides a framework for developing projects that will address the transportation needs of these target populations.

The City works with various state agencies, including the Empire State Development Corporation, Homes and Community Renewal, and the Department of Environmental Conservation. ESDC, through the Western New York Regional Economic Development Council, is responsible for overseeing the investment of \$1 billion over the next five years. A plan has been developed to guide these investments, which includes \$100 million in the Better Buffalo Fund. This will be used to invest in housing, build or enhance infrastructure, support quality-of-life assets, and encourage public-private partnerships.

Both the City and non-profit housing agencies work with HCR to bring much-needed capital to the local housing stock. Funding through the Affordable Housing Corporation or Housing Trust Fund is often used to supplement HOME and private equity financing in projects. The City also works with DEC on brownfield projects, to clean up contaminated land and place it back into productive use.

PR-15 Citizen Participation

Summary of citizen participation process/efforts made to broaden citizen participation/impacts on goal-setting

Federal regulations require the City to provide for citizen participation in the preparation of the Consolidated Plan. Buffalo has encouraged citizens and non-profits to provide input throughout the process. A copy of the City's Citizen Participation Plan is included in *Appendix A*.

The City sent over 600 notices and 350 e-mails to block clubs, community organizations, human service agencies, and other stakeholders advising them of the Consolidated Plan adoption process, and asking them to help spread the word. All material was also posted on the City's website. Between November 13 and 15, 2012, focus groups were held to receive input on priorities for Consolidated Plan activities. The following agency types attended the focus group meetings: affordable/special needs housing providers, fair housing advocates, business associations, homeless assistance providers, community building organizations, and health and human service providers.

The City held a public hearing for both the Consolidated Plan and the Annual Action Plan on November 15, 2012. The meeting outlined the schedules for both, provided background information regarding goals for the two plans, and asked residents to comment on housing and community development needs. Additional community meetings for the Consolidated Plan were held on December 11, 12, and 13. These open houses gave residents the opportunity to discuss neighborhood needs and priorities that should be considered for the Consolidated Plan and Annual Action Plan. In addition, a short survey was provided, and posted on the City's website. Minutes and attendance sheets from both focus group and open house meetings, and additional meeting handouts and flyers are included in *Appendix B*.

Once proposals for the Annual Action Plan are received, OSP staff evaluates them for eligibility with program regulations and performance measures, and makes funding recommendations to the Mayor. The Mayor reviews the recommendations and submits the proposed Annual Action Plan to the Common Council. The Council reviews and makes comments prior to the final public hearing. The Annual Action Plan is made available to the public for review and comment.

Drafts of the Consolidated Plan and Annual Action Plan were posted on the City's website on February 20, 2013, and summaries were presented at a Public Hearing held that evening. A 30-day comment period ran through March 21. Citizens, public agencies, or other interested parties wishing to comment on the plans could do so on-line, by e-mail, or by mail to the Office of Strategic Planning.

Input from the community, including comments received from individual citizens as well as agencies, contributed to the establishment of housing and community development goals. This is particularly true regarding input received from human service agencies. Verbal and written comments are extremely valuable, since statistics and data are limited. The City also relies on the input of community-based organizations to help identify housing and community development needs within neighborhoods.

Summary of citizen comments or views on the plan

The City reviews and publishes all comments on the plan. Any written comments received by the end of the comment period are taken into consideration and attached to the plan. The majority of citizen comments received on the plan occurred during the meetings held between December 11 and 13, 2012. Most asked for more affordable housing options, better employment training, improved public safety, increased enforcement

of housing violations from absentee landlords, and infrastructure upgrades such as bike and pedestrian improvements and pocket parks. Many residents were also concerned about declining funding for social service organizations and the future ability to sustain such organizations. There also were requests to increase investment on Buffalo’s East Side.

Explanation of Comments Not Accepted

All comments are taken into consideration in preparing the Consolidated Plan.

Efforts Made to Broaden Citizen Participation

The City distributed over 600 notices and 350 e-mails to block groups, community organizations, human service agencies, and other stakeholders advising them of the Consolidated Plan adoption process and opportunities to participate. Public notices for the hearings were printed in the local/regional section of the *Buffalo News*, a publication with the greatest distribution throughout the City, and in the City’s minority and ethnic newspapers, the *Buffalo Criterion* and *La Ultima Hora*, where the notices are printed in both English and Spanish. In addition, announcements were made on the region's public radio station. Meetings dates were advertised on the City’s website, and the application package was available to download. The locations of all meetings were ADA accessible, and the notices provided contact information for anyone needing special accommodations. For convenience, all meetings were held in the early evening during the work week, and multiple meetings were arranged to give residents options from which to choose.

Citizen Participation Outreach

Table 4: Citizen Participation Outreach

<i>Activity</i>	<i>Outreach</i>	<i>Audience</i>	<i>Attendance</i>	<i>Summary of comments received</i>
Focus group	e-mail	Affordable housing providers	15	<ul style="list-style-type: none"> *Lots of older homes with weatherization issues *People coming out of homeless or at risk of homeless often cannot afford apartments *There is hope that many neighborhoods are revitalizing *Needs to be more safe & affordable housing units * Soil remediation program is excessive and costly *More help with tenant relocation needed *Residents are afraid to live in subsidized apartments because of negative perception

Focus group	e-mail	Lead-based paint agencies	21	<ul style="list-style-type: none"> *Green and Healthy Homes Initiative has been a successful collaborative in addressing lead-based paint *Erie County Health Department's lead-based remediation programs provide exterior testing, education, and interior testing *Prices for rehabs often double with remediation costs *Some view this as Buffalo's largest issue *Need for remediation is larger than the available resources *95% of housing units constructed before 1980 and likely have lead-based paint *Poor residents can't pay for remediation *Hard to convince parents that alleviated blood levels is an issue *More flexibility needed in acquiring resources to remediate lead-based paint *Policy & enforcement should be priority
Focus group	e-mail	Business associations	8	<ul style="list-style-type: none"> *Associations feel alienated from city, left out of discussions *Difficult to get assistance; need business advocate in City Hall *City residents need better transportation to suburban jobs *Clean streets & neighborhoods are fundamental to attracting businesses
Focus group	e-mail	Fair housing agencies	3	<ul style="list-style-type: none"> 190 Housing Discrimination reports collected in 2012; 75% in Buffalo *Buffalo has greater protections in housing discrimination based on gender identity/expression but local ordinances include exemptions broader than state's *Difficult to find FMR units in opportunity communities *Foreclosures are more prevalent among minorities *Buffalo is a resettlement community. Refusal to rent and unfair treatment are issues among the refugee population. *Unfair treatment of group homes in the zoning ordinance *City's fair housing law is not very practical and in a sense is simply a symbolic expression
Focus group	e-mail	Homeless assistance agencies	10	<ul style="list-style-type: none"> *Need more supportive Permanent Housing to fill gap between transitional & permanent housing *Need for more units not orgs to run them *Veteran homeless numbers increasing *Larger focus for non-chronically homeless needed. More willing to find job & housing *Need more Single Room Occupancy Units *Immigrants seeking asylum struggle to get working papers and housing *Sex-Offenders are at huge disadvantage in finding shelter & jobs *Mentally ill are not in housing long-enough to get medication they need *Lots of collaboration among homeless providers

Focus group	e-mail	Human service agencies	25	<ul style="list-style-type: none"> *Over 600 students are tech. homeless *Drastic cuts recently; orgs struggling *Not strategy to fill the gap of cuts *Applying for federal funding is very time consuming & less worthwhile as before *City needs to distribute money on time *Homesteading should be expanded *Earlier Intervention is most effective *One for one replacement model is ideal *Difficult for City workers to travel to jobs in the suburbs *Ex-Cons do not have sufficient money to safe and affordable apartments *coordination for clients is difficult with so many care providers & Case Managers *High turnover with Case Managers *Issue with hospital discharge *HIV clients in particular experience lots of trauma. More services needed *Large disconnect between youth & seniors. *Family stability is important for children *Large void in housing with individuals earning too much for housing assistance but not enough to afford decent housing *Voucher wait is too long *Need benchmarks for welfare to work
Focus group	e-mail	Limited English proficiency agencies	5	<ul style="list-style-type: none"> *Refugees & immigrants constitute nearly all the City's immigration *City & County should adopt an official policy welcoming & encouraging refugees *Have been difficulties in refugee attempts to access BMHA housing because they cannot meet HUD/BMHA requirements *Language is not the only barrier for LEP *Public schools ESL programs are nearly at capacity *Some barriers for refugees in gaining employment. This includes lack of accessible educational system, and difficulty in gaining need job certifications.
Focus group	e-mail	Disabled advocates	3	<ul style="list-style-type: none"> *Reasonable accommodations for persons with disabilities is a big issue at the County level. Not very much grant money available to assist with retrofitting older homes. *Significant barriers in the creation of group homes *No money is available for group homes. Policy push is favoring independent living and supportive services *People with developmental disabilities have trouble advocating for themselves

Focus group	e-mail	CBOs and CHDOs	17	<ul style="list-style-type: none"> *Very hard to find matching funds *Not enough money to do demolitions *Many residents desire a home but are slightly over income for homeownership assistance *More need for renter programs, but community does not like rent-own idea *Need a clear & consistent process for applying for HOME & CDBG funds *Safe, affordable, & sanitary housing is a priority *City should expand Homesteading program. *Better communication needs with City *Improve monitoring housing codes *Lot of interest in homebuyer education
Focus group	e-mail	Homeless Alliance of Western New York	2	<ul style="list-style-type: none"> *Homeless families with single moms and children under 5, homeless between 45-62, & young single males are the homeless demographics most in need. *About 400 Single Room Occupancies are a need to house chronically homeless *Better to have large facilities to house homeless for efficiency & impact *Need for affordable rental for previously homeless *Emphasis should be on rapid rehousing *Many are paying >30% of income which makes it easy to fall into homelessness *Many resources to address chronic homeless but more needed for short-term *Maj. of homeless in Erie Co. are in Buffalo
Open house	e-mail and flyers	Block clubs, residents, agencies	30	<ul style="list-style-type: none"> *Concern about funding for social service organizations *Infrastructure improvements encourage business investment *Buffalo Promise Neighborhood org. is great news for the area
Open house	e-mail and flyers	Block clubs, residents, agencies	13	<ul style="list-style-type: none"> *Need for more reentry employment services for ex-cons *Not enough youth programs *Need more training that leads directly to employment *Community Centers need to cater to more than just seniors *More affordable housing needed *Need enforcement of curfew laws *Better parents leads to better communities *Vest-Pocket Parks- Great idea *Economic development tied to environment *Create Green & Sustainable project; bike paths, green corridors
Open house	e-mail and flyers	Block clubs, residents, agencies	21	<ul style="list-style-type: none"> *Need more programs to increase owner occupancy & reduce absentee landlords *Address perceived lack of investment on eastside *More bike / pedestrian improvements & retail in 14209 *Home renovation for homeowners *Mortgage Assist for low income *Cameras should be on side streets were drug activity occurs not main streets

NA-05 Overview

Needs Assessment Overview

The data provided in this section is from the 2000 and 2010 Census, and the 2005-2009 CHAS provided by HUD. Overall needs created a framework to base decisions in selecting projects to fund. Priority needs formed the basis for choosing specific projects for 2013 in the Annual Action Plan, and for future Annual Action Plans.

Housing

Buffalo's most common housing problem was cost burden, followed by a lack of proper plumbing or kitchen facilities. African-Americans, American Indians, and Hispanics all experienced these problems at disproportionately high levels. The elderly also experienced a higher percentage of households with cost burdens.

Disproportionately Greater Need

Disproportionately greater need was identified among low-income American Indian households experiencing one or more housing problems and cost burden; moderate-income Hispanic households experiencing one or more severe housing problems and severe cost burdens; and middle-income Asian households experiencing one or more housing problems. The results of this data for American Indian and Asian households should be used with caution considering the small numbers in these two minority groups, the age of the data, and the limited sample size.

Public Housing

The condition of the Buffalo's Municipal Housing Authority's units ranged from fair to good. The restoration and revitalization needs of these housing units ranged from complete site redevelopment to improvements such as roof replacement, new kitchens and baths, security lighting, high efficiency HVAC equipment, and handicap conversions. There is also a need for more housing vouchers to address long waiting lists.

Homeless

Homelessness was experienced by approximately 5,050 individuals in Erie County last year, with the majority (91 percent) from the City. On any given night, roughly 1,100 individuals will experience homelessness, and 90 percent of them will receive shelter. African-Americans and Hispanics experienced homelessness at disproportionately higher levels.

Non-Homeless Special Needs Populations

These included the elderly and frail elderly needing additional transportation and affordable homecare services; persons with HIV and AIDS needing better collaboration between existing providers and increased services to assist those who are living longer; and victims of domestic violence needing safe and secure housing and transportation.

Non-Housing Community Development

These needs included improvements to community centers and parks; street resurfacing, sidewalk replacement, tree planting, and street lighting; demolition of dilapidated structures; economic development assistance; historic preservation; and public services such as crime prevention, fair housing, and senior and youth services.

NA-10 Housing Needs Assessment

Summary of Housing Need

Renting households with incomes under 30 percent of HUD Average Median Family (HAMFI) were the most likely to experience one or more of four housing problems: cost burdens greater than 30 percent, overcrowding, and lacking complete kitchen facilities or complete plumbing facilities (both combined under substandard housing). This group comprised 65 percent of all renting households paying more than 30 percent of income on rent, and 89 percent of all renting households paying more than 50 percent of income.

Owner-occupied households paying more than 30 percent of income for housing were more evenly distributed among the four income groups than the rental population; although owner-occupied households with severe cost burdens (paying more than 50 percent of income on housing) represented 61 percent of all households under 30 percent of HAMFI.

An estimate of the need for assistance among single-family households and HIV/AIDS households was not available for the City. The best data for the number of disabled households needing assistance was from the 2000 Comprehensive Housing Affordability Strategy. This indicated that 43,377 residents had mobility and self-care limitations; with 15,546 residing in rental units and 27,831 in owner-occupied units. Among renters, 71 percent were below 50 percent of HAMFI; for owners this figure was 55 percent.

Table 5: Total Households Table

	<30% HAMFI	30-50% HAMFI	50-80% HAMFI	80-100% HAMFI	>100% HAMFI
Total Households	32,150	18,380	21,780	11,120	
Small Family Households	10,235	6,075	7,720	19,630	
Large Family Households	1,850	1,320	1,425	2,785	
With children 6 or younger	6,120	3,180	3,225	4,790	
With persons 62 to 74	4,120	2,760	3,260	1,900	5,520
With persons 75 or older	2,995	3,360	2,925	815	3,015

Table 6: Housing Needs Assessment Demographics

	2000	2010	Change
Population	292,648	261,310	-11%
Households	122,720	112,844	-8%
Median Income	\$31,070	\$30,040	-3%
<i>In constant 2010 dollars</i>			

Table 7: Housing Problems 1

	Renter					Owner				
	< 30% HAMFI	30-50% HAMFI	50-80% HAMFI	80-100 HAMFI	Total	0-30% HAMFI	30-50% HAMFI	50-80% HAMFI	80-100 HAMFI	Total
Substandard housing	925	210	240	110	1,485	90	30	60	35	215
Severely overcrowded > 1.5 people/room	140	40	40	30	250	20	4	10	0	34
Overcrowded 1 to 1.5 people/room	385	245	285	40	955	140	150	50	45	385
Housing cost burden > 50%	17,850	2,185	80	10	20,125	3,190	1,540	630	180	5,540
Housing cost burden > 30%	2,770	6,330	2,550	310	11,960	1,005	2,185	2,660	1,035	6,885
Zero/negative Income	1,730	0	0	0	1,730	605	0	0	0	605

Table 8: Housing Problems 2

	Renter					Owner				
	< 30% HAMFI	30- 50% HAMFI	50- 80% HAMFI	80-100 HAMFI	Total	0-30% HAMFI	30- 50% HAMFI	50- 80% HAMFI	80-100 HAMFI	Total
Having 1 or more of four housing problems	19,300	2,680	645	185	22,810	3,435	1,720	750	260	6,165
Having none of four housing problems	5,480	9,560	10,955	5,025	31,020	1,595	4,420	9,430	5,650	21,095
Household has negative income, but none of the other housing problems	1,730	0	0	0	1,730	605	0	0	0	605

Table 9: Cost Burden Greater Than 30 Percent

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	7,910	3,395	930	12,235	935	980	1,055	2,970
Large Related	1,350	450	185	1,985	330	250	225	805
Elderly	3,410	1,500	315	5,225	1,905	1,975	1,025	4,905
Other	9,250	3,470	1,370	14,090	1,225	580	1,035	2,840
Total need by income	21,920	8,815	2,800	33,535	4,395	3,785	3,340	11,520

Table 10: Cost Burden Greater Than 50 Percent

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	7,165	850	45	8,060	795	475	175	1,445
Large Related	1,265	105	35	1,405	265	65	25	355
Elderly	2,250	455	25	2,730	1,280	710	255	2,245
Other	8,255	895	15	9,165	1,010	295	175	1,480
Total need by income	18,935	2,305	120	21,360	3,350	1,545	630	5,525

Table 11: 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
Single family households	510	285	250	0	1,045	195	144	60	0	399
Multiple, unrelated family households	30	0	50	0	80	0	10	0	0	10
Other, non-family households	0	0	20	0	20	4	0	0	0	4
Total need by income	540	285	320	0	1,145	199	154	60	0	413

Table 12: Households with Children Present

	#	Median Household Income	% of Households Below Poverty
Households with Children	29,492	\$27,336	42.0%

Source: 2010 Census

What are the most common housing problems?

The most common housing problem in the City is cost burden, where residents paid more than 30 percent of their gross income on housing costs. This problem is most acute for renters and households with incomes under 30 percent of HAMFI. Households paying more than 50 percent of their income for housing is also an issue, again particularly for those with incomes under 30 percent of HAMFI.

According to 2005-2009 CHAS data, 17,850 households under 30 percent of HAMFI were paying at least 50 percent of their monthly income on housing costs. Only 2,185 renters between 30 and 50 percent of HAMFI were paying more than half of their monthly income on housing; and very few renters in higher income categories paid this high a percentage for housing.

Far fewer owner-occupied households were paying over 50 percent of their monthly income on housing costs. The data shows that while 21,360 renters under 80 percent of HAMFI paid over 50 percent of their monthly income on housing costs; only 5,525 homeowners at this income level did so.

The second most common housing problem was substandard housing. This problem also disproportionately affected renters (87 percent of all cases) and households under 30 percent of HAMFI (62 percent of all cases). Fortunately, substandard housing in the City was extremely limited, affecting only 1.4 percent of all households.

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

The clear trend is that renters and extremely low-income households are much more likely to have housing problems than homeowners and higher income groups. CHAS data on severe housing problems indicated that 78 percent of all households with one or more housing problems were renters; and 78 percent also had incomes under 30 percent of HAMFI. This trend holds true with overcrowding, as 74 percent of overcrowded households were renters; and 67 percent were under 30 percent of HAMFI. The elderly, particularly homeowners, were also affected by cost burdens, comprising 42 percent of all these households.

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.

According to the Homeless Alliance of Western New York, individuals with an imminent risk of residing in shelters or becoming unsheltered typically have a combination of financial factors present in their lives: lack of living wage job, rent consuming more than 30 percent of their income, and high child care, medical, or transportation costs. In addition to these factors, individuals at risk of homelessness will often have additional issues present: family conflicts, domestic violence, doubling up with family members, recent crisis, housing with code or safety violations, family members with disabilities, criminal histories, history of mental health or chemical dependency, difficulty navigating systems to access public benefits or community based services, and prior experience with homelessness.

The Homeless Alliance identified the following needs for low-income individuals and families close to homelessness:

- Subsidies and vouchers to improve access to stable and affordable housing.
- Enhancing life skills to break the cycle of poverty and social welfare dependency.

- Affordable and accessible child care.
- Improved public transportation.
- Increased Department of Social Services allowances for persons at risk of homelessness.
- Educating school teachers about referral services and social service processes to assist students at risk of homelessness.

The City will initiate a rapid rehousing project in early 2013, so there are no identified needs yet.

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.

The City of Buffalo does not have this information available.

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

The characteristic that has been linked most clearly with instability and an increased risk of homelessness is a lack of affordable housing for lower-income households. The typical measure of housing affordability is whether tenants are paying more than 30 percent of their gross income on rent. According to 2011 data from the American Community Survey, just over half of all City renters paid more than 30 percent of their income on housing. The affordability issue is also illustrated by the fact that just 25 percent of the City's apartments rent for less than \$500 a month, yet 41 percent of residents can afford no more than \$375 in rent.

Another characteristic linked to instability and an increased risk of homelessness is the difficulty eligible individuals have in obtaining Permanent Supportive Housing. PSH is almost always fully utilized, but a number of issues occur when eligible recipients are placed on a waiting list. They will often remain homeless, move to rooming houses, or relapse into drugs or other harmful activities. Many eligible recipients even lose their eligibility for PSH during the waiting period.

NA-15 Disproportionately Greater Need: Housing Problems

HUD defines a disproportionately greater number of housing problems by a racial or ethnic group as when a group experiences housing problems at a rate greater than 10 percent of the income group as a whole. The data summarizes the percentage of each minority group experiencing any of four housing problems: cost burden (paying more than 30 percent of income for housing); overcrowding (more than one person per room); and lacking complete kitchen facilities or complete plumbing facilities (substandard housing).

Income classifications are defined as: extremely low-income (under 30 percent of HAMFI); low-income (between 30 and 50 percent); moderate-income (between 50 and 80 percent); and middle-income (between 80 and 100 percent). There were only two instances of disproportionately greater need with housing problems: low-income American Indians, where 80 percent experienced one or more housing problems; and middle-income Asians, where 60 percent experienced one or more housing problems. Considering the small numbers in these two minority groups, the age of the data, and the limited sample size, the results of this analysis should be used with caution.

Table 13: Housing Problems by Race

	0-30% AMI	30-50%	50-80%	80-100%
Racial/ Ethnic Group	% with one or more housing problems	%	%	%
Universe	82.5%	70.3%	30.3%	16.1%
White	85.1%	66.7%	29.0%	16.4%
Black/ African American	80.4%	75.4%	34.2%	14.7%
Asian	70.9%	49.0%	18.3%	60.0%
American Indian, Alaska Native	90.4%	80.0%	26.3%	0.0%
Pacific Islander	NA	NA	NA	NA
Hispanic	81.8%	68.4%	24.6%	12.8%

Source: CHAS 2005-2009

Table 14: Disproportionally Greater Need for Households Under 30 Percent HAMFI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	No/negative income, but none of the other housing problems
Jurisdiction as a whole	26,515	3,300	2,335
White	10,285	1,030	775
Black / African American	12,105	1,680	1,275
Asian	280	40	75
American Indian, Alaska Native	330	10	25
Pacific Islander	0	0	0
Hispanic	3,150	535	165

Table 15: Disproportionally Greater Need 30 - 50% AMI

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	12,915	5,465	0
White	6,320	3,155	0
Black / African American	5,290	1,725	0
Asian	125	130	0
American Indian, Alaska Native	100	25	0
Pacific Islander	0	0	0
Hispanic	920	425	0

Table 16: Disproportionally Greater Need 50 - 80% AMI

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	6,605	15,170	0
White	3,560	8,735	0
Black / African American	2,710	5,225	0
Asian	55	245	0
American Indian, Alaska Native	25	70	0
Pacific Islander	0	0	0
Hispanic	215	660	0

Table 17: Disproportionally Greater Need 80 - 100% AMI

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	1,790	9,330	0
White	1,105	5,640	0
Black / African American	515	2,985	0
Asian	45	30	0
American Indian, Alaska Native	0	45	0
Pacific Islander	0	0	0
Hispanic	75	510	0

Key points presented at each of the four income levels.

Extremely low-income households had the highest frequency of housing problems across all racial and ethnic groups, at 83 percent. Low-income households were at 70 percent; moderate-income households 30 percent; and middle-income households just 16 percent. Only low-income American Indians and middle-income Asians experienced disproportionately greater need in terms of housing problems, but these findings should be treated carefully considering the small populations and the limited sample size of the data.

African American and Hispanic households had higher shares within the extremely low-income group, each with roughly 15 percent; compared to only nine percent of whites and five percent of Asians.

NA-20 Disproportionately Greater Need: Severe Housing Problems

HUD defines a disproportionately greater number of severe housing problems by racial or ethnic group when a group experiences housing problems at a rate greater than 10 percent of the income group as a whole. The data summarizes the percentage of each minority group experiencing any of four severe housing problems: cost burden (paying more than 50 percent of income for housing); overcrowding (more than 1.5 persons per room); and lacking complete kitchen facilities or complete plumbing facilities (substandard housing).

There were only two instances of disproportionately greater need with severe housing problems: moderate-income Hispanics, where 17 percent of households experienced one or more severe housing problems; and middle-income Asians, where 27 percent of households experienced one or more severe housing problems.

Table 18: Severe Housing Problems by Race

	0-30% AMI	30-50%	50-80%	80-100%
Racial/ Ethnic Group	% with one or more severe housing problems	%	%	%
Universe	70.73%	23.9%	6.4%	4.0%
White	72.29%	21.6%	6.5%	3.9%
Black/ African American	69.2%	27.0%	5.1%	4.0%
Asian	65.4%	19.6%	6.5%	26.7%
American Indian, Alaska Native	79.2%	20.0%	4.3%	0.0%
Pacific Islander	NA	NA	NA	NA
Hispanic	70.1%	25.1%	16.6%	3.4%

Source: CHAS 2005-2009

Table 19: Severe Housing Problems 0 - 30% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	No/negative income, no housing problems
Jurisdiction as a whole	22,735	7,075	2,335
White	8,740	2,575	775
Black / African American	10,420	3,365	1,275
Asian	255	60	75
American Indian, Alaska Native	285	50	25
Pacific Islander	0	0	0
Hispanic	2,700	985	165

Table 20: Severe Housing Problems 30 - 50% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	No/negative income, no housing problems
Jurisdiction as a whole	4,400	13,980	0
White	2,050	7,420	0
Black / African American	1,895	5,115	0
Asian	50	205	0
American Indian, Alaska Native	25	100	0
Pacific Islander	0	0	0
Hispanic	340	1,015	0

Table 21: Severe Housing Problems 50 - 80% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	No/negative income, no housing problems
Jurisdiction as a whole	1,395	20,385	0
White	800	11,490	0
Black / African American	405	7,530	0
Asian	19	275	0
American Indian, Alaska Native	4	90	0
Pacific Islander	0	0	0
Hispanic	145	730	0

Table 22: Severe Housing Problems 80 - 100% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	No/negative income, no housing problems
Jurisdiction as a whole	445	10,675	0
White	265	6,485	0
Black / African American	140	3,350	0
Asian	20	55	0
American Indian, Alaska Native	0	45	0
Pacific Islander	0	0	0
Hispanic	20	570	0

Key points presented at each of the four income levels.

Although severe housing problems were less prevalent, their distribution continued to mimic income levels. Extremely low-income households had the highest frequency of severe housing problems across all racial and ethnic groups, at 71 percent. The share dropped substantially for low-income households, which were at 24 percent; moderate-income households at 6 percent; and middle-income households at 4 percent. Only low-income American Indians and middle-income Asians experienced disproportionately greater need in terms of housing problems, but these findings should again be treated carefully considering the small populations and the limited sample size of the data.

NA-25 Disproportionately Greater Need: Housing Cost Burdens

HUD defines a disproportionately greater number of housing cost burdens by racial or ethnic group as when a group experiences housing problems at a rate greater than 10 percent of the income group as a whole. The data is broken down into groups paying under 30 percent of income for housing, between 30 and 50 percent, and over 50 percent. The column labeled “no/negative income” are households paying 100 percent of their gross income for housing.

There were only two instances of disproportionately greater need related to housing cost burdens: 49 percent of American Indian households and 39 percent of Hispanic households paid more than 50 percent of their gross income on housing costs. Considering that housing cost burden was identified as a leading cause of homelessness, there is a need to provide housing assistance to cost-burdened residents.

Table 23: Housing Cost Burden by Race

	<=30%	30-50%	>50%	No/ negative income (not computed)
Racial/ Ethnic Group	% with housing cost burden	%	%	%
Universe	57.2%	17.6%	23.2%	2.0%
White	65.3%	16.2%	17.3%	1.2%
Black/ African American	48.1%	19.9%	28.9%	3.1%
Asian	62.4%	12.1%	20.2%	5.3%
American Indian, Alaska Native	26.0%	21.4%	48.9%	3.8%
Pacific Islander	NA	NA	NA	NA
Hispanic	42.3%	16.6%	38.9%	2.3%

Source: CHAS 2005-2009

Key points presented at each of the four income levels.

The data presented above references Tables 9 and 10. Extremely low-income renters experienced cost burden and severe cost burden to the greatest extent. Extremely low-income households represented 65 percent of all renters experiencing cost burdens, and 89 percent of all renters experiencing severe cost burdens. Homeowners experiencing cost burdens were relatively well distributed among the four income levels; while low-income households represented 61 percent of all homeowners experiencing severe cost burdens.

NA-30 Disproportionately Greater Need: Discussion

Income categories in which a racial or ethnic group has disproportionately greater need

According to CHAS data, 80 percent of all low-income American Indian households experienced one or more housing problems, and 49 percent paid more than 50 percent of their gross income on housing costs. Among Hispanics, 17 percent of moderate-income households experienced one or more severe housing problems, and 39 percent paid more than 50 percent of their gross income on housing cost. Among Asians, 60 percent of middle-income households experienced one or more housing problems, and 27 percent experienced one or more severe housing problems.

Needs not previously identified:

Extremely Low-Income and Low-Income households:

- Affordable rentals that are safe (particularly for families with young children)
- Supportive services and housing for the mentally ill
- 400 housing first units for the chronically homeless
- 500 single room occupancy units for the general population
- Affordable apartments for the previously homeless and former offenders
- Permanent supportive housing for those with long-term disabilities
- Weatherization assistance and energy efficient systems upgrades
- Lead-based paint remediation and education
- Funding to repair or replace aging building systems in owner-occupied structures

Moderate-Income Households:

- Homebuyer assistance to help purchase homes

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

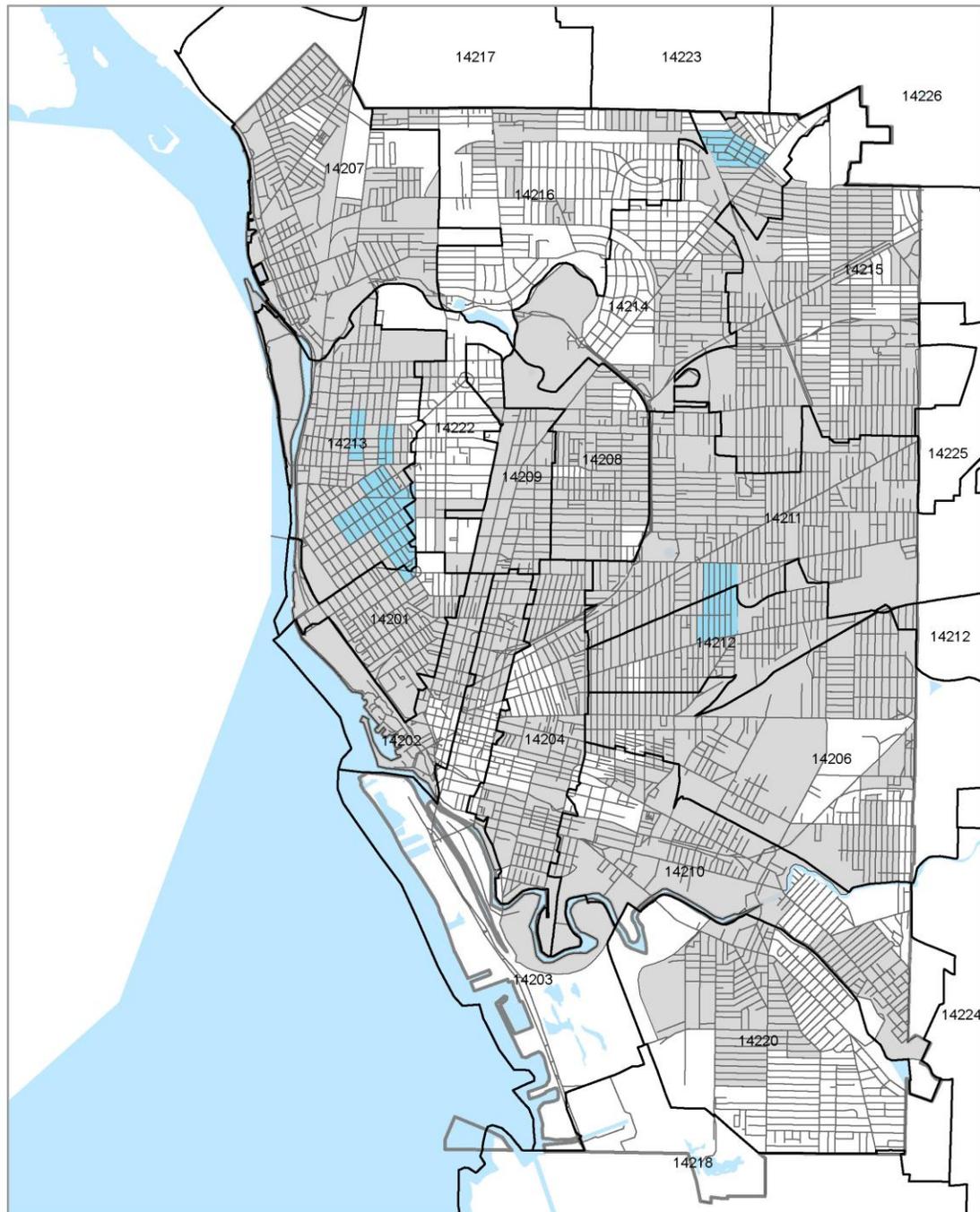
To determine the location of minority groups with disproportionately greater needs, maps were created that match low- and moderate-income (LMI) areas with these populations. LMI areas are block groups where more than 51 percent of the households are low- and moderate-income. Areas of minority concentration are block groups where populations of racial or ethnic groups are at least 10 percent greater than for the city as a whole. LMI block groups with minority concentrations indicate where these disproportionately greater needs are located.

Based on the mapping, middle-income Asian households with housing problems are likely to reside in zip codes 14211, 14212, 14213, and 14214. Hispanic households with cost burdens above 50 percent, and moderate-income households with one or more severe housing problems are found in zip codes 14201, 14207, 14211, 14212, 14213, 14214, and 14215.

2012 LMI & Asian Concentration

City of Buffalo, NY

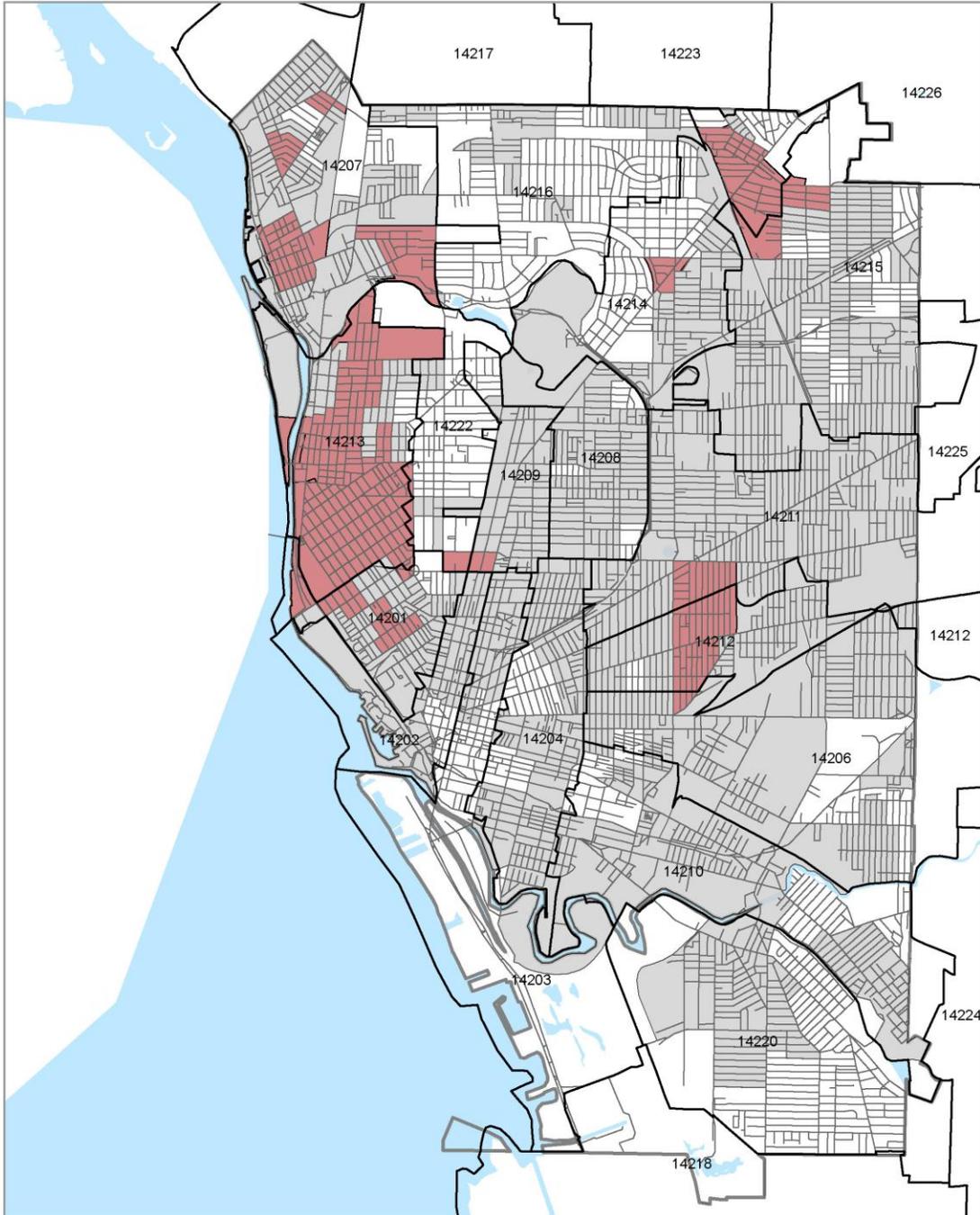
-  Zip Codes
-  % Asian > 13.2
-  > 51% LMI



2012 LMI & Hispanic Concentration

City of Buffalo, NY

-  Zip Codes
-  % Hispanic > 20.5
-  > 51% LMI



NA-35 Public Housing

The plan must provide a concise summary of the needs of public housing residents. This information should be gathered through consultations with the public housing agency located within the jurisdiction's boundaries.

The needs of public housing residents were identified through interviews with representatives of the Buffalo Municipal Housing Authority and a review of BMHA documents. Decent, safe, affordable housing is the primary need of public housing residents. BMHA has a total of 3,548 units in 18 Asset Management Projects. The condition of these units ranges from good to fair. The restoration and revitalization needs range from complete site redevelopment to improvements that include roof replacements, new kitchens and baths, security lighting, parking lot improvements, high-efficiency HVAC equipment, and handicap unit conversions.

There are 3,255 families on BMHA's public housing waiting list, including 132 (4 percent) with disabilities. BMHA also has 1,768 families on its Section 8 waiting list, including 186 (11 percent with disabilities). There is a one to three-year wait for Section 8 vouchers, depending on the type of unit requested. BMHA meets its statutory responsibility to maintain at least five percent of its units as accessible units.

Table 24: Public Housing by Program Type

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Project -based	Tenant -based	Special Purpose Voucher		
							VASH	Family Unification	Disabled
Vouchers in use	0	0	3,548	1,132	0	1,120	0	0	0

Table 25: Characteristics of Public Housing Residents by Program Type

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Project -based	Tenant -based	Special Purpose Voucher		
							VASH	Family Unification	Disabled *
Average Annual Income	0	0	12,567	24,739	0	24,606	0	0	0
Average length of stay	0	0	7	11	0	11	0	0	0
Average HH size	0	0	1	4	0	4	0	0	0
Homeless at admission	0	0	13	8	0	8	0	0	0
Elderly (>62)	0	0	947	109	0	109	0	0	0
Disabled Families	0	0	793	332	0	326	0	0	0
Families requesting accessibility features	0	0	3,548	1,132	0	1,120	0	0	0
HIV/AIDS participants	0	0	0	0	0	0	0	0	0
DV victims	0	0	0	0	0	0	0	0	0

Table 26: Race of Public Housing Residents by Program Type

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							VASH	Family Unification	Disabled *
White	0	0	978	476	0	466	0	0	0
African American	0	0	2,537	649	0	647	0	0	0
Asian	0	0	8	1	0	1	0	0	0
American Indian	0	0	25	6	0	6	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

Table 27: Ethnicity of Public Housing Residents by Program Type

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							VASH	Family Unification	Disabled *
Hispanic	0	0	529	385	0	377	0	0	0
Not Hispanic	0	0	3,019	747	0	743	0	0	0

Section 504 Needs Assessment

BMHA meets its statutory responsibility to maintain at least five percent of its units as accessible units.

Needs of public housing tenants and applicants on the waiting list for accessible units

As of August 2012, there are 3,255 families on BMHA’s waiting list for housing, including:

- 132 (4 percent) are families with disabilities.
- 1,866 (57 percent) are families with children
- 398 (12 percent) are elderly families
- 1,359 (42 percent) need one-bedroom units
- 1,232 (38 percent) need two-bedroom units
- 401 (12 percent) need three-bedroom units
- 175 (5 percent) need four-bedroom units
- 51 (2 percent) need five-bedroom units
- 7 (less than 1 percent) need more than five bedrooms

There were 1,768 families on BMHA’s waiting list for Section 8 vouchers, including:

- 186 (11 percent) are families with disabilities.
- 53 (3 percent) are elderly families

There is no information available on the income levels of families on either waiting list.

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

Almost 70 percent of the families on the August 2012 public housing waiting list are families with children or elderly, and almost 80 percent are seeking one- or two-bedroom units. This indicates a strong need for rental units for small (2 to 4 person) families. Conversely, only seven percent of families on the waiting list require units with more than three bedrooms, indicating a relatively small need for large-family rental units. However, BMHA reported a significant demand for accessible units for large families with disabilities.

BMHA representatives identified the most immediate non-housing needs of public housing residents and voucher holders as increased incomes to escape poverty, jobs, and transportation. Belmont Housing Resources, one of three agencies that administer Section 8 vouchers in Erie County, identified public transportation as a major unmet need for its clients.

Table 28: Housing Needs of Public Housing Residents

Family Type	Number of Residents	Affordability	Supply	Quality	Accessibility	Size
Income <= 30% of AMI	2,565	5	5	3	5	3
Income >30% of AMI but <=50% of AMI	540	5	4	3	5	3
Income >50% but < 80% of AMI	211	4	3	3	5	3
Income >80% of AMI	59	3	2	2	2	2
Elderly	5,235	5	3	3	1	1
Families with Disabilities	793	5	5	3	5	3
Single Persons	1,890	5	3	3	3	3
2-4 Persons	1,316	5	4	3	3	3
5 or more Persons	135	5	4	3	5	3

Impact of the factor on housing needs for each family type is rate 1 to 5, with 1 being "no impact" and 5 being "severe impact"

BMHA has 1,372 Section 8 vouchers available; with 1,191 currently in use. Two other agencies also administer vouchers in the City and Erie County – Belmont Housing Resources of WNY and Rental Assistance Corporation of Buffalo. Belmont administers 4,843 vouchers, with 3,148 in the City; while RAC administers 5,175 vouchers, with 4,485 in the City. When an individual applies for a Section 8 housing voucher, all three agencies are presented as equal options for the applicant to pursue.

BMHA has 1,768 families on its Section 8 waiting list (including 186 with disabilities). There is currently a one to three year wait, depending on the type of unit requested. RAC has 10,518 families on its waiting list, with a three-year waiting period. The list includes:

- 2,917 (28 percent) families with disabilities

- 8,716 (83 percent) extremely low-income
- 4,528 (43 percent) families with children
- 609 (6 percent) elderly families
- 9,313 (89 percent) in need of two or fewer bedrooms

Belmont has over 20,000 families on its waiting list. There is a seven to 10 year waiting period, and the list is currently closed. However, because there is no coordination among the agencies, the same applicant may appear on all three waiting lists. Despite the likely duplication of applicants on these waiting lists, the raw numbers and the length of waiting times indicate that there is severe shortage of affordable housing units for lower income residents.

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

The need for rental units accommodating small families and those with disabilities reflects the needs of the City at large. Decent, safe, and affordable housing is a strong need for many low- and moderate-income households. The number of Section 8 units that are accessible is unknown, but it is believed to be very limited. Agencies that serve persons with disabilities provide anecdotal evidence of the scarcity of such units. With 36 percent of BMHA's public housing tenants being families with disabilities, public housing is a primary source of accessible housing for low-income households.

The non-housing needs of public housing residents and Section 8 Housing Voucher holders – employment opportunities and transportation – also reflect those of the population at large, especially low- and moderate-income residents.

NA-40 Homeless Needs Assessment

Data provided by the Homeless Alliance shows that 5,050 persons in Erie County experienced homelessness during 2011. Of the 3,300 persons reported on HMIS, 2,215 were individuals in adult-only households; 1,225 were in households with children; 432 were chronic homeless individuals; 227 were veterans; and 152 were unaccompanied children. The point-in-time inventory indicated that 910 persons were homeless on any given night, with 804 sheltered and 106 unsheltered.

Table 29: Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	321	0	1068	861	855	182
Persons in Households with Only Children	18	0	157	150	141	31
Persons in Households with Only Adults	465	106	2215	1815	1809	96
Chronically Homeless Individuals	75	45	432	335	341	146
Chronically Homeless Families	2	0	13	11	12	64
Veterans	27	4	227	188	184	98
Unaccompanied Child	18	0	152	147	139	20
Persons with HIV	5	0	2	2	2	6

Jurisdiction's Rural Homeless Population.

NA

For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness with the jurisdiction.

NA

Nature and Extent of Homelessness by Racial and Ethnic Group

Homelessness is disproportionately experienced by minorities. African-Americans comprise 14 percent of the county's population, but represent 54 percent of its homeless population; while Hispanics are less than 5 percent of the population and 12 percent of the homeless.

Table 30: Homelessness by Race

Race	Sheltered	Unsheltered
White	959	224
Black or African American	1577	287
Asian	12	2
American Indian or Alaska Native	27	11
Pacific Islander	7	0
Hispanic	344	39

Source: Homeless Alliance of Western NY

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

This information is not available in the community.

Nature and Extent of Unsheltered and Sheltered Homelessness, including Rural Homelessness.

The vast majority of homeless persons in Buffalo are sheltered. On any given night, there are between 900 and 1,100 homeless, with roughly 100 to 150 unsheltered. There was a significant decrease in the number of unsheltered adults, from 178 in 2010 to 106 in 2011. This can be attributed to outreach activities getting more unsheltered individuals into the homeless system, as well as a new permanent supportive housing program for the chronically homeless that opened in April 2011, and that placed 48 persons into scattered site permanent housing.

NA-45 Non-Homeless Special Needs Assessment

1. Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, dating violence, sexual assault, and stalking and any other categories the jurisdiction may specify, and describe their supportive housing needs.
2. Identify the priority housing and supportive service needs of the populations listed in Item 1 above.
3. Describe the basis for assigning the priority given to each category of priority needs.
4. Identify any obstacles to meeting underserved needs.
5. To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.
6. If the jurisdiction plans to use HOME or other tenant-based rental assistance to assist one or more of these populations, it must justify the need for such assistance in the plan.

3-5 Year Non-Homeless Special Needs Analysis response:

Non-homeless persons with special needs include the elderly; frail elderly; persons with mental, physical, and/or developmental disabilities; persons with drug and alcohol addictions; persons with HIV/AIDS and their families; and victims of domestic violence, dating violence, sexual assault, and stalking. Members of these special needs populations often have very low incomes. Data on special needs populations is limited, but generally speaking, there is a significant need for housing and/or supportive services for all special needs subpopulations and meeting these needs is a high priority for the City.

Unfortunately, funding to address the needs of these special needs populations is very limited and cannot address even most of the needs cited. However, the City will continue to provide funding for agencies and organizations that serve special needs populations and will encourage these groups to share information on services, resources, and best practices in an attempt to maximize the impact of the City's funding.

Elderly and Frail Elderly

Elderly persons typically need housing assistance for financial reasons or for supportive service to complete their daily routines. Persons with limitations on activities of daily living may need assistance to perform routine activities such as bathing and eating. Supportive housing is needed when an elderly person is both frail and very low-income. Elderly persons living on fixed, very low incomes also need affordable housing options.

While no data is available to estimate the number of elderly persons who will require supportive housing or services during the next five years, demand will likely increase due to the City's aging population, many of whom survive on fixed incomes. Maintaining a supply of affordable and accessible housing will be necessary to serve the needs of this growing population. The City will remain vigilant in identifying and supporting opportunities to increase the supply of such housing. Human service agencies consulted during the planning process identified transportation, affordable homecare funding and services, and increased housing

rehabilitation funding as needs of the elderly and frail elderly populations. The City will consider projects serving this population in response to Requests for Proposals issued for HOME funding.

Persons with Mental Disabilities

The New York State Office of Mental Health's 2011 Mental Health Consumer Data Patient Characteristic Survey indicated that 5,686 adults with Severe Mental Illness were served the week of the survey. Severe mental illness includes the diagnosis of psychoses and major affective disorders such as bipolar disorder and major depression.

NYSOMH data on the state's four adult residential treatment programs for persons with mental illness (Congregate Treatment, Apartment Treatment, Support Programs and Support Housing) have average annual occupancy rates ranging from 89 percent to 98 percent. These high occupancy rates indicate the consistent need for housing and services for persons with mental disabilities.

Agencies serving persons with mental disabilities cited affordable housing, per-related services, and monitoring as the top housing and supportive services needs of this special needs group. NYSOMH data reflect only persons served by public agencies. The number of persons with mental disabilities served by private agencies and their housing needs are unknown. The City will consider projects serving this population in response to RFPs issued for HOME funding.

Persons with Developmental Disabilities

The New York State Office for People with Developmental Disabilities *Statewide Comprehensive Plan 2012-2016* identified safe affordable housing as the highest priority need for persons with disabilities. Service providers identified more housing options, increased employment placements, and educational programs and services for children with developmental disabilities as major needs. Within the City, it is unknown how many non-homeless people with developmental disabilities need supportive housing. The City will consider projects serving this population in response to RFPs issued for HOME funding.

Persons with Physical Disabilities

The 2008-2010 American Community Survey estimated that 25,609 residents age five and older have an ambulatory difficulty. People with ambulatory difficulty often require modifications to their living space, including the removal of physical barriers. Generally, modifications can be made to adapt a residential unit for people who use wheelchairs.

Like other special needs populations, people with physical disabilities need affordable housing. With the exception of public housing units, there is no data on the number of the City's housing units that are accessible for people with disabilities. However, due to the age and condition of much of the city's housing, and based on anecdotal evidence provided by agencies that serve persons with disabilities, the supply of accessible units is believed to be very limited. The need for accessible housing units must be addressed via both new construction and rehabilitation.

The number of non-homeless persons with physical disabilities in the City who need housing and supportive services is unknown, but anecdotal evidence indicates that the need is great. Service providers cited the need for deaf-friendly emergency housing services and more accessible businesses within the community.

Over the next five years, the City will continue to work with non-profits such as People and Living Center for accessibility modifications. In most cases, accessibility modifications are considered only after full code compliance and lead remediation are addressed. The City will consider projects serving this population in response to RFPs issued for HOME funding.

Persons with Alcohol/Drug Addictions

Alcohol or other drug abuse is defined as an excessive and impairing use of alcohol or other drugs, including addiction. Persons who are classified with alcohol or other addictions may have a history of inpatient treatment, be identified by current symptomology or by an assessment of current intake, or by some combination of these approaches.

According to data provided by the New York State Office of Alcohol and Substance Abuse Services, in 2012 there were 89,315 adults (18 and older) and 7,335 adolescents (ages 12-17) in Erie County with a chemical dependence. No data is available to estimate of the housing needs of persons with alcohol or other drug addictions, but agencies that serve these groups identified halfway housing and permanent supportive housing as needs for clients who are leaving treatment or inpatient centers.

The only City-provided housing options for individuals suffering with alcohol and/or drug addictions are available just too homeless residents. These individuals can live in transitional housing for 6 to 18 months, but caregivers are often left with no place to send recovering addicts once that time has elapsed. There are only a limited number of beds and a huge demand. The City will consider projects serving this population in response to RFPs issued for HOME funding.

Victims of Domestic Violence, Dating Violence, Sexual Assault and Stalking

According to the New York State Division of Criminal Justice Services, there were 2,952 cases of domestic violence reported in the City during 2011. There is no estimate of the number of cases that go unreported. Agencies that serve domestic violence victims indicate that short-term housing and supportive services are adequate, but there is a great need for long-term support and housing, as evidenced by waiting lists for transitional housing. This population also has transportation needs and expeditious legal services. There is no data available regarding the housing needs of victims of dating violence, sexual assault and stalking.

The Emergency Solutions Grant is the main source of funding for these services, but the City will also consider projects serving this population in response to RFPs issued for HOME funding.

Persons with HIV/AIDS

New York State Department of Health data indicate that in December 2010 there were 2,216 people living with HIV/AIDS in Erie and Niagara counties. The 2010 AIDS Network Consumer Survey provided the following data on the area HIV/AIDS population:

- 51 percent earn less than \$15,000 annually
- 51 percent are unemployed (including 38 percent who stopped working due to HIV status)
- 43 percent are live in households with children
- 17 percent were abused by their partner
- 63 percent have suffered from depression and excessive worry
- 23 percent have lived on the street or in shelters since testing HIV positive

According to agencies that serve this population, safe and affordable housing is a major need. These housing needs will increase as medical advances result in persons with HIV/AIDS living longer and requiring more services. Transportation and case management are other major needs.

Benedict House is the only provider for “homeless” persons with AIDS. There are no other units specifically designated for persons living with AIDS and their families. The City will provide funds to Benedict House and other agencies that provide housing and supportive services to persons with HIV/AIDS.

Table 31: HOPWA Data

Current HOPWA formula use:	
Cumulative cases of AIDS reported	2,783
Area incidence of AIDS	77
Number of new cases prior year (3 years of data)	7
Rate per population	8
Rate per population (3 years of data)	255
Number of Persons living with HIC (PLWH)	2,258
Area Prevalence (PLWH per population)	199
Number of new HIV cases reported last year	0

The City uses its HOPWA allocation to meet both housing and supportive service needs throughout Erie and Niagara counties. The table below provides estimates of the unmet housing needs of the HIV/AIDS population. These needs are tenant-based rental assistance and short-term rent, mortgage and utility payments.

Table 32: HIV Housing Need

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	16
Short-term Rent, Mortgage, and Utility	15
Facility Based Housing (Permanent, short-term or transitional)	0

Housing Opportunities for Persons with AIDS

1. The Plan includes a description of the activities to be undertaken with its HOPWA Program funds to address priority unmet housing needs for the eligible population. Activities will assist persons who are not homeless but require supportive housing, such as efforts to prevent low-income individuals and families from becoming homeless and may address the housing needs of persons who are homeless in order to help homeless persons make the transition to permanent housing and independent living. The plan would identify any obstacles to meeting underserved needs and summarize the priorities and specific objectives, describing how funds made available will be used to address identified needs.
2. The Plan must establish annual HOPWA output goals for the planned number of households to be assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. The plan can also describe the special features or needs being addressed, such as support for persons who are homeless or chronically homeless. These outputs are to be used in connection with an assessment of client outcomes for achieving housing stability,

reduced risks of homelessness and improved access to care.

3. For housing facility projects being developed, a target date for the completion of each development activity must be included and information on the continued use of these units for the eligible population based on their stewardship requirements (e.g. within the ten-year use periods for projects involving acquisition, new construction or substantial rehabilitation).
4. The Plan includes an explanation of how the funds will be allocated including a description of the geographic area in which assistance will be directed and the rationale for these geographic allocations and priorities. Include the name of each project sponsor, the zip code for the primary area(s) of planned activities, amounts committed to that sponsor, and whether the sponsor is a faith-based and/or grassroots organization.
5. The Plan describes the role of the lead jurisdiction in the eligible metropolitan statistical area (EMSA), involving (a) consultation to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families living throughout the EMSA with the other jurisdictions within the EMSA; (b) the standards and procedures to be used to monitor HOPWA Program activities in order to ensure compliance by project sponsors of the requirements of the program.
6. The Plan includes the certifications relevant to the HOPWA Program.

3-5 Year Strategic Plan HOPWA response:

Estimate of Needs

A 2006 report compiled by the AIDS Network of WNY identified the following service gaps:

- Connecting. There is widespread concern in the region that there are significant numbers of people living with HIV infection who are not connected to services. The unconnected are defined as people who have never accessed services or who have accessed services and then for a variety of reasons, dropped out of care.
- Case Management. There is still a need for recruitment and retention of experienced case managers and support staff to meet the ever changing and complex needs of persons living with HIV/AIDS.
- Housing. There is a lack of safe, affordable, and stable housing, which influences the ability to access HIV-related medical and support services necessary to stabilize health and become independent.
- Discrimination. Fear of discrimination related to HIV status and the related sense of stigma about being HIV positive constitute barriers to accessing services.
- Transportation. Given the location of services, inclement weather, and high rates of poverty among persons with HIV/AIDS, access to services is a major concern.

Given the above statistics and service delivery gaps, it is anticipated that the City will allocate its HOPWA funding in the following manner over the next five years:

- | | |
|---|-----|
| ▪ Housing Assistance (STRMU) | 12% |
| ▪ Housing Assistance (TBRA) | 25% |
| ▪ Housing Assistance (facility operating costs) | 17% |
| ▪ Housing Placement (PHP) | 5% |
| ▪ Housing Placement (information services) | 8% |

- Supportive Services 30%
- Administration 3%

The largest single category of funding will be for Support Services to provide outreach to the disconnected and case management for those accessing services. Such services are vital to bringing those in need into the system, getting them into decent and affordable housing; and providing follow-up to help stabilize their lives and ensure continued treatment of health concerns.

Sub-recipients will also provide a variety of housing assistance options, including short-term rent, mortgage and utility payments; tenant-based rental assistance, facility operating costs for community residences; permanent housing placement; and information services and resource identification.

STRMU funds will assist those in need of assistance to either maintain their current housing or as a temporary measure until more suitable permanent housing can be found. TBRA assistance will be provided for those living in private housing until they can be moved to other federally-assisted rental programs, such as Section 8. PHP funds will be used to help clients pay first month rent, security, and utility deposits. Facility operating costs will assist Benedict House, a housing facility for persons with AIDS.

To assist those lacking transportation to access services, the City’s funding application strongly encourages sub-recipients to conduct outreach services and to establish a presence in underserved areas. Finally, the City will continue to support coordination among agencies receiving HOPWA and ESG funding, to ensure that persons with HIV/AIDS who are identified through homeless outreach are provided the necessary services.

Table 33: HOPWA Priority Needs

	<i>5 Year Goal</i>	<i>Year 1</i>
Total	1,145	229
STRMU	215	43
TBRA	120	24
Facility operating costs	195	39
PHP	125	25
Information services	90	18
Supportive Services	400	80

Housing Facilities Projects

There are no housing projects under development or anticipated at this time.

Allocation of Funds

HOPWA funds are allocated by the City based upon applications submitted by service providers. All applicants must include a narrative on services they provide to Niagara County residents, and this information is taken into account when funding allocations are recommended. A majority of funding will be allocated for clients in the City, where most of the persons with HIV/AIDS live.

Role of Lead Jurisdiction

The City distributes HOPWA funds to sub-recipients who provide services to persons with HIV/AIDS. The City works closely with sub-recipients to identify gaps in services and to allocate funds to address those needs. The City also works closely with the AIDS Network of WNY, which tracks statistics, identifies priority funding areas, and provides guidance on funding allocations.

The City receives applications for HOPWA funding in response to an annual call for applications. The applications are scored for completeness, service to the entire EMSA, and compliance with program regulations. A committee then reviews the applications with city staff and makes funding recommendations to the Mayor and Common Council.

Upon award of funds, sub-recipients execute a written agreement with strict goals, services, timetables, and budgets. Sub-recipients are required to submit quarterly reports to measure contract compliance. The yearly CAPER report is used as a year-end report and results are forwarded to HUD. Each request for payment during the year is reviewed by city staff for compliance with the written agreement and HOPWA regulations. It is then forwarded to the Department of Audit & Control for final review and payment. On-site monitoring is conducted based upon a risk assessment that includes the timely submission and accuracy of payment requisitions, quarterly reports, and CAPER data. All HOPWA-funded agencies are on a two-year monitoring cycle unless the City's risk assessment indicates a need for more frequent monitoring.

Specific HOPWA Objectives

- 1. Identify specific objectives that the jurisdiction intends to initiate and/or complete.**
- 2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.**

3-5 Year Specific HOPWA Objectives response.

Other federally-funded programs will be used to address the health needs of persons with HIV/AIDS who are underinsured or have no health insurance. Federally subsidized Section 8 housing vouchers are utilized whenever possible.

New York State and Erie County provide funds for mental health and alcohol or substance abuse needs. The state Office of Temporary and Disability Assistance provides short-term rent, mortgage and utility assistance and tenant-based rental assistance. The Erie County Department of Social Services, New York State Single Room Occupancy Program, New York State Department of Health-Chronic Care, and New York State

Supportive Housing Program also provide support for HOPWA activities. The state AIDS Institute funds supportive services and training for staff and services.

Local charitable foundations, fundraising activities, and contributions have also been used to support the efforts of agencies utilizing HOPWA funds, thereby increasing the community's ability to provide services to persons living with HIV/AIDS.

NA-50 Non-Housing Community Development Needs

Community development needs were identified based upon input from citizens who attended community meetings, agencies that completed surveys or participated in stakeholder focus groups, and municipal officials. The following needs were identified:

Clearance

- Demolition of vacant, dilapidated structures

Public Facility Improvements

- Community centers – senior, youth, child care
- Neighborhood facilities
- Disabled and handicapped facilities
- Parks and recreational facilities
- Historic preservation

Public Infrastructure Improvements

- Street resurfacing
- Sidewalk replacement (including ADA ramps)
- Tree planting and street lighting
- Brownfields remediation
- Parking facilities

Economic Development

- Financial assistance for projects
- Small business assistance
- Technical assistance
- Commercial corridor program
- Commercial façade program
- Incubator program

Public Services

- Employment training
- Adult literacy
- Senior and youth services
- Child care services
- Crime awareness and prevention
- Handicapped and disabled services
- Legal services and fair housing activities
- Housing counseling and services
- Substance abuse services
- Homeless services

MA-05 Overview

The 2010 Census identified 112,844 housing units in the City. Of these, 43 percent were owner-occupied and 57 percent were rentals. Almost 75 percent of all rental units were in buildings containing between 2 and 4 units; while 65 percent of the owner-occupied stock was single-family dwellings. The City appears to have an adequate supply for households seeking higher-priced rentals and affordable single-family homes; but lacks a sufficient supply of affordable rentals and handicapped-accessible units.

Currently there are 3,548 public housing units, and approximately 8,000 voucher units within the City. However, there are long waiting lists for both public housing and voucher units for the Buffalo Municipal Housing Authority, Rental Assistance Corporation, and Belmont Housing Resources. Waits range from one to three years at BMHA and RAC, and the list is currently closed at Belmont. This reinforces the need for affordable housing within the City and the region.

Due to the City's older housing stock, most of which was built prior to the institution of ADA requirements, there is a shortage of accessible units for persons with disabilities.

According to information provided by the Homeless Alliance of WNY, there were 632 shelter beds, 446 transitional beds, and 1,251 permanent supportive housing beds available in Erie County during 2011. The regional vision is to eliminate chronic homelessness by providing an additional 400 to 500 permanent supportive housing beds for this population.

There are a number of regulatory barriers in Buffalo that make it difficult to provide affordable housing. The soils remediation policy can increase the cost of new construction by \$20,000 to \$40,000; the state asbestos fee adds several thousand to the cost of demolishing abandoned buildings; and there are currently few areas in the City that permit mixed-used development.

As of 2010 the City of Buffalo had an unemployment rate of 12.4 percent. Healthcare is the largest employer in the City, with approximately 45,000 employees; followed by the professional and scientific sector and management services, both with about 14,000 employees. Sectors identified as major growth areas were advanced manufacturing, health care, and tourism.

MA-10 Number of Housing Units

In 2010, the City had 112,844 occupied housing units; 57 percent were rentals and 43 percent owner-occupied. The majority of rentals are in structures that have between 2 and 4 units; while the majority of owner-occupied units are single-family detached structures, followed by 2 to 4 unit structures.

Table 34: Owner-Occupied and Rental Characteristics

	<i>Owner</i>		<i>Renter</i>	
Total	48,827	100%	64,017	100%
1- unit detached	31,618	65%	9,404	15%
1- unit attached	1,509	3%	2,434	4%
2 to 4 units	14,818	30%	34,917	55%
5 to 20 units	196	0%	7,831	12%
More than 20 units	527	1%	9,396	15%
Other	159	0%	35	0%

Over 80 percent of all owner-occupied homes in the City have three or more bedrooms; while two-bedroom homes comprise 17 percent of the stock. The majority of housing is wood frame, and was constructed before World War II. Stone and brick construction is more common in upper-income neighborhoods and those that developed shortly before or after World War II.

Table 35: Unit Size by Tenure

	<i>Owners</i>		<i>Renters</i>	
Total	48,827	100%	64,017	100%
No bedrooms	137	0%	1,961	3%
1 bedroom	1,098	2%	14,317	22%
2 bedrooms	8,306	17%	23,225	36%
3 or more bedrooms	39,286	80%	24,514	38%

Number and Targeting of Units

As of 2012, 3,209 housing units were financed with low-income housing tax credits from the federal government. There were also 3,209 multi-family units that received HUD financial assistance. Of these, 1,733 were Section 8, 699 were Section 202 (subsidized elderly units), 460 were PRAC 202/ 811 (Project Rental Assistance Contract units for elderly and persons with disabilities), 50 were Section 236 RAP (Rental Assistance Payment units), and 299 were Rent Supplemental units from other federal or state programs.

Units Expected to be lost from Inventory

BMHA, Rental Assistance Corporation, and Belmont Housing Resources do not expect to lose any public housing units or Section 8 vouchers over the next five years. It was undetermined whether any other affordable units will be lost over the next five years.

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

Census data and anecdotal evidence from focus groups was used to assess the ability of the City's current housing stock to meet the needs of its population. Households in the market for moderate- to high-priced rentals, affordable homeownership opportunities, and owner-occupied homes with three or more bedrooms have plenty of options. Renters with low-incomes or who need three or more bedrooms, and disabled households are likely to find more limited options. While rents are comparatively low in the City, the incomes of renters are often lower. Only half the renters can afford \$500 a month in rent, but just a quarter of the rental stock is offered in this range.

Buffalo's housing stock can accommodate families with children, but more so with owner-occupied units than rentals. According to the 2010 Census, there were approximately 29,000 households in the City with children, and almost 64,000 units with three or more bedrooms. About 80 percent owner-occupied units had three or more bedrooms, compared to only 38 percent of rental units.

Due to Buffalo's older housing stock, there is a shortage of accessible units for persons with disabilities. The majority of Buffalo's housing stock was constructed before WWII, which means it was constructed well before ADA requirements were in place.

Buffalo's homeless HIV/ AIDS population is provided for through the efforts of Benedict House. Persons with HIV/AIDS who do not need extensive supportive housing typically have the same needs as the rest of Buffalo's marginalized/homeless populations. An HIV diagnosis does not require extensive housing needs unless the individual is incapable of living independently.

MA-15 Cost of Housing

The inflation-adjusted median home value decreased by 13 percent between 2000 and 2010; while the median contract rent increased by 8 percent. Coupled with an inflation-adjusted decline of about 3 percent in median household incomes, homeownership has become more affordable, while renting has become slightly less so.

Median rents in the City are significantly lower than HUD Fair Market Rents (FMR). However, rents are still above what many households can afford, as half of the City's renters had median household incomes below \$20,000 in 2010.

The City's overall housing inventory decreased by four percent from 145,574 in 2000 to 139,174 in 2010. Of the occupied units in 2010, 57 percent were renter-occupied.

Table 36: Cost of Housing

	2000	2010	Change
Median home value	\$75,091	\$65,700	-13%
Median contract rent	\$598	\$646	8%

Availability of Sufficient Housing

From a combination of census data, surveys, and conversations with stakeholders, it is clear that safe and affordable housing for low-income residents is a strong need. Census data indicated an 8 percent increase in inflation-adjusted rents between 2000 and 2010. At the same time, the number of available apartments decreased by 8 percent – a loss of over 5,000 units. This is due in part to units falling into such a state of disrepair that they are abandoned and taken off the market, eventually being demolished at City expense.

One group that may have particular trouble finding sufficiently-sized rental units is households with children. A rule of thumb for determining whether there are an adequate number of rental units for households with children are the number of units with three or more bedrooms. Owner-occupied homes easily accommodate this need, as 80 percent of the stock has three or more bedrooms. But with only 38 percent of rental units having three or more bedrooms, and rents on the rise, low-income families with children are likely to have a difficult time locating affordable rentals.

During stakeholder meetings, the general lack of one-story, ranch-style homes was mentioned. This could limit the ability to attract empty nesters and elderly to live in the City. This also affects the ability to provide handicap-accessible units, which often focus on single-story units.

On a positive note, the housing stock accommodates renters with moderate- to high-incomes, especially if they are in the market for one or two bedroom apartments. This is likely the result of significant conversions of vacant buildings into apartments in neighborhoods being marketed to young professionals and empty nesters.

Expected Change of Housing Affordability

Median home value was \$65,700 in 2010, which represents an inflation-adjusted decrease of 13 percent since 2000. Over the same period, the inflation-adjusted median rent increased by 8 percent. In comparison to an inflation-adjusted decline in median household income of just over 3 percent, it appears that homeownership became slightly more affordable, while renting became a bit less so. This rising affordability may be offset by the continued aging of the housing stock, which means that homes have likely deteriorated over the course of the decade, decreasing their attractiveness and value.

Another indicator of affordability was that half of all owner-occupied households were earning over \$50,000 in annual income. Incomes at this level translate into mortgages that are well above the City’s median housing value, so most households should not have any problems finding affordable housing.

Yet the ability to purchase a home varied significantly by race. To analyze this, 2006-2010 ACS data on median household income was entered into a mortgage calculator with the following assumptions: a 30-year fixed rate loan at 4.0 percent interest; 10 percent down; principal, interest, taxes and insurance combined with other consumer debt equal to no more than 35 percent of gross monthly income; property taxes at 2.5 percent of value; and additional consumer debt (credit cards, car payment) of \$500 per month. Using these assumptions, 52 percent of all white households in the City could afford a home valued at \$65,700; compared to 41 percent of Asians; 34 percent of African-Americans; and 24 percent of Hispanics.

Median rents are significantly lower than HUD Fair Market Rents (FMR). The median rent is \$475 for efficiency apartments, compared to \$597 for FMR; \$550 for one-bedroom apartments, compared to \$599 for FMR; and \$775 for three-bedroom apartments, compared to \$889 for FMR. Since median rents are well below FMR, it would seem that the City does not need a strategy to preserve affordable housing. Yet median rents are still above what many residents can afford. Half of all renters had median household incomes below \$20,000 in 2010. Using 30 percent of income as an indicator of housing affordability, these renters could afford \$500 a month for rent. Yet only 25 percent of the apartments rent for less than \$500 per month.

Table 37: Average Rents

Bedrooms	Median Rents
No Bedrooms	\$475
1 Bedroom	\$550
2 Bedrooms	\$650
3 Bedrooms	\$775

Source: ACS 2006-2010 (B25068)

Table 38: Rent Paid

Units Renting for:	2010	%
Less than \$500	15,636	25.2%
\$500 to \$699	21,347	34.5%
\$700 to \$999	18,826	30.4%
\$1,000 or more	6,151	9.9%
Total	61,960	100.0%

Sources: ACS 2006- 2010 (B25063)

Table 39: Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	597	599	719	889	982
High HOME Rent	605	606	728	901	994
Low HOME Rent	572	606	728	849	947

Table 40: Tenure by Income

Income Group	Renter Occupied		Owner-Occupied	
	#	%	#	%
Less than \$5,000	7733	12.2%	1,261	2.7%
\$5,000 to \$9,999	10,471	16.5%	1,712	3.7%
\$10,000 to \$14,999	7,985	12.6%	2,561	5.6%
\$15,000 to \$19,999	6,143	9.7%	2,517	5.5%
\$20,000 to \$24,999	5,434	8.6%	3,127	6.8%
\$25,000 to \$34,999	8455	13.3%	6,098	13.3%
\$35,000 to \$49,999	7,464	11.8%	7,594	16.5%
\$50,000 to \$74,999	6,217	9.8%	9,939	21.6%
\$75,000 to \$99,999	2,423	3.8%	6,106	13.3%
\$100,000 to \$149,999	1,167	1.8%	5,026	10.9%
\$150,000 or more	525	0.8%	2,886	6.3%
Total	63,492	100.0%	45,941	100.0%

Sources: 2006-2010 ACS (B25118)

MA-20 Condition of Housing

The condition of the City’s housing is reflected in Census data indicating that between 2000 and 2010, the number of housing units decreased by 6,400 – a decline of 4.4 percent. Most of this loss can be attributed to housing that was abandoned and demolished. In addition, there were 20,908 vacant units in 2010, or 15 percent of all housing. This percentage held steady between 2000 and 2010.

Data on the housing stock that is available to serve persons with disabilities is limited to the number of accessible units in public housing. The Buffalo Municipal Housing Authority reports that 181 of its public housing units (5 percent) are accessible. There is no data on the number of accessible units in the private housing market, but anecdotal evidence provided by advocacy groups and agencies that serve persons with disabilities indicates that there is a scarcity of such units. The number of housing units available for persons with AIDS and their families is unknown.

Condition of Units

The City uses the following definitions for the Consolidated Plan:

- Standard condition – a unit that meets or exceeds HUD’s Section 8 housing quality standards.
- Substandard but suitable for rehabilitation – a unit that does not meet Section 8 housing quality standards, but could be brought up to those standards for less than 50 percent of the unit’s replacement cost.

Some important variables to consider when evaluating the physical condition of a city’s housing stock are whether a unit lacks complete plumbing facilities; lacks complete kitchen facilities; has more than one person per room; or has a cost burden that exceeds 30 percent of household income. The Census Bureau considers the first three of these conditions to be indicators of substandard housing.

Table 41: Condition of Units

	<i>Owner</i>		<i>Renter</i>	
Total	48,827	100%	64,017	100%
No conditions	35,180	72%	28,416	44%
One condition	13,278	27%	33,670	53%
Two conditions	361	1%	1,712	3%
Three conditions	8	0%	219	0%
Four conditions	0	0%	0	0%

Year Unit Built

Age is an important determinant in the condition of housing stock. Generally speaking, the older housing is, the more likely it is to need maintenance or rehabilitation. Data from the 2006-2010 American Community Survey indicate that 90 percent of the City's owner-occupied units and 82 percent of its renter-occupied units were built before 1960. The large percentage of the housing stock that is more than 50 years old demonstrates a need for rehabilitation and updating major systems.

Table 42: Year Unit Built

	<i>Owner</i>		<i>Renter</i>	
Total	48,827		64,017	
2000 or later	480	1%	1,277	2%
1980 to 1999	2,388	5%	3,218	5%
1960 to 1979	2,220	5%	6,878	11%
1940 to 1959	10,539	22%	13,513	21%
Before 1940	33,200	68%	39,131	61%

Risk of Lead-Based Paint Hazard

Lead-based paint hazards are typically found in units built before 1978, when lead-based paint became illegal for use in residences. Over 90 percent of the housing units were built prior to 1980 and may contain lead-based paint, which can pose significant health problems for families with young children. Low-income families often live in older housing where deferred maintenance increases the likelihood of lead-based paint. It is estimated that over 21,000 housing units that potentially contain lead-based paint are occupied by low- or moderate-income families.

Table 43: Risk of Lead-Based Paint

	<i>Owner</i>		<i>Renter</i>	
Total	48,827		64,017	
Units built before 1980	45,959	94%	59,522	93%
< 80% HAMFI and children	16,100	35%	5,185	9%

Needs for Owner and Rental Rehabilitation

As indicated by Census data and anecdotal evidence, the combination of the City's aging housing, the presence of lead-based paint hazards, and the cost burden experienced by many lower-income households underscore the need for continued rehabilitation of the existing stock to provide safe, affordable housing.

MA-25 Public and Assisted Housing

1. Describe and identify the public housing developments and the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of these units, results from the Section 504 needs assessment, the public housing agency's strategy for improving the management and operation of such public housing and for improving the living environment of low- and moderate-income families residing in public housing.
2. Describe the number and targeting (income level and type of family served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason.

Assisted rental housing includes public housing units owned and operated by the BMHA, units rented through the Section 8 Public Housing Choice Voucher Program, units rented through the Section 8 tenant-based voucher system, and other units assisted by local, state, or federally funded programs.

Information was obtained through review of BMHA documents and surveys and interviews with BMHA representatives and other entities that administer Section 8 tenant-based vouchers in the City. This information reflects public housing needs, the condition of units, restoration and revitalization needs, waiting list data, and Section 504 Needs Assessment status.

Supply of Public Housing Development

Tables 44, 45, and 46 summarize information on the total number of public housing and Section 8 units available in the jurisdiction, the number of accessible units in each of these categories, and the number of participants and graduates of the BMHA Family Self-Sufficiency Program. BMHA does not expect to lose any Section 8 vouchers over the next five years.

Table 44: Total Number of Units by Program Type

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							VA Supportive Housing	Family Unification Program	Disabled
Vouchers			4,213	9,005		9,005	0	0	0
Accessible units			181	unknown		unknown			
FSS participants			74			24			
FSS completions			7			3			

Table 45: Buffalo HUD Multi-Family Inventory

Property Name	Total Units	Program Type and Status	Assisted Units	Overall Expiration Date	Section Current Expiration Date	Physical Inspection Score
Shoreline I	142	Rent Supplement, Expired	28	7/24/2012	7/24/2012	57
Shoreline II	470	Rent Supplement, Active	188	10/11/2012	10/11/2012	84
TRINITY TOWERS	87	Rent Supplement, Active	17	12/1/2012	12/1/2012	88
Ellicott Houses	148	Rent Supplement, Active	56	10/10/2012	10/10/2012	69
ELMWOOD SQUARE RESIDENTIAL PROJECT	138	Rent Supplement, Active	10	10/1/2015	10/1/2015	99
BAPTIST MANOR	126	Sec. 236 RAP, Active	50	8/1/2016	8/1/2016	93
RIVERVIEW MANOR APARTMENTS	110	Other S8 New, Active	110	9/16/2015	9/16/2012	89
LINWOOD CONGREGATE	76	Other S8 Rehab, Active	75	9/22/2031	9/22/2012	84
Touraine Apartments	104	Other S8 Rehab, Active	104	8/31/2027	8/31/2013	94
Timon Towers	125	Sec. 202, Active	124	7/11/2014	7/11/2013	69
Ellicott Place Apartments	12	PAC 202/811, Active	11	5/10/2013	5/10/2013	98
PIOTR STADNITSKI GRDNS	101	Other S8 New, Active	100	5/31/2021	5/31/2021	72
BURNIE C MCCARLEY GARDENS	150	Other S8 New, Active	149	11/30/2025	11/30/2012	
Pilgrim Village	90	Other S8 New, Active	89	1/31/2023	1/31/2013	
ROOSEVELT APARTMENTS	114	S8 State Agency, Active	113	3/31/2026	3/31/2013	77
BMR #3	188	S8 Loan Mgmt, Active	187	3/31/2022	3/31/2022	84
BRACO-I	220	S8 Loan Mgmt, Active	220	1/31/2025	1/31/2013	83
WHITNEY NEIGHBORHOOD	135	S8 Loan Mgmt, Active	134	7/31/2021	7/31/2013	92
Towne Gardens	360	S8 Loan Mgmt, Active	302	2/4/2027	2/4/2013	93
Ellicott Park Townhomes	220	S8 Loan Mgmt, Active	150	2/28/2014	2/28/2013	
Geranium Housing	6	PRAC 202/811, Active	6	5/4/2013	5/4/2013	
WNYVHC-Main Best Apartments II	24	PRAC 202/811, Active	23	6/29/2013	6/29/2013	87
Excelsior Apartments	23	PRAC 202/811, Active	23	9/22/2013	9/22/2013	89
Advancing Independence	6	PRAC 202/811, Active	6	6/5/2013	6/5/2013	
OUR LADY OF PEACE	6	PRAC 202/811, Active	6	2/8/2013	2/8/2013	
Sycamore Mills Apartments	5	PRAC 202/811, Active	5	3/21/2013	3/21/2013	
South Park Supportive Living	9	PRAC 202/811, Active	9	2/27/2013	2/27/2013	
GETHSEMANE MANOR	50	PRAC 202/811, Active	49	11/3/2013	11/3/2013	74
SCHOOL HOUSE COMMONS	65	PRAC 202/811, Active	64	12/18/2012	12/18/2012	64
La Casa de Los Tainos	50	PRAC 202/811, Active	49	8/7/2013	8/7/2013	70
1490 ESTATES HOUSING	59	PRAC 202/811, Active	59	4/16/2013	4/16/2013	85
SENECA CAZENOVIA COMMUNITY SQUARE	46	PRAC 202/811, Expired	45	8/31/2012	8/31/2012	80
St. Clare Apartments	39	PRAC 202/811, Active	39	1/27/2013	1/27/2013	
Ivy Rose Apartments	34	PRAC 202/811, Active	34	6/27/2013	6/27/2013	
St. John Bosco Apartments	12	PRAC 202/811, Active	12	9/28/2012	9/28/2012	
AC WARE MANOR	20	PRAC 202/811, Active	20	2/26/2013	2/26/2013	
1490 Meadows	24	Sec. 202, Active	24	5/8/2016	5/8/2013	85
DYMPHNA PROJECT	8	Sec. 202, Active	7	9/28/2013	9/28/2012	88
GOD CITY APARTMENTS	101	Sec. 202, Expired	100	7/28/2012	7/28/2012	79
ST. JOHN TOWER	151	Sec. 202, Expired	150	6/2/2012	6/2/2012	94
Santa Maria Towers	115	Sec. 202, Active	114	6/30/2014	6/30/2013	91
West Side Residence	8	Sec. 202, Active	8	2/5/2013	2/5/2013	81
MONSIGNOR ADAMSKI VILLAGE	50	Sec. 202, Active	49	3/29/2032	3/29/2013	85
Abbott Road Residence	10	Sec. 202, Active	10	5/23/2013	5/23/2013	92
Juliana Apts.	32	Sec. 202, Active	32	11/12/2014	11/12/2012	80
FRIENDSHIP MANOR	50	Sec. 202, Active	49	3/29/2017	3/29/2013	90
ST. MARKS MANOR	33	Sec. 202, Active	32	6/21/2032	6/21/2013	86

(Note: A perfect Physical Inspection Score = 100)

Table 46: Buffalo LIHTC Inventory

Project Name	Total Units	Low Income Units	Rent or Income Ceiling	Tax-Exempt Bond	HOME Funds	CDBG Funds	HOPE VI	Fed or State Rental Assistance Contract	Targets Families	Targets Elderly	Targets Disabled	Targets Homeless	Targets Other
EAST SIDE HOUSING OPPORTUNITIES	29	29	50% AMGI	No	No	No	No	No	Yes				
LAKEVIEW PHASE III	61	59	50% AMGI	No	No	No	Yes	Yes	Yes		Yes	Yes	
EMERSON ROW HOUSES	28	28		No	No	Yes			Yes	Yes	Yes		
	472	471		No	No	No							
	142	141		No	No	No							
	18	18		No	No	No			Yes				
	12	12		No	No	No			Yes				
CHRISTINE APARTMENTS	32	32		No	Yes	No							
202 SOUTH DIVISION STREET	63	63		No	No	No			Yes				
211 EAGLE STREET	60	60		No	No	Yes			Yes				
ST ANN'S APARTMENTS	19	19		No	No	No			Yes		Yes		
MANHATTAN SQUARE APARTMENTS	72	72		No	No	No			Yes		Yes		
STRATFORD ARMS APARTMENTS	41	41		No	Yes	Yes				Yes	Yes	Yes	
1165 DELAWARE	62	59		No	No	No			Yes	Yes			
214 SOUTH DIVISION/233 EAGLE	134	134		No	Yes	No			Yes				
ST. PATRICK VILLAGE	10	10		No	No	No			Yes				
THOMAS J. WOJNAR PARK VIEW APARTMENTS	32	32		No	No	Yes				Yes			
GRATWICK MANOR	24	24		No	No	No					Yes		
JILL JOSEPH TOWERS	127	127		No	Yes	No				Yes			
FRANCIS JOHN APARTMENTS	62	61		No	Yes	No				Yes			
SHILOH SENIOR HOUSING	24	24		No	Yes	Yes				Yes			
AUSTIN MANOR	24	24		No	Yes	No					Yes		
BUFFALO RIVER APARTMENTS	16	16		No	Yes	No				Yes			
GERARD PLACE	15	14		No	No	No						Yes	
ELLCOTT HOUSES	64	64		No	Yes	No			Yes				
FREDERICK DOUGLASS PHASE I	87	87		No	Yes	No			Yes		Yes		
FREDERICK DOUGLASS REDEV. - PHASE II	112	112		No	Yes	No				Yes			
SYCAMORE STREET HOUSING	24	24		No	No	No							
ELLCOTT HOMES WEST	84	84		No	Yes	No			Yes				
ELLCOTT HOMES WEST	84	84		No	Yes	No			Yes				
ELMWOOD SQUARE APARTMENTS	138	137		No	No	No				Yes			
FREDERICK DOUGLASS PHASE III	45	45		No	No	No			Yes			Yes	
CORNERSTONE MANOR TRANSITIONAL HOUSING	58	58	60% AMGI	No	Yes	No		Yes	Yes		Yes	Yes	SUBSTANCE ABUSE
ARTSPACE BUFFALO - ARTIST FAMILY LOFTS	60	36	50% AMGI	No	No	No	No	No			Yes		
A.D. PRICE	55	55	50% AMGI	No	No	No	No	Yes	Yes			Yes	
SENECA STREET SPECIAL NEEDS SRO	75	75	50% AMGI	No	No	No	No	Yes			Yes	Yes	
ST. JOHN TOWNHOMES	28	28	50% AMGI	No	No	No	No	No	Yes			Yes	
PACKARD BUILDING	40	25	60% AMGI	No	No	No		No	Yes		Yes		
HERTEL PARK	138	138		No									
LAKEVIEW SENIORS I	138	138		Yes									
LAKEVIEW SENIORS I	74	74		Yes									
LAKEVIEW FAMILY HOMES II	150	149		Yes	No	Yes			Yes				
WATERGATE II APTS (ACQ)	195	145		Yes	No	No			Yes				
WASHINGTON APARTMENTS	82	81		Yes	No	No			Yes				

Public Housing Condition

Information on the condition of BMHA’s inventory of public housing units is based on inspections conducted in 2010. Subsequent improvements undertaken at some of the properties are not reflected in these scores.

Table 47: Average Inspection Scores

<i>Development</i>	<i>Score</i>
A.D. Price - Phase I	88
A.D. PRICE COURTS	66
COMM. PERRY EXT. HR., SLATER & MULLEN	75
COMM. PERRY HOMES & EXT. ROWHOUSES	28
FD FED, REDWOOD, WOODSON & SSC	51
FERRY-GRIDER	93
HOLLING HOMES, CAMDEN & ELMHURST	86
JASPER PARRISH PLACE	77
KELLY GARDENS & LYNDON B. JOHNSON APTS.	73
KENFIELD HOMES	45
Lakeview Family Homes	69
Lakeview on the Park	99
LANGFIELD HOMES	40
LOWER WEST SIDE HOMES	74
SCHWAB, KOWAL & MSGR. GEARY APTS.	75
SEDITA & STUYVESANT APTS.	47
SHAFFER VILLAGE & LASALLE COURTS	29
THEATER APARTMENTS	65

Major improvements are being made or will be made at the following development sites: Stuyvesant, Sedita, Geary, Schwab, LaSalle, Shaffer, Holling, Jasper, Camden, Ferry-Grider, Kelly, Kowal, Langfield, Kenfield, 515 Clinton, Redwood, AD Price Senior Building, Commodore Perry row houses and high rise, and Slater. These improvements range from complete site redevelopment to roof, replacements, new kitchens and baths, security lighting, high efficiency HVAC equipment, and handicap unit conversions.

In 2013, BMHA expects to add 34 units to its public housing inventory, pending HUD approval of Walden Park Senior Housing; and to demolish vacant 30 units at Woodson Gardens. BMHA is also working on a revitalization strategy for the Perry Choice Neighborhood, which will include one-for-one replacement of 414

outdated public housing units. The replacements will be a combination of public housing units and project-based Section 8 units.

Restoration and Revitalization Needs

The restoration and revitalization needs of public housing developments are spelled out in BMHA's Five-Year and Annual Plan (pp 1 – 27 of the FFY 2012 Annual Statement); and the Capital Fund Program Five-Year Action Plan (pp 28 – 32). These materials are included in Appendix C.

Strategy for Improving the Living Environment of Public Housing Developments and Their Residents

Other elements of BMHA's strategy for improving the living environment of its developments and their residents are contained in Section SP-50: Public Housing Accessibility and Involvement.

MA-30 Homeless Facilities

The regional Continuum of Care (CoC) funds programs for transitional housing, emergency shelter, safe haven, permanent supportive housing, and supportive service programs. In addition, 84 percent of CoC programs contain linkages to mainstream benefits. There also are a number of non-profits and human service agencies not funded by the local CoC that provide substance abuse treatment, food and clothing, mental health services, job training, runaway services for youth, and housing for those seeking asylum in the United States.

Table 48: Facilities Targeted to Homeless Persons

	EMERGENCY SHELTER BEDS					
	Year Round Beds (Current & New)	Under Development	Unmet Need/ Gap	Voucher/ Seasonal/ Overflow Beds	Under Development	Unmet Need/ Gap
Households with Adult(s) and Child(ren)	193	0	0	67	0	0
Households with Only Adults	359	0	0	0	0	0
Chronically Homeless Households	NA	0	0	NA	0	0
Veterans	NA	0	0	NA	0	0
Unaccompanied Child(ren)	13	0	0	0	0	0
	TRANSITIONAL BEDS			PERMANENT SUPPORTIVE HOUSING BEDS		
	Current & New	Under Development	Unmet Need/ Gap	Current & New	Under Development	Unmet Need/ Gap
Households with Adult(s) and Child(ren)	277	0	4	277	0	26
Households with Only Adults	127	0	0	715	0	67
Chronically Homeless Households	16	0	0	83	20	16
Veterans	24	0	0	226	0	8
Unaccompanied Child(ren)	2	0	0	0	0	0

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

There are a variety of mainstream services that are used to complement targeted services for homeless persons. It is not the intent of the Homeless Alliance to create a new homeless system that mimics existing mental health and substance abuse systems. The goal is to ensure that there is coordination and collaboration among these systems so that homeless persons are able to easily access mainstream resources that will assist them in transitioning to and remaining stable in permanent housing.

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.

Table 49: Homeless Facility and Service Inventory

<i>Agency</i>	<i>Services</i>	<i>Target population</i>
Alcohol and Drug Dependency Services	Chemical dependency treatment & Permanent Housing	Substance abuse issues
Altamont Program	Emergency shelter, transitional housing, case management	Men, Veterans
Back to Basics	Shelter and supportive housing	Men and women
Buffalo City Mission	Emergency shelter, meals, clothing, transitional housing, and code blue	Men
Buffalo Dream Project	Mobile food pantry	All homeless
Buffalo Federation of Neighborhood Centers	PSH for mentally ill	Mental health issues
Cazenovia Recovery Systems	Permanent housing support	Mental health and addiction issues
Christian Based Recovery Housing	Transitional housing	Recovering addicts
Compass House	Shelter and services for runaways	Youth between 12 and 17
Cornerstone Manor	Emergency shelter, meals, clothing, transitional and permanent housing	Women and children
Crisis Services Outreach	Short term case management, 24 hour crisis hot line	All homeless
Erie County Social Services	Shelter placements, hotel/motel vouchers, homeless prevention	All homeless
Faith-Based Fellowship	Emergency shelter	Women
Family Promise of WNY	Emergency shelter	Families
Franciscan Center	Emergency shelter and transitional housing	Youth between 12 and 17
Friends of Night People	Drop in center for food and clothing	All homeless

<i>Agency</i>	<i>Services</i>	<i>Target population</i>
Genesis House	Emergency shelter, food, case management	All homeless
Gerard Place	Transitional housing, Permanent housing	Single parents
Haven House	Emergency shelter, transitional housing	Women and children
Hearts for the Homeless	Mobile food pantry and clothing	All homeless
HELP Buffalo	Permanent housing support	Men and women
Hispanics United of Buffalo	Transitional housing and food pantry	All homeless
Homeless Alliance of WNY	Continuum of Care	All homeless
Homeless Veterans Program (HUD VASH)	Permanent supportive housing	Veterans
Horizon Health Services	Residential units and counseling	Substance abuse issues
Lakeshore Behavioral Health	Safe houses, permanent supportive housing, crisis intervention, and counseling	Mental health issues
Little Portion Friary	Shelter and food	Adults
Living Opportunities of DePaul	SROs and transitional housing	Mental health and substance abuse issues
Matt Urban Hope Center	Permanent supportive housing (housing first)	All homeless
Neighborhood Legal Services	Legal services, benefit eligibility determination & advocacy, eviction prevention	All homeless
Red Cross	Temporary housing and utility assistance	All homeless
Restoration Society / Harbor House	Permanent supportive housing	Mental health and substance abuse issues
Salvation Army	Shelter, food and referrals	Families and single women
Saving Grace Ministries	Transitional housing	Recent prison releasees
St. Luke's Mission of Mercy	Code blue	men
Teaching and Restoring Youth	Transitional housing	Women between 16 and 25
Temple of Christ	Temporary housing	Women and children

<i>Agency</i>	<i>Services</i>	<i>Target population</i>
Transitional Services	Emergency and permanent supportive housing, referrals	Mental health issues
WNY Veterans Housing Coalition	Permanent housing and support services	Veterans
YWCA of WNY	Transitional housing	Women and children and domestic violence victims
211	24 hour hotline referral services	All homeless

MA-35 Special Needs Facilities and Services

Table 50: HOPWA Assistance Baseline

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	61
PH in facilities	44
STRMU	0
ST or TH facilities	77
PH placement	31

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.

Elderly and Frail Elderly

Many non-profit organizations and community centers provide services to the elderly such as transportation, social activities, fitness classes, and case management. There are also many senior living options available, and this demand is likely to increase with the aging population. The City will continue to consider proposals to use HOME funding for senior housing.

Multiple senior service agencies mentioned the need for more transportation options. Many seniors are unable to drive anymore, and require public transportation that is often not frequent or reliable enough (especially in the winter). There are many agencies that offer transportation services, yet the current amount is still inadequate to meet demand. One stakeholder felt that increasing transportation options by one-third would resolve the issue of senior accessibility.

With recent state funding cuts, there is a great need for affordable homecare funding and services. This is cost-effective, because it allows seniors who need some assistance to remain in their homes. Community organizations that provide these services have longer waiting lists than ever before. One method to provide homecare services less expensively is to hire chore employees instead of certified housekeeping employees. Erie County could be instrumental in this change through hiring more chore workers. Assisted living facilities are the alternative if seniors are unable to live in their homes or cannot afford homecare. However, these facilities will often exclude seniors with behavioral issues. This can be addressed through education and training for assisted living facility staff members so they can better handle seniors with behavioral issues.

Services for the frail elderly are more limited, likely due to the high costs involved. Catholic Charities, Meals on Wheels, and People Inc provide the most extensive services and support for frail elderly, including home visitation, case management, and adult day care.

Table 51: Elderly & Frail Elderly Facilities & Services

Organization/ Facility	Programs/Services
Catholic Charities	<ul style="list-style-type: none"> *Comprehensive Care Program *Foster Grandparent Program *Referral & Advocacy Service *Home Visitations for Home Bound *Project Home: Time-Limited Care Coordination to Keep Older Adults w/ Mental Illness Independent *Senior Day Program: Social Activities, Nutritional lunches, Case Management *Referral & Advocacy Services
Child & Family Services	*Senior Companion Program
Concerned Ecumenical Ministry	<ul style="list-style-type: none"> *Social Activities *Case Management *Homebound services for elderly on Westside
Delta Development	* Affordable Housing for Low-Income Seniors
Fillmore Leroy Area Residents Inc.	* Van Service
Heart of the City Neighborhood Inc.	<ul style="list-style-type: none"> * Aging in place * New/ Rehabbed housing
Hispanics United of Buffalo	<ul style="list-style-type: none"> *Designed to be comfortable for Senior Hispanics *Lunches & Social Activities *Case Management *Transportation Services *Legal Services
Legal resources for the Elderly of WNY	* Legal Services
Matt Urban Center	<ul style="list-style-type: none"> * Case Management * Social Program
People Inc.	<ul style="list-style-type: none"> *Affordable Housing for Low-Income Seniors *Adult Day Care Programs for Seniors with Various Illnesses *Case Management *House Keeping *Meals on Wheels
Schiller Park Community Center	<ul style="list-style-type: none"> * Senior Center * In Home Care * Case Management
The Belle Center	<ul style="list-style-type: none"> * Nutritional Meals *Social Events *Fitness Classes
University District Community Development Ass.	<ul style="list-style-type: none"> * Nutritional Meals *Social Events *Fitness Classes
Westside Community Center	<ul style="list-style-type: none"> * Van Service * Social Gatherings * Senior Center Visitations
Buffalo Federation of Neighborhood Services	<ul style="list-style-type: none"> *Tax Preparation *Financial Assistance
Valley Community Association	<ul style="list-style-type: none"> *Transportation Services *Educational Seminars *Recreation and Socialization
Old 1st Ward Community Center	<ul style="list-style-type: none"> *Senior Lunch *Recreation and Socialization
Northwest Buffalo Community Center <i>United Way Agency</i>	<ul style="list-style-type: none"> *Senior Lunch *Recreation and Socialization *Transportation

Elderly & Frail Elderly

Persons with Mental Disabilities

Services for persons with mental disabilities are provided by a mixture of private, public, and non-profit institutions. The majority of public institutions are funded by the state or county. Mental health providers often also offer substance abuse services, and most providers serve both children and adults. The region generally lacks facilities to adequately assist persons with severe mental disabilities. This often results in confinement to an institutional setting or being released to the streets without consistent monitoring. More affordable housing, peer-related services, and monitoring are necessary.

Table 52: Mental Disabilities Facilities & Services

	Organization/ Facility	Programs/Services
Mentally Disabled	Bry-Lin Hospitals	*Child/ Adult Psychiatry *Electroconvulsive Therapy (ECT) *Women Mental Health Program *Dual Diagnosis with Mentally Ill & Chemical Addictions *Inpatient & Outpatient Care
	Buffalo Federation of Neighborhood Services	*Supportive Housing *Case Management
	Buffalo General Hospital	*Mental illness Recovery Program *Impatient & Outpatient Care *Case Management *OCD Treatment *Emergency Psychiatric Services
	Buffalo Psychiatric Center	*Inpatient & Outpatient Services *Vocational & Wellness Services *Crisis *Employment
	Catholic Charities	*Mental Health Referrals *Child & Adult Mental Clinics
	Cazenovia Recovery Services	*Traditional Mental Health Treatment Services *Continuum of Residential Services
	Crisis Center	*Emergency Outreach Center *24-Hour Crisis Hotline
	Erie County Department of Mental Health	*Runs Programs for Mental Health, Mental Retardation, Alcohol and Substance Abuse
	Erie County Medical Center	*ECT *Impatient & Outpatient Services for Mentally Illnesses *Large Chemically-Dependent Treatment Center

Mentally Disabled	Organization/ Facility	Programs/Services
	Horizon Health	<ul style="list-style-type: none"> *Comprehensive Psychiatric & Substance Abuse *Psychiatric Medication Prescription *Job Training
	Jewish Family Services of Buffalo & Erie County	<ul style="list-style-type: none"> *Psychiatry, Psychology, & Nursing Services *Social work & Rehabilitation Counseling
	LakeShore Behavioral Health	<ul style="list-style-type: none"> *Mental Health Counseling
	Legal Advocacy for the Disabled (Erie County Department of Social Services)	<ul style="list-style-type: none"> *Assist Low-Income Individuals with Social Security Administration Disability Applications
	Linwood Community Services	<ul style="list-style-type: none"> *Mental Health Counseling
	Living Opportunities of DePaul	<ul style="list-style-type: none"> * Case Management *Supportive Housing
	Lower Westside Counseling Center	<ul style="list-style-type: none"> *Mental Health Counseling
	Mental Health Ass. of Erie County Inc.	<ul style="list-style-type: none"> *Promotion & Education on Mental Health Issues *Support for individuals & Families Living with Mental illnesses
	Mental Health Peer Connection	<ul style="list-style-type: none"> *Peer Mentoring *Community Living *Employment Assistance
	Mid-Erie Counseling and Treatment Services	<ul style="list-style-type: none"> *Child & Adult Mental Health Services *Chemical Dependency Services *Substance
	Northwest Community Mental Health Center	<ul style="list-style-type: none"> *Mental Health Counseling *Psychiatric Services *Substance Abuse Services *Drug and Alcohol Treatment
	Saving Grace Ministries	<ul style="list-style-type: none"> *Permanent Supportive Housing for the Homeless with Mental Health illness and/or Persons with Criminal Histories
	Spectrum Human Services	<ul style="list-style-type: none"> *Mental Health Counseling *Chemical Dependency Counseling *Mental Health & Skills-Building Services
Transitional Services	<ul style="list-style-type: none"> *Medication Management & Training *Case Management/ Counseling *Supportive Housing *Crisis Intervention *Work Experience Opportunities 	

Persons with Development Disabilities

Providers usually offer services for children, adults, and seniors separately, with different facilities and programs. The most common services include housing, emergency shelter, education, day care, employment training and placement, and schooling on transitioning to adult life. There are additional programs which offer independent living skills which enhance the quality of life for developmentally disabled individuals.

There is a lack of services regarding education for children with developmental disabilities. There is a growing concern about the care of individuals once they transition from adolescence to adulthood. There is a need for more employment placements, and housing options to meet the medical and preferential needs of persons with developmental disabilities. Affordable housing is needed for assisted living, independent living, and dormitory arrangements.

Table 53: Developmentally Disabled Facilities & Services

	Organization/ Facility	Programs/Services
Developmentally Disabled	Aspire of Western NY	<ul style="list-style-type: none"> *Adult Day Comprehensive Services *Children Comprehensive Services *Supported Employment *School to Adult Life Transition *Comprehensive & Specialized Health Care *Group Homes *Supportive Housing *Case Management
	Bornhava	*Early Intervention for Children with Developmental Disabilities
	Cantalician Center for Learning	*Educational, Rehabilitative, & Occupation Facility for Developmentally Disabled
	Community Services for the Developmentally Disabled	<ul style="list-style-type: none"> *Employment Services *Housing Services *Emergency Shelter *In-Home Services *Community-Based Services *Transportation Services *Case Management
	Delta Development	*Affordable Housing for Low Income Handicapped
	Development Disabilities Alliance of WNY	*Coordinate Development Disability Orgs
	Early Childhood Direction Center	*Referral Information and Technical Assistance Concerning Children with Suspected or Diagnosed Developmental Disabilities

Developmentally Disabled	Organization/ Facility	Programs/Services
	Epilepsy Association of Western NY	<ul style="list-style-type: none"> *Family Support Services *Adult Counseling Services and Programs *Medicaid Service Coordination *Neuro-Behavioral Treatment Program *Supportive Employment Services/Vocational Services *Epilepsy Education/Community Outreach
	Erie County Office for Disabled	<ul style="list-style-type: none"> *Referrals *Representation *ADA/ ACCESS Oversight
	Headway of Western New York	<ul style="list-style-type: none"> *Supply Advocacy for Persons w/ Brain Injuries and other Disabilities
	Heart of the City Neighborhood Inc.	<ul style="list-style-type: none"> *Provision of appropriate. Housing *Vocational & Day Services
	Heritage Center	<ul style="list-style-type: none"> *Assistance in Navigating Disabilities Services *Assist in Housing Location *Provision of Supportive Housing Services
	Housing Opportunities Made Equal	<ul style="list-style-type: none"> *Para Legal Counseling
	Learning Disabilities Association of WNY	<ul style="list-style-type: none"> *Case Management *Job Coaching *Residential Services
	Legal Resources for the Disabled of WNY	<ul style="list-style-type: none"> *Legal Services
	Neighborhood Legal Services Inc.	<ul style="list-style-type: none"> *Represent Developmentally Disabled Clients
	NY Office for People with Disabilities: West Seneca Location	<ul style="list-style-type: none"> *Provides a Wide Arrange of Services for Developmentally Disabled
	People Inc.	<ul style="list-style-type: none"> *Services to Children with Developmental Disabilities *Skills Building Program *Residential Facilities for Persons with Developmental Disabilities *Case Management
	Robery Warner Center for Children with Special Needs	<ul style="list-style-type: none"> *Comprehensive Rehabilitation Services Consisting of Diagnostic, Evaluative and Therapeutic Services to Children
	Self-Advocacy Association of WNY	<ul style="list-style-type: none"> *Supports Advocacy Agencies for Individuals with Developmental Disabilities
	Summit Educational Resources Inc.	<ul style="list-style-type: none"> *Educate Children with Autism and other Developmental Disabilities
	Western New York Independent Living Inc.	<ul style="list-style-type: none"> *Independent Living Skills *Advocacy *Peer Counseling *Self-Help Leadership *Family Support
	Women & Children's Hospital of Buffalo	<ul style="list-style-type: none"> *Info. & Referral for Children with/suspected of Developmental Disabilities
	Yad B'Yad/ Hand in Hand	<ul style="list-style-type: none"> *Advocacy *Program Support to Help Individuals Achieve Full Participation in Jewish Life

Persons with Physical Disabilities

The most common services offered to individuals with physical disabilities include housing, emergency housing, job placement, interpreter services using American Sign Language, and brail translation for the blind. There are also independent living and educational programs, including vocational and rehabilitation. Services are available to provide transportation for individuals with physical disabilities, and to modify homes for accessibility.

There is a need for more affordable housing for persons with physical disabilities in the region. There is limited accessibility, and future needs should be addressed with new builds or retrofits. Proposals for new construction should encourage a trend towards universal design, and deaf-friendly emergency housing services should be provided. There is also a lack of community awareness concerning persons with physical disabilities. Over 3,000 deaf and hard of hearing City residents could benefit from smoke and carbon monoxide detectors that are visually based, such as a flashing strobe.

The City will continue to consider proposals for HOME funds for accessibility modifications; although in most cases these modifications are subservient to full code compliance and lead remediation, which often use up a project's budget.

Table 54: Physically Disabled Facilities & Services

Physically Disabled	Organization/ Facility	Programs/Services
	Belmont Housing Resources for WNY	*Assist Low Income & Moderate Incomes Obtaining Housing Available for Persons with Physical Disabilities
	Buffalo Hearing & Speech Center	*Provides Services to Children & Adults with Communication and Educational Needs
	Buffalo Wheelchair	*Free In-Home Evaluations for Mobility Needs
	Cantalician Center for Learning	*Educational, Rehabilitative, & Occupation Facility for Developmentally Disabled
	Carrier Couch	*Provides Transportation for Physically Disabled
	Center for Handicapped Children Center	*Provides health, Educational, and Therapeutic Services for Children (0-21 years) with Multiple Disabilities *Occupational therapy *Home-Based Services
	Deaf Adult Services	* Job Placement *Advocacy Services *Community Awareness *ASL Interpreter
	Heart of the City Neighborhood Inc.	*Provision of appropriate. Housing
	National Federation of the Blind (Buffalo)	*Public Education *Referral Services *Scholarships *Aids & Appliances for the Blind *Advocacy and Support Services
	Neighborhood Legal Services Inc.	*Provide Legal services for Handicapped Rights
	Olmstead Center for Sight	*Orientation & Mobility Instruction *Housing *Early Education Program *Rehabilitation *Vision Clinic *Job Training & Employment Services
	Saint Mary's School for the Deaf	*Evaluates & Diagnoses Complex Disorders *Provides Individualized Programs for each Student's Needs
United Spinal Association	*Provides Services for Veterans who are Physically Disabled	

Persons with Drug or Alcohol Addictions

The primary options for persons suffering from alcohol or drug addictions are through homeless providers. Transitional housing typically provides support for 6 to 18 months, which is usually enough time for recovering addicts to transition into permanent housing and link up to the necessary treatment and other resources. If an individual is still not stable during this recovery period, they have the option to be referred to permanent supportive housing through the Homeless Alliance. The City will continue to consider proposals for HOME funds to support housing for persons with alcohol or drug addictions.

Alcohol and Dependency Services was consulted to provide an overview of the services available to persons with drug and alcohol addictions. This organization has been active since the 1970s and has valuable insights regarding these services. Two major needs were identified: detox services for minors with prescription drug addictions, and more halfway and permanent supportive housing. The need for detox services is a recent problem with the prescription drug epidemic, and currently exists only for adults.

There are many treatment and inpatient centers for persons with addictions, but few housing options for those leaving these facilities. This leads to unnecessary relapses, as persons recovering from addictions return to environments with easy access to substances and addicts. More halfway houses and permanent scattered site housing are needed. These housing programs result in higher success rates in breaking addictions, and lower the high costs on society of relapses.

Many organizations in the region provide extensive services for persons with drug or alcohol addictions, including case management, abuse treatment centers, programs addressing mental health and drug abuse issues simultaneously, and supportive housing facilities for recovering addicts. A number of hospitals including Bry-Lyn, Erie County Medical Center, and Buffalo General also provide inpatient and outpatient services, abuse treatment centers, and substance abuse clinics.

Table 55: Alcohol & Drug Addictions Facilities & Services

Alcohol & Drug Addictions	Organization/ Facility	Programs/Services
	Back to Basics	*Supportive Housing for Substance Abusers *Case Management
	Bry-Lin Hospitals	*Adult/Adolescent Substance Abuse Program *Outpatient Services *Dual Diagnosis with Mentally Ill & Chemical Addictions
	Buffalo General Hospital	*Chemical Dependency Program *Addiction Clinics
	Catholic Charities	*Chemical Dependency Program
	Cazenovia Recovery Services	*Traditional Drug Treatment Services *Continuum of Residential Services
	Erie County Medical Center	*Chemically-Dependent Treatment Center *Inpatient & Outpatient Services for Drug/ Alcohol Abuse
	Horizon Health	*Comprehensive Psychiatric & Substance Abuse *Residential Drug Rehabilitation Center
	Lakeshore Behavioral Health	*Drug Rehab Program for Pregnant & Parenting Women *Outpatient Treatment for those with Addict. Issues
	Northwest Community Mental Health Center	*Substance Abuse Services *Drug & Alcohol Treatment
	Alcohol & Drug Dependency Services	*Alcohol & Drug Dependency Services *Substance Abuse Treatment Centers *Case Management *Adolescent Treatment *Family Addiction Outpatient Services *Supportive Housing
Second Chance Community Development Corp.	*Alcohol & Drug Abuse Rehabilitation	

Persons with HIV/AIDS

The biggest issues regarding persons with HIV/AIDS are the lack of providers and the limited collaboration among them. Benedict House is the only housing provider for homeless persons with HIV/AIDS, and very few agencies are dedicated to serving persons living with AIDS. For many agencies, HIV/AIDS funding appears to be considered a development option rather than a means of supporting their core mission.

Limited collaboration is costing providers money, since they are often providing duplicated services. There needs to be better coordination among health care, mental health, substance abuse, criminal justice, and transportation providers. Much of the coordination that existed was lost when the AIDS Network of WNY lost its funding from the state Department of Health. This agency was an excellent source of statistics and spearheaded collaborative and community-wide planning efforts.

Service and housing needs for persons with AIDS will likely increase, as the population is living longer and more people are requesting services. Funding for case management is a high priority.

Table 56: HIV/AIDS Facilities & Services

Persons with AIDS/HIV	Organization/ Facility	Programs/Services
	AIDS Family Services	*Mental Health Counseling *Emergency Assistance *Spiritual Care
	American Red Cross	*Education & Prevention
	Benedict House	*Housing for those with AIDS who are homeless or at risk of homelessness *Case Management *Clinical Assessment & Triage with Primary Care & Treatment Providers
	Evergreen Health Services of WNY	*Center for Behavioral Health *Center for Community Services *Center for Medical Services
	Men of Color Health Awareness Center (MOCHA)	*Advocacy/ Community Mobilization *Medical & Public Health Services *Technical Assistance to Service Providers *Research/ Evaluation

Victims of Domestic Violence

According to domestic violence case workers, instances of domestic violence are rising and the necessary services to assist victims are inadequate. There were 3,854 reported incidents of domestic violence in the City during 2012; and it is important to note that most incidents of domestic violence are not reported.

Most existing services address advocacy, education, and linking victims with school and financial services. Housing, transportation, and legal assistance are inadequate. Housing is the most important need for domestic violence victims, who need to get into a safe and secure housing situation away from their abuser. Yet due to a lack of funding, there are long waiting lists for transitional housing for domestic violence victims. It can be

challenging to place these persons in emergency shelters, which are often full. Case workers try to find market rate housing for victims, but they often cannot pay security deposits and first months rent, and social service agencies usually cannot assist them with these costs due to limited resources. There is some funding available for domestic violence victims from Erie County and HUD.

Another challenge is transportation. Many victims are cut off from all previous sources of support, and may not have the money or social networks to take them to needed services. Due to a lack of resources, social service and government agencies also do not have money available for transportation. There are also issues with the legal system and using the services of the County's Department of Social Services effectively. There is a long waiting list to receive legal help and services, even though these services are supposed to be expedited.

The City supports domestic violence programs indirectly through its ESG funding. It is anticipated that the shift to providing more rapid rehousing opportunities will allow more domestic violence victims to receive assistance for permanent housing.

Table 57: Domestic Violence Facilities & Services

Victims of Domestic Violence	Organization/ Facility	Programs/Services
	Buffalo City Mission- Cornerstone Manor	*Emergency Shelter up to 16 women and 5 Families Seeking Protection from Abusive Relationships
	Child & Family Services	*Safe House *Residential & Community Services Empowerment Program *Counseling Emergency Services *Legal Clinic
	Crisis Center	*24-Hour Crisis Hotline *Case Management *Individual Therapy *Criminal Justice Advocacy
	Hispanics United of Buffalo	*Hotline *Education
	Erie County Coalition Against Family Violence	*24- Hour Crisis Hotline *Education & Advocacy
	Erie County	*Emergency Shelter *Three Transitional Housing Programs *Be SAFE Advocacy Program
	Family Justice Center	*Advocacy *Safety Planning *Forensic Medical Services *Counseling *Legal Assistance
	YWCA of Tonawanda	*Individual Counseling *Support Groups *Carrol House: Shelter Women made Homeless due to Domestic Violence *Offense Accountability Program *Kidstrong: Program for Kids Exposed to Family Violence
	The Salvation Army	*Emergency Shelter

Public Housing Residents

BMHA provides a number of supportive services in addition to housing. Job training and job referral services are provided in coordination with the Buffalo and Erie County Workforce Investment Board, and the NFTA’s Metro Link provides work-related transportation in areas not covered by transit lines. BMHA also offers a family self-sufficiency program that helps residents to create a plan to gain employment and accumulate savings. The major service gaps included employment and educational services. BMHA residents continue to struggle to gain access to jobs, and the lack of education remains a large barrier.

Belmont Housing Resources provides housing counseling, rental education, financial education through savings and family self-sufficiency programs, free tax preparation, and lead-based paint education. Belmont identified public transportation as being a major unmet need for clients, particularly in areas outside the City where options are more limited. Belmont also identified the following groups whose needs are difficult to meet through existing supportive services:

- Renters needing one-on-one assistance to find affordable housing;
- Renters needing security deposit assistance;
- Homeowners needing counseling, particularly post-purchase and foreclosure;
- Low-income households needing financial education;
- Asbestos abatement

Rental Assistance Corporation provides supportive services through partnerships with the Buffalo Community Housing Center and Housing Opportunities Made Equal. Both of these organizations give a presentation at every briefing session held for applicants initially admitted to the program. There are bi-lingual staff at RAC, a partnership with the International Institute to meet translation issues, and access to phone services for the speech and hearing impaired. According to RAC, there no service gaps at the present time.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing. Also provide a brief summary of facilities and services that assist these individuals.

Erie County has a single point of entry system for licensed mental health beds and case management services. Persons needing supportive housing or case management services are referred to the SPOE prior to discharge from either psychiatric or correctional facilities. Available programs include Living Opportunities of DePaul, Transitional Services, Cazenovia Recovery Systems, Spectrum Human Services, Restoration Society, Buffalo Federation of Neighborhood Centers, Housing Options Made Easy, and Horizon Health Services.

Persons coming to emergency shelters with chronic and persistent mental health issues are generally persons where these discharge plans fell apart after a period of time, persons living in the community who are decompensating, and persons who are not compliant with treatment or refuse to access the traditional mental health system.

In 2011, 210 homeless persons in HMIS reported their prior living situation as being an institution, a hospital, jail or prison, foster care, or a psychiatric facility. This number is relatively small. However, the facilities in the region are not well equipped to receive these individuals, especially those with serious medical or mental health issues. This places a lot of pressure on emergency shelter staff who are often para-professionals or volunteers, and do not have the training or experience to deal with persons who may be unstable or disruptive. Shelters can and do make referrals to the mental health system, but this process can be very time consuming; and keeping someone stable in a shelter while waiting for available services can be very difficult.

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)

Activities that will address housing and supportive services for non-homeless special needs persons include:

CDBG – Public Services

Funding will be provided for social, educational, nutritional, recreational, and transportation services for seniors. Funding will also be used to provide day care for the frail elderly, particularly those with dementia-related disorders. Funding will also be used to provide peer and group counseling for individuals and families with substance abuse problems. Additional services such as employment training, job search, residential stability, and transportation will also be provided. Funding for fair housing and legal services will assist persons with special needs with housing code violations, tax and mortgage foreclosures, landlord/tenant disputes, evictions, lock-outs, and contractual issues.

CDBG – Residential Rehab

The residential rehab loan program will provide funding for the rehabilitation of existing owner-occupied structures to ensure the availability of decent, safe, and affordable housing for low- and moderate-income households. This program is open to all eligible homeowners including persons with special needs.

HOME

The City will use an RFP process to assist with the development of affordable housing for the elderly, disabled, persons with HIV/AIDS, or other special needs.

ESG

Funding will be used to provide transitional housing for victims of domestic violence, and to provide legal services to prevent homelessness for low- and moderate-income persons, including those with special needs.

HOPWA

Funding will be used to provide tenant-based rental assistance; support services; permanent housing placement; short-term rent, mortgage, and utilities assistance; and facility-based housing for persons with HIV/AIDS.

MA-40 Barriers to Fair Housing

Describe negative effects of public policies on fair housing and residential investment.

Barriers to fair housing include the following public policies:

- In order to address environmental toxicity level standards established by New York State, the Buffalo Urban Renewal Agency has developed a “Soils Policy” to address soil contamination of lots being used under all of its developmental and grant assistance programs. This policy requires removal of two feet of soil, installation of a permeable environmental fabric, and restoration of imported, certified soil. The cost of implementing this policy ranges from \$20,000 to \$40,000 per buildable lot.
- New York State imposes an asbestos fee on each unit to be readied for demolition in the state. This fee adds several thousand dollars to the cost of demolishing a building, which is needed to provide lots for future development.
- The City’s land use plan and zoning ordinance currently discourage mixed-use development, which can be a barrier to fair housing.

MA-45 Non-Housing Community Development Assets

Economic Development Market Analysis

As of 2010 the City of Buffalo had an unemployment rate of 12.4 percent. Healthcare is by far the largest employer in the City with approximately 45,000 employees; followed by the professional and scientific sector and management services, both with about 14,000 employees. Sectors identified as major growth areas were advanced manufacturing, health care, and tourism. Workforce needs include aligning workers better into new career paths in core and thriving industries, decreasing the large unemployment rate for African-Americans, increasing the in-migration of educated workers, and improving the educational attainment for school children. Business infrastructure needs include eliminating geographic and transportation barriers to minority employment, more business incubator space, and venture capital investments.

Table 58: Business Activity

<i>Business by Sector</i>	<i>Workers</i>	<i>Jobs</i>	<i>Percent of Workers</i>	<i>Percent of Jobs</i>	<i>Percent jobs less workers</i>
Agriculture, Mining, Oil & Gas Extraction	173	39	0%	0%	0%
Arts, Entertainment, Accommodations	10,277	7,513	9%	7%	-3%
Construction	4,069	2,280	4%	2%	-2%
Education and Health Care Services	33,037	45,785	30%	40%	10%
Finance, Insurance, and Real Estate	8,029	5,641	7%	5%	-2%
Information	2,451	1,917	2%	2%	-1%
Manufacturing	10,801	6,559	10%	6%	-4%
Other Services	5,378	5,907	5%	5%	0%
Professional, Scientific, Management Services	11,796	14,306	11%	12%	2%
Public Administration	5,408	8,428	5%	7%	3%
Retail Trade	11,470	5,633	10%	5%	-5%
Transportation and Warehousing	6,423	3,044	6%	3%	-3%
Wholesale Trade	2,647	7,722	2%	7%	4%
Total	111,959	114,774	--	--	--

Table 59: Labor Force

Total Population in the Civilian Labor Force	124,217
Civilian Employed Population 16 Years and over	108,785
Unemployment Rate	12.4%
Unemployment Rate for Ages 16-24	20.1%
Unemployment Rate for ages 25-65	10.6%

Source: 2006-2010 ACS (B23001)

Table 60: Occupations by Sector

Occupation	#
Management, business and financial	9,741
Farming, fisheries and forestry occupations	33
Service	24,582
Sales and office	28,651
Construction, extraction, maintenance and repair	5,970
Production, transportation and material moving	15,813

Source: 2006-2010 ACS (S2401)

Table 61: Travel Time

Travel Time	Number	Percentage
<30 Minutes	80,852	79.0%
30-59 Minutes	17,663	17.3%
60 or More Minutes	3,807	3.7%
Total	102,322	100.0%

Source: 2005-09 CHAS

Table 62: Educational Attainment by Employment Status

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	7,592	2,504	10,861
High school graduate (includes equivalency)	22,778	3,593	13,318
Some college or Associate's degree	29,090	3,083	10,136
Bachelor's degree or higher	26,374	1,057	4,737

Source: 2006-2010 ACS (B23006)

Table 63: Educational Attainment by Age

Educational Attainment	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-64 yrs	65+ yrs
Less than 9th grade	475	875	1,280	2,962	5,131
9th to 12th, no diploma	5,385	4,024	3,962	7,854	6,284
High School graduate, GED, or alternative	10,394	8,642	9,749	21,319	11,107
Some college, no degree	12,445	9,036	7,455	13,203	3,940
Associate's degree	1,630	3,000	3,370	6,287	1,293
Bachelor's degree	3,239	7,292	4,380	7,114	1,920
Graduate or professional degree	381	4,110	2,985	6,287	2,241

Source: 2006-2010 ACS (B23006)

Table 64: Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	15,750
High school graduate (includes equivalency)	23,479
Some college or Associate's degree	28,584
Bachelor's degree	36,435
Graduate or professional degree	51,705

Source: 2006-2010 ACS (B230004)

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

According to the Business Activity table, Education and Health Care Services was by far the largest employment sector in Buffalo with over 45,000 employees. This was followed by Professional, Scientific, and Management Services with 14,000 employees. Other large sectors with between 6,000-8,000 employees included: Arts, Entertainment, Accommodations, Manufacturing, Public Administration, and Wholesale Trade. Even with the decline of industry within Buffalo, Manufacturing continues to be an important industry within the City and has over 6,000 employees.

Describe the workforce and infrastructure needs of the business community:

According to the Business Activity Table, there are more jobs within the City of Buffalo than the number of workers. However, this number can be misleading since many workers who live outside the City of Buffalo work within the City, especially the downtown workforce. This trend is also apparent since the City had an overall 12.4 percent unemployment rate in 2010. It is also likely that many Buffalo workers have employment outside the City of Buffalo within the region's suburban municipalities. It is apparent from the Business Activity Table that a number of sectors recruit employees heavily from outside the City of Buffalo. Sectors with a higher number of jobs than workers are a clear indication of this trend. Education and Health Care Services has the largest discrepancy between number of jobs and workers, with 12,748 more jobs than workers. This is followed by the Professional, Scientific, Management Services and Wholesale Trade sectors, which have 2,510 and 3,020 more jobs than workers respectively. Likely, much of the workforce for these sectors comes from areas outside of Buffalo because these jobs require high educational levels. On average, the City of Buffalo has larger educational attainment than suburban areas within Erie County.

There are, however, large surpluses of workers with the following sectors: Arts, Entertainment, Accommodations, Manufacturing, Retail Trade, and Transportation and Warehousing. There are two explanations for this trend. These workers are finding jobs in suburban areas in the Buffalo region or they are unemployed because jobs in their field are declining. It is likely that employees in the Retail Trade and Arts, Entertainment, Accommodations sectors are finding employment outside the City of Buffalo, while many workers in the Manufacturing, and Transportation and Warehousing sectors are facing underemployment or unemployment.

The Buffalo and Erie County Workforce Investment Board identified the following regional labor force demands:

- Bill and Account Collectors
- Nursing Positions
- Medical Secretaries
- Direct Support Professionals
- Executive Secretaries and Administration Assistants
- Heating, Air, Conditioning, and Refrigeration Mechanics and Installers
- Numerical Tool and Process Control Programs
- Paralegals
- Pharmacy Technicians
- Truck Drivers
- Welders and Cutters

The Buffalo Billion Investment Development Plan is a regional planning document created by the Western NY Regional Economic Development Council to list priorities, goals, and strategies to address the workforce needs of Western New York. It identified a number of workforce needs within the Buffalo-Niagara region:

- More apprentice programs for advanced manufacturing industry
- An Institute for Advanced Manufacturing Competiveness which would include *Applied R & D* to drive manufacturing innovation, *Process Excellence* to advice services to assistance manufacturing, *Export Assistance*, and *Workforce* for instruction on up-skilling mid-career workers
- Better employment rates for high skill workers
- Decreasing the large pockets of unemployment, especially amongst African Americans
- Improve high school graduation and post-secondary attainment since the Buffalo Region lags behind its peers in educational attainment
- Increase in-migration of educated workers
- Increasing awareness to manufacturers of education and workforce system in the Buffalo region
- Need to align Buffalo's workers behind career paths, certificates, and degrees required for growth in core industries including health care and manufacturing
- Create a Buffalo-Niagara Skill Partnership to act as intermediaries as a point of entry for employers into education and workforce system
- Create a Rapid Right Skilling program which matches job training with strong industry partnerships

A number of important business infrastructure needs were identified in the focus group meeting with Buffalo's business associations. They identified the following needs:

- Street lighting appropriate for pedestrians
- Clean streets and clean neighborhoods are priorities in attracting businesses
- A more robust code enforcement system for unmaintained commercial and industrial structures
- Mural and art work is always beneficial to businesses
- Money for façade enhancements

- Demolition and clearance of vacant buildings
- Provision of more shovel ready sites through brownfield remediation

The Western NY Regional Economic Development Council identified the following business infrastructure needs in its Buffalo Billion Investment Development Plan:

- Eliminate geographic and transportation barriers that minorities face in finding employment
- Need to reduce the region's highly fragmented governance, which results in costly and duplicated service provision and piecemeal development
- Need a regional planning authority with planning powers
- More Business Incubator space
- More Venture Capital investments

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

- Buffalo Billion - Governor Cuomo has committed \$1 billion in investments to Buffalo to spur private investment and job creation. In 2012, the regional office of Empire State Development worked with McKinsey & Company to build off the work completed by the Brookings Institution on how to best use the funds. Six strategies were identified in McKinsey's final report including advanced manufacturing, health and life sciences, tourism, entrepreneurship, workforce, and community revitalization.
- Buffalo Building Reuse Project – Formed at the request of Mayor Byron W. Brown to address vacant commercial space Downtown. Core recommendations included residential infill, development of public space/infrastructure and naming the Buffalo Urban Development Corporation as a downtown development entity. The City has committed \$3 million in CDBG funds over three years for targeted downtown adaptive re-use projects, to be provided in the form of loans and/or grants. National Grid committed up to \$3 million over three years for economic development grants, also targeted to the adaptive re-use of vacant and underutilized buildings in downtown, with a focus on mixed-use and commercial uses. This will leverage an estimated \$36,000,000 in private investment over three years for individual projects. The City of Buffalo has recently been awarded \$3 million in City-by-City funds from Empire State Development to establish a revolving loan program that will provide gap funding to support the adaptive re-use of vacant and underutilized buildings and spaces in downtown Buffalo. BUDC is also in the process of preparing a request to raise \$20 million in private investments from local banks and foundations to mirror the Loan Program that will be established with the City-by-City funds.
- Buffalo Urban Renewal Agency Business Loan Program – BURA will receive and consider loan applications to facilitate access to capital for small business located in City of Buffalo. BURA shall provide innovative loans to small business and assist minority-owned and women-owned businesses by offering credit opportunities not otherwise available to them. This program is still being finalized. BURA is working with New York Business Development Corporation to underwrite the loans,

provide participation loans. BURA will also connect these businesses with NYBDC direct loans and Small Business Administration loan processing and services which small businesses can take advantage of.

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

According to the Business Activity Table, the Retail Trade sector had the largest surplus of workers followed closely by Manufacturing, Arts, Entertainment and Accommodations, and Transportation and Warehousing. Yet, it is likely that many workers within Retail Trade and Arts, Entertainment, and Accommodations are finding employment outside the Buffalo city limits. Employees within the Manufacturing and Transportation and Warehousing sectors are probably unable to find work in these sectors and are either unemployed or underemployed. Construction and Finance, Insurance, and Real Estate were other sectors with a surplus of workers who are probably unable to find employment in their sectors.

The sectors with a shortage of qualified workers include the Education and Health Care Services, Wholesale Trade, Public Administration, Professional, Scientific, Management Services sectors. These are likely sectors where there is a shortage of qualified workers within the City of Buffalo. Yet, these sectors may not be experiencing a shortage of qualified workers within the Buffalo region since many employees live in suburban areas of the region.

According to members of the Buffalo and Erie County Workforce Investment Board (BECWIB), there is not a valid comprehensive study that matches local employment opportunities with the education and skills of the current workforce. There is, however, a great deal of anecdotal information. For example, manufacturers in Buffalo have a clear mismatch of qualified candidates for their job openings. Some of the reasons for this mismatch are the result of the location of the workplace (many of the companies are not on bus routes and are located outside the City), salary level, and even the degree of expertise required (the ideal candidate). Many businesses with mismatches argue that soft skills are needed, yet a list detailing exactly what these soft skills are has not been compiled. Some certificate programs provided by BECWIB to complete an extensive course in job readiness have certainly helped with the issue of mismatch between employer needs and employee skills.

Collectively, job training and readiness organizations have been striving to direct students into sectors that offer career opportunities after graduation from high school and college. Health care and manufacturing are two of the top sectors that offer employment opportunities. Many of these careers require specific technical skills in math and science. Unfortunately, many high school students graduate without the needed course prerequisites and/or they are counseled into a liberal arts career path. The availability of a qualified workforce is a systemic problem and needs to be addressed at the middle school level and perhaps even sooner. This is part of the Regional Economic Development Plan being coordinated by Empire State Development and the Regional Economic Development Councils.

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 Consolidated Plan.

These efforts support the Consolidated Plan by forming a crucial part of Buffalo's antipoverty strategy, outlined in SP-70. Additionally, workforce training initiatives are an important component of the economic development priority need listed in SP-25.

Table 65: Buffalo Workforce Training Initiatives

<i>Organization</i>	<i>Training Program</i>	<i>Description</i>
Buffalo & Erie County Workforce Investment Board	Job Training Initiative	5 year Health Professions Opportunity Grant to address the shortage of qualified workers in the Health Care Sector. It provides training and opportunities for health occupations.
Buffalo & Erie County Workforce Investment Board	Career Navigator Program	Teaches unemployed professionals how to redefine their skills to fit existing and emerging industries and navigate challenges in the economy.
Buffalo & Erie County Workforce Investment Board	Western NY Regional Economic Development Council	The council developed the Plan Workforce Development One-Stop-System which is a list of priorities, goals, and strategies to address the workforce needs of the Western NY Region.
Buffalo & Erie County Workforce Development Consortium	Career Pathways	Educational and occupational training tied to employer-driven occupations including health-care, welding, electrical, machining, office/account clerk, and HVAC systems.
Buffalo Municipal Housing Authority	Section 3	Connects Public Housing residents with job training and created job programs
Catholic Charities	Employment Services & ESL Training	Employment assessments, job counseling, follow-up services, ESL classes
Community Services for the Developmentally Disabled	Supported Employment Program	Accompanies client to interview, assists with application, intensive on-the-job training from job coach.
International Institute of Buffalo	Job Placement & Workforce Orientation	Job placement services for refugees, workplace orientation training covering language and culture.
Salvation Army	Employment Services Program & Job Readiness Training	Welfare to work initiative, GED classes, case management
Saving Grace Ministries	Job Training Programs	Provide job training services to connect ex-cons with employment.
True Community Development Corporation	Job Readiness Training	Provides at-risk youth and young adults with tools for life-long economic advancement.
Educational Opportunity Center (University at Buffalo)	Educational Opportunity Center	Tuition-free academic programs leading to higher education and vocational training programs.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy?

The City participates in the CEDS created by the Erie County Industrial Development Agency. The most recent CEDS was prepared in July of 2011.

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.

Buffalo Building Reuse

This program aims to support and build on the current success in repurposing downtown buildings into housing, and developing complementary public spaces and infrastructure. It includes loans and grants from the City, gap financing from Empire State Development Corporation, and a commitment of economic development funds from National Grid.

Broadway Market

The City responds to inquiries regarding the Broadway Market, including allowable businesses, rent and lease arrangements, space allocation, and the application process. Referrals to the Small Business Development Center are made should the individual require a business plan. It also assists vendors with the licensing and permitting process, as well as rent, lease and space arrangements. Finally, it provides assistance to vendors with respect to marketing, lease arrangements and new product additions, and responds to business concerns related to market hours, security, maintenance and building equipment repair.

Beverly Gray Incubator

The City has recently remodeled the former East Utica Library for use as a business incubator. The goal of the Beverly Gray Incubator is to provide space for small businesses at an affordable rate. It will also provide access to business services and the technical assistance necessary to operate a successful business. The Incubator will serve as a “one-stop shop” for neighborhood businesses on Buffalo’s East side to receive technical assistance and business counseling.

Commercial Corridor Program

The City hopes to launch a pilot program and expand the model if it proves successful. The program would provide business districts with the tools to build stronger business associations, improve leadership skills, market their businesses more effectively, and improve interior and exterior displays. The program is rooted in empowering the business districts to become self-sustaining corridors. It may also include façade and security improvements if funding can be identified.

Small Business Assistance

The City provides businesses and potential businesses with a customer friendly experience at City Hall by:

- Responding to business inquiries;
- Assisting businesses through the licensing and permitting processes;
- Acting as a liaison between businesses and our technical assistance partners;
- Assisting businesses with information on loans, grants and incentives; and
- Providing outreach to small businesses on programs, incentives, business events, and services.

MA-50 Needs and Market Analysis Discussion

Are there any populations or households in areas or neighborhoods that are more affected by multiple housing problems?

To determine the location of groups with disproportionately greater housing needs, areas of low- and moderate-income concentration (LMI) were matched with areas of minority concentration (MC). Areas of LMI concentration are identified as block groups where at least 51 percent of the households have low- or moderate-incomes. The majority of block groups (301 out of 419) within the City are considered LMI areas. The only City zip codes without a large number of LMI areas were in North Buffalo in zip codes 14214 and 14216; South Buffalo in zip code 14220; and the West Side in zip code 14222.

Areas of MC are identified as block groups where the number of racial or ethnic minorities is at least 10 percent above the citywide average. In 2010, 39 percent of the city-wide population was African-American, and 11 percent Hispanic.

Based on this exercise, African-American households with housing problems and cost burdens were most likely to reside on the West Side in zip code 14201; and on the East Side in zip codes 14204, 14208, 14209, 14211, 14212, 14214, and 14215.

Asian households with housing problems and cost burdens were on the West Side in zip code 14213; on the East Side in zip codes 14211 and 14212; and in North Buffalo in zip code 14214.

Hispanic households with housing problems and cost burdens were located on the West Side in zip codes 14201 and 14213; on the East Side in zip codes 14211, 14212, and 14215; and across North Buffalo in zip codes 14207 and 14214.

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

Since the majority of the City is comprised of LMI areas, and much of it also has areas of MC; five zip codes were sampled to represent these areas. These areas were purposely distributed across the City to capture a representative sample. Four of the five zip codes were located within areas of both LMI and MC. The results of this sampling indicate that these neighborhoods have high poverty, unemployment, and vacancy rates; along with low- to moderate-incomes. In comparison to citywide demographics, however, many of these sampled areas were close to average, indicating the wide distribution of poverty.

Table 66: Market Conditions of Sampled Neighborhoods

<i>Zip code</i>	<i>Area</i>	<i>Conditions</i>	<i>Median HH income</i>	<i>Vacancy</i>	<i>Unemployment</i>	<i>Poverty</i>
14207	Northwest	LMI + MC	\$21,824	18.8%	15.8%	31.7%
14211	East Side	LMI + MC	\$26,732	24.4%	12.0%	31.9%
14213	West Side	LMI + MC	\$18,948	26.4%	14.0%	46.0%
14215	Northeast	LMI + MC	\$37,586	21.5%	10.0%	15.7%
14220	South Buffalo	LMI	\$34,091	12.7%	16.2%	24.8%

Are there any community assets in these areas/neighborhoods?

To determine community assets, a brief site analysis was completed to determine if the sampled areas were in close proximity to schools, parks, libraries, churches and neighborhood commercial, and other noticeable assets.

Northwest: 14207

While this neighborhood has a much lower MHI and a higher poverty rate than the citywide average, the residential portions are still largely intact. The housing stock is primarily modest wood-frame homes from the late 1800s to mid-1900s. Many of the structures are sound. The commercial districts are largely underutilized, and lack significant neighborhood retail options. The greatest asset is the neighborhood's proximity to the Niagara River, which is the site of Riverside Park.

East Side: 14211

Located on the eastern border, this neighborhood has experienced significant blight and disinvestment. The housing is generally modest, dating from the late 1800s and early 1900s. There are areas of residential viability, but some streets contain large numbers of vacant buildings and lots. Commercial corridors offer few retail options. The western edge of the neighborhood is anchored by MLK Park, and numerous churches are invested in improving conditions.

West Side: 14213

This neighborhood is one of the poorest in the City, likely due to its role as an entry point for recent immigrants. These groups face many challenges, including difficulty in finding employment; yet bring a fresh vibrancy to the neighborhood. The residential portion has its share of vacancies and abandoned buildings, yet many structures are being renovated. The Grant Street commercial district is mostly intact and offers retail outlets including banks, grocers, and ethnic stores.

Northeast: 14215

This neighborhood offers an intact and stable housing stock. Most of the homes are modest wood-frame structures constructed in the first half of the 1900s, as streetcar lines were extended. The Bailey Avenue commercial strip has maintained a stable presence of retailers. The neighborhood is adjacent to the University

at Buffalo's South Campus, and includes a public elementary school and a charter school that are part of the Promise Neighborhood effort.

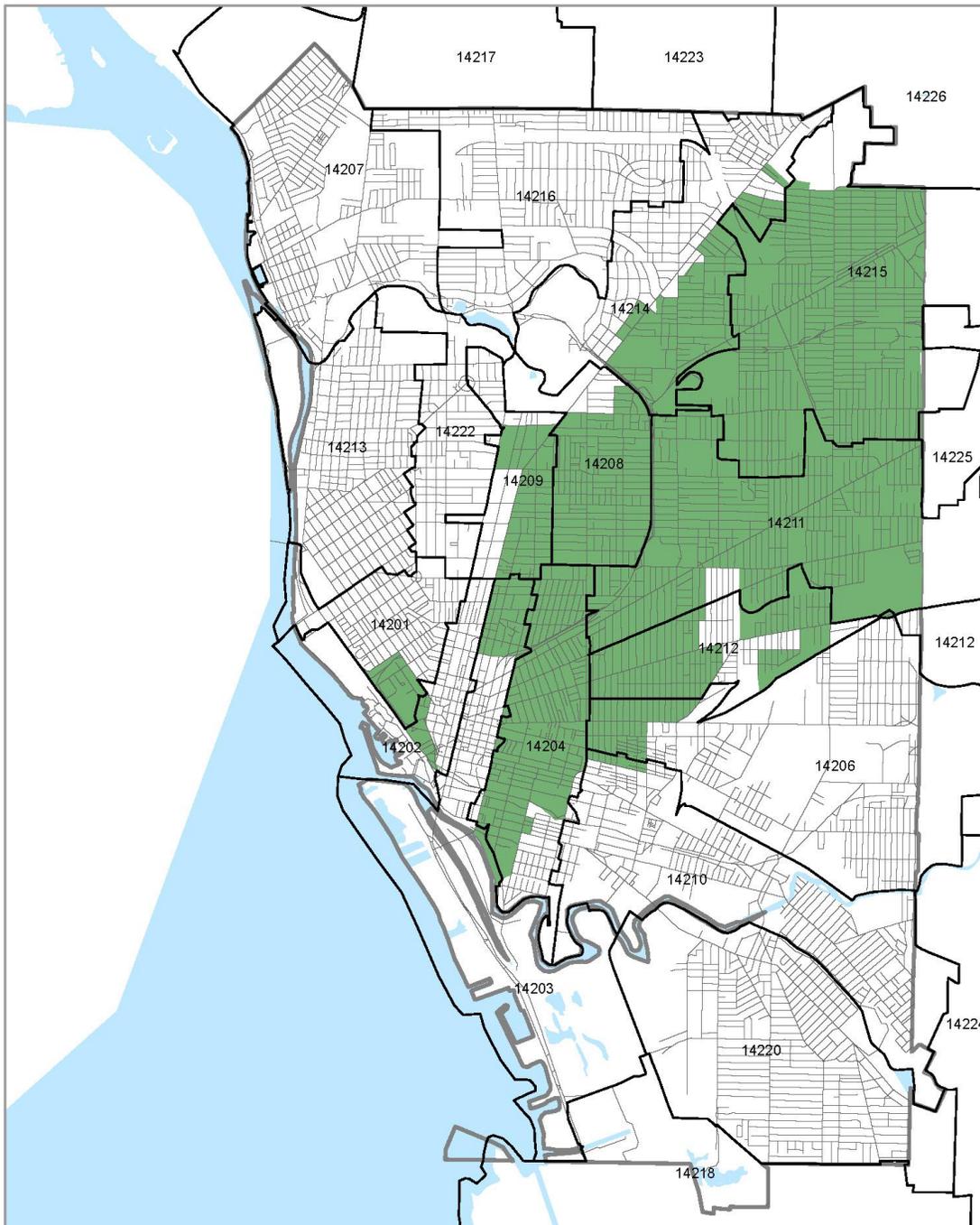
South Buffalo: 14220

This neighborhood is located on the City's southern border. Most of the housing is wood-frame from the early 1900s, along with small ranches and bungalows added in the 1940s and 1950s. Commercial strips continue to offer neighborhood services, although there is a growing number of vacancies. Cazenovia Park anchors the eastern edge of the neighborhood, providing playing fields, an ice rink, and community center.

2012 Black Concentration

City of Buffalo, NY

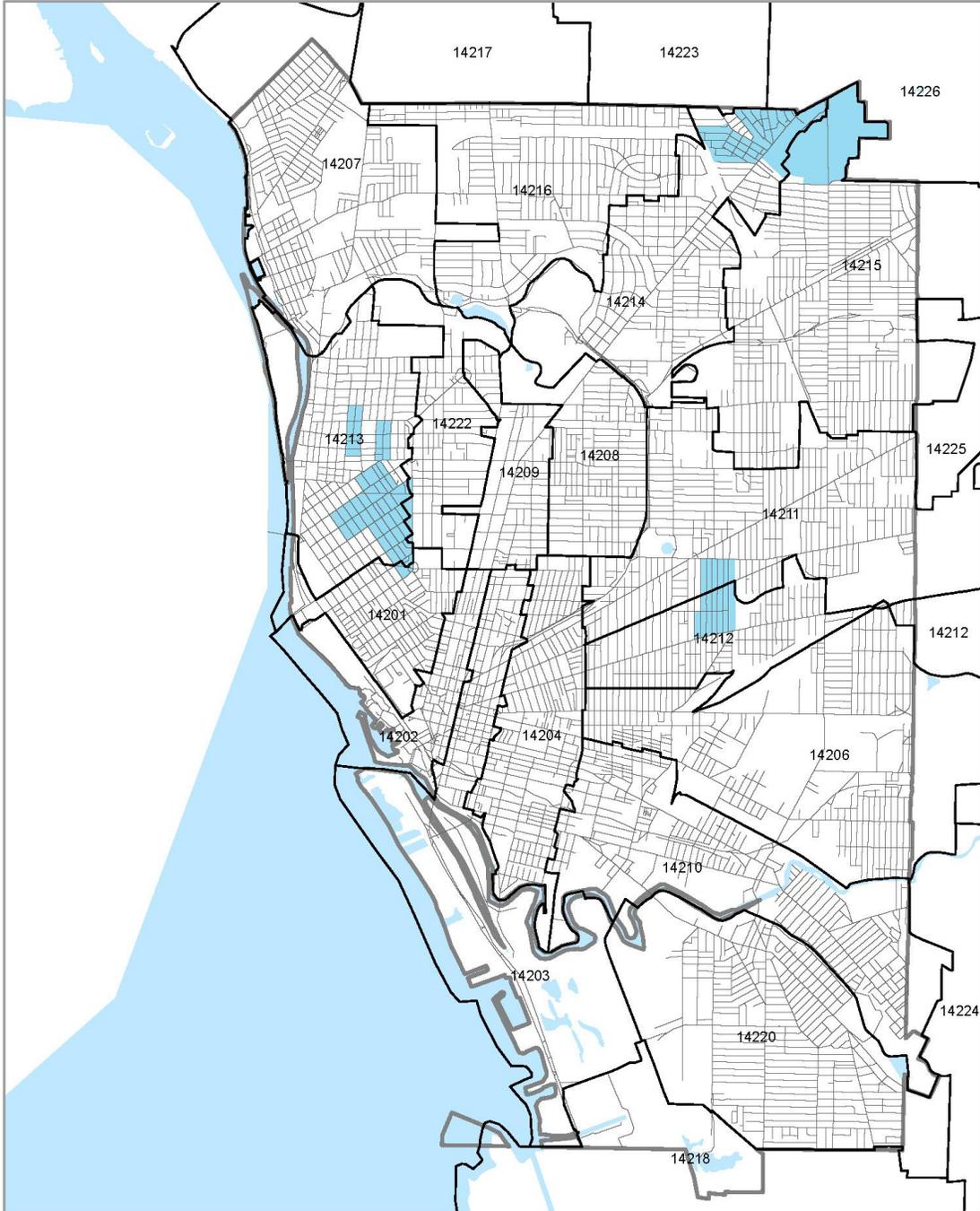
- Zip Codes
- % Black > 48.6



2012 Asian Concentration

City of Buffalo, NY

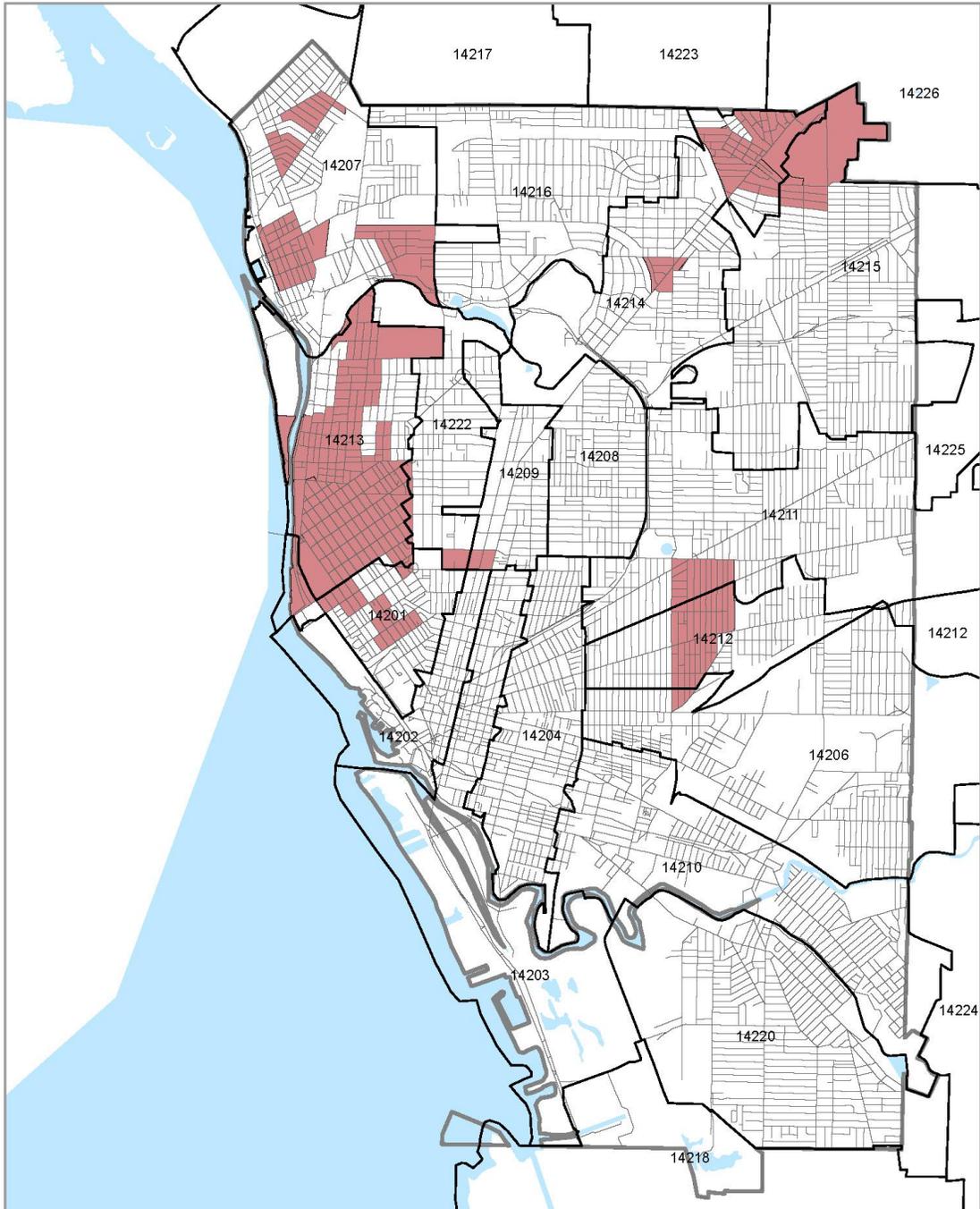
- Zip Codes
- % Asian > 13.2



2012 Hispanic Concentration

City of Buffalo, NY

- Zip Codes
- % Hispanic > 20.5



Are there other strategic opportunities in any of these areas?

The City's 2006 Comprehensive Plan listed the following strategies for rebuilding neighborhoods:

- Coordinating economic development initiatives to attract new residents with housing programs that provide an attractive place to live.
- Focusing investment of scarce housing resources.
- Combining demolition, rehabilitation, and new construction to right-size housing markets.

Given the City's extensive needs and limited resources, the objective is to focus efforts in neighborhoods that offer the greatest potential for realizing benefits from these investments. In order to realize these benefits, the City must direct public funds in areas that can leverage additional public or private funding, or complement investments that have already been committed. This will ensure that the City is not spreading its resources so thin that no neighborhoods benefit.

There are a number of areas that will accomplish this objective, including Black Rock, West Side, Lower West Side, Perry Choice, Pratt-Willert, Fruit Belt, Cold Spring, Masten Park, Hamlin Park, Fillmore-Leroy, Promise Neighborhood, and University Heights.

SP-05 Strategic Plan Overview

Geographic Priorities

To generate the greatest impacts, the City will focus efforts on neighborhoods that are near emerging employment and economic development engines that can serve as a stabilizing influence, have developed a cohesive network of community-based and institutional support, and have secured and leveraged funding to support their efforts.

Priority Needs

The City has identified affordable housing, community development, economic development, homelessness, and special needs populations as priority needs for the next five years.

Influence of Market Conditions

Cost burden (paying more than 30 percent of household income for housing) is the major housing problem faced by most of the City's low and moderate-income renters. The housing stock is also very old, with over 70 percent of occupied units built prior to 1950. The City further faces a continuing need to address the high volume of abandoned properties – both residential and commercial.

Anticipated Resources

The City anticipates receiving \$82,585,000 in entitlement funding and program income over the next five years:

CDBG	\$ 61,350,000
HOME	\$ 13,535,000
ESG	\$ 5,350,000
HOPWA	\$ 2,350,000

Institutional Delivery Structure

The City relies on a network of public sector, private sector, and non-profit organizations to implement the strategic plan. Over the next five years, the City expects to overcome gaps in the institutional structure and delivery system by training and capacity building for non-profit organizations; monitoring to improve program performance; and encouraging collaboration among agencies.

Goals

Over the next five years, the City will rehabilitate 585 housing units; demolish 500 vacant structures; provide public services to 163,000 persons; upgrade public facilities that serve 165,000 persons; improve public infrastructure that serves 125,000 persons; create jobs for 142 persons; rapidly rehouse 360 households; provide

emergency shelter and transitional housing for 20,300 persons; street outreach to 900 persons; homelessness prevention to 2,500 persons; and services to persons with HIV/AIDS to 1,150 households.

Public Housing

The City will address the needs of public housing developments and their tenants via the continued operation of the BHMA, which meets the needs of its developments and tenants through regular physical, operational and management improvements.

Barriers to Affordable Housing

Barriers to affordable housing include public policies that address soil contamination of lots being developed, fees imposed on demolitions, and an outdated land use plan and zoning ordinance that discourages mixed-use development and building on smaller lots.

Homelessness Strategy

The City supports the approach outlined by the Continuum of Care in “Opening Doors: Buffalo and Erie County Community Plan to End Homelessness.”

Lead-based Paint Hazards

Lead-based paint hazards are a very significant problem in the City’s aging housing stock. Roughly 95 percent of Buffalo’s housing stock was constructed before LBP became illegal for residential uses. The City has made significant recent efforts to address LBP hazards through the Green and Healthy Homes Initiative, which is a collaboration of diverse organizations to combat LBP hazards, asthma-related issues, and provide better weatherization to lower-income families.

Anti-Poverty Strategy

Buffalo’s anti-poverty strategy includes the provision of economic development activities and incentives, employment training, education, literacy and youth programs, lead abatement programs, and affordable housing programs. By developing a comprehensive strategy to eliminate poverty, the city will work towards helping its residents escape poverty while also delivering programs to prevent residents from falling into the poverty cycle.

Monitoring

The City provides performance monitoring for all sub-recipients of CDBG, HOME, ESG, and HOPWA funding. The purpose of the monitoring is to ensure that federal funds are used effectively and as intended. Ongoing technical assistance and training are also offered to enhance the administrative and management capacities of sub-recipients. The City has established monitoring guidelines, policies and performance measures for all of its various types of sub-recipients.

SP-10 Geographic Priorities

CDBG funds are allocated either to low- to moderate-income areas or to activities that benefit all city residents, a majority of whom are low- to moderate-income. At least 70 percent of aggregate CDBG expenditures over a three-year certification period must be for activities benefiting low- to moderate-income persons.

To generate the greatest impacts from dwindling funds, the City will focus efforts on neighborhoods that exhibit one or more of the following characteristics:

- Are near emerging employment and economic development engines that can serve as a stabilizing influence;
- Have developed a cohesive network of community-based and institutional support; and
- Have secured and leveraged funding to support their efforts.

Funding will serve all low- to moderate-income areas, but additional consideration will be given to projects within or adjacent to neighborhoods and corridors identified by the Better Buffalo Fund – a \$100 million commitment to the City of Buffalo by New York State as part of the Buffalo Billion. These neighborhoods include Black Rock, West Side, Lower West Side, Perry Choice, Pratt-Willert, Fruit Belt, Cold Spring, Masten Park, Hamlin Park, Fillmore-Leroy, and Buffalo Promise. The City will reassess these areas annually, to respond to new funding opportunities and investments, and to make adjustments if funding opportunities fail to materialize.

The Mid City NRSA will also be revisited, to ensure that its boundaries cover an area that can take advantage of the benefits offered by the program. An amendment will be submitted when this work is complete.

Buffalo Promise Neighborhood

The BPN is located in the northeast section of the City; and is bounded by Winspear Avenue on the north, Eggert Road on the east, Amherst Street and Kensington Avenue on the south, and Main Street on the west.

Housing is mostly wood frame, constructed in the early 20th century. It is largely single-family, with some doubles mixed-in. Larger houses on the side streets off Main transition into more modest houses to the east and south. Residential vacancies are limited, but more prevalent in the southeast section of the neighborhood. A large number of vacant buildings and lots are found along Bailey Avenue and the commercial portions of Kensington Avenue. The decline of commercial areas is generally a sign that decline is slowly occurring in the surrounding residential neighborhoods. Main Street, on the other hand, contains a very viable and intact commercial district, likely due to the attractive residential neighborhoods adjacent to it.

The BPN was created in 2010 as a collaborative effort led by the Westminster Foundation, with the goal of providing a continuum of solutions to children from the cradle through college and career. BPN was selected by the Department of Education to receive both planning and implementation grants under the Promise Neighborhood program. This funding was used to develop a comprehensive neighborhood revitalization strategy, which BPN is now beginning to implement.

Needs include improved safety; better education, including job and life skills; more neighborhood retail, and reuse of vacant buildings and lots; and good role models for children, especially to help with completing education.

Opportunities for improvement include community policing; increased recreational assets such as open space and community gardens; infrastructure improvements and commercial infill; and development of a Family Life Center to provide adult education, career training, and recreation and fitness.

The BPN is currently at a tipping point. Its structures are mainly intact, yet it has increasing vacancy rates, low educational achievement, many single parent households, and a high poverty rate among children. The hope is that a comprehensive strategy coupling educational attainment with physical revitalization will tip this neighborhood back to long-term stability.

Perry Choice Neighborhood

The Perry Choice Neighborhood is located to the east of downtown, and is bounded by William Street to the north, Smith Street to the east, South Park Avenue to the south, and Michigan Avenue to the west.

PCN is centered on the BMHA's Commodore Perry development. The goal is to demolish 414 units of existing garden-style apartments, and replace these with scattered site, mixed-income housing throughout the neighborhood. All sections of the PCN have experienced blight and deterioration, yet each has responded differently. Many still contain vacant lots and boarded-up buildings, yet the area between Clinton Street and the 190 has been almost entirely rebuilt with single family housing. There is a consistent supply of industrial buildings and warehouses scattered throughout the target area, with the highest concentration near rail lines and along Exchange and Seneca streets. Many retail structures are abandoned or underutilized, as businesses that serve neighborhood needs are limited.

PCN has been targeted since it received a Choice Neighborhoods planning grant from HUD. If the project is awarded an implementation grant, the City will be required to devote a percentage of its annual CDBG funding to the PCN.

Needs include updating distressed public housing into affordable, energy efficient, mixed-income housing that is physically and financially viable in the long-term; developing mixed-income neighborhoods with strong commercial strips, high quality education, public transportation, and access to jobs; and improving resident health, safety, access to employment, mobility, and education.

Opportunities for improvement include redeveloping public housing into mixed-income neighborhoods; building neighborhood retail and business services; improving public transportation; concentrating redevelopment efforts in the target area's most viable sections; and creating a better sense of place and design, and a more walkable community.

The major barriers in the target area include high concentrations of poverty, vacant buildings and land, a lack of employment opportunities and neighborhood commercial services, and negative outside perceptions. The plan is to replace distressed public housing with a mixed-income neighborhood. This will be difficult given the present poverty levels and high crime rates, but the neighborhood's proximity to downtown and other attractive City neighborhoods can be a selling point for attracting higher income residents into the area.

Fruit Belt

The Fruit Belt neighborhood is located on Buffalo's East Side; and is bounded by Best Street on the north, Jefferson Avenue on the east, the Kensington Expressway on the south, and Michigan Avenue on the west.

The original housing stock in the Fruit Belt helped to define a cohesive neighborhood of wood-frame houses with front porches. Over the last 50 years, the neighborhood has experienced ongoing demolition that has

eroded this traditional character. The form and quality of infill housing has lacked any consistency or relation to the older housing stock. These conditions detract from the coherent sense of place that once characterized the Fruit Belt.

A key element of sustainable and stable neighborhoods is access to appropriate retail and commercial outlets, transit, and jobs. While the Fruit Belt contains a few small local shops, these do not begin to meet the retail needs of the community. A 2005 retail survey determined that the neighborhood lacked drug, grocery, general merchandise stores and restaurants.

The Fruit Belt was part of the “Four Neighborhoods, One Community” study that was prepared in 2010. The City has continued to work with residents to address concerns regarding encroachment of the adjacent Buffalo Niagara Medical Campus, and to ensure that the neighborhood benefits from the investments taking place there. Due to its location adjacent to the BNMC, the area is a primary focus of the Buffalo Billion and the Better Buffalo Fund.

Needs include affordable housing; vacant lot management and reuse; commercial revitalization; community policing; and employment opportunities.

Opportunities for improvement include a workforce development strategy to take advantage of job growth at the BNMC; housing demand arising from nearby employment, including employer-assisted homeownership; zoning updates to encourage mixed-use neighborhoods and infill development; focused code enforcement; and improvements in human and social capital, in conjunction with the BNMC.

Due to the unprecedented growth at the BNMC, the Fruit Belt has been subject to increased real estate speculation. There is concern among residents that commercial or institutional development will spill over into their neighborhood. The City is attempting to address these fears through its new land use and zoning code, which will establish a firm boundary for the BNMC, and prevent encroachment on the adjacent residential neighborhoods. This will enable the Fruit Belt to take advantage of the growth at the BNMC, by providing nearby housing and retail opportunities for campus employees.

West Side

The West Side neighborhood is located on Buffalo’s West Side; and is bounded by West Delavan Avenue on the north; Richmond Avenue on the east; Vermont Street on the south; and Niagara Street on the west.

The West Side has always served as a gateway neighborhood to the City, initially for Italians. Most of the neighborhood’s modest homes were built between 1880 and 1920 by speculators eager to rent to this wave of immigrants. In the mid-20th century, African-Americans, Puerto Ricans and other Caribbean immigrants began moving in, and created one of the City’s most diverse neighborhoods. Today refugees and immigrants from across the world – notably Somalia, Sudan, and Burma – have come to call this neighborhood home. At Lafayette High School, students speak more than 40 different languages.

Unfortunately, the neighborhood bears deep scars from the fall of Buffalo’s once-powerful commercial and industrial economy. Its average annual income of about \$9,000 puts it among the lowest in the City. Jobless rates remain much higher than the national average, and vacant buildings and lots are a common sight. Poverty here contrasts sharply with the adjacent Elmwood Village neighborhood to the east, even as a relatively slow pattern of gentrification has spread into the West Side.

The West Side neighborhood was created as a collaborative effort among non-profits active on the West Side, including People United for Sustainable Housing, the Massachusetts Avenue Project, and Heart of the City

Neighborhoods. It was able to secure foundation funding to develop and begin implementing a community development plan. The City has certified PUSH as a CHDO, and has supported the efforts of the collaborative with both CDBG and HOME funding for housing, parks, and infrastructure.

Needs include quality, affordable, green housing; increased tenant and landlord education; helping local entrepreneurs to create and expand businesses that meet community needs; improvements to sidewalks and streetscape infrastructure, including new bus shelters and street furniture; and land banking to acquire vacant and abandoned properties to stabilize for future use.

Opportunities for improvement include investing in high quality, affordable housing through rehabilitation of vacant, abandoned buildings as well as new construction on vacant lots; new commercial development, support for small business, and improvements to business districts; strategic investment in infrastructure; acquisition and land banking of vacant and abandoned property; and redevelopment of vacant lots for urban agriculture, open space, and green infrastructure to address combined sewer overflows.

Experience shows that redevelopment in areas with vacancy rates of 30 percent or more are prone to declines in value. Owners in such areas often “milk” their properties prior to abandoning them, leading to the spread of instability rather than revitalization. On the other hand, redevelopment too close to gentrifying areas risks sudden rises in property values and taxes, which can force low-income residents to leave their neighborhood, making it impossible for them to benefit from the hard work they put into rebuilding their community.

Mid City NRSA

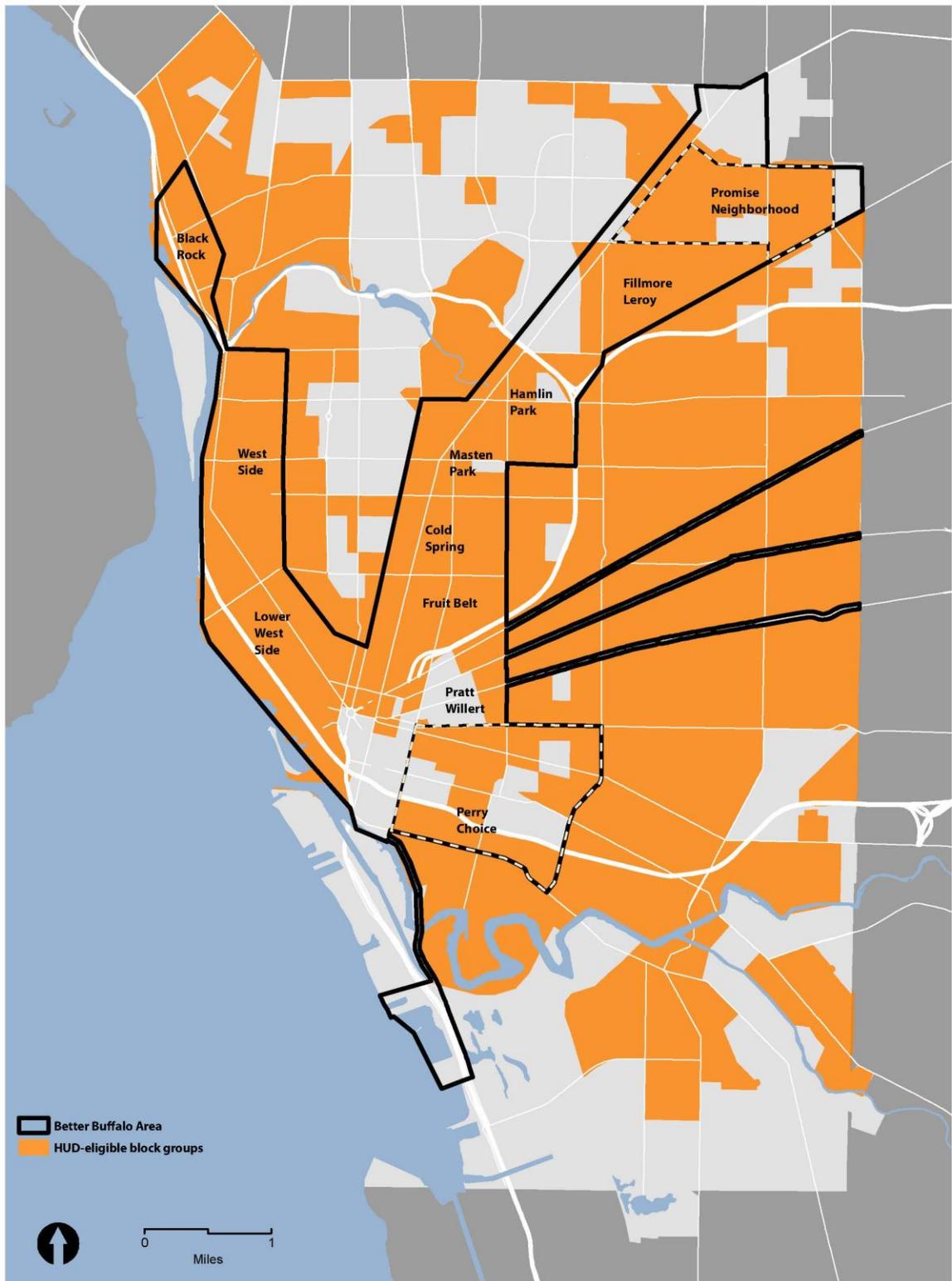
The Mid City NRSA is located on the East Side of Buffalo; and includes the Cold Spring, Fillmore-Leroy, Hamlin Park, and Masten Park neighborhoods.

It is characterized by a predominately low- and moderate-income population, older housing stock, and underutilized commercial areas. A private developer is currently drawing up plans to redevelop the long-vacant Central Park Plaza, and significant investment has occurred as part of the NSP1 grant. The Mid City NRSA was approved by HUD in 2007. Listing it as a geographic priority is a recommitment to investing in these neighborhoods.

Needs include increased neighborhood security and better lighting; more attractive store fronts and increased diversity among businesses; clean streets and better park amenities; more trees and landscaping with benches; and demolition of derelict housing.

Opportunities for improvement include strategic redevelopment of contiguous streets through selective demolition and housing rehabilitation; holding property owners accountable for maintenance and code violations; leverage cultural assets such as the African Cultural Center, Apollo Theater, and Merriweather Library; security cameras and lighting; and redeveloping Central Park Plaza.

The major barriers originate from issues of crime, difficulty obtaining capital for business and home improvements, and the low incomes of residents, which limits their ability to renovate properties.



SP-25 Priority Needs

Priority Needs

During the analysis process priority needs were based on a refined process from the overall needs. Overall needs created a framework to base decisions in selecting which projects to fund. Priority needs formed the basis of choosing specific projects for 2013 in the annual plan and for future annual plans in FY 2014, 2015, 2016, and 2017.

The City has identified the following priority needs to be addressed over the next five years:

- Affordable housing – rehabilitation and construction of rental and owner-occupied units; homeownership assistance.
- Community development – demolition of abandoned and deteriorated structures; provision of public services; and improvements to public facilities and infrastructure; historic preservation; acquisition and rehabilitation of commercial buildings; brownfield remediation.
- Economic development – lending to support job creation; workforce development; small business and micro-enterprise assistance; technical assistance; commercial corridor and façade improvements; and rehabilitation of commercial and industrial buildings.
- Homelessness – street outreach; emergency and transitional housing; single point of entry; prevention; rapid rehousing; supportive services; and common assessment.
- Special needs – housing assistance and supportive services for persons with HIV/AIDS, seniors, the disabled, and persons with mental health or substance abuse problems.
- Planning and administration – program administration and delivery; planning, management, and capacity building; oversight and coordination.

Table 67: Priority Needs Summary

<i>Priority Need</i>	<i>Level</i>	<i>Population</i>	<i>Goal Addressed</i>
Affordable Housing	High	< 80% MFI	Emergency repairs to existing units
Affordable Housing	High	< 80% MFI	Substantial rehab of existing units
Affordable Housing	High	< 80% MFI	Homeownership assistance
Affordable Housing	Low	< 80% MFI	Production of new units
Community Development	High	< 80% MFI	Clearance
Community Development	High	< 80% MFI	Public services
Community Development	High	< 80% MFI	Public facilities

Community Development	High	< 80% MFI	Public infrastructure
Economic Development	High	< 80% MFI	Financial and technical assistance
Economic Development	High	NA	Section 108 loan repayments
Homeless	High	< 80% MFI	Rapid rehousing
Homeless	High	< 80% MFI	Emergency shelter and transitional housing
Homeless	High	< 80% MFI	Street outreach
Homeless	High	< 80% MFI	Prevention
Special Needs	High	Persons with HIV/AIDS	Housing assistance
Special Needs	High	Persons with HIV/AIDS	Housing placement
Special Needs	High	Persons with HIV/AIDS	Supportive services
Planning / admin	High	NA	Administration and program delivery

The City intends to use available resources described in the Consolidated Plan to address high priorities, and expects other funding sources or community stakeholders to address low priorities. During the Consolidated Plan preparation process, the City used information gathered from reliable published data, stakeholder consultations, and the citizen participation process to identify housing and community development needs, including homeless needs. The City realizes it cannot address all of its needs with the limited amount of resources available. Therefore, the resource allocation priorities were based on those needs that would address the most pressing problems – poverty, affordable housing, public services, homelessness – and that would provide the maximum benefit to low- and moderate-income individuals and families.

SP-30 Influence of Market Conditions

Tenant-Based Rental Assistance

The data in Section NA-10 indicate that cost burden is the major housing problem facing renters in virtually all low- and moderate-income categories and family types. Moreover, severe cost burden is a problem for almost 19,000 extremely low-income households, 2,300 low-income households, and 120 moderate-income households. This clearly demonstrates a need for tenant-based rental assistance; but the limited amount of resources available prevents the City from providing this type of assistance.

Tenant-Based Rental Assistance for Non-Homeless Special Needs

Human services agencies and advocacy groups identified a need for rental assistance for many non-homeless special needs populations. The City will continue to use its HOPWA allocation to provide annual STRMU and PHP assistance for low- and moderate-income persons with HIV/AIDS.

New Unit Production

The data shows that 78 percent of owner-occupied units and 72 percent of renter-occupied units were built prior to 1950, while just one percent of owner-occupied units and two percent of renter-occupied units have been built since 2000. This underscores the need for upgrading the housing stock, although the continuing decline in population and households in the City indicates that the market for new construction is very limited, and often leads to abandonment of existing housing.

Rehabilitation

Housing and market data more clearly demonstrate the need for the rehabilitation of existing units. Housing providers also cited the overwhelming need for rehabilitation, including the reduction of lead-based paint hazards. Financial constraints limit many low- and moderate-income households to units that are old and likely to be in substandard condition. The City plans to continue supporting home repairs for owner-occupants, and substantial rehabilitation for multi-family units, to preserve the existing housing stock and try to better align the supply with market demand.

Acquisition, Including Preservation

The City currently owns 22 housing units that are suitable for rehabilitation; and recently acquired an additional 229 units through foreclosure that will be evaluated to determine how many are suitable for rehabilitation.

SP-35 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

Matching requirements will be satisfied as follows:

- Due to the extent of poverty in its population, the City has received a waiver from matching requirements for the HOME grant.
- During the contracting process for ESG, each applicant must provide documentation indicating that matching funds have been obtained.
- Although there are no match requirements for HOPWA all of the funded agencies have other resources that are used to supplement HOPWA funding.

In the past, the City has combined its federal entitlement allocations with funding from other public and private sector sources to address its priority needs. The City anticipates the following resources (entitlement grants and program income) to be available over the next five years:

Community Development Block Grant	\$ 61,350,000
Home Investment Partnerships	\$ 13,535,000
Emergency Solutions Grant	\$ 5,350,000
Housing Opportunities for Persons with AIDS	\$ 2,350,000

The City will also benefit from funding received by other local entities. The Erie County Health Department has secured a three-year, \$2.4 million lead hazard control grant to make 150 housing units lead safe. BMHA is applying for a \$30 million implementation grant for the revitalization of the Perry Choice Neighborhood. Additional funding that is expected to be available during the next five years includes:

Public Housing Capital Fund	\$ 37,350,000
Section 8 Vouchers	\$ 124,330,000
City General Revenue Funds	\$ 39,240,000
City Capital Bond Funds	\$ 79,535,000

The City regularly applies for competitive federal, state, and foundation grants when it meets the application criteria, as do many non-profit and for-profit organizations. However, the nature and amount of such funding is unknown at this time.

Federal Resources

- Low-Income Housing Tax Credits
- New Markets Tax Credits
- Resident Opportunities and Self Sufficiency Program
- Section 8 Moderate Rehabilitation Program for Single Room Occupancy
- Economic Development Initiative
- Continuum of Care
- Medicaid
- Ryan White Title II
- US Dept of Justice Community Capacity Development Office – Weed and Seed
- Environmental Protection Agency
- Department of Transportation

State Resources

- Better Buffalo Fund / Buffalo Billion
- Brownfield Opportunity Areas Program
- Homes & Community Renewal
- Affordable Housing Corporation
- Housing Trust Fund
- Residential Emergency Services To Offer Repairs to the Elderly
- Weatherization Assistance Program.
- Office of Mental Health
- Office of Alcohol and Substance Abuse Services
- Department of Health
- Office of Temporary and Disability Assistance
- Single Room Occupancy Program
- Department of Health Chronic Care
- Supportive Housing Program
- Department of Health AIDS Institute
- Office for People with Developmental. Disabilities
- Department of Environmental Conservation
- Department of Transportation

Local Resources

- Community-Based Organizations
- Community Housing Development Organizations
- Financial Institutions (lending and donations)
- Land Donations
- Community Foundation for Greater Buffalo
- University of Buffalo
- Erie County Department of Social Services
- Local charitable foundations and fundraising activities

Other Resources

- Erie County Industrial Development Agency
- Green and Healthy Homes Initiative
- Section 811 Supportive Housing for Persons with Disabilities
- Private equity
- United Way
- LISC

Table 68: Anticipated Resources

	CDBG	HOME	ESG	HOPWA
Year 1 Allocation	\$11,320,000	\$2,360,000	\$1,070,000	\$470,000
Year 1 Program Income	\$950,000	\$350,000	\$0	\$0
Prior Year Resources	\$0	\$0	\$0	\$0
Year 1 Estimated Total	\$12,270,000	\$2,710,000	\$1,070,000	\$470,000
Matching Funds	\$0	\$3,960,000	\$4,530,000	\$1,030,000
Years 2 to 5 Estimated Total	\$49,080,000	\$10,840,000	\$4,280,000	\$1,880,000

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

The city will consider the use of publicly-owned land for the construction of affordable housing for low- and moderate-income households.

SP-40 Institutional Delivery Structure

The central responsibility for the development of the Consolidated Plan is assigned to the Mayor's Office of Strategic Planning. OSP is also responsible for developing and administering the City's Annual Action Plan; the Department of Administration and Finance for fiscal management; and the Department of Audit and Control for all fund disbursements, accounting, and auditing of grant funds. In addition, public agencies, for-profit entities, and non-profit organizations all assist with providing housing, community development, homeless, and other public services.

Complaints regarding City services are handled by the Division of Citizen Services, which operates a 311 call center. Housing complaints may also be directed to the City's Fair Housing Officer or to its fair housing partners – Housing Opportunities Made Equal, Neighborhood Legal Services, and the Legal Aid Bureau.

Public Agencies

While the primary responsibility for the administration of CDBG, HOME, ESG, and HOPWA programs is with OSP, the City will enter into an agreement with the Buffalo Urban Renewal Agency to assist with carrying out CDBG and HOME grant activities, and to ensure compliance with regulatory requirements. OSP will also enter into interdepartmental agreements with Permits & Inspection Services, Community Services, Citizen Services, and Public Works to carry out projects and make sure the city meets timeliness requirements.

The City will contract with the National Development Council to provide technical assistance and financial analysis for special projects, and for the development of an economic development plan and small business development strategy. The City will also contract with the New York State Small Business Development Center to assist with administering the CDBG economic development program, and managing its loan portfolio.

Buffalo Municipal Housing Authority

The Buffalo Municipal Housing Authority is an independent public corporation that was established in 1934. It is managed by a seven-member board – five appointed by the Mayor, and two elected at-large by tenants. BMHA is responsible for the construction, rehabilitation, modernization, operation, and management of all low-income public housing within the City.

CHDOs

The City has designated a number of non-profit developers as Community Housing Development Organizations. Agencies submit CHDO applications each January for the City to evaluate. Based on guidance provided by HUD, reviews will concentrate on staff capacity and demonstrated development experience. Certified CHDOs may then respond to City RFPs, or propose projects for City consideration. Since capacity building for CHDOs is a constant challenge due to staff and board turnover, the City works to ensure that they remain up to date on regulations and best practices, and are organizationally prepared to continue carrying out these activities.

Non-Profits

The City contracts with over 30 non-profit organizations to provide youth, senior, disabled, child care, transportation, literacy, substance abuse, health, and other services to low- and moderate- income persons. Homeless and AIDS prevention and support services are also funded through various non-profits. The City also issues RFPs for delivery of its residential rehabilitation and homeownership assistance programs. The

community-based organizations that are selected to provide these services are designated as contractors and compensated on a fee-for-service basis.

Strengths and Gaps in the Delivery System

Developing an effective and efficient program delivery system has been a priority for the City. While this system has been improved over the past few years, the City continues to monitor, assess, and seek ways to enhance its performance. Solid relationships have been built among the public agencies and non-profits who work with the City to implement these programs; and partners are encouraged to share their thoughts on how the delivery system and programs could work better.

At HUD’s request, the City is currently in the process of revising the way that it contracts for and distributes entitlement funding. The Buffalo Urban Renewal Agency had previously administered these programs and services directly; but a clarification of the regulations now requires the City to contract with BURA to deliver these programs and services. To ensure accountability, all funds will pass through the Comptroller before being sent to the sub-recipient for distribution to third parties. While the transition has taken a great deal of effort on the part of both sides, it is expected that the programs will continue to be delivered with a minimum of disruption.

Table 69: Institutional Delivery Structure

<i>Organization</i>	<i>Type</i>	<i>Role</i>	<i>Area</i>
ABLEY	Non-profit	Service provider	CT 23
Administration & Finance	City department	Administration	citywide
African Cultural Center	Non-profit	Service provider	CT 3202
American Red Cross	Non-profit	Service provider	citywide
Audit & Control	City department	Administration	citywide
Back to Basics	Non-profit	Service provider	CT 16
Belle Center	Non-profit	Service provider	CT 7101
Belmont Shelter	Non-profit	Service provider	citywide
Benedict House	Non-profit	Service provider	citywide
Buffalo Municipal Housing Authority	PHA	Public housing	citywide
Buffalo Urban League	Non-profit	Service provider	citywide
Buffalo Urban Renewal Agency	City government	Program delivery and admin	citywide

<i>Organization</i>	<i>Type</i>	<i>Role</i>	<i>Area</i>
CAO of Erie County	Non-profit	Service provider	CT 2502
City Mission	Non-profit	Service provider	citywide
Community Services	City department	Program delivery and admin	citywide
Compass House	Non-profit	Service provider	citywide
Concerned Ecumenical Ministries	Non-profit	Service provider	CT 61
Crisis Services	Non-profit	Service provider	citywide
CRUCIAL	Non-profit	Service provider	CT 35
Ellicott CDC	Non-profit	Service provider	CT 15
Evergreen Health Services	Non-profit	Service provider	citywide
Fillmore-Leroy Area Residents	Non-profit	Service provider	CT 4001
Gerard Place	Non-profit	Service provider	citywide
Hispanics United of Buffalo	Non-profit	Service provider	CT 7101
HOME	Non-profit	Service provider	citywide
Homeless Alliance	Non-profit	Service provider	citywide
King Urban Life Center	Non-profit	Service provider	CT 2701
Legal Aid Bureau of WNY	Non-profit	Service provider	citywide
Literacy Volunteers of WNY	Non-profit	Service provider	citywide
Matt Urban Center	Non-profit	Service provider	CT 16
Metro CDC	Non-profit	Service provider	CT 34
Neighborhood Legal Services	Non-profit	Service provider	citywide
North Buffalo CDC	Non-profit	Service provider	CT 51
Northwest Buffalo CC	Non-profit	Service provider	CT 56
Office of Strategic Planning	City department	Grant administrator	citywide
Old First Ward CA	Non-profit	Service provider	CT 5

<i>Organization</i>	<i>Type</i>	<i>Role</i>	<i>Area</i>
People, Inc.	Non-profit	Service provider	citywide
Permits & Inspection Services	City department	Program delivery and admin	citywide
Police Athletic League	Non-profit	Service provider	citywide
Public Works	City department	Program delivery and admin	citywide
Salvation Army	Non-profit	Service provider	citywide
Schiller Park Senior Center	Non-profit	Service provider	CT 37
Seneca Babcock CC	Non-profit	Service provider	CT 18
South Buffalo CA	Non-profit	Service provider	CT 10
TRY Program	Non-profit	Service provider	citywide
University Heights CDA	Non-profit	Service provider	CT 4601
Valley CA	Non-profit	Service provider	CT 5
Vive	Non-profit	Service provider	citywide
William Emslie YMCA	Non-profit	Service provider	CT 15
YWCA	Non-profit	Service provider	citywide

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

Table 70: Homeless Prevention Services Summary

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

Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X	X	X
Other Street Outreach Services		X	

Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X		
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X

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) and PLWA

Persons with HIV/AIDS

There is currently a wide array of services directed towards the needs of persons living with HIV/AIDS. Since there is a longstanding approach to HIV/AIDS from a medical perspective, services for these clients become medically driven: case management, primary care, pharmacology, treatment, mental health. In addition, since there is a vast amount of specialized case management (soon to be managed by Medicaid reimbursed “care coordinators”), there are complex and abundant homeless services tied to medical services for those living with HIV/AIDS.

The exception is in the area of education and employment training. Often, those living with HIV/AIDS seek assistance when their condition has reached a high level of disability. Naturally, there is usually not much urgency for education or employment training at this point of crisis. Additionally, HIV/AIDS services are currently more medically oriented, and the HIV/AIDS diagnosis is the leading diagnosis for most services, rather than identifying and addressing long standing causal issues.

Homeless Population

One of the primary Continuum of Care goals is to ensure that homeless persons are linked to mainstream resources rather than create another service system to provide what should be community based services specifically for the homeless. In order for persons to successfully exit the homeless system they have to have access to stable housing and that most often means the need for a stable source of income. It is therefore crucial that case management services are available to assist homeless persons in navigating public benefit systems such as Social Service and Social Security. The CoC funded programs in the community (transitional housing, safe haven, and permanent supportive housing and support services programs) are very successful at

making these linkages. Of the participants exiting CoC funded programs 84 percent are linked with mainstream benefits. These linkages are more difficult to make in the emergency shelter system where the lengths of stay can be very short. The CoC and ESG jurisdictions need to develop common performance measures that will set baseline measures for emergency shelters and outreach programs; one of which would be the numbers of persons exiting with a source of income or non-cash benefits. The development of rapid re-housing programs in the CoC will provide resources to quickly link persons in emergency shelters with housing and services and provide short-term follow up so that they remain stable in permanent housing.

It is more of a challenge for homeless persons to access services such as mental health and substance abuse. There can be complex referral process and often significant waiting lists for detox services, licensed beds and supportive living programs the community in general. If homeless persons are engaged and agreeing to services; these waiting lists can lead to relapse and further decompensation leading to behaviors that could result in their being asked to leave programs. There needs to be additional mobile case managers and outreach resources to provide the follow up support and advocacy to make sure treatment services are accessed, as well as additional housing first programs that place homeless persons in housing, and then work to get them connected to treatment services.

Employment services are also a challenge for homeless persons who often face significant barriers to competitive employment. Funding for many job placement programs are performance based so it is difficult for persons with barriers to employment to be successful in these programs, particularly in a very competitive job market and in a community with an unemployment rate higher than the national average. Additional resources are needed for job readiness programs, job coaching, etc.

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

Refer to MA-35 for gaps in the service delivery system for special needs populations not listed below.

Persons with HIV/AIDS

There are varied and abundant services for homeless persons living with AIDS – but they are currently highly segregated from the general homeless population. HIV/AIDS services are just starting to become “mainstreamed” – integrating HIV/AIDS medical services into homeless situations with coexisting diagnoses will allow other diagnoses to take the lead in treatment. Another identified gap is service is the lack of providers and the limited collaboration between HIV/AIDS providers. Very few agencies are dedicated to serving people living with aids (PLWA) that do not provide housing. For many agencies HIV/AIDS funding (including HOPWA) appears as a development option rather than a means of supporting their core mission. In addition, there is limited collaboration amongst HIV/AIDS providers which is costing these providers money as they are duplicating services.

As HIV/AIDS becomes more of a chronic, treatable condition, the exceptionally high level of medically driven services will become more integrated into the general homeless population and will hopefully reach infected homeless persons before they are in medical crisis and encourage earlier access to medical care. If HIV/AIDS services are integrated into the general homeless population, the cost of care should lessen and treatment will focus on independent skills building rather than medical case management.

Homeless Population

Currently, the supply of emergency and transitional housing beds appears to be sufficient. With implementation of the HEARTH Act, the CoC will be re-tooling the homeless system to develop a coordinated entry system using a common assessment form that will result in ensuring that placements are made based on the needs of the homeless person(s), rather than on where there might be an empty bed. Common eligibility criteria for each housing type needs to be developed in coordination with the ESG recipients to ensure that homeless persons have the same access to programs and services regardless of where they enter the system.

The lack of permanent, affordable housing is the largest gap faced by persons experiencing homelessness as well as the low income community in general. All planning bodies need to advocate for and support the development of affordable housing units. A CoC strategy will encourage homeless providers and non-profit developers to partner in development projects and have a small set-aside of affordable units for homeless households.

There is a need for additional housing first and permanent supportive housing programs, particularly those serving the chronically homeless and unsheltered homeless. This is a best practice model that has proven successful in getting people who have not been stably housed for extended periods of time, often many years, into housing and to remain stable in housing.

There are long waiting lists for Section 8 vouchers. Increased access to Section 8 vouchers could provide an exit strategy from CoC permanent supportive housing (PSH) programs so that additional PSH slots would become available without needing additional resources.

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 City relies on a network of public sector, private sector, and non-profit organizations to implement the strategic plan. Over the next five years, the City expects to overcome gaps in the institutional structure and delivery system by:

- Training and capacity building for non-profit organizations.
- Monitoring to identify weak links, improve program performance, and ensure compliance with applicable regulations.
- Encouraging collaboration among agencies to eliminate duplicative services and better serve residents, especially low- and moderate-income households and special needs populations.

SP-45 Goals Summary

Table 71: Goals Summary

<i>Goal</i>	<i>Category</i>	<i>Area</i>	<i>Needs addressed</i>	<i>Funding</i>	<i>\$ amount</i>	<i>Outcome indicator</i>
Residential rehab	AH	Better Buffalo	Affordable housing	CDBG	6,500,000	315 units
Substantial rehab	AH	Better Buffalo	Affordable housing	HOME	12,357,500	270 units
New construction	AH	Better Buffalo	Affordable housing	HOME	TBD	TBD units
Clearance	NHCD	Better Buffalo	Community development	CDBG	9,185,000	500 units
Public services	NHCD	Better Buffalo	Community development	CDBG	9,205,000	163,000 persons
Public facilities	NHCD	Better Buffalo	Community development	CDBG	3,940,000	165,000 persons
Public Infrastructure	NHCD	Better Buffalo	Community development	CDBG	6,795,000	125,000 persons
Commercial lending	NHCD	Better Buffalo	Economic development	CDBG	6,357,500	142 persons
Section 108 repay	NHCD	NA	Economic development	CDBG	7,102,500	NA
Rapid rehousing	Homeless	citywide	Homelessness	ESG	1,630,000	360 hhs
Emergency shelter	Homeless	citywide	Homelessness	ESG	1,859,000	20,300 persons
Street outreach	Homeless	citywide	Homelessness	ESG	806,000	900 persons
Prevention	Homeless	citywide	Homelessness	ESG	405,000	2,500 persons
Housing assistance	NHSN	citywide	Special needs	HOPWA	1,275,000	535 hhs
Housing placement	NHSN	citywide	Special needs	HOPWA	300,000	215 hhs
Supportive services	NHSN	citywide	Special needs	HOPWA	705,000	400 hhs
<i>All projects will begin in 2013 and end in the 2017 program year.</i>						

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 City estimates that it will provide 585 affordable housing units to extremely low-income, low-income, and moderate-income families in the next five years.

SP-50 Public Housing Accessibility and Involvement

Summary of the Jurisdiction's Strategy to Address the Needs of Public Housing Developments and their Tenants

The City of Buffalo will address the needs of public housing developments and their tenants via the continued operation of the Buffalo Municipal Housing Authority (BHMA). BMHA is presently operating 3,941 units under an Asset Management Strategy. The goal of asset management is to encourage better management and oversight of public housing by requiring performance from each public housing development.

BHMA will meet the needs of its developments and tenants through regular physical, operational and management improvements. BMHA is engaged in major initiatives to improve its housing stock and the overall living environment of its present and future residents. A key focus of BMHA's efforts is the creation of mixed-income communities and alleviation of concentrations of poverty.

BMHA's physical, operational and management improvements are listed and described in BMHA's Five Year Agency Plan that is updated every year. (See pages 1-27 of Section 8.1 and pages 28-31 of Section 8.2 of the BMHA Five Year and Annual Plan for the Fiscal Year beginning in July 2012.) Through physical, operational and management improvements, BMHA seeks to provide all public housing tenants with decent, safe and affordable housing in a suitable living environment.

BMHA noted that family income level information contained on its waiting lists for public housing and Section 8 vouchers is not accurate. BMHA's current process does not require the verification of income until after an applicant is selected from the waiting list. BMHA's Resident Characteristics Reports indicate that 76 percent of current public housing residents are in the Extremely Low Income category as are 80 percent of its Section 8 voucher holders.

In order to address the shortage of affordable housing units for all income-eligible populations, BMHA will maximize the number of affordable units available within its current resources by:

- Employing effective maintenance and management policies to minimize the number of units off-line
- Lowering Section 8 payment standards to increase the number of vouchers issued
- Increase Section 8 interviews to maximize utilization
- Reducing turnover time for vacated units
- Reducing time to renovate units
- Seeking replacement units lost through mixed finance development and Section 8 replacement housing resources
- Maintaining or increasing Section 8 lease-up rates

In terms of increasing the number of affordable housing units, BMHA will:

- Apply for additional Section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed-finance housing and the building of private-public partnerships
- Pursue housing resources other than public housing or Section 8 tenant-based assistance

The City of Buffalo supports the efforts of BMHA to regularly undertake physical, operational and management improvements at its developments for the benefit of current and future public housing tenants. The City also will continue to support BMHA's efforts to encourage public housing residents to become more involved in the management of public housing developments.

Need to Increase the Number of Accessible Units

BMHA is not required to increase the number of accessible units in its inventory due to a Section 504 Voluntary Compliance Agreement.

Activities to Increase Resident Involvement

In order to spur resident involvement in BMHA operations, BMHA has developed a Resident Services Division whose mission is to engage, educate, and empower residents throughout the BMHA's communities by providing opportunities for professional advancement, self-sufficiency, and improved quality of life. This division serves as a bridge to inform residents about and connect them to initiatives pertaining to important aspects of their personal and social lives. These initiatives include personal development, economic stability, education, health, and fostering family and community life at BMHA developments.

As a conduit between BMHA and its residents, the Resident Service Division:

- Works to organize resident councils at each development, as well as a citywide council.
- Assists the Resident Advisory Board in its mission to review and comment on BMHA's Annual Plan.
- Educates and consults with the Resident Review Board regarding reviewing public housing applicants.
- Helps to establish and educate residents regarding disaster preparedness through a resident initiative, BMHA Citizen Corps.

In addition to the above, BMHA conducts annual Resident Information Meetings at each of its 27 developments. At these meetings, which are open to all residents, staff informs residents of present and future plans for their particular development. These plans may include lease changes, modernization projects, new human resource programs, and/or training available to residents.

Family Self-Sufficiency Program

Although BMHA does not have a homeownership program for public housing residents, it does operate a Family Self-Sufficiency Program that is designed to assist families to utilize community resources such as education, job training, and supportive services in order to move toward self-sufficiency and economic independence. Working with a trained coordinator, each program participant develops an individual plan to achieve goals leading to eventual economic independence. These goals may be educational, employment, homeownership or life skills.

Due to the structure of public housing, once residents become employed, their increases in income cause rises in their monthly rent payments. As part of this particular HUD program, the difference in the rent payments before and after employment is placed in an interest-bearing escrow account and is made available to the residents during the course of their contract with BMHA.

At present, there are 25 households enrolled in the program. This is the maximum number of households allowed per BMHA's contract with HUD. When a resident graduates from the program, another person is recruited for the open spot. There is no waiting list for this program.

Section 8 Homeownership

BMHA is assisting 13 Section 8 voucher holders via a homeownership program.

Perry Choice Neighborhood Project

BMHA is in the process of completing the Perry Choice Neighborhood (PCN) planning initiative, a collaborative led by BMHA and the University of Buffalo Center for Urban Studies. Its goal is to develop a plan for transforming the Perry Choice Neighborhood into a vibrant community of opportunity that functions as a platform or springboard that enables residents to earn a living wage, and that helps children do well in school, graduate on time, and go on to college and/or obtain a job with a meaningful career ladder. This goal will be achieved by developing a transformative plan that centers on *People, Housing and Neighborhood*.

The Perry Choice Neighborhood initiative was one of 17 recipients to be awarded planning grant funding during the first round of HUD's Choice Neighborhood Initiative Program. After the planning period is over, BMHA will be able to apply for a \$30 million implementation grant. (BMHA expects to apply for a HUD implementation grant for this project in spring 2013.) BMHA's Commodore Perry Community (i.e., Commodore Perry Homes and Extension--- complexes that contain several hundred units that serve families and the elderly) will be recreated and redeveloped as the heart of the Perry Choice Neighborhood – a 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 Homes consists of 26 vacant housing units that will be demolished. The intent is to replace the demolished housing units in the northern section of the Fruit Belt neighborhood.

The second adjacent neighborhood 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.

Troubled Agency Status

The Buffalo Municipal Housing Authority has not been designated as a "troubled" agency under 24 CFR 902.

SP-55 Barriers to Fair Housing

Explain whether the cost of housing or the incentives to develop, maintain, or improve fair housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.

Barriers to fair housing include the following public policies:

- In order to address environmental toxicity level standards established by New York State, the City of Buffalo has developed a “Soils Policy” to address soil contamination of lots being used under all of its developmental and grant assistance programs. This policy requires removal of two feet of soil, installation of a permeable environmental fabric, and restoration of imported, certified soil. The cost of implementing this policy ranges from \$20,000 to \$40,000 per buildable lot.
- New York State imposes an asbestos fee on each unit to be readied for demolition in the state. This fee adds several thousand dollars to the cost of demolishing a building, which is needed to provide lots for future development.
- The City’s land use plan and zoning ordinance currently discourage mixed-use development, which can be a barrier to fair housing.

Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to fair housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.

Strategy to Remove or Ameliorate the Barriers to Fair Housing

- The City recognizes the need for an environmentally safe development site and will therefore continue to implement its “Soils Policy” whenever applicable.
- The City’s efforts to lobby state officials to eliminate the pre-demolition asbestos fee have been unsuccessful to date.
- The City 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 federal, state, and local funds to restore livability, economic potential, and social cohesion in targeted neighborhoods. Central to this strategy is the proposed Green Code – an updated land use plan and zoning ordinance that will be adopted in 2013, and will support the development of walkable, mixed-use neighborhoods.

The demolition of thousands of abandoned and deteriorated buildings has created many vacant lots that could be used to develop fair housing. Blueprint Buffalo, a regional plan for reclaiming vacant properties, identified a land bank as the ideal entity to transform vacant properties into assets. In response to the state’s approval of land banks in 2011, the Buffalo, Erie, Niagara Land Improvement Corporation was created in May 2012. Through this corporation, the City is working regionally to address vacant properties.

It is also important to mention that the City is completing an Analysis of Impediments, which will assist in identifying barriers to fair housing and strategies to overcome them. Buffalo will also participate in a regional Analysis of Impediments as part of the Sustainable Communities Initiative, which will address desegregation and access to opportunity at a regional scope.

SP-60 Homelessness Strategy

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

Generally, the strategy promoted by the Homeless Alliance for reaching out to homeless persons is to simplify and broaden outreach efforts. The desired result is that more clients will be able to receive benefits and services for which they are eligible. To achieve this desired result, there are a number of methods that need to be implemented. Creating a better communication system is needed for service providers to stay in contact with both schools and hospitals to avoid homeless persons (or those at risk of homelessness) from falling through the cracks of the system. More outreach and assessment is necessary, particularly for the unsheltered homeless population. The process needs to be easier for the homeless to understand, and homeless service providers should be trained to become more culturally competent with emerging populations such as refugees, Lesbian Gay Transsexual Bi-Sexual and Questioning (LGTBQ), non-English speakers, sex offenders, and those with criminal histories. In addition, the creation of one-stop centers to help clients access more services would be beneficial in eliminating barriers such as transportation and language. Lastly, communities' understanding of "Equal Access to Housing in HUD Programs" should be increased to reach more clients.

Addressing the emergency and transitional housing needs of homeless persons

As the Erie County Continuum of Care, the Homeless Alliance is the primary coordinating body for homeless housing and services. It has been successful with managing homelessness, and is now moving forward with the "Opening Doors" plan to end homelessness. This will entail a re-tooling of the homeless system, including:

- Shifting the focus to closing the front door (prevention and diversions services).
- Reducing the stay in the homeless system by moving people as quickly as possible to permanent housing (rapid re-housing)
- Reducing recurring episodes of homelessness (recidivism) by ensuring people are linked to mainstream and community based resources.
- Increasing the supply of permanent affordable housing across the community and increasing the supply of permanent supportive housing – particularly those that use housing first/harm reduction models.
- The CoC is currently in the planning stages for the development and implementation of a coordinated entry system using a common assessment form that will ensure that homeless persons are referred to housing and services that best fit their needs, rather than placing them into the first available bed.

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 top strategy that is being pursued to ensure that homeless individuals make the transition to permanent housing and independent living is prioritizing safe and stable housing and making affordable housing options

more accessible to homeless individuals. Many homeless that struggle to transition into permanent housing and independent living suffer from mental illness and substance addiction. Recent trends through the Homeless Prevention and Rapid Rehousing program and Housing First model prioritize placing homeless individuals and families in permanent housing quickly, and then linking them to supportive services in the community. The Homeless Alliance's 2012 "Opening Doors" plan indicates that there are approximately 400 chronically homeless individuals who need permanent supportive housing under a Housing First model.

One method to make affordable housing more accessible to the homeless is requiring 30 percent of all government assisted housing to be directed towards individuals at or below 30 percent median household income. This is a recommendation made by the National Low Income Housing Coalition and is targeted to those "at risk" of homelessness. In addition, local capacity to produce and operate affordable housing units needs to be built. This could be achieved by encouraging BMHA and other agencies that distribute the city's housing vouchers to participate in efforts to develop homeless housing options. Finally, more attention is needed to help youth after their initial transition out of foster care to independent living.

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.

Since those in poverty are the most susceptible to becoming homeless, reducing financial vulnerability is the key to helping low-income families and individuals from becoming homeless. The areas that need to be addressed the most include low-paying jobs, high costs of child care, medical expenses, high housing and utility costs, and transportation costs. These are the areas identified in Buffalo that are most likely to lead to financial vulnerability. Some strategies to address these vulnerable areas include: enhancing life skill programs to break the cycle of social welfare and dependency, increasing housing subsidies and vouchers, enhancing and developing more rapid re-housing programs, and revising discharge planning protocols for criminal justice, hospitals, mental health, and foster care systems to prevent discharges that lead to homelessness.

SP-65 Lead-based Paint Hazards

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

The city has made significant efforts to address LBP hazards through the Green and Healthy Homes Initiative, a collaboration bringing together a diverse array of organizations to combat LBP hazards, asthma-related issues, and provide better weatherization to lower-income families. The City of Buffalo and the Erie County Health Department have been the largest players in the area's coordinated effort to address LBP hazards, although other departments within Erie County, New York State Departments and non-profits across Buffalo have also been involved in the process. The City and ECHD meet to facilitate cross referrals among GHHI partners and identify funding resources to address the needs of individual homes. Various funding sources have been identified to address LBP hazards including funding from GHHI, funds from the Attorney General, and HUD entitlement funds given to Erie County.

HUD funding for Erie County has helped fund the Child Lead Poisoning Education Program, Lead Primary Prevention Program. The Lead Primary Prevention Program includes a house-to-house inspection of homes in high risk neighborhoods. The program has been very beneficial to the City of Buffalo as many of these "high risk neighborhoods" are located within Buffalo zip codes. Overall, 900 units receive exterior assessments annually with this program, and 300 units also receive interior inspections. Interior inspections are done when a child is present in the accessed unit. Also provided in this program is education, especially for units identified with LBP hazards. The City is bolstering the County's efforts with recent legislation which permits citations to be issued for lead-based paint issues. This gives legal teeth to the County's 30 day grace period after LBP hazards are identified. The City and ECDH also coordinate amongst City Housing inspectors and ECHD Sanitarians to help address housing and health code violations. City Housing inspectors may issue a Letter of Violation addressing housing codes, while ECDH may issue a Notice of Demand to address health code violations under the County's sanitary code.

The City is also an active member of the Coalition for a Lead Free Community, which is a consortium that meets and discusses ways the public (City and the County) and private (Community Foundation of Greater Buffalo, Environmental Education Associates, community based organizations, block groups) partners can work to highlight issues associated with lead hazards and child lead poisoning prevention programs.

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

LBP hazards are very extensive across Buffalo. Roughly 95 percent of Buffalo's housing stock was constructed before 1980 meaning that most housing units in Buffalo have the potential for LBP hazards. Considering the enormity of the issue, the City of Buffalo, even with its partners, does not have the current resources to address all LBP hazards in the City. Yet, efforts are being made to address the most affected areas. A report in 2006 from the State of New York indicated that one third of all lead based poisoning cases in New York originated in six zip codes within the City of Buffalo. Citywide, 300 cases occur annually. This again highlights the enormity of the issue, but furthermore, prevention and education efforts are being concentrated in these areas.

The ECHD's Lead Primary Prevention Program is concentrated in these zip codes. Every year a four to six block area within each zip code is selected for concentrated inspection. While this effort does not include inspections of every home with the potential for LBP hazards, areas with the highest concentration of elevated blood lead level cases are being inspected regularly. While LBP violations are issued throughout the entire

City, limited resources make it impossible to issue violations for all LBP offenses. However, coordination is occurring between Buffalo Housing Inspectors and ECHD Sanitary employees to address the worst cases.

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

As mentioned above, the City has recently passed legislation to allow LBP hazards to be cited as a violation, and coordination efforts are made between the City and the County to cite housing and health code violations simultaneously. The City has also mandated that all of its rehabilitated units are lead-based safe and provides funding to CHDOs and community development corporations for lead-hazard remediation and toxic soil removal.

SP-70 Anti-Poverty Strategy

1. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families. How are resources being targeted to have an impact for people in poverty? Describe how the number of families in poverty will be reduced (as opposed to how families in poverty are provided services), taking into consideration factors over which the jurisdiction has control. These policies may include the jurisdiction's policies for providing employment and training opportunities to Section 3 residents.
2. Describe the jurisdiction's coordination of goals, programs, and policies for reducing the number of poverty-level families with the affordable housing plan.

3-5 Year Strategic Plan Antipoverty Strategy response:

The 2006-2010 American Community Survey indicates that 30 percent of Buffalo's households are living below the poverty level. Buffalo's anti-poverty strategy includes the provision of economic development activities and incentives, employment training, education, literacy and youth programs, lead abatement programs, and affordable housing programs. By developing a comprehensive strategy to eliminate poverty, the City will work towards helping its residents escape poverty while also delivering programs to prevent residents from falling into the poverty cycle.

The City fosters economic development through the Buffalo Urban Renewal Agency by facilitating business expansion and attraction, expediting preferred economic development projects, and providing low-interest loans and other incentive programs to businesses. The City will provide lending and entrepreneurial assistance programs to spur job creation and invigorate small, women- and minority-owned businesses.

The City has developed educational and employment programs for youth. These programs include the Mayor's Summer Reading Challenge to increase literacy skills for youths in grades 1 through 9 by encouraging school age children to read during the summer vacation period. By participating in the program, youth maintain and enhance their vocabulary, writing skills, reading comprehension and literacy skills.

The Mayor's Summer Employment Program places over 2,500 youths between the ages of 14 - 21 in employment opportunities in the private, not-for-profit and government sectors. The youths participate in pre-employment skills training, financial literacy education and life skills training.

Say Yes to Education Buffalo has recently entered into a partnership with the Board of Education to provide support services to address academic, social, emotional, and health needs of City students. This will include monitoring to ensure students are on track to thrive and successfully graduate high school; and post-graduation scholarships to attend vocational training or two- and four-year colleges.

Literacy Volunteers of America/Buffalo & Erie County reports that 76 percent of individuals receiving public assistance are functionally illiterate. The City will use CDBG funds for literacy programs for adults and young adults out of school. These programs will provide illiterate persons with new opportunities for employment, raise their self-esteem, and improve their quality of life.

Youth services funded by CDBG will include teen pregnancy prevention programs that will help to educate teenagers to become responsible adults, improve their self-esteem, and provide for greater opportunities. These programs will also work to prevent our youth from falling victim to the poverty cycle.

Employment training programs are an essential component to fighting poverty. Young adults out of school, out of work, or in transition need access to technical training to develop tangible job skills. Technical skills

such as building rehabilitation/renovation, urban agriculture, horticulture, retail and small business management, greenspace development and maintenance, value-added manufacturing, material reclamation/refinishing, and deconstruction and salvage services will help young adults to find permanent employment, and may also lead them to higher education and/or small business development. Mentoring, social and interpersonal development, and leadership development will also add to the success of these programs and help to meet the individual goals of participants. Employment training programs should also be used to help improve the City's neighborhoods and give youth the desire to be involved in their community.

The City also provides employment and job training opportunities through its Section 3 Program. BURA's contracts contain a covenant for compliance with Section 3 regulations. The City will continue to require compliance for all applicable federally funded housing and community development projects. The city will partner with the Buffalo Municipal Housing Authority, the Buffalo Employment and Training Workforce Development Office, faith-based and community services providers and HUD to implement the Section 3 Program.

Poverty is a major cause of homelessness and the inability to access decent, safe affordable housing. Such housing is a major area of concern for the City's low-income residents. Many of our low to moderate-income homeowners lack the financial resources to maintain their homes, resulting in the disrepair of the units. This deferred maintenance contributes to the high cost of addressing lead hazards and improving housing quality standards. High rates of lead exposure among those living in poverty are being addressed through the City's Rehabilitation Programs. Through these programs, the City continues to bridge the gap between the total cost of rehabilitation and the cost of addressing lead hazards in our housing stock.

In 2012, HUD awarded Erie County a Lead-Based Paint Hazard Control Program Grant of \$2.4 million. This award will enable the County to address lead hazards in 150 units over three years. The City partners with over a dozen nonprofit organizations on housing projects. Seven nonprofits are Community Housing Development Organizations (CHDOs). CDBG and HOME funds support CHDO staff in carrying out their revitalization and homeownership projects.

Partnerships among governmental agencies and nonprofit service providers achieve the City's housing and community development goals. The CDBG, HOME and ESG programs all help eliminate barriers to affordable housing. To achieve its affordable housing goals, the City will:

- Foster greater interagency cooperation and coordination.
- Create a network of supportive services.
- Create more supportive housing in the City.
- Recognize that individuals who have limited financial resources and mobility impairments need opportunities to more fully participate through community integration activities.

The City supports the regional approach to quality affordable housing. While the city maintains that it has more than its share of affordable housing, the City agrees that increasing the supply of affordable housing throughout the region is not just a compelling human need, it is an essential element of regional transportation policies and economic development. The lack of a range of housing opportunities near jobs exacerbates the region's severe transportation problem. The City will work with fair housing agencies to define their role in advancing regional housing opportunities. The City will champion the following principles and will use them as performance measures to determine the performance of the fair housing agencies funded by CDBG:

- View the region’s housing market as interrelated
- Develop strategies to ensure a commitment to the equitable distribution of affordable housing resources based on need within the Buffalo-Niagara region
- Develop strategies that include more than City action to enhance Federal, State and local housing resources that are deemed inadequate
- Champion promising strategies to be widely replicated in the region
- Develop strategies to ensure workers are able to secure affordable housing near their place of work

In sum, the City of Buffalo has little or no control over many of the factors that cause poverty. Ultimately, federal, and state policies on welfare, health care, and the minimum wage are crucial factors in the fight to address and reduce poverty. However, the City will continue to combat poverty by providing incentives to attract, retain, and expand businesses; to advocate for improved employment-affordable housing-public transportation links; to support organizations and programs that provide job training, education, and placement services; to support youth and adult literacy programs; and to preserve, increase, and improve affordable housing options as part of its strategy to prevent and alleviate poverty in Buffalo.

SP-80 Monitoring

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 City provides performance monitoring for all sub-recipients of CDBG, HOME, ESG, and HOPWA funding. The purpose of the monitoring is to ensure that federal funds are used effectively and as intended. Ongoing technical assistance and training are also offered to enhance the administrative and management capacities of sub-recipients.

The City maintains project files on all federally funded activities. Documentation includes a copy of each sub-recipient grant agreement or executed contract, correspondence, financial reports, monthly reports, copies of reimbursement requests, and any other records pertaining to monitoring reviews and follow up.

On-site monitoring is performed on a regular basis. Standards governing monitoring activities are set forth at 24 CFR 570.502 and in HUD's Monitoring Handbook 6509.2, REV-5. Monitoring addresses compliance with the following: national objectives; client eligibility; program progress; confidentiality; overall management systems; real property inventory and reporting; personal property management; sub-recipient's third party contract; financial management and audits, procurement standards and methods; allowable costs; cost principles and adherence to federal grant regulations; program income and program disbursements; records maintenance and activity status reporting; labor standards and Davis-Bacon wage rates; reversion of assets; matching, level of effort and earmarking requirements; anti-discrimination, affirmative action and equal employment opportunity; religious and political activity; conflict of interest; environmental compliance; and lead-based paint abatement.

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.

The City 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.

Monitoring Guidelines

Various federal guidelines and grant regulations require that recipients of federal grant funds monitor sub-recipients for compliance with grant regulations. The City has established several mechanisms for grant monitoring:

Contract boilerplates

The most important tool is the contract with the sub-recipient, which specifies compliance and reporting requirements, and allows the City access to the data needed to ensure compliance. It also serves as an enforcement mechanism in the case of noncompliance. Project Managers review the boilerplate annually to incorporate programmatic and regulatory changes, and work with Legal to ensure that those changes are incorporated into the contract.

Risk assessment

The PM is assigned the responsibility of developing a record of the sub-recipients and the projects to be monitored. PMs and other staff meet each March to review the sub-recipients that are receiving funds. Each sub-recipient is evaluated to determine the risk inherent in the program by considering the following:

- Dollar magnitude of the grant – more dollars expended generally indicates greater risk;
- The nature of the activity being conducted – economic development activities have more inherent risk than senior citizen programs;
- Timeliness of financial and programmatic reports;
- Problems indicated in financial and programmatic reports;
- Over- or under-spending of budgeted costs;
- Program experience – prior experience generally indicates lower risk;
- Staff turnover – high turnover generally indicates greater risk;
- Prior monitoring results – a higher number or more significant findings generally indicates greater risk;
- Prior audit results containing internal control or compliance findings – a higher number or more significant findings generally indicates greater risk;
- Single audits – agencies subject to OMB Circular A-133 generally have lower risk; and
- HOME regulatory requirements which specify frequency of monitoring.

On-site monitoring

Where risk analysis reveals a greater risk of non-compliance, or where regulatory requirements provide for established frequency of monitoring, PMs will schedule on-site monitoring visits. These visits are performed by trained monitors who work with pre-established monitoring programs to ensure that all relevant compliance factors are addressed. Upon completion of the fieldwork, a monitoring report is prepared to highlight non-compliance findings or areas of concern, and to provide recommendations. The sub-recipient will be given a deadline to respond to the report and recommendations, and to institute any required corrective actions. The City will then either clear the finding or request further actions on the part of the sub-recipient. Failure to meet a deadline will result in a recommendation by the PM to cease further payments until the response is received and assessed. The PM may also seek legal assistance to obtain required compliance.

Monitoring Long-term Compliance for HOME Units

Upon completion of the rehabilitation or construction of rental projects, the City will ensure ongoing compliance with federal regulations in the following areas: occupancy; affordability; code compliance; and affirmative marketing. Site inspections of HOME-assisted units in rental housing will be performed according to the schedule dictated by the affordability period. City staff will also continue to conduct site visits for owner-occupied structures with rental units that have received HOME rehab funding.

Monitoring CBO Contractors

In 2010, the City issued an RFP for the Community Partnerships Initiative. A total of 13 responses were received, and the evaluation team recommended that six CBOs be designated to provide services in the nine

council districts. The initial contract ran from September 1, 2010 to August 31, 2011, and was subsequently extended through October 31, 2012. A new RFP was issued in December 2012 and the City is currently reviewing submissions..

The contract with each CBO includes a work plan, fee schedule, project schedule, and budget. The CBOs are monitored through the review of progress reports, invoices, and scheduled site visits. Payments are approved based on a schedule of fixed fees and submission of an invoice with sufficient back-up documentation. The standard activity tracker, invoice, and report forms allow the City to determine whether a CBO is meeting the benchmarks listed in its work plan. A Project Manager is available to offer technical assistance via phone, e-mail, or in person. Additional staff training is available, upon request, for any new employee of the CBO.

Monitoring Public Service Sub-Recipients

The City assigns a Project Manager to each sub-recipient, who maintains project files on the CDBG public service contract. Documentation includes the work plan, budget, EEO certification, monthly reports, all general correspondence, and the PM's quarterly reports.

The PM will schedule a monthly on-site monitoring visit with each agency. During the site visit the PM will meet with the agency's director and staff to review outcome targets contained in the work plan. The PM may also talk to clients to determine their satisfaction with CDBG-funded services. The City also provides technical assistance for agencies in the areas of board development, fiscal management, and assessing program results.

Monitoring ESG and HOPWA Sub-Recipients

The City provides on-site monitoring for ESG and HOPWA sub-recipients based on a predetermined schedule. Eight ESG and two HOPWA sub-recipients are monitored each year. Monitoring is conducted using a standardized instrument, and all findings are documented in the appropriate file. Monitoring staff will evaluate the corrective actions proposed and either clear the finding or request further actions on the part of the sub-recipient. Failure to reply in a timely manner will result in a recommendation to cease further payments until the response is received and assessed. Penalties for non-compliance may include debarment from federal contracts with the City.

Performance Measures

In 2005, the city established a Performance Measurement Development & Review Committee. The Committee developed the following performance measurements for public service activities being delivered by non-profit agencies:

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

The City requires that agencies delivering youth programs utilize the Rochester READY Tool as an evaluation instrument to assess program impacts. 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 statutory goals will be selected for each activity:

- Creating suitable living environments
- Providing decent housing
- Creating economic opportunities

Once the goal is selected, a program outcome (the expected result of the objective the grantee seeks to achieve) is then identified. One of the following outcomes will be selected for each activity:

- Availability/Accessibility
- Affordability
- Sustainability

Minority Outreach

The City 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. The City also advertises in minority newspapers to inform MBEs and WBEs of these opportunities, and documents these measures and the responses they generate to evaluate their effectiveness and to help identify other potential outreach efforts.

APPENDICES

APPENDIX A

EVIDENCE OF CITIZEN PARTICIPATION



City of Buffalo
Byron W. Brown, Mayor

**CITIZEN PARTICIPATION PLAN
FOR THE CONSOLIDATED PLAN
AND ANNUAL ACTION PLAN**

March 23, 2010

INTRODUCTION

This Citizen Participation Plan serves as a guide for how the City of Buffalo will involve citizens in the process of developing the 5 Year Consolidated Plan and Annual Action Plans. The City of Buffalo is required by law to follow a detailed Citizen Participation Plan that describes the City's policies and procedures for involving citizens in the Consolidated Plan process. This Citizen Participation Plan was developed with the input of citizens and will be reviewed, and revised if necessary, every five years as part of the Consolidated Plan process.

The law requires that this Citizen Participation Plan outline ways in which we will provide for and encourage citizen participation, with an emphasis on low and moderate income people, particularly those who reside in low and moderate income neighborhoods. Furthermore, the U.S. Dept. of Housing and Urban Development's (HUD) expects the City to make a considerable effort to encourage the involvement of people of color, people with disabilities, and people who do not speak English.

The City of Buffalo believes that the importance of citizen participation in its programs goes far beyond simply meeting HUD's requirements. It is clear that citizens and community groups serving the needs of citizens are the most familiar with the needs and assets of their community and the strategies that will make their community a more enjoyable place to live and work. Moreover, the quality of services and programs is improved immensely when the lines of communication are open between citizens and local government officials.

Targeted Groups and Populations for Citizen Participation

The City of Buffalo will encourage the participation of **all citizens** in the Consolidated Plan process. The City has identified the following groups to be particularly targeted for outreach efforts when developing the Citizen Participation Plan, the Five Year Consolidated Plan and the Annual Action Plans. Contact the Office of Strategic Planning at 851-5656 to be added to the mailing list.

City of Buffalo

Mayor's Office of Strategic Planning
Dept. of Community Services
Dept. of Economic Dev., Permits, Inspections

Dept. of Public Works, Parks & Streets
Division of Citizen Services

Other Public Organizations

Buffalo Urban Renewal Agency
Buffalo Municipal Housing Authority and Tenants
Erie County Depts – Housing, Planning, Senior Services, Social Services
Niagara County Depts – Housing and Social Services

Private Organizations and Non-Profit Agencies and Other Interested Parties

Homeless and Homeless Service Providers
Persons with HIV / AIDS and HIV / AIDS Services Providers
Community Development Corporations and Residents Served
Mental Health and Retardation Agencies / Organizations and Clients
Alcohol and Drug Dependency Agencies / Organizations and Clients
Health Department and Lead-Based Paint Agencies / Organizations
Children and Youth Agencies / Advocacy Groups
Elderly and Elderly Service Providers
Persons with Disabilities and Service Providers for Persons with Disabilities
Economic Development/Job Creation Agencies and Community Businesses
Private Housing Developers/Banks/Fair Housing Groups/CRA Advocacy Groups
Good Neighbors Planning Alliance
City of Buffalo Neighborhood Block Clubs

Notification of Public Hearings & Meetings

The public will be given advance notice of the availability of all Consolidated Plan documents and of public hearings and meetings pertaining to the Consolidated Plan Process. The public will be given at least 2 weeks advance notice of any meeting or hearing. Public Notice will take the following forms:

- Each year, the City will send to everyone on the mailing list a calendar and description of the specific activities that will take place in order to carry out the Consolidated Plan.
- Notices published for Public Hearings on the draft Citizen Participation Plan, the draft Consolidated Plan, the draft Annual Action Plan will include information as to where the draft plans are available for public review as well as the start and end date of the 30 day public comment period.
- Advertisement in the Local Section of the Buffalo News, the City's largest publication.

- Advertisements in neighborhood newspapers, including ethnic and minority newspapers.
- Notice on the City's website, <http://www.city-buffalo.com/>. The Notice will be posted under the department of the "Office of Strategic Planning" and then under the link for "Consolidated Plan Documents". The information may also be located on the City's homepage by using the "search" box and filling in "Consolidated Plan".
- Notices will be sent to the City's community based organizations and community centers. The Notices will be posted on their bulletin boards.
- Notices will be sent to the Buffalo Municipal Housing Authority and to public housing tenant associations.
- Notice will be sent to any individual or organization requesting to be included in the mailing list. The mailing list will include the City's registered block clubs. Every effort will be made to maintain an up-to-date mailing list.
- Announcements concerning Public Hearings and the availability of the Consolidated Plan and Annual Action Plan will be made at Citi-Stat meetings for BURA.

Location & Format of Public Meetings and Hearings

The location of meetings and hearings are as important as the notification process. If the meetings are held in areas that are not easily accessible to the target population, then citizens will be less likely to participate. The following steps will be taken to ensure that meeting locations are suitable:

- Public meetings and hearings will be held at 6:00 p.m., a time that is convenient to the majority of people who will benefit from the Consolidated Plan Resources.
- Meetings will be held in locations that are not intimidating to citizens who do not often participate in government functions. Possible locations include public libraries, community centers, and schools. Efforts will be made to conduct meetings in low to moderate income areas.
- Non-profit and community groups may be asked to co-sponsor meetings and public hearings so that people see the partnerships that exist between the City and nonprofit organizations.
- All meeting locations will be accessible to people with disabilities. If an individual requires special services, the City of Buffalo will make the necessary arrangements to accommodate that person, as long as advance notice is given. All meeting notices will include contact information for people who require special needs or accommodations. See the following section for technical equipment for the disabled that is available at the Buffalo & Erie County Library.
- All meeting locations will be accessible by bus.
- With five (5) days advance notice, translators will be provided for citizens who do not speak English or who require sign-language translation. Please contact the Office of Strategic Planning at 851-5048 or by email to lurbanski@city-buffalo.com.

Availability of Documents

- The Citizen Participation Plan will be posted year round on the City's website at www.city-buffalo.com/ under the department of the "Office of Strategic Planning" and then under the link for "Consolidated Plan Documents". A copy will also be available at all times in the Buffalo & Erie County Public Library, 1 Lafayette Square, for the public's review. For persons who are legally blind, the library has a Kurzweil Reader that can scan the City's plans and create an audio file. The library also has a Topaz machine that enlarges/magnifies documents for the legally blind or those who have some vision. This equipment is free of charge and available on a first come, first serve basis.
- The City will post the Consolidated Plan documents, the Five Year Consolidated Plan, the Annual Action Plan, and the Consolidated Annual Performance & Evaluation Report (CAPER) on its website at www.city-buffalo.com/ under the department of the "Office of Strategic Planning" and then under the link for "Consolidated Plan Documents".
- The City will provide a reasonable number of free copies of the Draft Consolidated Plan and Draft Annual Action Plan in hard copy and/or on computer disk for handout at the Review Public Hearing.
- Citizens may view a copy of the Consolidated Plan, Annual Action Plan, and Consolidated Annual Performance and Evaluation Report (CAPER) in the Office of Strategic Planning, 65 Niagara Sq., Room 214 City Hall.
- The City will provide a copy of the draft Consolidated Plan and draft Annual Action Plan to the Buffalo & Erie County Public Library, 1 Lafayette Square. For persons who are legally blind, the library has Kurzweil Reader that can scan the City's plans and create an audio file. The library also has a Topaz machine that enlarges/magnifies documents for the legally blind or those who have some vision. This equipment is free of charge and available on a first come, first serve basis.

Citizen Participation Opportunities

Stage 1 : Development of the Citizen Participation Plan

- Every five years, the City of Buffalo will evaluate its Citizen Participation Plan and resubmit it as a separate document with the Consolidated Plan.
- The City of Buffalo will conduct a separate Public Hearing for citizens to review the Citizen Participation Plan and any amendments to same.
- The Citizen Participation Plan will be available for general comment for at least 30 days. The City will take into consideration citizen comments in finalizing the Plan.
- The new Citizen Participation Plan will be published as a separate document apart from the Final Consolidated Plan.

Stage 2 – Needs Assessment

- Consolidated Plan – During the development of the Consolidated Plan, the City will hold community meetings to consult with other public and private agencies that provide assisted housing, health services, and social and fair housing services (including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, homeless persons). The City will consult with adjacent units of general local government, including local government agencies with

metropolitan-wide planning responsibilities, particularly for problems and solutions that go beyond a single jurisdiction. Community organizations will be invited to submit studies, survey results, and needs assessments to use as data for the Consolidated Plan. Other consultations will take place as follows:

- When preparing the portion of the Consolidated Plan describing the City of Buffalo's homeless strategy, the City shall consult with public and private agencies that provide assisted housing, health services, and social services to determine what resources are available to address the needs of any persons that are chronically homeless.
 - When preparing the portion of its Consolidated Plan concerning lead-based paint hazards, the City shall consult with state or local health and child welfare agencies and examine existing data related to lead-based paint hazards and poisonings, including health department data on the addresses of housing units in which children have been identified as lead poisoned.
 - When preparing the description of priority nonhousing community development needs, the City will notify adjacent units of general local government and submit the nonhousing community development plan to Erie County.
 - The City will also consult broadly to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families living throughout the eligible metropolitan statistical area.
 - The City will consult with the Buffalo Municipal Housing Authority (BMHA) concerning consideration of public housing needs and planned programs and activities.
- Public Hearings are required by law and must take place at each stage of the process. A Formulation Public Hearing will take place at least 30 days before the draft of the Consolidated Plan or Annual Action Plan is completed.
 - Annual Action Plan – Each year, at least 3-6 months before the draft of the Annual Action Plan is completed, a public hearing will be held to assess how needs have changed, gauge community appeals, and to evaluate program performance. Citizens will be encouraged to describe their housing and community development needs. The City will also provide the following information:
 - An estimate of how much funding it expects to receive in the upcoming year for all of the Consolidated Plan Programs;
 - An estimate of the percentage of funds that will serve low and moderate income people;
 - A description of the types of activities that can be funded.
 - The City will set forth its plans to minimize the displacement of persons and to assist any persons displaced, specifying the types and levels of assistance the jurisdiction will make available (or require others to make available) to persons displaced, even if the City expects no displacement to occur.
 - Encourage public input from citizens. All written suggestions are to be sent to the Office of Strategic Planning, 65 Niagara Sq., Room 214 City Hall or email to: lurbanski@city-buffalo.com.

Stage 3: Draft of Consolidated Plan or Annual Action Plan

- At least 45 days before the final Plan is submitted to the U.S. Dept. of Housing & Urban Development, the City will prepare a draft of the Consolidated Plan or Annual Action Plan. The City will conduct a Review Public Hearing to release the draft Consolidated Plan or Annual Action Plan. The City will notify citizens and interested parties of the Public Hearing by following the steps outlined in the "Notification of Public Hearings & Meetings" on page 2.
- At the Review Public Hearing, the City will present a draft outline of its proposed use of funds for review, outline the contracting of programming and services, and engagement of citizen participation. The City will

also provide a reasonable number of free copies either in hard copy and/or on computer disk to distribute at the Hearing.

- The Draft Plan will contain all sections required by HUD, including the Priorities, and an account of all proposed uses of expected funds (type of activity, location, and amount of funding received).
- The Draft Plan will be available to the public on the City's Office of Strategic Planning website, under the heading of "Consolidated Plan Documents", in the Erie County Public Library, 1 Lafayette Sq., as well as in the Office of Strategic Planning, 65 Niagara Sq., Room 214 City Hall, during regular business hours.
- The City will provide a period of not less than 30 days to receive comments from citizens on the Draft Consolidated Plan or Draft Annual Action Plan. This will give citizens a reasonable amount of time to review and comment on the Draft Plan. Comments may be sent to the Office of Strategic Planning, 65 Niagara Sq., Room 214 City Hall, Buffalo, NY 14202 or emailed to: lurbanski@city-buffalo.com.
- The City will consider any comments or views expressed by citizens in writing, or orally at public hearings, in preparing the final Consolidated Plan or Annual Action Plan. The City will attach to the final Consolidated Plan or Annual Action Plan, a summary of these comments or views, and a summary of any comments or views not accepted and the reason therefore. The City will respond to any written comments it received within a reasonable timeframe, within 15 working days, whenever practicable.

Stage 4: The Final Consolidated Plan or Annual Action Plan

The Final Consolidated Plan or Annual Action Plan will be available on the City's Office of Strategic Planning's website, under Consolidated Plan Documents. The document will also be available for review in the Office of Strategic Planning, 65 Niagara Sq., Room 920 or 214 City Hall. The City will also make a copy available to citizens via hard copy or computer disk, free of charge, within three days of the request.

Stage 5: Amendments to the Final Consolidated Plan or Annual Action Plan

- The need may arise during implementation to modify the adopted Consolidated Plan or the Annual Action Plan. The City will amend its plans whenever it makes one of the following decisions: To make a change in its allocation priorities or the method of distributing funds; To carry out an activity using funds from any program covered by the Consolidated Plan (including program income) not previously described in the action plan; or to change the purpose, scope, location and/or beneficiaries of the activity.
- The City will use the following criteria to determine what changes in planned or on-going activities constitute a substantial amendment to the Consolidated Plan or Annual Action Plan: Substantial change is when the cumulative effect of an activity's original budget allocation is increased or decreased by more than twenty-five percent (25%), or when interim financing such as float loans are provided. Substantial change is not rolling over funds from unencumbered project balances from one year to subsequent years for similar activities within the same target area. Nor is it executing transfers within the same HUD- eligible categories.
- The City will conduct a public hearing to provide citizens an opportunity to comment on substantial amendments. The City will notify the public via a newspaper advertisement in the Local section of the Buffalo News at least 14 days prior to the date of the hearing. The City will also place an advertisement in minority and ethnic news publications. The notice will include information on where the amendment is available for the public's review. Amendments will be made available for the public's review on the City's website at www.city-buffalo.com, and in the Office of Strategic Planning, 65 Niagara Sq., Room 214. The notice will also include information on the start and end of the 30 day comment period. Upon commencement of the hearing, citizens will have 30 days to comment on the substantial amendments.

- The City will consider any comments or views of citizens received in writing, or orally at public hearings, if any, in preparing the substantial amendment of the Consolidated Plan or Annual Action Plan. The City will attach to the Plan a summary of these comments or views, and a summary of any comments not accepted and the reasons therefore. Written comments will be responded to within a reasonable timeframe, within 15 working days, whenever practicable.

Stage 6: Amendment to the Citizen Participation Plan

- Should the need arise to amend the Citizen Participation Plan, the City will conduct a Public Hearing to provide citizens an opportunity to comment on the proposed amendment.
- The City will notify the public of the Hearing via a newspaper advertisement in the Local section of the Buffalo News at least 14 days prior to the date of the hearing. The City will also place an advertisement in minority and ethnic news publications. The notice will include information on where the amendment is available for the public's review. Amendments will be made available for the public's review on the City's website at www.city-buffalo.com, in the Office of Strategic Planning, 65 Niagara Sq., Room 214, and at the Buffalo & Erie County Public Library, 1 Lafayette Square. The notice will also include information on the start and end of the 30 day comment period. Upon commencement of the hearing, citizens will have 30 days to comment on the substantial amendments. Comments may be sent to: the Office of Strategic Planning, 65 Niagara Sq., Room 214 City Hall or email to: lurbanski@city-buffalo.com.

Stage 7: The Consolidated Annual Performance & Evaluation Report (CAPER)

- The City's Consolidated Annual Performance & Evaluation Report (CAPER) is due to HUD 90 days after the end of the program year. The CAPER must give a detailed description of how Consolidated Plan funds were used in a given year and to what extent they benefited low and moderate income people.
- The City will notify the public with a newspaper ad in the local daily newspaper with the greatest distribution not less than two weeks prior to submission of the performance report review period, and commence the comment period upon initiation of publication efforts.
- A comment period of not less than 15 days will be provided for citizens to comment on the report.
- The City will also make the CAPER available on the Office of Strategic Planning's website under the heading of Consolidated Plan Documents. The City will also make a reasonable amount of reports available to the public in the Office of Strategic Planning, Room 214 City Hall, 65 Niagara Sq., Buffalo, NY.
- The City will consider any comments or views of citizens received in writing, or orally at public hearings, if any, in reviewing its performance, conducting its programs, and in consideration of the preparation of its next Consolidated Plan. The City will attach to the CAPER a summary of these comments or views, and a summary of any comments not accepted and the reasons therefore. Written comments will be responded to within a reasonable timeframe, within 15 working days, where practicable.

Technical Assistance

The City will provide technical assistance to groups representative of persons of low- and moderate-income that request such assistance in developing proposals for funding assistance under any of the programs covered by the consolidated plan, at an appropriate level and type.

This assistance may not include the provision of funds to groups representative of persons of low- and moderate-income that request such assistance in developing proposals for funding assistance under any of the programs covered by the consolidated plan.

Responses to Written Complaints and Concerns

The City will respond to all written complaints concerning the Consolidated Plan, Annual Action Plan, Amendments, and the Consolidated Annual Performance & Evaluation Report sent to the Office of Strategic Planning in a timely and substantive manner (within 15 working days, whenever practicable). Responses will be issued either directly from the Office of Strategic Planning, or by the party to whom the complaint is forwarded by the Office of Strategic Planning.

Use of Citizen Participation Plan

The City will follow both the letter and intent of its citizen participation plan.

City Responsibility & Public Access to Records

The requirements for citizen participation do not restrict the responsibility or authority of the City for the development and execution of its Consolidated Plan. Pursuant to the Freedom of Information Act (FOIA) the City will provide the public with reasonable and timely access to information and records relating to the data or content of the Consolidated Plan or Annual Action Plan. FOIA requests must be made in writing to the Legal Counsel for the City of Buffalo Urban Renewal Agency. The following reports are available on the City's website: the Consolidated Plan, the Annual Action Plan, the Consolidated Annual Performance & Evaluation Report which includes the Grantee Performance Report, and various other reports from the Integrated Disbursement Information System (IDIS).



Building Strong Communities

CITY OF BUFFALO

Adoption Process and Schedule 2013 / 2017 Consolidated Plan 2013 / 2014 Annual Action Plan

The National Affordable Housing Act of 1990 mandates that recipients of federal housing and community development funding prepare a five-year plan outlining the use of these resources. The *Consolidated Plan* describes how Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) funding will be used; while the *Annual Action Plan* identifies specific housing, public service, neighborhood revitalization, and economic development projects that will benefit low- and moderate-income households and special needs populations.

Kick-off Meeting

November 2, 2012
City Hall

Mayor Byron Brown will convene key commissioners and staff to review the *Consolidated Plan* and *Annual Action Plan* schedules; and discuss ongoing initiatives, community needs, and proposed target areas.

Consolidated Plan Consultations

November 13, 14, and 15, 2012
City Hall

OSP and its consultant, Mullin & Lonergan, will meet with housing, community development, and human service providers to discuss housing and supportive service needs, obstacles, priorities, and resources.

Formulation Public Hearing

November 15, 2012 at 6:00 p.m.
Central Library, 1 Lafayette Sq., (use Clinton St. Entrance)

OSP will host a public forum to review progress from the previous year, outline the *Consolidated Plan* process, provide an estimate of the funding available under this year's *Annual Action Plan*, release public service funding applications for CDBG, ESG, and HOPWA, and engage citizen comment to describe their housing and community development needs.



Building Strong Communities

Community Workshops

December 11th, 5:00-7:30 p.m. Bennett High School, 2885 Main St.

December 12th, 5:00-7:30 p.m., Montessori School, 342 Clinton St.

December 13th, 5:00-7:30 p.m., Hutchinson Technical High School, 256 So. Elmwood Ave.

OSP will host three workshops to give residents an opportunity to discuss neighborhood needs and priorities that should be considered for the *Consolidated Plan and Annual Action Plan*.

Application Deadline

December 14, 2012, 4:30 p.m.

Applications for public service funding are due by the close of business; no exceptions.

Mayoral Review

January 4, 2013

OSP will submit a draft *Consolidated Plan and Annual Action Plan* to Mayor Brown, including project and budget recommendations, and proposed funding for public service agencies.

Common Council Review

January 17, 2013

Mayor Brown will submit the city's proposed *Consolidated Plan and Annual Action Plan* to the Common Council for review.

Review Public Hearing

February 12, 2013

Central Library

OSP will host a forum for citizens to review the proposed *Consolidated Plan and Annual Action Plan*.

Comment Period

February 13 to March 14, 2013

Citizens will have 30 days to comment on the proposed *Consolidated Plan and Annual Action Plan*. The final plans will include a summary of all public comments, along with explanations of how each comment was addressed.

Submission to HUD

March 17, 2013

The city will submit its *Consolidated Plan and Annual Action Plan* to HUD for review and approval. The program year begins on May 1, 2013.

CITY OF BUFFALO Consolidated Plan

- Community Development Block Grant • HOME Investment Partnership •
- Emergency Solutions Grant • Housing Opportunities for Persons With AIDS •

Economic Development



Business loans,
technical assistance,
and façade programs

Housing



New construction,
rehabilitation, code
enforcement, and
demolition

Human Services



Seniors and youth, job
training, and special
needs populations

Infrastructure



Streets, sidewalks, and
ADA ramps

Public Facilities



Parks, playgrounds,
recreation and
community centers

The Consolidated Plan will guide the city's use of HUD funding from May 2013 to April 2018. The city currently receives almost \$18 million annually under these four programs. The plan identifies community needs and develops strategies for meeting them. Your input will help us to prepare a draft plan, which will be released for public review in February 2013. A revised final plan will then be submitted to HUD in March. Please be sure to share your thoughts with a community planner tonight, and complete a survey. You can get updates on the city's website (see below), or by calling 851-5050.

Go to www.city-buffalo.com and type "Consolidated Plan" in the search bar

SEARCH:

Focus Group Meeting



City of Buffalo



OFFICE OF STRATEGIC PLANNING

Byron W. Brown, *Mayor*

To: Community stakeholders

From: Keith Lucas, Planning Director

Date: October 30, 2012

Re: Consolidated Plan and Analysis of Impediments survey

The City of Buffalo is getting ready to prepare its *Five-Year Consolidated Plan and Analysis of Impediments to Fair Housing Choice* for the Department of Housing and Urban Development. The *Consolidated Plan* will serve as the blueprint for the city's use of federal entitlement funds over the next five years; while the *Analysis of Impediments* will identify barriers to fair housing choice, and provide a plan for addressing these barriers.

Mullin & Lonergan Associates, a consulting firm that is assisting the city, has developed the attached survey to guide this effort. The feedback that you provide will be used to inform both the *Consolidated Plan* and *Analysis of Impediments*.

Please return your completed survey via e-mail or postal mail by **November 9, 2012**. You can attach electronic or hard copies of any additional information (statistics, surveys, studies, applications, annual reports) that will help identify community development needs or barriers to fair housing.

If you have any questions regarding the survey, please contact Mr. Lee Mueller of Mullin & Lonergan at 412/323-1950, or leem@mandl.net.

Completed surveys can be e-mailed to klucas@city-buffalo.com; or sent to 920 City Hall, Buffalo, NY 14202.

Thanks for your assistance.

ATTENDANCE SHEET

AFFORDABLE/SPECIAL NEEDS HOUSING PROVIDERS

11/15/12 2:00 - 3:00 PM

NAME	ORGANIZATION	EMAIL
AVON white	SECOND CHANCE CDC	CDC SECONDCHANCE@GMAIL
Erma Brown	Ellicott District Community Develop.	Ellicottcdc644@aol.com
Mary Vance Boyd	St John FBCDC	maryvanceboyd@aol.com
Ahvin HARGRO	St John FBCDC	a.h.hargro@hotmail.com
Yvonne McCray	COB/BURA	ymccray@city-buffalo.com
LEE MUELLER	MULLIN & LONERGAN	leem@mond.net
Jovino Morales	Latino Housing Develop. Corp	latinohousing@gmail.com
Marki R. Wesołowski	U.Col. Matt Urban	m.wesołowski@urbanctr.org
Jenifer Kaminsky	PUSH/BNSC	jen@bnsbuffab.org
Linda Goodman	Norstar Dev	lgoodman@norstarus.com
John Chiarenza	NS/BRENHS	lchiarenza@wsnhs.org
Leslie Vishwanath	Matt Urban Center	lvishwanath@urbanctr.org
Michael S. Clayton	Belmont Housing Resources WNY	mclayton@belmonthousingwny.org
Leonard Marshall	Refuge Temple of Christ	elderlen@msn.com
Robert Sanders	" " " "	rls199@yahoo.com
Jennifer Kubicki	Norstar Dev	jkubicki@norstarw.com
DARIA L. PRATCHER	FLARE	flarecenter@gmail.com

need survey
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Attendance Sheet
 Lead-Board Panel
 November 19, 2012
 3:15 - 4:15 PM

<u>SURVEY</u>	<u>NAME</u>	<u>ORGANIZATION</u>	<u>EMAIL ADDRESS</u>
	Stephanie Kellner	Community Foundation for Greater Buffalo	stephaniek@cfgb.org
	Caitlin Godin	Heart of the City Neighborhoods Inc.	c.godin@hocn.org
	Kristine Conroy	Heart of the City Neighborhoods Inc	k.conroy@hocn.org
	Joanne Kearns	OSP - City of Bflo	jkearns@city-buffalo.com
	TINA Preston	ECDOH	justyne.preston@erie.ga
x	Erma Brown	Elkett District Community Develop.	edkett@cdccw@cdccw.com
	Maryvance Boyd	St John FBCDC	Maryvance.Boyd@A010.Com
	Robert Sanders	Refuge Temple of Christ	rs199@yahoo.com
	Leonard Marshall	" " " "	elderlen@msn.com
	Rebecca Henry	Eric Co. Health Dept.	Rebecca.Henry@erie.gov
	MARY FISHER	ENVIRONMENTAL Education Assoc.	mfisher@ENVIRONMENTALEUCATION.COM
	Michael A. Clayton	Belmont Housing Resources WNY	mclayton@belmonthousing.wny
	Eric Schiffman	Belmont Housing Resources WNY	eschiffman@belmonthousing.wny
y	Leslie Vishwanath	Matt Urban Center	lvishwanath@urbanctr.org
x	Marlies Wesolowski	Matt Urban Center	m.wesolowski@urbanctr.org
	Cara Matteliano	Community Foundation for Greater Buffalo	caram@cfgb.org
	DAVID HARTW - BAKER		dhartw@bakerv.com
	DARIA L. PRATCHER	FLARE	flarecenter@gmail.com
	TERESA TRAMPOSCH	CORE ENVIRONMENTAL	tst@coreenv.com
	ERIC MILLER	CORE ENVIRONMENTAL	EMILLER@COREENV.COM
	ALAN ALAN OBERST	Box 883 14202	AKO_NS00@hotmail.com
	TOM MUSCARELLA	ECDOH	THOMAS.MUSCARELLA@ECDOH

Attendance Sheet
 Business Associations
 November 14, 2012
 8:00 - 9:00 AM

<u>NAME</u>	<u>ORGANIZATION</u>	<u>EMAIL ADDRESS</u>
MARK KUBINIEC	GRANT ARTHURST BENS ACTION	MARKUBI @ Hotmail.com
Kevin Overdorf	South Buffalo Chamber of Commerce	Kevin@overdorfinsurance.com
W. Sylvester Dikman	Jackson Bar Assoc.	_____
Ed Jackson	Blackrock - Riverside N.H.S.	EdJackson @ WSAHHS.org
Kate Sullivan	Street Synergy Community	info@street Synergy.org
RONALD A. CARNEVALI	WESTSIDE BUSINESS & TAXPAYERS ASSOC. P.O. Box 526 Bldg. 1427	RUFFIANO1000 @ yahoo.com
James Vinson	DeLavan Credit Business Ass.	JVS Barber Shop
VINCENT LORIGO	West side business Ass	Lorigo's MEAT & PLANT

ATTENDANCE

HEALTH + HUMAN SERVICES
PROVIDERS
4/14/12 9:15 - 10:15 AM

NAME

ORGANIZATION

EMAIL

Rebekah A. Williams	Massachusetts Avenue Project	Rebekah@mass.ave.org
Lisa Alexander	King Urban Life Center	lalexander@kingurbanlifecenter.org
Bue Humadue	City of Buffalo Contract Adm.	Shumadue@city-buffalo.com
Michael Tritto	Schiller Park Comm Services	tritto@moodwinners.com
Lee Mueller	Muller + Romagosa Assoc.	leem@mandl.net
Jim Folgar	CITY of Buffalo	JFolgar@C.H.H. Buffalo
NICK BONIFACIO	WEST SIDE COMMUNITY CEN	BONAFIO@VERIZON.NET
EUGENIO (GENO) RUSSI	HISPANICS UNITED of BFLD	ERUSSI@HISQUINTEA.ORG
Michael Rivera, The Belle Center		M.RIVERA@TheBelleCenter.org
Dorota Cielenccki	NORTH Buffalo CDC	dcielenccki@northbuffalocdc.org

No Sign

Attendance Sheet

Homeless Assistance Providers

November 14, 2012

10:30 - 11:30 AM

<u>NAME</u>	<u>ORGANIZATION</u>	<u>EMAIL ADDRESS</u>
Sr. BETH NIEDERPROEM	Vive, Inc.	bniederprueme.viveiro.org
MARGARET HAMILTON	New Life Residential Center	MARIE.HAMILTON24@GMAIL.COM
TINA COON	New Life Residential Center	TINA.MARIE.500@hotmail.com
Nicole ERNST	Gerard Place	negerardplace@aol.com
TERRY KING	SAVING GRACE MIN.	TERRY@SGM.WORLD.ORG.
STUART SHARPER	CITY MISSION	SHARPER@BUFFALOCITYMISSION.ORG
CELIA O'BRIEN	WNY VETERANS HOUSING	COBRIEN@WNYVHC.ORG
Temple of Christ Church		nicole@temple-of-christ.org
Beanna Hill	Haven House	bhill@gsbny.org
Jessica Pireo	Crisis Services	JPIREO@CRISIS.SERVICES.ORG
BILL PARKE	MAYORS OIG OF STRATEGIC PLANNING	bparke@city-buffalo.com

Attendance Sheet

CBO & CHDOA

November 14, 2012

1:00 - 2:30 PM

<u>NAME</u>	<u>ORGANIZATION</u>	<u>EMAIL ADDRESS</u>
Eric Schiffman	Beimont	E.Schiffman@belmonthousing.com
Mike Clayton	"	MClayton@belmonthousing.com
Kristofer Yulinski	Heart of the City Neighborhoods	j.yulinski@hcn.org
Stephanie Simich	Heart of the City Neighborhoods	S.Simich@hcn.org
Sharon Schmielnick	Community Services / T.O.D.	Schmielnick@cadd.net
Ken Kaminsky	PUSH / BNSC	ken@bnsi.buffalo.org
Jillian Kubiak	PUSH	jillian@pushbuffalo.org
Anna Chiarenza	WS/BRR NHTS	LChiarenza@wsnhts.org
Maryvance Boyd	St. John FBCDC	maryvanceboyd@stjohn.com
Paul Buck	Rosario + Catholic Church	bigbuck3d37@yahoo.com
Elina Brown	Ellicott Dist. Comm. Develop.	Ellicott@ellicott.com
Jeanne Kearns	DSP - City of Bflo	jkearns@city-buffalo.com
Marlies A. Wesolowski	Ut. Col. Matt Urban	m.wesolowski@urbanctr.org
John D. Murphy	HomeFront, Inc., & Broadway Fillmore NHTS	john@homefrontbuffalo.org
Laura Kelly	Old 1st Ward	lkelly@old1stward.org
Christopher Scibilia	Family Promise of WNY	cscibilia@fpwny.org
Roseann Scibilia	Univ. Dist. CDA, Inc	R.Scibilia@WDCDA.org
Alvin H. HARGRO	St. John FBCDC	a.h.hargro@hotmail.com

ATTENDANCE SHEET

HEALTH + HUMAN SERVICES PROVIDERS

8:00 AM 11/15/12

<u>NAME</u>	<u>ORGANIZATION</u>	<u>EMAIL</u>
CHRIS GIBAS	LITERACY NY BUFFALO-NIAGARA	CHRIS.GIBAS@LITERACYBUFFALO.ORG
David Kaczor	Workforce Investment Board	KACZOR@BECWRB.ORG
LEE MUELLER	MULLINS LOWRIGAN ASSOC	LEEM@HANDL.NET
✓ ROGER SEIFERT	BENEDICT HOUSE	rseifert@benedicthouse.org
✓ Dianne Bennett	Benedict House	dbennett@benedicthouse.org
Doris Corley	Catholic Charities	doris.corley@ccwny.org
Nicole Juzdowski	United Way	nicole.juzdowski@unitedway.org
Monica Brown	American Red Cross	monica.brown@redcross.org
May Cornwell	Child: Family Services	mcornwell@cfsbay.org
Cindi McEachron	CEO	cbeyer@ceoworks.org
Jeffrey M Conrad	CEO	JConrad@ceoworks.org
Emily Lantzy	Big Brothers Big Sisters	elantzy@gmail.com

Attendance Sheet

Health & Human Services Providers (3)

November 15, 2012

9:15 - 10:15 AM

<u>NAME</u>	<u>ORGANIZATION</u>	<u>EMAIL ADDRESS</u>
LINDA TATU	HARVEST HOUSE	harvesthouse.tatu@gmail.com
Andrea Bold	GROUP MINISTRIES, INC	andreaab@gnibuffalo.org
Francis Brown	FRANCIS BROWN	cbrown5406@yahoo.com
Anne Ryan	READ to Succeed Buffalo	ryana@rtsb.org
Tom Franczyk	Police Athletic League	pbrinkworth@city-buffalo.com
Alex Wright	Urban Christian Ministries	Alex@urbanchristianministries.org
Robert Lowery	Boys + Girls Clubs of Buffalo	rlowery@bgcbuffalo.org

Kick-Off Meeting with CD and HOME Staff

Tuesday November 13th, 11:45-1:45

Attendance:

City Staff/ BURA: Otis Barker, Anthony Chestnut, Jim Folan, Rob Gilray, Joanne Kearns, Mary Lesniak, Keith Lucas, Sue Lumadue, Yvonne McCray, Bill Parke, Evelyn Rodriguez, Allita Steward

Mullin & Lonergan Associates: Jenni Easton, Lee Mueller, Bill Wasielewski, Joe Wingenfeld

- **CP and AI Background**
 - 2004 was the last time an AI was completed in Buffalo.
 - About seven of the City staff members were here for the last CP in 2008-2012
 - Prior CP plans were always written within a strong political climate
 - Earlier Federal funds were really not invested in higher-income areas
 - There has always been an emergency program citywide

- **Challenges**
 - Many groups receiving City funding have seen many of the City's plans and have actively participated
 - The City/ BURA have not always kept the best track record of following up with what they said they would do. Some of these groups are a bit cynical of the City/ BURA
 - There is often division amongst groups because many feel that certain groups get preferential treatment
 - Groups are very willing to work with the City, although there have been past challenges
 - Groups are not seeing the situation with BURA improving since they have not been paid since May 1.
 - Many community organizations have not been able to pay for their staff for two months.
 - This has been the worst year ever for the CBOs and CHDOs.
 - Community Organizations are not receiving funds from the City since HUD is not getting the money out to the city
 - CBOs and CHDOs really are not ready for the fiscal cliff
 - Annual Action Plan (AAP) allocations are going to be cut from last year. This is an issue since normally the funded groups and agencies rely on AAP funding for functioning/surviving
 - The City has not been able to offer technical assistance to agencies (especially with the looming cuts to federal programs) since they are only focused on survival

- **Housing Market Changes:**
 - Hard to use the last CP as any basis for new CP because the Strategic Planning staff was not involved in the last CP

- With past CPs, the analysis was not very in-depth nor was the data very helpful
 - Part of this was due to an understaffed strategic planning department
- The direction of the plan was not necessarily misguided, but many underlying things were not examined
- Buffalo was not hit as badly by the housing crisis as the rest of the country but the housing market was not very strong to begin with in Buffalo and the region
- Housing conditions and the housing stock is a big challenge because of:
 - Lack of funds
 - Citizens lack of knowledge/understanding about the City's housing programs
 - Lots of issues with banking insurance and real estate industries
 - Many communities were not given the opportunity by these institutions because of their historical lack of investment
 - Large areas of the City are not receiving banking insurance or much interest from real estate companies
 - Investor ownership is a big issue
 - The City is investing a lot of its funding in certain neighborhoods
- Very difficult to obtain reasonable first mortgage loans throughout the City because the applicants cannot qualify for them
- There is a need for more quality rental facilities throughout the City
 - There is a lot of rental housing around the City, but much of it is not safe and/or attractive
- There is a lot of home flipping throughout the City
 - Many people are not going into renting or selling homes with a good mindset
- **ESG Housing:**
 - HUD has shifted some of its emphasis
 - Contract has been delayed because of a lack of available funds, and funds from HUD to the city are being delayed.
 - HUD is making the City funnel HUD funds through City departments instead of through BURA
 - This funding problem resulted from major contract issues, which is a problem experienced by many other cities
 - It's been slow going between the City and BURA in ironing out these issues
 - No new applications originated from HUD this past funding year
- **How does the City allocate CDBG and HOME funding?**
 - Buffalo received 14 million dollars of funding from HUD in the 2012 funding year. Because of the small pool of funds, the City concentrates its resources
 - Significant amounts of this funding have been leveraged with other sources
 - These federal funding sources also try to meet the human resource needs of strategic neighborhoods
 - These district designations will often get priority funding
 - NSRA District-Fillmore-Leroy to downtown (Mid-City) (a very large area)

- The city has 13 Livable Communities
 - The need is so tremendous that the City would have to concentrate all CDBG and HOME funds into one area to see significant improvements. This is why leveraging is very important
 - There have not been many changes with this neighborhood strategy since it was approved by HUD
 - Goal of the City is to extend the NSRA and 13 livable communities into the next 5 years for the CP plan
 - In the last two years there was a push to invest additional CDBG dollars in the NSRA for job training
 - City always hits its 15% cap for public service projects.
- **Section 108 Loans**
 - City will be repaying its existing loans for the next 5 years at least
 - There is no intention to obtain new Section 108 Loans
- **Human Services:**
 - Most of human service funds are for youth education, recreation, and senior wellness
 - Senior wellness are basically site facilities that the City funds which often provide transportation and lunch programs
 - CoC (Homeless)
 - CoC is very active and well organized
 - All providers involved in Emergency Services are part of the continuum
 - CoC will be moving over to the Community Services Department soon along with the Housing for HIV
 - HOME
 - The City/ Bureau does not use HOME funds for tenant based assistance programs. There is a need for tenant based assistance, but the City is not able to implement such a program since there are so many issues with the City and the HOME program
 - The historical challenges with HOME funds have forced the City to repay many of its HOME funds to HUD
 - The City does not want to jeopardize multi-family and owner-occupied programs
 - Multi-Family
 - This is a citywide RFP process
 - City programs include multiple-family new construction and rehab and provision of multi-family rentals
- **Demolitions:**

- Priorities are determined by conditions and locations, ownership, health and safety issues, and concentrated code enforcement efforts
- The City easily approaches the 30% funding limit for demolition every year

Affordable/ Special Needs Housing Providers

Tuesday November 13th, 2:00-3:00

- **Organizations Attended:**
 - Mary Vance Boyd, St John Fruit Belt CDC
 - Erma Brown, Ellicott District CD
 - Linda Chiarenza, West Side / Black Rock-Riverside NHS
 - Michael Clayton, Belmont Housing Resources
 - Linda Goodman, Norstar Development
 - Alvin Hargro, St John Fruit Belt CDC
 - Jenifer Kaminsky, PUSH / BNSC
 - Jennifer Kubicki, Norstar Development
 - Leonard Marshall, Refuge Temple of Christ
 - Jovino Morales, Latino Housing DC
 - Daria Pratcher, FLARE
 - Robert Sanders, Refuge Temple of Christ
 - Leslie Vishwanath, Matt Urban Center
 - Marlies Wesolowski, Matt Urban Center
 - Avon White, Second Chance CDC
 - Joanne Kearns, Mary Lesniak, Keith Lucas, Yvonne McCray; City and BURA Staff
 - Lee Mueller, Joe Wingenfeld, Mullin & Lonergan Associates

- **Housing Market:**
 - Very strong neighborhood-based block clubs
 - There seem to be a lot of neighborhoods that are recovering in Buffalo. Appraised values on the Westside in particular have increased
 - There is a strong demand for newer, one story homes within the City, but there is a very limited supply
 - There is currently a program in the North side of Buffalo which offers an interest buy down to encourage home ownership and families.
 - Very diverse housing stock across the City
 - A lot of housing mortgages are using the Federal Housing Administration because residents are having more difficulty in obtaining mortgages via traditional banking
 - Most traditional banks are requiring 20% down
 - Apparently it costs roughly the same to rehab or build new housing

- **Comments Specific to Affordable & Special Needs Provider Organizations**
 - **Matt Urban Center- Represents the Broadway-Fillmore Neighborhood**
 - Neighborhood housing stock is very old, and there is a huge need for weatherization and roof replacement/repair
 - Often can't weatherize properties because of structural issues
 - Agency in the neighborhood does weatherization; over 300 units to date

- Many senior citizens do not have the ability and/or income to fix up homes
 - The Muslim population in the neighborhood will not take mortgages because of religious beliefs regarding charging interest on loans (usury); this issues still has not been addressed
 - Large homeless population in the neighborhood
 - Area has bottomed out with housing costs: some homes are selling for 5-10 thousand, but housing prices are beginning to increase.
 - We should be thinking more about economic development
 - Job Training, Skill Building
 - Marlies suggests putting together Health Care, Economic Development, Day Care needs in a more comprehensive approach with redevelopment efforts
 - City definitely needs to do more demolition, especially since abandoned homes attracts drug-related and other criminal activities
- **West Side/ Black Rock-Riverside NHS**
 - Weatherization is a big problem. Renters will often pay more in heating costs than in rent
 - People coming out of homelessness or near homelessness often do not have sufficient money to qualify for renting apartments
 - Generally “affordable apartments” cost \$385, \$525, \$565 for one, two, three bedrooms respectively. Surprisingly this price range was a barrier for many residents, not all of whom are necessarily coming from homeless situations
 - HUD rent supplements contracts for Mitchell-Lama expire soon. Pine Harbor was recently upgraded, but the Shoreline Apartments need to be torn down.
 - **NorthShore**
 - Restructuring Home Owners Assistance Program contract
 - Going through the RAD program
 - Lots of housing vouchers are running out
 - There needs to be job training to allow people to pay for higher rents
 - New York State does not have capitalized housing reserves
 - **Saint John Fruitbelt CDC**
 - There are a lot of homes that have potential.
 - There are a lot of people who want to return to the City, but there is not always funding to help them do so.
 - Our organization sometimes waits until a buyer is found to build housing units, but at other times will go ahead and build before a buyer is found, i.e., on speculation
 - Our organization has learned that all sponsored housing units receiving HUD funding need to be advertised to everyone. These projects cannot have “someone in mind” even if the project is advertised later

- **Ellicott District Community Development**
 - The organization's primary needs are a more extensive Home Improvement Program and larger (4 to 5 bedroom) homes
 - This would include rehabs that would keep people in their homes
 - There is still a great need to put money into properties that can be saved
 - Question: how do you maintain the investment of market rate housing? The prices are not holding. There needs to be a more comprehensive plan with existing housing to help unravel this question.
 - Prices are rising for rehabs in areas which have a high concentration of rehabilitations. This is occurring since appraised values are rising
 - Appraised values are getting closer and closer to the selling price
- **What are City policies concerning affordable housing?**
 - Rentals Programs: City has a good pilot program which is a combined city and county pilot program
 - Density bonuses are given throughout the City with affordable housing projects
 - However affordable housing providers are not always looking for larger, dense projects, but often want to construct one or two unit projects
 - Zoning has never hindered affordable housing projects, according to the affordable housing organizations present at this meeting
 - The biggest impediment is supply: There need to be more affordable housing units
 - Everyone needs more funding to do their projects
 - Zoning will change with the new green code
 - This means it will be easier to rebuild on single family lots
 - Most of the City is non-conforming uses, and this will be addressed with the new green code so they are not considered non-conforming
 - Code did not previously allow the combination of two lots, but the City would usually allow it as a variance
 - City is very good at being flexible.
 - Many of the organizations present at this meeting felt that the City has a tough policy with site remediation when lead based paint exists in the ground. The policy requires that the top two feet of soil be removed and the installation of a film membrane. This can easily cost between \$20,000 and \$40,000 per lot, making housing less affordable. This policy of soil removal is tied into HOME funding, but the City does however provide additional subsidy to remediate projects
 - More help with tenant relocation is needed.
 - Residents will live without water or heat because of the fear of losing their security deposit. The security deposit is usually around \$400.

- Residents can't move from substandard housing to better apartments because they don't have enough income for the security deposit and the first and last month's rent
 - Many residents are not aware of what services are available to them, which makes it difficult for them to move out of substandard units
 - Residents in substandard apartment units are often afraid/reluctant to live in a subsidized unit because of their negative perception of subsidized housing. Instead they continue to live in substandard housing units and do not complain to landlords due to fear of eviction.
 - City has rental registration program, but units in owner-occupied doubles are exempt from registration.
 - Language barrier is huge for refugees and often results in them residing in substandard housing units
- **Other Issues**
 - **NIMBY**
 - Not huge issues with NIMBYISM. However, when a vacant lot that has been used as a play area is proposed to be developed for housing (especially rental housing in an area that is predominantly owner-occupied housing, there is sometimes neighborhood opposition. At least some of this opposition is due to the loss of recreation space, because smaller parks are rare. This opposition usually does not actually stop projects.
 - Sometimes there is a perception that affordable housing brings in drug activity
- **Homelessness**
 - Homeless Alliance of western New York is working on a project with Hope Gardens and Hope House.
 - Currently a need for 400 beds (in emergency shelters, and transitional and permanent housing) for homeless women and women with children
 - The organization can only provide a very small proportion of this need
 - There could be 1-2 thousand residents who are homeless and need decent housing
 - This includes both supportive and transitional housing
 - Not a lot of data is available on chronically homeless women
 - County provides a subsidy for individuals in emergency shelters, but some of these shelters are warehouses with cameras that preclude privacy for residents.
 - Chronically homeless women are often victims of rape and violent crimes

Lead-based Paint Agencies

November 13th, 3:15-4:15

- **Organizations at Meeting**

- Mary Vance Boyd, St John Fruit Belt CDC
- Erma Brown, Ellicott District CD
- Michael Clayton, Belmont Housing Resources
- Kristine Conroy, Heart of the City Neighborhoods
- Mary Fisher, Environmental Education Associates
- Caitlin Godin, Heart of the City Neighborhoods
- David Hahn-Baker
- Rebecca Henry, Erie County Department of Health
- Stephanie Kellner, Community Foundation
- Leonard Marshall, Refuge Temple of Christ
- Cara Matteliano, Community Foundation
- Eric Miller, Core Environmental
- Tom Muscarella, Erie County Department of Health
- Alan Oberst
- Daria Pratcher, FLARE
- Tina Preston, Erie County Department of Health
- Robert Sanders, Refuge Temple of Christ
- Eric Schiffman, Belmont Housing Resources
- Teresa Tramosch, Core Environmental
- Leslie Vishwanath, Matt Urban Center
- Marlies Wesolowski, Matt Urban Center
- Joanne Kearns, Mary Lesniak, Keith Lucas, City/ BURMA Staff
- Lee Mueller, Joe Wingenfeld, Mullin & Lonergan Associates

- **GHHI**

- Green and Healthy Homes Initiative (GHHI) is a collaborative that brings together all people whose work includes lead-hazard control, weatherization, asthma-related issues, etc. They work collaboratively to maximize the use of funding for their work.
- GHHI Collaborative includes 60 members, and Stephanie Kellner is in charge of the group.
- The GHHI Collaborative has been around since 2009. The group is definitely growing, and there should be 100-125 lead-safe units done by 2013

- **Things that need to be identified in the CP:**

- Extent of Lead Based Paint
- Estimate of the number of units that have Lead Based Paint and are occupied by low-income residents
- What the City is doing to eliminate Lead Based Paint

- **Is there any data on the number of units with Lead Based Paint?**

- Erie County Health Department makes estimates on the age of the housing based on census data
- Health Department has tested thousands of homes
- M&L can get the number of children with lead poisoning through the Health Department

- **Lead-Based Paint Remediation Programs**

- Erie County Health Department:

- Provides exterior testing on about 900 homes annually. Testing is done house-by-house within four to six block radius
- If the housing units are found to have lead poisoning, the grace period is 30 days to address the issues
 - Education is provided for these homeowners, yet often times they will not show up to the training sessions
- The need is focused on eight city zip codes
- Majority of lead-based paint is on exterior- windows, porch floors, stair treads. Mitigating these areas usually resolves any issues.
 - Most of the work done is encapsulation and not remediation
- When a child is identified in the tested housing unit, an interior assessment is also done (300-400 annually).
- Currently operating on three-year HUD grant that started in Dec. 2011. This program will provide funding to 150 units. Previous grant covered 200 units.
- The County does not have any translators hired to carry out the program
- There are 300 children with elevated blood lead levels a year throughout Buffalo
- Recent city legislation has allowed lead-based problems to be cited as a code violation

- City Programs

- City has funded lots of groups to provided lead-based remediation
- Costs are a big issue for the City, especially with pending lawsuits
- Prices for rehabs are double what they used to be
- Process
 - Soil is tested
 - Project is cataloged
 - Project is remediated
- In the city's rehab program, 100% of the rehabbed units had some issues related to lead-poisoning

- **Additional Issues**

- Some view this as the biggest issue in the City of Buffalo
- Many at the meeting believe that lead poisoning has affected student's level of achievement in Buffalo, especially when considering the districts 40% high school graduation rate
- Many believe that interior inspections are necessary
- 95% of the housing units in Buffalo were constructed before 1980 and therefore likely have lead-based paint in them

- The need for Lead-based paint remediation is simply greater than the available funding can address
 - Replacing windows is a big way to reduce lead-based paint issues
 - Most programs are encapsulating lead rather than removing it
 - Programs should focus on making homes lead safe rather than lead free
 - There is an issue with enforcing lead-based paint violations in housing units occupied by low-income residents. Often, lower income residents are fined for lead-based paint violations but they do not have the income to remediate the issue
 - When people are faced with lead-based poisoning enforcement, they quickly try to address the problem but use non-safe practices that often spread lead-poisoning into the community
 - Often, when there are lead-based paint issues, there are other serious issues with the building, e.g., roof problems. Roof problems need to be addressed first before lead-based paint can be addressed.
 - Lead based paint funding is not very consistent, as foundation money comes and goes with shifting priorities
 - Language barriers make it difficult to reach-out to immigrants on lead-based paint issues.
 - Hard to convince parents that lead poisoning is an issue since there are not visible signs of the poisoning
 - Very few families want to discuss the issue with others in public because of the shame of not addressing the issue earlier
 - Need to have temporary locations for people while lead-based remediation is occurring
- **Solutions**
 - All about the housing stock and the improvement of housing stock.
 - Having funding come in to specifically address lead-based paint would be very beneficial
 - More flexibility in resources of lead-based paint
 - Need to tap into gap funding from the City, but there is not enough of it
 - Erie County IDA has a special program which kicks in extra funding for adaptive reuse of buildings. This can help in filling the funding gap
 - Developers know how to address gap funding through line-items, but a typical home-owner cannot do this and doesn't realize that there are resources available. Green and Healthy Homes Initiative is beginning to address this
 - Lead poisoning is a symptom of economic issues; so helping the home-owner take ownership of this problem is crucial
 - Funding that enables land-owners to fix windows would be a very beneficial program
 - Make sure that volunteer groups are following safe practices
 - Advocate for grants rather than loans because many residents cannot afford loans
 - Policy and enforcement needs to be a priority because a lot of non-maintenance is slipping by.
 - Not enough enforcement to hit all the projects

- Rochester has a policy where all units must be certified as lead-safe before they are rented out. This idea could be applied in Buffalo
- A lot a doubles need to be maintained better
- A way to raise money to address lead-based paint is to collect enough fines from inspections to support a lead-based assessment program

Business Association Meeting

Wednesday Nov 14, 8-9

- **Organizations:**

- Ronald Carnevale, West Side Business & Taxpayers Association
- Sylvester Dihaan, Jefferson Business Association
- Ed Jackson, Black Rock-Riverside NHS
- Mark Kubiniec, Grant Amherst Business Association
- Vincent Lorigo, West Side Business & Taxpayers Association
- Kevin Overdorf, South Buffalo Chamber of Commerce
- Kate Sullivan, Street Synergy Community
- James Vinson, Delavan Grider Business Association
- Keith Lucas, Brandye Merriweather; City/ BURA Staff
- Lee Mueller, Joe Wingenfeld; Mullin & Lonergan

- **Difficulties:**

- There are a lot of divides across the City and not enough sharing of information, resources, etc. among the various parties.
- The community needs to see some hope to help stimulate a sense of prosperity
- Has been very difficult for businesses to get assistance from the City
 - Biggest adversary is Permit & Inspection Services
 - Many people in the business community do not know where to get assistance
 - Business community is frustrated with lots of talk from the City but no action
 - Unfortunately, the City does not realize there is bad coordination in its public infrastructure and redevelopment projects.
- Sometimes HUD refuses to address issues of blight in their buildings
 - They have an apartment unit where they rent out units in the upper floor, but the first floor retail is abandoned
 - How does one get HUD to assist or take action?
- Often residents seeking jobs within the City need to go through employment agencies that are located in the suburbs. This is much more challenging than simply going into a business and applying for a job
- There are many assets the City has which it is not taking advantage of
- Often, street lighting is designed for cars, not pedestrians. As a result, the sidewalks are dark and perceived as not safe.
- Lots of frustration with finding assistance from the City to pressure the owner of United Refinery to sell or fix their building
- City does not have a sufficient enough fine system for commercial/industrial structures that are not maintained

- **Priorities:**

- There needs to be an advocate for business in City Hall who is in charge of:
 - Keeping all the businesses focused on top priorities and goals

- Coordinating and connecting resources
 - It is important to have a balance for successful businesses and economic development
 - Fundamental to attracting businesses are clean streets and clean neighborhoods.
 - This was the key strategy that has helped revitalize the Bronx. They cleaned their streets and removed all litter
 - Meeting attendees were not convinced that parks will attract businesses
 - Murals and art work in the neighborhood are always a plus
 - Holding local coordination meeting of all businesses in the are would be extremely helpful. Better coordination in general is a must since development is very fragmented.
 - Very important to have stable housing. A home improvement loan program would be very important
 - But this necessitates a more educated neighborhood which has enough income to fix up the neighborhood and afford these types of loans
 - Pedestrian scale lighting is a plus
 - Businesses are having trouble recruiting qualified employees. What they are looking for are areas with good housing in the surrounding neighborhood. The problem is most businesses are offering jobs for only \$9/10 per hour. This is not sustainable for the neighborhood.
 - There needs to be a better transportation-jobs link. This is especially the case with lower income neighborhoods whose residents often can obtain jobs in the suburbs but have no reliable means to get to these jobs
 - There should be a procedure from the City to make citizens aware of the resources available.
 - Big question is what is the next step with business development? Who is going to take charge in taking this to the next level? More specifically who from the City will be in charge of this?
 - Make the East Utica Library a satellite for human service agencies in the area, where unemployment is 30%
 - It is important for the City to meet with each neighborhood to discuss needs individually.
- **Additional Information**
 - For future reference, the business organizations would have preferred to have a budget showing HUD funding allocations from last year during the meeting to give them a better idea of what funding requests and priorities are reasonable
 - CP and Annual Plan will be on public display in mid February
 - There will be three follow-up meeting within the community in December for the CP
 - Federal Allocation from 2012:
 - 14 Million as of 2012 but this will likely decrease in the upcoming year
 - 15% for public services
 - 5% Administration
 - 3 million on housing

- 2.5 million on infrastructure
- Couple million for demolition
- One million for economic development purposes

Fair Housing Organizations

Wednesday, November 26 8:00-9:00 a.m.

Scott Gehl, Executive Director, Housing Opportunities Made Equal

Beverly Moore, Housing Coordinator, Buffalo Urban League

Grace Andrette, Housing Unit Supervising Attorney, Neighborhood Legal Services, Inc.

- Buffalo Urban League has existed for 85 years “to empower African-Americans, other minorities and disadvantaged individuals to secure economic self-reliance, parity, power and civil rights.”
 - Currently specializes in issues relating to mortgage discrimination, predatory lending
 - Provides education and outreach in the form of presentations and workshops to a variety of audiences (HUD FHIP organization)
 - Provides landlord/tenant and fair housing counseling, foreclosure prevention
 - Refers fair housing complaints to HOME or HUD

- Housing Opportunities Made Equal (HOME) is a civil rights organization with fair housing as its purpose. Serves Western NY, though its primary focus is Buffalo and Erie County
 - Primary author of 2004 AI, subcontractor on 2006 AI update
 - Has been at the center of City AFFH efforts since PY1
 - Provides education, advocacy, enforcement (also a HUD FHIP organization)
 - Refers validated cases of discrimination to NLS
 - Has conducted systemic discrimination testing, also testing of accessibility features
Reports “in excruciating detail” to HUD, though results info is not readily available

- Neighborhood Legal Services (NLS) has a housing division (Housing Unit) that provides legal assistance and advocacy to victims of alleged discrimination, as well as community education and outreach. Services are free for low-income people and those with disabilities.
 - Outreach efforts have been both general and targeted to specific groups. Have provided through Belmont Housing Resources.

- Trends in fair housing complaints – City would have precise data, as HOME reports case information directly.
 - HOME collected 190 housing discrimination reports in the metro area last year.
 - In order of frequency of basis: familial status, source of income (SOI), race, disability
 - SOI discrimination is likely a surrogate for racial discrimination
 - About 75% of incidents reported to HOME occur within Buffalo
 - Legal Aid’s work focuses on eviction prevention, so the agency sees more disability-related cases. Deals often with the housing authority.

- History of City's efforts to AFFH
 - HOME first proposed fair housing legislation in the late 1960s. It was defeated. In 1989, related legislation passed, but was vetoed by the mayor. Fair housing became "the third rail of Buffalo government."
 - In 2006, the City's current ordinance was adopted, extending protection against discrimination on the bases of source of income and gender identity/expression.
 - While these protections are greater than the categories offered by state law, the City's ordinance includes exemptions that are broader than those allowed by the state. The Buffalo News wrote an editorial: Given that Buffalo is referred to as the "city of neighbors," "this is an embarrassment."
 - Advocates have found the administrative process to be flawed, so they have pursued enforcement via the judicial process. For example, the NY Attorney General has followed up on cases referred by HOME.

- A voucher mobility program was established in the settlement of Comer v. Cisneros (1997).
 - The case had other effects on local voucher program administration (see http://www.fairhousing.com/index.cfm?method=page.display&pagename=advocate_december96_page3)
 - HOME operates the Greater Buffalo Community Housing Center (homeny.org/mobility.htm), which was created as one outcome of the settlement "to empower families to make a truly free and informed choice about where they will live -- and, if their choice is to move to another neighborhood or community, to make their transition a successful one."
 - "Opportunity communities" are defined as those with < 25% families living below poverty.
 - HOME presents at Section 8 briefings, small group sessions. A subset of households interested in the mobility program schedule a one-hour private counseling session. HOME assists in defining community preferences, selecting and transitioning into unit. Follows up via phone after move. Provides security deposit assistance of \$400 in opportunity communities.
 - It is difficult to find units affordable at FMR in opportunity communities. Some are in the City, other are in university areas or are scattered. Transit and retail are largely limited to the City.

- Rental Assistance Corporation of Buffalo (RAC) administers about 90% of City's vouchers. (BMHA had/has "some utilization problems" with vouchers.) Belmont Housing Resources administers vouchers in other areas of Erie County.

- There is "uneven quality" in the City's education system. "Say Yes to Education" program provides college tuition for public school graduates in an effort to attract young families.

- Foreclosure occurs more often in certain geographic pockets. Buffalo's housing is affordable; its homes are old. Foreclosures are more prevalent among minorities.
- Buffalo is a resettlement community receiving immigrants from a wide range of nations.
 - Refusal to rent and unfair treatment are issues among the refugee population. LEP individuals are less likely to know their rights.
 - HOME and the City "could do better" to serve the evolving population.
- Unfair treatment of group homes in City's zoning ordinance "keeps coming back," disproportionately impacts the poor, the disabled, people of color
 - The last two AIs called attention to this issue, yet it remains
 - Human service agencies are required to get a permit, even if the proposed use is within those allowed by right in district. Previously the process required a public hearing. It has been changed, but still requires operators to prove that the facilities won't negatively impact the neighborhood in which they want to site (how do you prove a negative?).
 - Group led by HOME wrote a model ordinance. Common Council allowed the unfair restrictions in their existing ordinance to sunset. One human service facility "slipped through" in the interim, and the Council quickly set aside the model ordinance and re-adopted its old one.
- City's fair housing law "doesn't work very well," is "perhaps a symbolic expression of a position."
 - In 2004, HOME reviewed City's progress since 1996. It was difficult to measure due to lack of records. HOME recommended that the City keep more thorough records.
 - HOME recently reviewed the City's progress since 2004 and found no record of achievement. "Amazing isn't the word; discouraging is the word."
 - SOI protection has not been fully implemented.
- HOME has a Title VIII complaint in progress related to the policies of Orchard Park to block the development of affordable housing for seniors. Orchard Park participates in a 34-community consortium administered by Erie County.

Human and Health Services (Part 1)

November 14th, 9:15-10:15

Focus of this meeting was on Non-Housing Community Development Needs

- **Organizations**

- Lisa Alexander, King Urban Life Center
- Nick Bonafacio, West Side Community Services
- Michael Rivera, Belle Center
- Eugenio Russi, HUB
- Mike Tritto, Schiller Park Community Center
- Rebekah Williams, MAP
- Deborah Cieloncki, North Buffalo Community Center
- Jim Folan, Keith Lucas, Sue Lumadue; City/BURA Staff
- Lee Mueller, Joe Wingenfeld; Mullin & Lonergan Associates

- **Difficulties:**

- Many of the families are not living in safe structures. Some criteria state that many of these families are considered homeless considering their housing is substandard
- According to the Buffalo City Schools over 600 students are homeless (again this is not homeless in the strictest sense but includes people who are living in substandard housing)
- All Non-Profit Agencies are struggling for money; there have been drastic cuts recently
 - There needs to be more money and more grants
 - City had 28 million in block grants; half that now
 - Biggest costs are personal and health care
- There is no strategy to fill the gap of cuts made to non-profit human and health services
 - Because of these cuts, block grants should only be used as a leverage (a base source of funding)
- Funding from last year's CDBG funding has not reached non-profit providers and this has been extremely harmful
- Applying for CDBG funding is extremely time consuming and it always seems grantees receive less money each
- United way used to grant money; now they are loaning money.

- **Priorities/ Needs:**

- Homesteading is currently only permitted in Urban Renewal Areas. Homesteading needs to be expanded citywide allowing home-owners to pick-up adjacent vacant lots for a dollar
- The neighborhood problems seem to follow a very distinct trend: Broken home, skipping school, small crimes, drugs, and then larger crimes. Programs need to aim at intervening earlier. Intervention earlier means fewer costs down the road. Promote a housing one

for one replacement model. This means building a home when a home is demolished. This is very important since vacant lots are also problematic too

- *King Urban Life Center (Broadway-Fillmore Neighborhood)*
 - Reducing Crime and vacant lots
 - Promote a housing one for one replacement model. This means building a home when a home is demolished. This is very important since vacant lots are also problematic too
 - Need help in finding the resources to fix their homes since many of them are not in good living conditions
 - NYCERTA has been a wonderful program
 - This is a State energy efficiency program which provides a lot of funding for weatherization and new appliances
 - There needs to be a grassroots effort with making resources and information made more available.
 - This is necessary because of the fear residents have of being cheated so they are hesitant to accept assistance from non-profit agencies

- *Schiller Park Community Center*
 - There needs to be a comprehensive plan from the City of Buffalo for the needs of non-profits; there needs to be a plan for poverty and the residents
 - City needs to do more than just release money for block grants
 - It would be advantageous for the City to hire a block grant writer to find more funding outside of block grants
 - City needs to be timelier in distributing out the funding. They need to distribute money when the actual contracts begin
 - Raising taxes would be extremely helpful for getting more money out to lower income residents

- *Westside Community Services*
 - Lots of immigrants have moved over to the Westside of Buffalo and have been extremely helpful in providing tenants for the doubles. Asians, Burmese and many Arabic families
 - They believe that this influx in immigrants has saved the neighborhoods
 - Many of the immigrant's needs are education
 - They don't know what resources are available
 - Youth program is extremely important in preventing problems which will occur much later in life. This should be a funding priority since it can save a lot more money in the long-term

- The City should take a comprehensive look at what they will spend their money on
 - Need to reduce duplications and focus on more collaboration as funding sources are decreasing
 - In addition to this idea, City should give incentives to organizations to merge. The problem is that merging is very expensive and can put an organization into debt
 - Good to reach out with the Medical field and Universities for resources and collaboration. They are the sectors in Buffalo that have the money. You need to follow the money rather than being complacent with the same funding sources
 - Collaboration can also help organizations get large funding sources. The City of Buffalo is not the heavy-hitter for getting funding
 - City should reward organizations that collaborate. GHHI is a great example.
- *Massachusetts Avenue Project (MAP):*
 - Should include hunger issues and access to food in the CP Plan
 - There are lots of vacant properties throughout the City and only one avenue for residents to reuse these lots.
 - This is through grass roots gardens
 - City should look at other models for innovative vacant reuse of the properties such as Philadelphia Green
 - We also should look into using farming and gardening to create more self-sufficiency
 - Problem is neighborhoods don't know what kind of vacant reuse programs exist
 - It would be wonderful for a website to list all the programs for vacant reuse programs
- *ACACIA*
 - Collaboration
 - Take advantage of wrap around services
 - A Lot of advantages materialized with technical support
 - Promotes collaboration as being necessary for survival and better serving the needs of the community
- *The Belle Center*
 - Serves the lower Westside of Buffalo
 - This is a community that is very forgotten
 - 83% of area qualifies as low-mod income
 - 60% poverty
 - Don't want to merge with organizations that are sinking. That would not be very helpful
 - City's resources are not evenly divided. The City should visit with each organization and learn what they are doing.

- The organization's model is Cradle to College and serving people within this age group
- Education is what makes the change
- Biggest issue is cash flow
- It would wonderful if every neighborhood could have an Ameri-Corp Program
- Organizations and the City in general needs to be proactive instead of reactive
- There needs to be more buy-in from companies and corporation to help with the short fall in funding

Homeless Assistance Providers

Wednesday November 14, 10:30-11:30

- **Organizations:**
 - Vive Inc., Beth Niederpruem
 - New Life Residential Center, Tina Coon
 - Gerard Place, Nicole Ernst
 - Saving Grace Ministries, Terry King
 - Buffalo City Mission, Stuart Harper
 - Western New York Veterans Housing Corporation, Celia O'Brien
 - Crisis Services, Jessica Pirro
 - Temple of Christ Church, Nicole
 - Haven House, Brenna Hill
 - Joe Wingefeld, Lee Mueller; Mullin and Lonergan Associates

- **Needs/ Priorities**
 - Supportive Permanent Housing to help the homeless with their addictions, get them into training, get them back into society. This is necessary since there is a missing piece between transitional housing and permanent housing
 - This could be Single Room Occupancy (SRO) units, women and men facilities, family facilities, day care
 - Veteran homeless numbers are increasing.
 - 10% of these are females
 - There are no resources for homeless female veterans, and organizations are being overwhelmed with their recent influx
 - No need to build more training programs
 - Safe and Affordable Housing is a huge need.
 - Big need is for construction funding for permanent supportive housing. Existing organizations can run these but they don't have the capital funding to construct them
 - There are issues with asking a non-profit to fund architecture renderings, i.e., it's expensive and non-profits don't have the funds to pay for them.
 - Environmental Reviews. There needs to be more assistance with this type of funding. Non-profits cannot bring projects to life, so they can apply for funding because these costs are so high. This is a large barrier.
 - There needs to be a larger focus for the non-chronically homeless population. They are much more willing to change and find a job and housing.

- **Problems**

- There is a lack of supportive housing for homeless people transitioning into housing
 - All programs end when people qualify for public assistance
 - These are people without mental illness or with disabilities
- There is a significantly lack of SRO
- Another large issue with the organizations is cash flow
- City obstacles
 - Often, City inspections significantly delay projects
- Immigrants seeking asylum do not have licenses to actually practice their occupations
- Takes two years to get asylum in the US
 - The big problem is it takes at least 6 months to get working papers
 - In the past , 90% of asylums would transfer to Canada in a month. Now it is 20%. It is much harder to get to Canada
 - There is unfortunately not a strong connection with the International Institute
 - Hard to get any HUD sponsored housing because asylum immigrants don't have the right documentation
 - Women in domestic child relations with husbands who have not renewed their visas face many difficulties
- Constant battle with the sex-offender population from City policies. There are 1,700 living in the City. The problem is that 1,200 are not in code approved areas but if you try to build a facility to house this population you get into trouble
- Problem with mental health people is that they are not in housing long enough to get the medication they need
- The Buffalo Metropolitan Housing Authority has not been very active in affordable housing conversations and housing the homeless
 - Meeting participants complained a lot about all the vacancies the Housing Authority has
- The Housing Authority often has difficult criteria for renters (e.g., prison records, credit checks, etc.) which turn away lots of people..
 - This makes it difficult for previously homeless residents to move into other housing

- **Other Information**

- There is a 10 year plan to end homelessness that was created 6 years ago. This identifies the needs of the City (HOPE Opening Doors Report)
 - We can read the plan to help write the CP Plan
 - Definitely information on homelessness by race
 - This is a very detailed report
- Funding sources really vary across different organizations
 - Some have lots of private funding, others focus more on City, County, and State grants

- There is a lot of collaboration/sharing between the different homeless providers, e.g., monthly meetings
- 6,000 homeless throughout the City. 80% of homeless are not chronically homeless, yet programs are more focused on the chronically homeless population
- There are not many people who refuse homeless shelters. The ones who do usually have mental health issues
- There was a very hopeful outlook amongst the homeless provider organizations. They felt that there is a very practical and foreseeable solution to end homelessness

Advocacy Organizations for Persons with Limited English Proficiency

Wednesday, November 14 10:30-11:30 a.m.

Apple Domingo, New American Director, Jewish Family Service of Buffalo and Erie County

Eva Hassett, Executive Director, International Institute

Molly Short, Executive Director, Journey's End

Lester Leopold, Director of Adult and Continuing Education, Buffalo Public Schools

Doreen Regan, ESL Coordinator, Buffalo Public Schools

- There are four authorized resettlement agencies working in greater Buffalo: the three represented as well as Catholic Charities. Each operates with relative independence, receives federal and state funds.
 - International Institute often serves refugees and immigrants, provides interpretation services. Has advocated for the City to develop a Language Access Plan, has completed such plans for other agencies.
- Refugees and immigrants constitute nearly all of the City's immigration. (Natural population loss is offset by influx of these settlers.) This represents a community development opportunity. The City and Erie County would be well served by adopting an official policy of welcoming, encouraging refugees.
 - CP could establish strategy for agencies to implement. City could lead the location process. Currently, the City doesn't show up for refugee events or stakeholder meetings to learn about needs.
 - Black Rock Riverside GNPA has been proactive and invited International Institute to talk about refugee needs. Some areas "get it" more than others.
 - Lack of leadership on this issue noted among City, County and business community
 - Cultivating growth, integration of refugee and immigrant population could help stabilize tax base, enrich community, improve regional competitiveness.
 - Charter schools want diversity, refugees.
- United Way recently released its first needs assessment in 15 years. Need to access – very relevant for the AI.
- BMHA, HOME and the International Institute applied for an LEP grant, were not selected. Agencies in St. Louis were. Should refer to work being done there. Should obtain grant application, which contains description of local conditions, needs.
- Refugees and immigrants have faced challenges in attempts to access BMHA housing.
 - BMHA's voucher waiting list is seven to eight years long, probably now closed
 - Refugees have been coming from Burma for about 12 years, but there's no record of their tenancy with BMHA. Review of BMHA tenant rolls last year indicated few refugees in public housing or using vouchers.

- Clients usually can't meet HUD/BMHA requirements upon arrival (no social security number, no credit history, etc), so agencies typically work instead with private landlords who can provide housing quickly – within five days – without a lease to tenants who speak limited English.
- Resettlement agencies provide cultural awareness outreach. Agencies typically work with a pool of “great” landlords who welcome refugees, realize value of refugees as tenants.
- Some clients buy homes. Homefront may still provide homebuyer education.
- Language is not the only barrier to fair housing choice for refugees; translation will not solve all problems.
 - Clients need access to amenities (groceries, health care, education).
 - City could help to extend the boundaries beyond West Side and Riverside into new neighborhoods – Broadway Fillmore, Promise? How do you start a new neighborhood for refugees in a coordinated way?
 - Community outreach is needed to help broaden understanding, acceptance of refugees in neighborhoods.
- Many Iraqis have settled at Allenhurst Apartments in Amhurst. Iraqi population is generally more culturally aware than other refugee groups, typically has experience dealing with landlords and leases. Often come with professional degrees and word-of-mouth references for housing.
 - For other groups, cultural orientation is provided (i.e. how to advocate for one's self as a renter)
- Fair housing training for staff “goes much farther” than training for the general population \
- Public schools ESL program nearly at capacity. More than 50 language classes are offered at varying times. Main languages are Burmese, Bhutanese, Somali, Arabic. Some refugees are illiterate, so instructors focus on verbal skills. Enrollment among Spanish speakers shrinking.
 - All resettlement agencies contribute, so ESL classes are a common denominator, a good platform to reach the incoming population.
- There are plenty of job opportunities for refugees. The population is not monolithic, has various skill levels. Each resettlement agency provides employment services. However, there are some barriers to employment.
 - Mainstream workforce and education systems need to be made more accessible. Their priorities haven't yet connected to the refugee population: “This population should tie into every industry in town. It's a shame if not.”

- Some refugees have advanced skills, but can't get certification. Engineers, dentists, doctors, welders, others have the skills, but are required to test in English to get the piece of paper that would let them work. Testing for certification is culturally biased.
- Skilled refugees who can't get into advanced positions for which they are qualified end up in low-paying service-sector jobs.
- "If they were in the jobs, they'd be in the houses."

CBOs & CHDOs Meeting

Wednesday November 14, 1:00-2:30

- **Organizations**

- Erma Brown, Ellicott District CD
- Paul Buck, Resurrection Lutheran Church
- Linda Chiarenza, West Side / Black Rock-Riverside NHS
- Sharon Chmielnick, Community Services for the Developmentally Disabled
- Mike Clayton, Belmont Shelter
- Alvin Hargro, St John Fruit Belt CDC
- Jen Kaminsky, PUSH / BNSC
- Laura Kelly, Old First Ward
- Jillian Kubiak, PUSH / BNSC
- John Murphy, Homefront / Broadway-Fillmore NHS
- Christopher Scibilia, Family Promise of WNY
- Roseann Scibilia, University District CDA
- Eric Schiffman, Belmont Shelter
- Stephanie Simeon, Heart of the City Neighborhoods
- Marlies Wesolowski, Matt Urban Center
- Jennifer Yuhnke, Heart of the City Neighborhoods
- Joanne Kearns, Keith Lucas; City/BURMA Staff
- Lee Mueller, Joe Wingenfeld; Mullin & Lonergan

- **Problems**

- Very hard to find matching funds
 - However, NYS Affordable Housing Corp grants matching funds
- Increasing needs and shrinking resources. THE CBOs and CHDOs are really struggling
- 40% of all city crime occurs in the Matt Urban service area
- There is not enough money to carry out all the demolitions
- There is a lot of affordable housing in Buffalo, but residents also need jobs and a good place to good to school
- Many people will pay more in their gas bills than rent
- Homemade electricity
 - Someone actually did hand twisted wire that was self insulated
- City is struggling to get their paperwork out faster
 - Sometimes it will take 6-12months to get a letter of support from the City for housing related projects
 - Some groups never get a response; it would be better to get a “no answer from the City” than no answer at all
 - This however is not the case with every organization
- Problems with giving out CHDOs mortgage loans is dealing with the basic needs of the applicant first before they can realize the home ownership. Also, applicants are often ready to buy a home, but they are over income to qualify for homeownership assistance

programs. The reverse is also often true, i.e., where residents are under income but would risk foreclosure if they purchased a house.

- There is more need for renter programs, but often communities don't like the idea of rent-to-own programs
- It is difficult to take slumlords to court. They are a lot of carrots, but not many sticks
- City used to implode homes into the basement, which made it difficult to rebuild on a lot; fortunately the City has stopped this practice
- Owner-Occupied housing assistance programs often preclude participation by many residents since they are slightly above the program income qualification threshold.
 - This is upsetting since these residents want to remain in the neighborhood and their homes, but they don't have the means to fix their homes
 - Often, these homes will sit for a year until a qualified buyer is identified

- **Needs/Priorities**

- It would be great if the City had a good way to pool Target Funds
- Grants are always better than a loan or repayment
- Need: A clear and consistent process for applying for HOME funds and CDBG Funds and more flexibility is using those funds
 - It is unclear when is the correct time to apply for the next round of HOME funds
- It would be even better to coordinate funding between the City and State Funds
- Making existing housing units safe, affordable, and sanitary is a major priority
- The RFP for funding should be non-politicized and instead community-based, allowing all organizations to apply for funding
- Funding for CDBG funds is based on Council districts. There are 9 districts and 13 organizations, so certain organizations will never get funding, according to meeting attendees
- It would be nice if the City expanded the Homesteading Program outside of just Urban Renewal areas
- There needs to be a better communication process from the City regarding responding to CBOs and CHDOs inquiries and requests
- There is a huge need for quality affordable rental units that the CHDOs can offer
- There needs to be some strategic planning with the City's demolition program, especially when the City is considering relocating families to more populated areas of the cities
 - Eastside strategy seems to be demos.
 - Westside strategy has momentum to rebuild. There needs to be more distribution of strategy areas.
- CDOs and CHDOs cannot take homes off the market and put them aside for more strategic development. It would be helpful if community organizations could request homes for rehab before the general market could bid on the home.
- Renew the owner-occupied program from the 1980s where the City adopts particular blocks and provides low-interest loans and funding to developers and home-owners. This

program would also include rebuilding blocks of the City. Also included in the program was in-fill housing and concentrated code enforcement. Maybe this program can be brought back as a pilot program for a year.

- The City however realizes that there was a lot more money available in the 1980s than in current times
- Maybe funding from this program can be pooled instead, so funding is more expansive than just Federal funding
- Need to look into creating more quality rental properties for homeless, near homeless and families which have assisted incomes
- City needs to improve its monitoring of housing codes and housing court issues; especially rental properties. This would be helpful in reducing the practice of flipping homes and absentee-owned properties.
- There is a lot of interest in homebuyer education. Homefront does homebuyer education, but there needs to be better collaboration with agencies that have down payment assistance funds.

- **Additional Information**

- The City's Emergency Programs is extremely helpful
- Some people thought the city's Consolidated Plan surveys were a bit long
- Buffalo has the oldest wood frame stock in the nation
- CHDO properties are very popular

Advocacy Organizations for Persons with Disabilities

Wednesday, November 26 1:00-2:00 p.m.

Frank Cammarata, Executive Director, Erie County Office for the Disabled (also ADA coordinator)

Brad Watts, Community Relations Coordinator, People Inc.

Sharon Chmielnicki, VP of Program Support and Development, Community Services for the Developmentally Disabled

- Community Services for the Developmentally Disabled has 35 group homes, 10 independent living units, offers supportive employment and other services
- People Inc. serves those with developmental disabilities and other special needs, operates 100+ group homes, provides diverse array of services
- Reasonable accommodation is “a big issue” at the County level. Grant money to assist with retrofitting is not really available, only loans. County has a list of units known to be accessible, refers people having trouble finding an accessible unit to Belmont Housing.
 - Age of stock (predominantly built before accessibility standards were imposed by law) affects availability of accessible units. Retrofitting is expensive.
 - No known instances of new multi-family properties out of compliance
- City’s regulatory barriers continue to limit the development of group homes. In addition to concentration buffer, developers must navigate requirement that a group home not “change the make-up of a community.” Such barriers “force us to fight the good fight.”
 - If a group home is certified, it must provide notice to neighbors, becomes vulnerable to “saturation” argument
- Though it is simpler to build new special-needs housing than buy a property, the City doesn’t necessarily have much available property suitable for development.
 - Group homes used to average about 12 residents, now average fewer than eight
 - “The need is there.”
- “No money is available for group homes.” Policy push seems to favor independent living arrangements, supportive services.
 - Multiple funding sources are difficult to navigate
- NIMBY problems substantial, push-back on proposed group homes “crazy.”
- People with developmental disabilities have difficulty advocating for themselves. Slumlords, landlords often don’t respond to concerns.

Continuum of Care Meeting with the Homeless Alliance

Wednesday Nov 14th, 2:30-3:30

- **Priorities**

- Homeless demographic groups in most need
 - Homeless families with single moms and children under five
 - Homeless between 45-62 years of age
 - Single males between 18-24 years old coming out of school who have not been able to get jobs
- Single Room Occupancies (SROs) are a strong needed. Dale Zuchlewski (Homeless Alliance) estimated that there is a need for 400 SROs across Buffalo for the chronically homeless
- It is better to have large facilities to house the chronically homeless for efficiency and impact
- There is a general need for more affordable rental housing for previously homeless individuals
 - A lot of CDBG and HOME funds are geared towards owner-occupied programs
- Need to better match developers with the housing providers
- Emphasis rapid rehousing
- Abandoned buildings are great opportunities for affordable housing rehabs, but they are not always cost effective

- **Difficulties**

- Frustrated with the HPRP program where HUD was so focused on spending the stimulus money so quickly that people's needs were not well addressed
- Many people are paying more than 30% of their income for housing, which makes it easier for people to fall into homelessness
- Chronic Homelessness is not the biggest homelessness problem in Buffalo
 - There are many organizations and programs to address this segment of homelessness. More resources should be dedicated throughout the City to address people in homelessness for short periods of time or for the first time
- A large problem in Buffalo is that many lower wage jobs are located in the suburbs, and it is extremely difficult for lower income City residents to reach these jobs
- The City is often very political when considering its funding allocation decisions

- **Other Information**

- The majority of homelessness is located within the City of Buffalo, which makes sense since the poverty is also concentrated within the City
- There were problems with recidivism data and the Homeless Alliance will get back to Mullin and Lonergan with more updated data

- Working on getting data from hospital discharges. This will likely be available by mid January
- The Homeless Alliance will provide Mullin and Loneragan with data on the housing inventory chart. We have the PIT counts in the document they gave us
- Latino Population is probably miscounted in the Opening Doors report
- The Opening Doors report has not been formally adopted by Council, but it should be soon
- There are usually 10-15 fires a year caused by homeless people trying to stay warm; usually in abandoned buildings
 - Fortunately ,it is uncommon for people to perish in these fires
 - However these fires can be quite an expense to extinguish and are a risk to adjoining buildings
 - The demolition costs from these fires is usually very expensive

Planning and Zoning Meeting

Wednesday Nov 14th, 3:30-4:30

- Existing planning code was adopted in 1953.
- The city is currently working toward adopting a new zoning code
 - This is a form-based code
 - The process has been very long and tedious
 - The Strategic Planning Department hired a consultant to help with the process
- Would affordable housing types be opened up in other neighborhoods with this form-based code emphasis?
 - Yes, because the new form-based code will return to Buffalo's pre-zoning period (or at least before 1953) allowing construction within the existing lot-lines (hence allowing for smaller frontage)
 - The new zoning code will also allow residents to combine two lot widths as long as it is built to the street
- There are no compelling reasons not to modify the zoning code to make group homes easier to construct
 - Yet it is not always politically popular
 - Group homes, however, are permitted in most neighborhoods
- Currently any proposal over \$100,000 needs to go in front of planning for site review
 - The City is trying to adjust this requirement and waive it if the development is aligned with certain key requirements. The idea is to make the development process easier with the new form-based code
 - The other hope is that City Council will waive the approval process giving it to the planning department since this would significantly expedite the process
- What is Buffalo's definition of family?
- Adoption process of form-based code
 - This will be locally adopted by council
 - There will likely be a delay from council but it will certainly get through
 - This code will likely not be adopted before May
 - The form-based code should be reviewed by Mullin and Lonergan
 - Mullin and Lonergan needs a shapefile for Buffalo so neighborhoods can be labeled on GIS
- Definition of racially concentrated areas
 - Strategic Planning staff will decide on a definition for racially concentrated areas soon
- Mullin and Lonergan will obtain data from HUD and the State Housing Human Rights Commission
- Mullin and Lonergan needs to interview Rental Assistance Corp.(RAC) which distributes most of the voucher programs citywide
- Belmont administers the Section 8 and voucher programs outside the City of Buffalo within Erie County

Health & Human Services Providers (2)

Thursday November 15, 8:00-9:00

Organizations:

- Diane Bennett, Benedict House
- Monica Brown, American Red Cross
- Jeffrey Conrad, CEO
- Doris Corely, Catholic Charities
- Mary Cornwell, Child & Family Services
- Chris Gibas, Literacy NY Buffalo-Niagara
- Nicole Juzdowski, United Way
- David Kaczor, Workforce Investment Board
- Emily Lantzy, Big Brothers Big Sisters
- Cindi McEachon, CEO
- Roger Seifert, Benedict House
- Jim Folan, Keith Lucas; City/BURMA Staff
- Lee Mueller, Joe Wingefeld; Mullin & Lonergan Associates

Problems:

- There are a lot of challenges working with the City to obtain funding. Some organizations are at the point where they don't feel it is worth it anymore.
- Workforce Investment Board funding has not been authorized since 1998. Now there is half of the funding available and twice the claims since 2000.
- Biggest issue in Buffalo is poverty. Buffalo is the third poorest City in the county. Also 1/3rd of residents are essentially illiterate (meaning their reading level is below that of a 5th grader)
 - If we don't address this basic issues of poverty, nothing can move forward
- It is difficult for poorer residents to travel to the suburbs where many lower-wage jobs exist
 - 70% of bus trips out to the suburbs take over 90 minutes
- Many people with convictions don't want to fill out a job application if there is a question about convictions, even if they are qualified for the position
 - There is a 66% unemployment rate for parolees
 - Also high unemployment rate amongst immigrants, youth, disabled
- Big problem occurs when the County cuts housing for recent released ex-cons. These ex-cons make just enough money that when the County cuts their housing funding, ex-cons cannot make sufficient money to pay for housing. This often occurs when ex-cons transition to halfway homes.
 - There is a serious lack of coordination between the County and the housing providers for ex-cons
- A lot of people with convictions cannot gain access to affordable housing because of restrictions. They often only have access to very old housing stock.
 - There are not many second chances ,even with the half-a-away homes
 - Ex-cons are truly set up to fail
 - A lot of these issues come from HUD regulations

- Credit issues are a very tough issue for domestic violence victims since landlords will not give them housing because of this. Even affordable housing providers have to turn down potential tenants because of their bad credit scores
- A lot of the money from the stimulus funding did not go where it needed to go
- Funding issues are huge problems
 - Biggest challenge is obtaining a fee-for-service or a permanent source of funding
 - Health and Human Service groups are working on a one-year cycle
 - The good news with the CDBG cycle is that once you are in, you are in the system
 - United Way's two-year funding cycle is very helpful
- HIV clients in particular experience a ton of trauma. This has increased recently with the economy tanking
- A lot of issues from trauma comes from people dealing with the Bureaucracy in the City
- Clients often have 15 agencies working for them since the Human and Health Service providers are often working in their own silos
- Coordination is a challenge since there are so many care providers
- HIV providers cannot provide medical services because of New York Regulations. They can triage the services pretty well but sometimes it is hard to work with these other organizations
- The fair housing model does not work with the extremely complicated systems in place
- There is extremely high turnover with Case Managers
- Case Managers will often give different assessments of individuals
 - It is also a problem when Case Managers try to provide psychological treatment
- There is a huge issue of hospitals discharging people without a place to go. Crisis services doesn't do homeless outreach any longer.
 - The discharged people used to often go to Erie County Home, but this is closing, resulting in more homeless being placed on the streets.
- There is a point where housing organizations realize that the risk of serving individuals is too high to provide them housing
 - It is NY law to provide housing. So the County will put people who are dangerous in a hotel. This can include people who are an arson risk or have a history of violent behavior. They cannot legally be placed on the street

Needs/ Priorities:

- Employment is a big need. A consolidated group is the most effective way to address the needs since every group has a specialty
- Case Management services is a huge need for services like employment, housing, security deposit, utility and other wrap-around services that help stabilize someone
- Important to continue giving an individual employment skills through case management
 - They key is a comprehensive assessment and an individualized action plan
- Agencies need a traveling road show to promote services
- It is good to continue to monitor clients

- City is starting to look at trauma from all angles. And this should be continued. There needs to be more services to address the trauma of HIV patients
- Currently the City has a planning committee which is addressing this. On this committee, there is major representation from all departments of the City and representation from the University of Buffalo- Sue Green from UB School of Social Work. This school has a "Trauma Institute".
- It is important to bring education programs and services to the clients, especially to children
- Could there be a centralized case manager so clients do not have to have multiple case managers?
 - The issue is that the centralized Case Manager would not know the nuances of all the different organizations that the clients need assistance from

Other:

- HPRP was a wonderful program because it addressed so many needs across the City
 - With this process, all the groups were able to come to the table and contribute their own specialties
- Apparently, there are 42 homeless providers throughout the City
- It would be very good to talk to the Erie County Health Department about housing in the City of Buffalo

Health and Human Service Providers (3)

Thursday November 15, 9:15-10:15

- **Organizations**

- Andrea Boyd, Group Ministries
- Ronald Brown, Friends Inc.
- Tom Franczyk, Police Athletic League
- Robert Lowery, Boys & Girls Clubs of Buffalo
- Anne Ryan, Read to Succeed Buffalo
- Linda Tatu, Harvest House
- Alex Wright, Urban Christian Ministries
- Keith Lucas, Sue Lumadue; City/ BURMA Staff
- Lee Mueller, Joe Wingenfeld; Mullin & Lonergan

- **Problems:**

- There is a large disconnect between the youth and seniors in terms of the sense of community. This is really a citywide issue
 - Because this connection does not exist, the youth seriously disrespect the seniors and the seniors are afraid to talk to the youth
 - It is difficult to get seniors involved with the youth and be comfortable being involved
- Public Housing has turned in permanent housing, and it was not designed to be that originally.
 - Getting self-sufficiency is extremely important for the youth. They think they can just rely on governmental programs and they don't need to work
- Family Stability is so important for children; especially from birth to age 8. Stability is one of the largest factors for how children are placed. Without stability, there are difficulties with motivation and discipline. This is something that the Housing Authority needs to focus on
 - Practice does not really reflect research that indicates the important of stability
- There is a huge void in housing with people who are just above the housing income limit for affordable housing, but don't have enough money to purchase housing without any assistance
- There has been a big increase in people using food pantries. There is one large umbrella food distributor, and when they experience cuts in resources, everyone suffers
- Another issue is individuals with food stamps who pay extremely high prices at neighborhood convenience stores that often provide limited groceries
- Voucher system wait is too long. The capital for vouchers does not arrive quickly enough for people who have immediate needs. HOPWA funds in particular are not getting distributed quickly enough

- Organizations used to receive HOPWA funding, but the City moved away from this because of CAPER and the length of vouchering. The City should set up a system to provide for up-front payments.
 - Human Service programs are very neglected by the City and CDBG funding
 - A lot of funding has been lost from program income
 - Several years ago, fair housing was considered a human service program. This means there is less funding for other human service programs
 - Human Service recipients of CDBG funding are seven months into the program and the administration does not know how to get the funding out
 - Many of these organizations are taking out loans as they are waiting for the delayed funding to be disbursed.
 - There is usually surplus funding from CDBG funding at the end of the year. Can this funding somehow get redistributed to Health and Human Service providers?
 - It is very difficult to understand the CP Plan.
 - There is a large barrier between people who want to do good work and getting funding for this
 - Can there be a way for the City to simplify the CP Plan?
- **Needs/ Priorities:**
 - Some ways to address the disconnect between the youth and seniors are simple social events like barbecues, etc
 - One initiative is a safe house for transient youth which provides meals and gets seniors to provide these meals so there can be more interaction
 - Churches can also help coordinate
 - But there really are not a whole lot of initiatives that pull these groups together. Usually programs and centers serve youth and elderly separately
 - Another way to connect the elderly and the youth is through programs where the youth assist the elderly through small things like snow shoveling or raking leaves, etc.
 - One great outreach is mandated community service hours for high school students
 - It would be good to have Emergency Housing integrated within the Friend INC's developments. This would help supplement the needs of the City. The BMHA Board is currently trying to have emergency housing at each development
 - This could also include longer term emergency housing
 - Is there anything that can be done with connecting small businesses with youth development? Trying to pair youth with employers.
 - One of the meeting attendees mentioned that there is a major summer youth program in place that provides youth with workforce experience
 - The Choice Neighborhood Grant Program provides a lot of job training at housing development sites
 - There needs to be an increase support to individuals who want to go into permanent housing

- There should be more benchmarks for welfare to work programs. There is not enough direction for where individuals should be in the process of getting jobs and being fully independent
- There is a need to treat kids like real employees so they understand the system. More responsibility should be built into the Mayor's Summer Youth Program.
 - New Hope Education Center across from Douglas Tower; proposed to train students by rehabbing BMHA apartments.
- Important to teach individuals using food stamps how to shop for groceries
- What do you do with working families who just miss income guidelines, but still need support?
- Workforce programs have to consider range of issues, for example, teaching families how to benefit from food pantries, manage allotments thru educations, and use food stamps
- Why does the City not consider it to be price gouging at certain smaller grocery/convenience stores that charge extremely high prices for vital food items
 - Maybe grass root community vans can be created to provide people with transportation to legitimate grocery stores. Some large cities like Chicago underwrite this service.
- There should be assistance in organization and strategic planning to help good organizations get funding (capacity building)
- Good to get feedback from the City on organizations that do not receive funding on specifically what they are doing wrong
- City often has surplus from year to year. This surplus should be used to front agency costs.
 - Keith Lucas (BURA) suggests possibly submitting their Annual Plans to HUD a bit earlier so there is more time to distribute any surplus funding

Exit Interview with CD & HOME Staff

Thursday November 15, 2012

General Observations:

- We need some guidance on institutional structure
 - In the past, BURA was the agency that drew down the funds. Now the funds are drawn down from the City
 - BURA is not administering the program, but is carrying out certain functions
 - There will be a “sub-recipient agreement” between BURA and the City
- IDIS
 - IDIS staff should get access by Thanksgiving, but Bill Wasielewski (M&L) believes we will not get IDIS access until Jan. 1st
- Rehab vs. New Construction
 - There should be a balanced approach with rehab and new construction
- Bureau Policy of taking off two feet of soil from environmentally remediated sites was rather controversial because it is so expensive.
 - Non-Profits wanted to get a subsidy for this practice
 - City believes that a lot of people making this comment were actively avoiding the policy, and the city believes that it has offered subsidies for this practice
 - Issues that many of the groups have is that the sites have been affordable for 40/50 years, and they are not ready to bring them into the 21 century
 - There is not necessarily gouging occurring for remediation services, since the City gets consistent contracts
- Poverty Rate is increasing and Human Services is a huge demand.
 - There is a lot of turmoil in this community, especially with the huge funding cuts the service agencies have received
- Human Services providers wanted to inform City residents about different Federal and City level programs at a more understandable level, instead of the through the lens of complex regulations and lingo
- There are high vacancy rates and a great need for demolition across Buffalo
- Good interviews with fair housing organizations
 - Brought up a lot of issues with current zoning plan. But all these issues can be alleviated with the form-based zoning code
- Two big groups we could not meet with
 - Buffalo Metropolitan Housing Authority
 - Their input is crucial
 - The Local Realtors did not show up, and they are important for the local AIs
 - WRT Should have a lot of good information on this since they are working on a Choice Neighborhood
- Housing Authority is gearing up their Section 3 Program

- City needs to make sure they are partnering with them
- Adding Projects to the CP
 - One organization suggested that we add specific activities. This is not advisable since the CP is supposed to be broad.
 - Specific projects should not be placed in CP plans because you are really hand-cuffing yourself
- HUD is insisting on a lot more coordination between CoC and the CP. The ten year homeless plan will pretty much cover everything we need for the CoC section
- Green and Healthy Homes Initiative is a wonderful program
 - This addresses a really high priority need and is well coordinated
- Politics may play a role in decisions was an undercurrent from lot of the interviewees
 - Funding decisions being made by council district
 - City did not feel there is a divide-by- 9 (council districts) attitude in the City, nor a desire to do so
 - M&L does not recommend dividing up funding by council district. HUD wants more focus on identifying need
- Groups are looking for the City to take a more proactive and leadership role in identifying additional funding; especially as City funding is decreasing
- City needs objective data driven resource to decide who to fund and who not to fund
 - It is very difficult to touch the funding of public service organizations
- There is an indication that organizations are thinking of merging their organizations
 - It would be good if the City encourages this merging since it would address a lot of funding issues
- The need for decent affordable housing
 - This is a conversation that needs to occur with preservationists. It is sometimes hard to do more new construction and demolition because of the City's strong preservationist slant
- Strategic Areas
 - There is one large NSRA and 13 livable communities (targeted areas)
 - 13 livable communities were created because of Council. It was originally three
 - Strategic areas may not need to be addressed in the 5 year CP. BURA can think about this.
 - Choice Neighborhoods can be an area to consider for a targeted area. The City can complement this from a CDBG, funding perspective. There is leveraging that can also occur.
 - It would be easier since this has already been thought out
 - What about the promise neighborhoods? Are these also areas that concentrated funding can be distributed to?
- Business association representatives were the most negative group, especially in terms of interacting with BURA

- Next Steps:
 - We would like to get a draft of the CP by first of the year and a draft of the AI by the second week of January
 - There would still be time in January to tweak things
 - We are thinking of providing an interim draft on demographics in a week (after Thanksgiving)
 - The planning staff said this would be very helpful for their land use plan
 - Fair Housing Action plan needs to be added to the Annual Action Plan
 - BURA would also like the minutes and lists of all attendees by after Thanksgiving
 - Mullin and Lonergan would be willing to try to reach out via phone interviews with the faith-based groups that were not in attendance at the meetings

**CITY OF BUFFALO
2013-2018 CONSOLIDATED PLAN &
ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE SURVEY**

AFFORDABLE HOUSING PROVIDERS

Please answer these questions as completely as possible. If a question does not apply to your organization or its efforts, indicate "NA" and move on to the next question.

1. Please tell us about yourself and your organization.

Name of Organization: Benedict House of WNY, Inc.

Contact Person: Diane Bennett, Executive Director
Roger Seifert, Director of Operations

Telephone number: (716)834-4940 ext. #203 Diane or #221 Roger

E Mail Address: dbennett@benedicthouse.org rseifert@benedicthouse.org

2. What are the mission, principal activities, and service area of your organization? Attach a brochure, if available.

The mission of Benedict House is to provide non-discriminatory residential housing opportunities to persons living with AIDS in an environment promoting the principles of dignity, respect, understanding, compassion and self-determination.

CONSOLIDATED PLAN QUESTIONS

3. What special needs classification of persons and/or households does your organization serve? (Example: persons with disabilities, persons with HIV/AIDS, etc.)

Persons living with AIDS (PLWAs) who are homeless or at risk of homelessness as they are unable to live alone due to the nature of their disease.

4. Please describe the housing and/or supportive service needs of the area in which you are based.

Benedict House provides room and board: private room, private/semi-private accessible bathroom, laundry facilities, congregate living and dining room, chapel, solarium, craft & exercise room, semi-private lounges, yard/garden, back porch, community kitchen, food and preparation equipment/supplies, housekeeping, professional meal prep (commercial kitchen), maintenance and repair

Intensive supportive services include: Clinical assessment & triage with primary care and treatment providers, crisis intervention, behavior mod prompting, support groups, and 24/7 supportive counseling.

Case management, linkage to primary care, long-term nursing and home care, facilitation of pharmaceutical deliveries in conjunction with nursing team, medication prompting, nutritional assessments and daily prompting, transport arrangements for primary care and treatment, weekly multi-disciplinary case conference, pastoral care, socialization opportunities.

Advanced Care Program focuses on residents with severe developmental, psychiatric and/or dementia issues. Clinical Team meets with these residents daily and provide more intensive interaction with them and their care teams. These residents are generally too young or too poorly matched for nursing home placement, yet are incapable of living independently safely.

Another large component of our population is monitored by special courts, parole or probation systems and require regular collaborative efforts to avoid incarceration.

5. What is the magnitude of the need? Please attach any statistics, records, or survey results that substantiate this need. (Example: number on waiting list for housing)

Our facility offers 34 beds – we have never been full since moving to 2211 Main Street, we always had a waiting list when we operated three sites (prior to moving to 2211 Main Street) with a maximum of 18 beds. When we developed our current site in 1995-98, AIDS was a relatively unknown disease and there was no way to forecast housing and supportive service needs. So we built to accommodate the building – it is large (previously a hospital) and we could easily accommodate 34 rooms, office space and ancillary space. (NOTE: we had such horrible problems with siting that we went “big” with the hope that we would do this only once.)

Benedict House has operated for 25 years. We are the only congregate program serving this population in WNY – the only other is Bailey House in NYC.

For the last few years we have been averaging 24 residents per month. We generally have a waiting list, but the wait is not due to a lack of beds, it is generally due to applicant need/readiness. More than 90% of our referrals come from primary care providers. Previously we had referrals from other AIDS organizations, but they have all either gone out of business or morphed into larger agencies with much broader scopes than HIV/AIDS.

It should be noted that our average monthly census is proportionate according to “weather,” as is the case with other “homeless” agencies. Currently we have 27 residents, by the end of the year we should be at 30-31. This allows a very comfortable margin as there are always residents away at rehab, or rooms under repair – we still have beds. However, in the warmer months, our census can drop as low as 16.

We believe this 25-year history clearly indicates that there is no shortage of housing for the clients we serve.

Until a couple of years ago the NYS Department of Health funded the AIDS Network of WNY, Inc. This agency was a parallel agency to the Homeless Alliance of WNY, Inc. It was a planning organization. It took years to stabilize, but once its found balance it was an excellent resource for statistics, collaboration and community-wide planning. This organization lost DOH funding three years ago and has since lost its vigor and

vitality. Sadly, currently there is little/no collaboration between HIV/AIDS providers as there is no longer a forum for discussion or planning – partially due to lack of funding for collaboration and partially due to the fact that there is really only one other agency in WNY (MOCHA) dedicated to serving PLWAs, and they do not provide housing.

6. **Sadly, from what we can see, HIV/AIDS funding (including HOPWA) seems to be a development option for most agencies rather than a means to support their core mission.**

In your opinion, what is the major unmet housing and/or supportive service need ***faced by your organization?***

Benedict House has put together a wonderful program that truly does change lives! We could not be happier with our program successes. Our primary problem is administrative - Benedict House nearly went out of business last month due to the delay in HOPWA funding. We are currently only paying shut-off notices and two staff members have gone without pay on occasion in order to make payroll. HOPWA funds provide 20% of our operating budget and a match for other public funding, bringing nearly \$800,000 to our community. When the City delays revenues we can't just reduce our program by 20% and re-hire at whim. If Benedict House were to lose or receive reduced HOPWA funding we would have to seriously alter our program – maybe decide to close. However, when an allocation is pending and then delayed for 6-8 months we are forced to continue programming and pay the expenses. We currently have a \$50,000 (exhausted) line of credit and a loan for \$50,000 to accommodate cash flow. In this economy we do not have the luxury of extra funds - we still may have to close if funds are not flowing by yearend.

Having said that, there are some burgeoning program needs:

Unlike most housing programs, programs restricted to serving persons living with HIV/AIDS, by definition, work in two worlds – HOUSING and MEDICAL services. The medical needs are what differentiate a homeless resident from a homeless resident living with HIV/AIDS – and service delivery becomes very complicated. These two worlds are almost polar opposite in their presentation and in their legal basis.

- 1.) The relationship between tenant and landlord is exactly that – tenant/landlord. Once services are layered in, expectations, boundaries and risk move to a different level. Benedict House has been navigating these two worlds for twenty-five years.
 - 2.) Government is finally recognizing that poverty affects all aspects of human need and safety. The uninsured/underinsured, those out of medical care are the highest emergency room users and are the most costly to serve medically. They often do not get care when needed; they present high utilization and drain medical resources with non-medical problems. Yet often these same folks participate in all sorts of other services such as supportive housing – these two worlds usually don't meet in a meaningful way.
 - 3.) The newly created "health homes" will undoubtedly be directly linked to housing services in the near future. The City of Buffalo needs to be aware that homeless clients served with public funds will soon have a whole new layer of services available to them. NYS is funding "health homes" to focus on these very high-need clients, those who use emergency services and emergency rooms as part of their regular care. These services should be integrated and not serve as a separate silo of programming. Unless the City of Buffalo takes a leadership role, there will be NFPs scrambling to seek funds to coordinate these services. It must be noted that there are at least FOUR health homes currently in
-

development. Unless the City takes the lead, the City will not have access to all of the burgeoning resources in our community that will make care systems (including housing) more effective and productive, helping us to succeed in our collective missions.

- 4.) NOTE: Benedict House is not a "Health Home." We try to keep ourselves informed, but these projects are really just in the development phase – still trying to assign respective responsibilities and billing. As a voyeur, the core problem of these new "networks" is communication/technology. Numerous parties need to develop means to communicate clinical issues with each other in appropriate ways. For example, a physician needs to know about a patient's homelessness and the "network" (Health Home) would be the conduit to link to housing. It might be important for a physician to know that the patient has stopped going to psychiatric treatment/counseling or stopped taking meds – a housing provider could easily have that information if their "supports" are designed in that way. The "network" is trying to find a way to communicate essential information from medical sources to appropriate outside support services without giving a case manager access to full medical reporting.

All this being said, the City of Buffalo is the primary conduit for supportive housing. Benedict House stands up at every meeting we attend and asks health home developers to put a strong focus on "housing." With 25 years experience, we know it is impossible to provide holistic services – and they are essential to healing and growth – without one foot in the medical world (consider mental health/substance abuse) and the other is supportive housing. One functions so poorly without the other!

5. Medicaid is changing dramatically! Although Benedict House receives NO third party reimbursement (most housing programs do not), benefit programs are changing dramatically and effect resident services outside of their housing, impacting internal programming and the client's interaction with outside services.

For example, transportation in this city is poor at best. It currently takes 6-8 weeks to link residents to benefit transport services. Until linked, we try to provide transport or the service is not received. If residents miss 2-3 medical/treatment appointments, their program participation is usually terminated. We have had 2 residents waiting for rehab slots for more than 2 months. This problem is only expected to get worse.

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7. In your opinion, what is the major unmet housing and/or supportive service need in the ***City of Buffalo?***

Benedict House has a very narrow focus. We feel we are the only agency serving the needs of homeless persons living with HIV/AIDS in the City of Buffalo remaining - all others have closed or become something else.

It should be noted that HIV/AIDS has become a chronic disease, even though it is more prevalent in homeless populations due to risk factors. Certainly all housing agencies currently serve those living with HIV/AIDS as a part of their population.

The City of Buffalo needs to look at HIV/AIDS in two patterns: 1.) those for which HIV/AIDS is the primary issue related to homelessness; and 2.) HIV/AIDS as a sub-

population of the homeless community.

The City of Buffalo needs to get out of a bureaucratic mode of application/funding and become involved with new developments targeting the homeless with partners in health care, mental health, substance abuse, criminal justice and transportation. All of these services are divided and working (or not working) independently of each other. But they are all working with the same target populations. The cost of all these independent services is extraordinary and there needs to be coordination.

Again, Benedict House has been working with a much wider scope, incorporating multi-discipline functions, maximizing resources for many, many years. We know it works. It would be absolutely wonderful if the City would consider a more integrated model of housing and supportive services. (The not-for-profits will never be able to collaboratively accomplish this goal – they do not have the resources and compete with each other for the limited resources available.)

8. Based on the housing assistance needs of your organization's clients and your plans to provide housing assistance to your clients over the next five years, please complete the chart below (Priority Housing Needs).

EXPLANATION OF CHART:

Current Need: Number of housing units needed to meet your current demand

Current Inventory: Number of housing units you currently have available to meet your demand

Unmet Need/Gap: Difference between the current need and current inventory

Goals to Address Unmet Need/Gap: Number of new housing units you plan to develop and/or make available over the next five years to meet your unmet need/gap

MFI = Median Family Income

PRIORITY HOUSING NEEDS (households)			Current Need	Current Inventory	Unmet Need/ Gap	Goals to Address Unmet Need/Gap
<i>Example</i>			20	10	10	5
Renter	Small Related Family (2-4 persons)	0-30% of MFI				
		31-50% of MFI				
		51-80% of MFI				
	Large Related Family (5 or more persons)	0-30% of MFI				
		31-50% of MFI				
		51-80% of MFI				
	Elderly (Age 62+)	0-30% of MFI				
		31-50% of MFI				
		51-80% of MFI				
	All Other (single persons, etc.) LIVING W/HIV/AIDS	0-30% of MFI	30	34	0	0
31-50% of MFI						
51-80% of MFI						
Owner	0-30% of MFI					
	31-50% of MFI					
	51-80% of MFI					
Special Needs	0-80% of MFI					
Total Goals						

9. Does your organization have any new projects or initiatives planned for the next five years? Please describe the nature, location, anticipated beneficiaries, anticipated cost of the projects, and funding sources.

Our only project is to continue to work to integrate a complete network of multi-disciplinary services to reduce homelessness and improve quality of life for the residents we serve.

10. For each of the projects listed above, please describe any partnerships you may undertake to implement the projects (example: Housing Authority, other nonprofit organization, etc.)

Benedict House maintains linkage agreements with more than 25 regional agencies that are renewed annually.

We provide annual in-service to discharge planners and social work staff of regional hospitals in an effort to maintain open communication.

We have exclusive partnerships with Schofield Long-term Home Nursing Care and Vascuscript Pharmacy.

We were active members in the AIDS Network when it was a funded agency.

11. Please describe the affordable housing projects or developments in Buffalo that are owned, developed, and/or managed by your organization. If it is more convenient, you may attach your own description rather than completing the chart.

Name of development, year of Initial occupancy and financing mechanism (e.g., HUD 811)	Number of units	Street address	O - own D - developed M - managed	Population served (e.g., elderly, general occupancy, disabled, homeless, etc.)
Benedict House 1987-1998 Private rev. initially, \$ unknown; DHCR rehab funds \$250,000	18	Plymouth Jersey Virginia Sts. 14201	ALL 3 SOLD O - D - M Plymouth/Jersey D - M Virginia	PLWA's unable to live alone
Benedict House 1998 - current \$895,000 HHAP \$800,000 ESG \$1 mil private	34	2211 Main Street 14214	O - D - M	PLWAs unable to live alone

ANALYSIS OF IMPEDIMENTS QUESTIONS

12. Which members of the protected classes are represented in developments that are owned, developed, or managed by your organization? (please check all applicable boxes)

Persons with disabilities

Elderly

Racial minorities

Families with children

Immigrants and other ethnic groups

Members of religious organizations

Other: Persons living w/HIV/ AIDS

Other: _____

13. Does your staff receive fair housing training? If so, please explain who provides the training, the curriculum and frequency of training.

Those staff who interact with residents in a "landlord" capacity have received fair housing training and will continue to receive fair housing training – administration, case manager and landlord services coordinator

14. Please describe your organization's affirmative marketing policies and procedures.

Since more than 90% of our referrals come from primary care, we provide training to social workers and discharge planners from treatment and medical facilities. We also provide brochures and posters at homeless provider sites.

We schedule luncheons with outside providers for affirmative marketing purposes.

15. How does your organization advise its residents or participants of their fair housing rights and the procedure to be followed in filing a grievance or fair housing complaint?

All of our residents receive documents and information regarding admission criteria, discharge criteria, House Rules and *Your Rights as a Resident*. We have always had a written grievance process that is included in the *Your Rights as a Resident*.

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16. What internal policies relative to racial and income de-concentration guide your organization in the selection of sites for the development of housing?

We have not developed a site since 1996-98, and we do not intend to develop more sites.

However, it should be noted that we probably serve the most diverse population imaginable: +60% minority, LBGT, multi-national and cultural – all have disabilities. (One of our biggest challenges is to help residents to learn to accept each other!)

17. Does your organization publish an annual report of accomplishments? If so, could you provide us with a copy?

Currently our little organization is on five (5) funding cycles. Each of these requires an annual report. We have not merged this data into one annual report in 3 or 4 years due to staffing shortage.

18. How does your organization interface with fair housing advocacy organizations and organizations that advocate for persons with disabilities?

We maintain linkage agreements, renewed annually. We participate in community forums and seminars. We refer clients to fair housing advocacy organizations and agencies that provide legal services.

19. In your efforts to house members of the protected classes or other lower income populations, has your organization ever faced resistance from a governmental entity or neighboring property owners? If so, please describe the location, circumstances and the outcome.

Siting our current location was ridiculous. We investigated 158 sites. We had to pay for very cursory architectural plans for three sites – all of which were terminated with community pressure.

Our current site was facilitated by the then Mayor of the City of Buffalo (Anthony

Masiello) and his staff. We had nothing but help from the City of Buffalo, NYS and Erie County. Fortunately, our current site is perfectly located on Main Street, not in the middle of a neighborhood, but comfortably residential with easy access to public transportation.

20. Describe any fair housing educational efforts carried out by your organization.

None of note

21. In your opinion, what are the top three impediments or barriers to fair housing choice in Buffalo?

Impediment #1: Unknown – our scope is too small

Impediment #2: Unknown – our scope is too small

Impediment #3: Unknown – our scope is too small

22. What would be your recommended strategies to overcome the impediments listed above?

Strategy to address Impediment #1: Unknown – our scope is too small

Strategy to address Impediment #2: Unknown – our scope is too small

Strategy to address Impediment #3: Unknown – our scope is too small

23. From the perspective of your clients, what would be the single most important and beneficial outcome of the AI?

- The City of Buffalo is the primary provider of regional housing/poverty programs.
- Erie County is the primary provider of regional mental health and substance abuse services.
- NFPs secure all sorts of funding from NYS, Federal, foundations & private sources.
- Erie County and NYS support these same clients with Medicaid.
- Health Homes are going to be the "Medicaid" navigators.

Those affected by all of this programming are primarily City of Buffalo residents with disjointed services and a slew of care coordinators.

The City had done a very poor job of planning and coordinating the allocation of these funds. It does not see itself as the hub for services, rather a conduit to put funds out. The City should have a far more dynamic role in achieving multidisciplinary goals of the people who are truly in need of service. The City should also seek to limit the blatant and outrageous abuse of services with a strong focus on emergency, transitional and permanent housing as appropriate placements rather than the roaming from place to place that is currently in practice. Each of these housing opportunities are designed for specific purpose – a homeless person with a crack habit should not be subsidized in permanent housing. And an individual/family newly unemployed needs to have appropriate supports in place as well. Erie County has developed a SPO – single point of entry access to housing and programming. The wheels seem to have fallen off of that cart as well. Again, planning and leadership with these populations and vast number of service providers (not to mention all the new providers that appear with frequency), is essential if the City truly wants to end homelessness and serve those in need.

Having said that, the challenge would be for the City of Buffalo to find an inclusive venue for planning AND THE REVIEW OF THE IMPACT OF OUTCOMES – NOT JUST DATA. The City should not simply create a highly competitive atmosphere, where planning is done in reverse.

24. Are there effective outreach, education, and information programs in Buffalo designed to create a positive and beneficial understanding among civic leaders, educators, and other citizens of all ages to reduce the adverse effects of negative attitudes among segments of the community concerning people who are different racially, ethnically, and culturally, or who are disabled? Can you describe these?

None that show any signs of effectiveness that I am aware of.

25. What practical measures could the City undertake to expand fair housing awareness?

Unknown – our scope is too small

26. What practical measures could the City undertake to expand fair housing choice for members of the protected classes?

Unknown – our scope is too small

Please attach any additional information that may assist the city in this assessment, and return your completed survey by **November 9th** to: klucas@city-buffalo.com; or 920 City Hall, Buffalo, NY 14202. Thank you.

Public Hearing- November 15, 2012

the Grisanti filing. That is on top of \$180,000 that it gave him in September.

CITY OF BUFFALO PUBLIC NOTICE

Public Hearing for the formulation of the 2013-2017 Consolidated Plan and 2013-2014 Annual Action Plan; and Amendments to the 2012 Emergency Solutions Grant Program & 2009 and 2010 HOPWA Program.

Mayor Byron W. Brown invites the citizens of Buffalo to attend a public hearing as outlined below to discuss the anticipated allocations and development of the Consolidated Plan and Annual Action Plan for the following formula grants:

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships (HOME)
- Emergency Solutions Grant (ESG)
- Housing Opportunities for Persons with AIDS (HOPWA)

Thursday, November 15, 2012
6:00 p.m.-9:00 p.m.

Buffalo & Erie County Public Library, Damon Auditorium
1 Lafayette Square (use Clinton St. Entrance)
Buffalo, NY 14203

Citizens are encouraged to express their views and participate in the development of the plans. The Consolidated Plan will identify and prioritize housing and community development needs, define priorities and objectives the City hopes to achieve, identify any obstacles to meeting underserved needs, develop a strategy to remove and ameliorate barriers to affordable housing, identify the City's homeless and homeless prevention priorities, identify non-homeless special needs for persons who may require housing or supportive services and identify goals, programs and policies for reducing the number of poverty level families.

Officials will be present to outline accomplishments from the prior year, review the adoption process, provide estimated amounts for entitlements, gauge community appeals, and engage citizen participation to describe their housing and community development needs. Officials will provide a description of the range of activities eligible for funding and an estimate of funds to be used to benefit low to moderate income persons. Officials will also discuss the availability of funds to organizations and agencies for the provision of services needed to meet planning objectives, and application forms will be made available at the event. Amendments to the 2012 ESG and 2009 / 2010 HOPWA Programs will be presented for the public's review and comment.

The application forms and Amendments will be available for review on November 15th at: http://www.city-buffalo.com/Home/City_Deptments/Office_of_Strategic_Planning/ConsolidatedPlanDocuments.

Comments will be accepted at the hearing, or can be submitted by December 17, 2012 to: Office of Strategic Planning, 65 Niagara Sq., 214 City Hall, Buffalo, NY 14202, or lurbanski@city-buffalo.com. If special accommodations are required, please contact the Mayor's Office of Strategic Planning at 851-5048.

NYSUT union based outside Albany has endorsed incumbent Grisanti. The union, among its priorities, hopes to get changes in the state's property tax cap law; Amodeo has said he would support changing the provision now requiring 60 percent of voters to override an annual 2 percent tax cap to a simple majority of 50 percent plus one.

The \$100,000 NYSUT donation dwarfed all other contributions that the county party received in the last three weeks. In all, during the most recent reporting period, the county party raised \$123,000.

email: tprecious@buffnews.com

the Village of Lancaster Municipal Building, Broadway and Central Avenue. The program will include a demonstration by wildlife artist Judith Hartke. Guests are welcome. Refreshments will be served. For info, call Chip Blenk at 207-7350.

TALENTED HANDS

Hamburg United Methodist Church, 116 Union St., will hold its annual Homespun Holiday Bazaar from 7 to 9 p.m. Friday and 10 a.m. to 2 p.m. Saturday. There will be handmade gifts and toys, many quilted, knit and crocheted items, pies and baked goods, as well as an expanded Grammy's Attic with rummage items. Admission is

COMING UP

MEET THE CANDIDATES: Independent Living of the Genesee Region will host its second annual Meet the Candidates Day from 1 to 4 p.m. today in the Advocacy Center, 113 Main St., Suite 5, Batavia. Candidates for Congress: U.S. senator, 27th House District representative, state senator, assemblyman and City of Batavia council-member-at-large have been invited. For information, call Susan Scutt from 8:30 a.m. to 5 p.m. at (585) 815-8501, Ext. 401

HALLOWEEN HAUNTED HOUSE: Frontier Volunteer Fire Company will host a free Halloween Haunted Safe House from 4 to 8 p.m. today in its River Road Fire Hall, 2179 River Road, Wheatfield.

SPECIAL-ED PARENT WORKSHOPS: Parent Network of Western New York will present "Special Education process and Buffalo Public Schools Parents Guide" from noon to 2 p.m. Thursday in its offices, 1000 Main St. Participants will learn the steps in the special education process and what to expect at meetings of the Committee on Special Education. For information or registration, call 332-4470 or (866) 277-4762 or visit www.parentnetworkny.org

LECTURE: The University at Buffalo Confucius Institute will sponsor

include Chautauqua County Executive Greg Edwards; Bill Borcia, water resource specialist with the Chautauqua County Department of Health; David Flynn, partner at Phillips Lytle; and Mike Hogan, owner of Hogan Energy Consulting. Call the library at 464-7355, Ext. 225, or visit www.premdergastlibrary.org.

PENN DIXIE FUNDRAISER: The Hamburg Natural History Society holds its annual Penn Dixie fundraiser from 6 to 9 p.m. Thursday in Romanello's South Restaurant, 5793 South Park Ave., Hamburg. It will help support the education programs, events and operations of the Penn Dixie Paleontological and Outdoor Education Center in Hamburg. Silent and voice actions will be conducted, door prizes will be drawn throughout the event, and there will be a raffle drawing for two box seat tickets to a Buffalo Sabres-Philadelphia Flyers game, donated by Zoladz Construction Services. Presale tickets are \$25 per person and \$30 at the door.

CROCHET AND KNITTING GROUP: The Clean Area Crochet and Knitting Group will meet at 6:30 p.m. Thursday in the Clean Public Library, 134 N. Second St. Bring current project and a snack to share. All are welcome.

FRACKING DISCUSSION: A discussion on gas well hydrofracking will be held from 7 to 9 p.m. Thursday in the Fireplace Room of the James Prendergast Library, 509 Cherry St., Jamestown. Panelists

Bridget Sweet, Brendan Ella, Makowski, David F and Ryan Payne.

AND THURSDAY
Gurney, Ethan Beck, Barb Kless, Wes Kless, Cjawa, Rebecca Ott Sher, da Albert, Nicoletta V Federico, Gail Foster, Me via Haendiges, Fiona Ha Dolores Byron, Carolyn and Father Bob Yetter.

email: olajfub@buffnews

Lottery Picks / Winning numbers for Tuesday

N.Y. Evening Number:
Lucky Sun:
N.Y. Midday Number:
Lucky Sun:

Win Four Evening:
Lucky Sun:
Win Four Midday:
Lucky Sun:

Take Five: 2 6 10

Pick 10:
7 11 12 14 15 17 24 34
40 44 45 46 49 57 58 59

Mega Millions: 5 12 18
Megapher:

Penn. Evening Number:
Penn. Midday Number:

Big 4 Evening:
Big 4 Midday:

Late numbers for Monday:

Take Five: 8 14 15

These numbers are unofficial. For official New York Lottery info go to buffalo.com/lottery or info@nylottery.com

CITY OF BUFFALO PUBLIC NOTICE

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If special accommodations are required, please contact the Mayor's Office of Strategic Planning at 851-5048.

MAYOR BROWN, BUFFALO FIRE DEPARTMENT CONTINUE TO RECOGNIZE NATIONAL FIRE PREVENTION MONTH

October is National Fire Prevention Month and firehouses throughout the city are hosting open houses to encourage increased fire safety and prevention in Buffalo

Buffalo - Mayor Byron Brown and the City of Buffalo will continue to celebrate National Fire Prevention Month by attending two open houses at firehouses on Monday, October 22, 2012. Free smoke detectors and free batteries for smoke detectors will be distributed. The events are designed to educate children and families about fire safety and invite residents to get a behind-the-scenes view of the job of a firefighter. The following

Fire Prevention and Safety Open Houses will be held in Buffalo tonight:

Monday, October 22, 2012, 5-6:30 PM - ENGINE 3 - 601 BROADWAY @ MONROE

Monday, October 22, 2012, 6-7:30 PM - ENGINE 4 - 939 ABBOTT

HOLLYWOOD Residents are also invited to attend these upcoming open houses:

Saturday, October 27, 2012, 9-10:30 AM - ENGINE 37 - 500 RHODE ISLAND @ CHENANGO

Saturday, October 27, 2012, 10-11:30 AM - ENGINE 31 - 2044 BAILEY @ DOAT

Saturday, October 27, 2012, 11 AM- 12:30 PM - ENGINE 23 - 3226 BAILEY @ HEWITT

Fire officials, firefighters and other experts will be on-hand during the Open Houses to meet and greet residents, give them tours of the firehouse, and provide fire safety and prevention tips. Mayor Brown also encouraged city residents to adopt the life-saving habit of replacing the batteries in their smoke detectors when they turn the clocks back on November 4, 2012.

NOTA DE AUDIENCIA PÚBLICA

ALCALDE BYRON W BROWN

Invita a los ciudadanos de Buffalo a asistir una audición del público tal como planteada abajo y discutir las asignaciones y el desarrollo anticipados del Propuso 2012-2013 Plan Anual de Acción para los subsidios siguientes de fórmula:

- Community Development Block Grant (CDBG),
- HOME Investment Partnership Grant (HOME),
- Emergency Shelter Grant (ESG)
- Housing Opportunities for Persons with AIDS (HOPWA)

AUDIENCIA PÚBLICA

Jueves, Noviembre 15, 2012
6:00 p.m. - 9:00 p.m.

LA BIBLIOTECA PÚBLICA DE BUFFALO Y EL CONDADO DE ERIE 1 Plaza Lafayette Buffalo, NY 14203

Los ciudadanos son animados a expresar sus opiniones y participar en el desarrollo de los proyectos. El Plan consolidado será identificar y priorizar la vivienda y desarrollo comunitario necesario, definir prioridades y objetivos que la ciudad espera alcanzar, identificar los obstáculos a las necesidades de los marginados de la reunión, desarrollar una estrategia para eliminar o mitigar las barreras a la vivienda asequible, identificar las prioridades de prevención sin techo y sin hogar de la ciudad, identificar necesidades especiales no desamparados para personas que requieren servicios de viviendas o apoyo e identificar las metas de los programas y la políticas para reducir el número de familias en el nivel de pobreza

Los funcionarios estarán presentes para delinear los logros con respecto al año anterior, revisar el proceso de adopción, proporcionar cantidades estimadas en concepto de prestaciones, así como evaluar llamadas comunitarias, y dedicarse participación ciudadana para describir las condiciones de vivienda y desarrollo comunitario. Los funcionarios también proporcionará una descripción de la gama de actividades elegibles para financiación y una estimación de los fondos que se utilizarán para beneficiar a personas de bajos a moderados ingresos. Los ciudadanos se les anima a expresar sus opiniones con respecto al uso de la financiación prevista. Los funcionarios también discutirán la disponibilidad de fondos a organizaciones y agencias para la adquisición de diversos servicios necesarios para cumplir con los objetivos de planificación. Los formularios de solicitud estarán disponibles en el evento. Modificaciones de la ESG 2012 y 2009 / 2010 programas de HOPWA se presentarán para revisión pública y comentarios.

Los formularios de solicitud y enmiendas estará disponible para su examen el 15 noviembre en: "http://www.city-buffalo.com/Home/City_Departments/Office_of_Strategic_Planning/ConsolidatedPlanDocuments".

Comentarios serán aceptadas en la audiencia, o pueden ser presentadas antes del 17 de diciembre de 2012 a: Oficina de Planificación Estratégica, 214 City Hall, Buffalo, NY 14202, or lurbanski@city-buffalo.com.

Si necesita arreglos especiales, póngase en contacto con oficina de planificación el alcalde de la estratégica en 851-5048.

PARA ANUNCIOS EN LA ULTIMA HORA LLAME A LUIS RODRIGUEZ 716-570-8441 O EMAIL: LAULTIMAHORA@AOL.COM

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PARA ANUNCIOS EN LA ULTIMA HORA LLAME A LUIS RODRIGUEZ 716-570-8441 O EMAIL: LAULTIMAHORA@AOL.COM

PUBLIC HEARING FOR THE FORMULATION OF THE 2013-2017 CONSOLIDATED PLAN & 2013-14 ANNUAL ACTION PLAN
 & AMENDMENTS TO THE 2012 ESG and 2009 & 2010 HOPWA GRANT PROGRAMS
 THURSDAY, NOVEMBER 15, 2012, 6:00 P.M., BUFFALO & ERIE CO. PUBLIC LIBRARY, 1 LAFAYETTE SQUARE
 SIGN IN SHEET

NAME (Please Print)	ORGANIZATION	ADDRESS	PHONE	E-MAIL	Do you Wish to Speak?	
					Yes	No
✓ Lynn Urbanski	OSP	214 City Hall	851-5048	lurbanski@city-buffalo.com		
✓ Yvonne McCray	COB/OSP/BURA	315 City Hall	851-5416	ymccray@city-buffalo.com		X
✓ Jocelyn Deeb	BURA/FCA	214 City Hall	851-5916	jdeeb@city-buffalo.com		X
✓ Carmen Gallardo	HUB	254 Virginia St.	856-7110	cgallardo@hispanictology.org		X
✓ Dale Zuchlewski	HAWAII	960 Main St	853-1101	zuchlewski@hawaii.com		X
✓ Sheila Wallace	Elm Community Corp	70 Chadmore Ave	832-7698	elmcorn@gmail.com		
✓ Mahi R. Wondoluki	U. Col. Meet w/whg	108 Broadway	893-7222	musselwhite@buffalostr.org		
✓ Joyelle Tedeschi	11	385 Paderewski	893-7222	joyelledesch@live.com		
✓ Reginald Kerr	TOC My Place Home	1230 Genesee St	895-1353	revkerr-2000@yahoo.com		X
✓ Nina Luthejohn	TOC My Place Home	1230 Genesee St	895-1353	Michalek12@gmail.com		X
✓ Nicole Estoya	TOC My Place Home	1230 Genesee St	895-1353	NicoleEstoya@gmail.com		
✓ EUGENIA POOLE	Ellicott-Black Club	608 William St.				
✓ Sr. Mary A. Kaiser	TRT Program	228 Brunkman	892-2814	SMARKESE@aol.com		X
✓ David Chidanski	BURA	304 City Hall	851-4949			X
✓ Sue Kilmadue	Contract Admin	1701 City Hall	851-5531			X
✓ Ramonico Cuzner	BURA COB	616 City Hall	897-2017	fcuzner@city-buffalo.com		X

REVIEW PUBLIC HEARING MEETING MINUTES
For the Formulation of the 2013-2017 Consolidated Plan,
The Formulation of the 2013-2014 Annual Action Plan & Amendments to the 2012
Emergency Solutions Grant
& 2009/2010 HOPWA Grant Programs
Thursday, November 15, 2012, 6:00 P.M.
Buffalo & Erie County Public Library
1 Lafayette Square
BUFFALO, NEW YORK

Attendees:

Brendan Mehaffy, Executive Director, Office of Strategic Planning & Vice Chairman, Buffalo Urban Renewal Agency, 920 City Hall, Buffalo, NY
Lynn Urbanski, Program Manager/Data Monitoring Coordinator, Office of Strategic Planning, 214 City Hall, Buffalo, NY
Yvonne McCray, Director of Housing, Office of Strategic Planning, 315 City Hall, Buffalo, NY
Jocelyn Deeb, Accountant, Office of Strategic Planning, Buffalo Urban Renewal Agency, 214 City Hall, Buffalo, NY
Pamela Walker Jarmon, Senior Administrative Assistant, Office of Strategic Planning, Buffalo Urban Renewal Agency, 901 City Hall, Buffalo
David Adamski, Demolition Coordinator, 302 City Hall, Buffalo, NY
Francisco Guzman, Architect/Engineer, DPW-BURA Unit, 616 City Hall, Buffalo, NY
Evelyn Rodriguez, Loan Specialist Aide, Office of Strategic Planning, Buffalo Urban Renewal Agency, 315 City Hall, Buffalo, NY
Tracy Diina, City Mission, 100 E. Tupper St., Buffalo, NY
George W. Halsey, III, Greater Works of WNY, Inc., 664 Fillmore Ave., Buffalo, NY
Joy McDuffie, Penny Selmony, WNYLC, 237 Main St., Buffalo, NY
Thomas Franczyk, P.A.L., 1801 City Hall, Buffalo, NY
Marlies Weslowski, Lt. Col. Matt Urban, 1081 Broadway, Buffalo, NY
Joyelle Tedeschi, Chris Steptona, Sharon Wangene, Lt. Col. Matt Urban Center, 385 Paderewski Dr., Buffalo, NY
Felicia R. Beard, Sheila Wallace, Elim Community Corporation, 70 Chalmers, Buffalo, NY
Marissa Sims, American Red Cross, 786 Delaware Ave., Buffalo, NY
James Folan, Sue Lumadue, Contract Administration, Community Services, 1701 City Hall, Buffalo, NY
Linda Chiarenza, West Side NHS, 359 Connecticut St., Buffalo, NY
Jennifer Pils, George Anderson, YWCA, 1005 Grant St., Buffalo, NY
Dierdre Zaleski, Josephine Torres, CAO of Erie County, Inc., 70 Harvard Pl., Buffalo, NY
Daria L. Pratcher, F.L.A.R.E., 307 Leroy Ave., Buffalo & SJFBCDC, 184 Goodell St., Buffalo, NY
Carmen Gallardo, HUB, 254 Virginia St., Buffalo, NY
Dale Zuchlewski, HAWNY, 960 Main St., Buffalo, NY
Reginald Kerr, Nina Littlejohn, Nicole Estava, TOC/My Place Home, 1230 Genesee St., Buffalo, NY
Eugenia Poole, Ellicott Block Club, 608 William St., Buffalo, NY
Sr. Mary A. Kaiser, TRY Program, 228 Brinkman Ave., Buffalo, NY

Mr. Brendan Mehaffy, Executive Director of the Office of Strategic Planning and Vice Chairman of the Buffalo Urban Renewal Agency, opened the Public Hearing at 6:05 P.M. He explained the purpose of the Public Hearing is to formulate the 2013-2017 Consolidated Plan, and formulate the 2013-2014 Annual Action Plan and address Amendments to the 2012 Emergency Solutions Grant, and the 2009 and 2010 HOPWA Grant Programs. In summary the City of Buffalo through the OSP shall prepare the Five year Consolidated Plan and One year Annual action Plan for funding from the Dept. of Housing & Urban Development for four entitlement programs, the Community Development block Grant Program, Home Investment Partnerships Program, Emergency Solutions Grant, and the Housing Opportunities for Persons with AIDS Grant. Tonight's hearing is to engage citizen participation of programming for housing, community development, economic development, homeless and special needs. While the needs are tremendous, the funding is limited, therefore, the public input we receive here tonight, along with consultations from various focus groups will be used to help set priorities in the Five Year Consolidated Plan.

The Annual Action Plan is the City's one year plan to show how it will spend its funding in the upcoming year in ways which will meet the goals set in the Five Year Consolidated Plan.

He gave a power point presentation (SEE ATTACHED), which reviewed the range of activities that may be undertaken, the eligibility and ineligibility of projects, progress of last year's spending plan, estimates for 2013-2014 year funding, and the adoption process for the 2013-2014 Annual Action Plan, along with the presentation of amendments to the Emergency Solutions Grant (ESG) and the Housing Opportunities for People With AIDS (HOPWA) Programs, and allows citizens who were present to comment on the programs and their prospective needs.

Every citizen who wished to make comments were then asked to approach the microphone to state any concerns or questions they may have about the process; and were advised that any comments they make would be included in the Amendment sent to USHUD, which are as follows:

Ms. Felecia R. Beard, Board member of Elim Community Corporation, 70 Chalmers, stated they have submitted a proposal and are seeking to have a community resource center in the Fillmore/Leroy area and the Grider neighborhood also, there are a lot of youth in this area and it is a high crime area, without a lot of activity, they are looking at the area in totality and are trying to provide services for them, they are seeking to build a family health center and hoping the funding comes through. The center would serve the youth and their family members.

Mr. Reginald Kerr, TOC My Place Home, 1230 Genesee Street, pastor since 2008, stated he has taken homes that were abandoned and has rehabbed 3 homes, 898 Northampton, 141 Fillmore and 110 Bailey. They have taken people from their shelter and placed them in these homes so they would not be homeless again. Asking for help with funds for the homes that people have donated so that they may rehab them from the bottom up for more homeless people to live in, it creates a more stable environment for the community. He has also provided some jobs for the homeless. Asking that their application for grant funds be approved; they have applied for funds since 2008 but have yet to receive any funds. They are trying to get people off the street, asked that the City come to their shelter and see for themselves, come to the homes and see for themselves, see the people in the homes and see what they are doing with their lives.

Ms. Joyelle Tedeschi, Lt. Col. Matt Urban Center, stated they are seeking funds to help keep people off the street also and are hoping for assistance from the Community Development Block Grant funds.

Mr. Dale Zuchlewski, Homeless Alliance of WNY, 960 Main St., stated earlier this year he had questions regarding the 2012 ESG Grant allocation and there were some concerns over regulations and since that time he has listened to City's recommendations and thanks the City's Office of Strategic Planning for creating a relationship and working with them. He has some questions on the 2011-2012 Rapid Re-housing funds.

Mr. Mehaffy stated he would get back to Mr. Zuchlewski regarding his inquiry.

Ms. Eugenia Poole, Ellicott Block Club, 608 William St., stated they have asked for the replacement of curbs, street repaving and sidewalks for some time now. She attended the public hearing last year and still nothing has been done. People are coming through this area from the suburbs to the City to work, Jefferson Avenue has been repaved but not Clinton Street, asked why not Clinton Street. Some of the neighbors have no curbs. There is a tree that has fallen down across the street from 668 Clinton Street, across the street from Bethel Tabernacle Church that needs to be removed, the grass is cut all of the time but the tree looks so bad. Do you have any idea when the tree would be removed or when the curbs, sidewalks or street paving would be done? Martin Luther King Park would have ice skating in the winter time and the wading pool for the children in the summer, asked whether there would be security, would the leaves be removed in the fall?

Mr. Francisco Guzman stated the City of Buffalo has contracted with the Olmsted Parks Conservancy for the maintenance of the City of Buffalo Parks that are an Olmsted Park which Martin Luther King Park is one of those parks and would be working with them for the maintenance of this park. There is no said security for the park other than general patrol by the Buffalo Police Department and neighborhood watch groups. He further stated he would speak to Ms. Poole after the public hearing regarding the replacement of the curbs, sidewalks and street repaving schedule.

Ms. Marlie Weslowski, Executive Director, Lt. Col Matt Urban Center, stated they have acquired 1081 Broadway from the VFW Post Association and are now own it officially, it used to be a three-way lease between their agency, the City of Buffalo and the Matt Urban Center. We didn't apply for Block Grants funds due to the partial relationship with the City, they would like to be in the mix for getting monies to help with their facility because it is in need of repairs, they have a terrible entrance way that is cracking and breaking and have water penetrating to the electrical/utility box just below it which is a potential fire hazard. Also, I have a handicap ramp getting into the building that is falling over due to freezing and heating in the winter time.

Historical capped at \$200,000, don't know if that is still within the range or if it would be much less, asking for some guidance on whether they would qualify for any funds for these much needed repairs that are estimated to be about \$30,000 for the front entrance way, not sure of the cost for the other problems. Funds are also needed to for gutters and new caps. The gutters are made of very heavy material and are falling down. So if someone could talk to me about this that would be great. They also have good news that they will soon be contracting on a new 20 unit apartment complex for homeless women. They would like to invite everyone to the groundbreaking.

Ms. Joy McDuffie, Western New York Law Center, 237 Main St., stated the work she would like to talk about is the Anti-Flipping Task Force, was glad to see it as part of the Consolidated Plan, there are so many opportunities to flip properties, it is still occurring in the City of Buffalo, they are blessed to be able to track and map the sales at the Center and make sure that the buyers are not destroying our neighborhoods. She stated she knows there are issues with many homes in the Hamlin Park neighborhood, and other areas, with flipping activity. The trajectory of the areas can go either way, it is a good idea to look at the In-Rem sales and look at other ways of land banking situations that dispose of the properties rather than the outright bidding which is one of the focuses this year of the Anti-Flipping Task Force. Thank the City where the Consolidated Plan has proposed development near schools to maintain community development and is an area that is very near and dear to her heart. Has repeated the quote many times, "as the schools go, so does the neighborhoods, as the neighborhoods go, so does the schools". Asked that, that be kept in mind as a direct correlation to our educational attainment levels, incomes and the livability of our neighborhoods. Those three things cannot be separated and they should not be worked out in the back room. As the City of Buffalo moves forward, we must focus on those areas. Thanked everyone as she has worked with many of the representatives from the City of Buffalo throughout the years, and looks forward to being an active partner in the future.

Track 44:00

Hearing was concluded at 6:55 p.m.

Mr. Mehaffy thanked everyone for attending and stated they may forward any concerns they may have to the attention of Lynn Urbanski, Program Manager, Office of Strategic Planning, Buffalo Urban Renewal Agency, 214 City Hall, Buffalo, NY 14202, or e-mail to lurbanski@city-buffalo.com.

There being no one else who wished to speak, the Public Hearing was concluded at 6:28 P.M.

Respectfully submitted,

OFFICE OF STRATEGIC PLANNING, BUFFALO URBAN RENEWAL AGENCY



Pamela Walker Jarmon
Senior Administrative Assistant

Open House Meeting

Consolidated Plan Open Houses



Mayor Byron W. Brown would like to invite you to share your thoughts on Buffalo's housing, infrastructure, economic development, and human service needs; and to assist the Mayor's Office of Strategic Planning in preparing a plan to use HUD entitlement funding to address these needs over the next five years.

Stop in at any
open house
between 5 and
7:30 pm!

- Browse information displays
- Get answers to your questions
- Provide YOUR input

Tuesday, December 11

Bennett High School, 2885 Main Street

Wednesday, December 12

Montessori School, 342 Clinton Street

Thursday, December 13

Hutch Tech High School, 256 S. Elmwood Avenue

Byron W. Brown
Mayor



Questions?
call 851-5050

<i>Organization</i>	<i>Contact Name</i>	<i>Address</i>
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BEST Community Association	Sophie Baj	sophie.f.baj@usace.army.mil
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Broadway Fillmore ALIVE	Christopher Byrd	kristop11@gmail.com
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Buffalo Central Terminal	Willard Ryan	events@buffalocentralterminal.org
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Concordia Cemetery	David & Cindy Speth	djspeth@juno.com
Concordia Cemetery	Sarah Sutcliff	ssutcliff@roadrunner.com
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Congresswoman Louise Slaughter	Ryan Undercoffer	ryan.undercoffer@mail.house.gov

Corpus Christi Church	Andrew Golebiowski	andywbuffalo@yahoo.com
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EBGNPA	Chip Campbell	usatech1@yahoo.com
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EBGNPA/BEST Community Association	Sophie F Baj	Sophie.F.Baj@usace.army.mil
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ELCON East Lovejoy Coal. of Neigh.	Bob Riley	ctriley@email.com
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Grant Amherst Business Association	Willig Max	max@maxwillig.com
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HomeFront, Inc. & BFNHS	John Murphy	john@homefrontbflo.org
ILGE	John Keenan	john@institute-leadership-global.org
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South Fillmore Block Club	Paul Harris	paulvharris@hotmail.com
South Fillmore Block Club	South Fillmore Block Club	southfillmoreblockclub@gmail.com
St. Clare Community & Parish	Fr. Michael Putich, OFM	stclaresfmike@aol.com
UB Center for Urban Studies	Henry Taylor	htaylor@buffalo.edu
Wellness Institute of Greater Buffalo	Phil Haberstro	phaberstro@city-buffalo.com
West Hertel resident	Margaret Szczepaniec	twocupsofdecaf@roadrunner.com
Wilson Street Urban Farm	Mark Stevens	woodmasstev@gmail.com

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Other City Employees also contacted:

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jkearns@city-buffalo.com
ymccray@city-buffalo.com

City of Buffalo Consolidated Plan Open House
 December 11 2012

Name	Address	E-mail
Dominique Patrick	1390 Michigan Ave.	
Edward Johnson	1390 Michigan Ave.	
Sevel Patrick	1390 Michigan Ave	
Anthony Brooks	420 Emile St.	
Ramón Dandariarena	105 Ontario St	
Cindy Harrunt	1400 Amhurst Street	
Angel Moses	Bennett High 885 Main St	
Michelle L. Key	503 Swan St.	
Jennife Riveras	171 Garner Ave 14213 14904	
Monique Barron	334 Williamst Bt Albany	
Dejalana Gilbert	795 E. Delawan.	

City of Buffalo Consolidated Plan Open House
 December 11, 2012

Name	Address	E-mail
VERNON FRANZ	246 15th St Buffalo N.Y. 14213	
LISA FREEMAN	Compass House 1451 Main St, Buffalo NY 14209	lisafreeman@roadrunner.com
EBONI FARR	121 WYOMING AVE	
Tory Fuller	21 Smdcock	T x Fuller @ yahoo. com
Doris M. Miltello	51 Shoshone St	dormiltello@yahoo.com
Andre Gilbert	366 Elmwood Ave	andreg@gmail.com
Briana Jackson	41 Church Hill St	jacksonbriana51@gmail.com
Goddy Briggs	282 Babcock St Buffalo NY 14216	jbriggs@bgcbuffalo.org
Lisa Woodring	100 James E Casey Dr Buffalo, NY 14204	LWOODRINS@madisonwheels.org
Ronda Perry	502 SWING ST BUFFALO, NY 14204	Rhperrin@yepco.com

City of Buffalo Consolidated Plan Open House
 December 11, 2012

Name	Address	E-mail
James Kerr	51 Shoshone	
Jeremy Nothman	31 Shoshone	
Matthew Morrison	51 Shoshone	
Rachel Leberstrest	Meats on Wheels 100 Drames E. Casey Ave Buffalo, NY 14206	Neilberstrest@meatsonwheelsny.org
Michael Blackmon	55 Gridler St. 14214	
Bob Barma	542 Barkentine Ave.	

City of Buffalo Consolidated Plan Open House
 December 11, 2012

Name	Address	E-mail
Do Hou En khup	88 Arkansas St	Do Hou En
Amir Hunter	502 Swan St	Amir Hunter 9700 yahoo.com
Ruby Medina	177 Garner Ave	rubymj@ yahoo.com

City of Buffalo Consolidated Plan Open House
 December 12, 2012

Name	Address	E-mail
Douglas FITZGERALD	Family PROMISE OF WAFY 16 GLENDORA PLACE BUFFALO, NY 14210	dougeacpa.com
Marilyn Sozanski	Trinidad Center 245 Main St, Bldg 14214	marilyn.sozanski@gmail.com
GUNTON STREET BARN MARQUERITE NELSON	870 GUNTON STREET BUFFALO, NEW YORK 14210	
Alice Krishke MASSACHUSETTS AVENUE PROJECT (MAP) REBEKAH WILLIAMS	967 TRIFFERSON AVE BUFFALO, NY 14204 271 GRAVE STREET, BUFFALO, NY 14213	REBEKAH@MASS-AVE.ORG
Cheryl Y Jordan	261 Williamst.	Cheryl Jordan@3333@bnet.com
EDWARD RABKEY	485 DORRAN ST	RABKEYE2Y12@6mpul.com

City of Buffalo Consolidated Plan Open House
 December 12, 2012

Name	Address	E-mail
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Gindi McEadon	170 Franklin St. Suite 701	GMcEadon@ceawork.s.org
Sara Schaefer	32 Broadway, NY, NY 10004	Schaefer@ceawork.s.org
Joyelle Tedeschi	305 Paderewski Bldg, NY 14212	jedeschi@urban.org
Art Robinson	192 Maurice Bldg NY 14210	ARobins@caol.com
MIKE RIESE	1195 MAIN ST., BUFFALO 14209	MRIESE@BENNETTUSNY.ORG

City of Buffalo Consolidated Plan Open House
 December 13 2012

Name	Address	E-mail
William Kubiat	208 North St. Buffalo, NY	jillian@pushbuffalo.org
Barack Moore	15 Genesee St. Buffalo 14203	bmoore@buffalourbanleague.org
Jarrisa Sims	786 Delaware Ave / American Red Cross Buff, NY 14209	Jarrisa.Sims@redcross.org
Darwin Rosales	486 Delaware Avenue, 14209 American Red Cross	Darwin.Rosales@redcross.org
Abey BAKOS	1226 BALEY AVE BFD	NBAKOS@msn.com
Karen Williams	105 Howell St. Buffalo 14207	karedo167@yahoo.com
Shumadue	148 Sterling Buffalo NY	Shumadue@city-buffalo.com
Tim Colan	128 Norwood Ave Buffalo, NY	TRCOLAN344@aol.com
Sami Cirigli	58 Carmel Rd 14244	cirigli@yahoo.com
Josephine Bents	422 Pratt St. Buffalo, NY CNO - Pratt in West	JTAVES@cro.ec.ny
[Signature]	70 Howard A. 14203	LUTHER@CROSS.org
Deirdre Zaleski	70 Howard W. 14203	dzaleski@croec.org

City of Buffalo Consolidated Plan Open House
 December 13, 2012

Name	Address	E-mail
Jan Lewinski	PUSH/BNSC / 42 Horton Place 271 Grant St	jan@bnsclubbho.org
Jovino Morales	605 TAND'S Senior Center 337 TAND'S	JovinoMorales@netscape.net
Carmen Gallardo	Hispanics United 53 Buffalo 954 Virginia St. 1205 Adm B Education 384 Virginia St 14201 500 Glenwood Ave	cgallardo@hispanics.org
Les Leopold	Buffalo NY 14204	LLeopold@buffaloeschools.org
Demetra Stauffer	Buffalo NY 14204	MackLady21@yahoo.com
Marianne Buchwald	63 Zittel St. BFla. Buffalo NY 14204	Rock Palace 2@yahoo.com
Jesse Doyle	171 Kay St.	JDOYLE30@roadrunner.com
BLISE	257 Swan St	
Paul Harris	798 Fillmore Ave	paulharris@attmail.com

December 11 Poster Board Notes

Compass House

- Really happy with location and surroundings
- Concerned about funding of social service organizations
- Organization has a tight relationship with the neighborhood

Meals on Wheels

- Need for a generator (450kw) for emergency role (do community emergency services)
- Need for ongoing annual contribution towards meal delivery and critical safety net services by Buffalo (50% of clients)
- Need for their services is growing
- Help seniors aging in place

Bailey Avenue

- New street and concrete sidewalks adjoining Bailey (Winspear and Kensington/Amherst)
- Infrastructure encourages small business investment, have that in place
- Lots of taxpayer density in those neighborhood streets; local residents can and do easily shop elsewhere
- With reduction of plazas (CPP), Department stores (Sears), commercial strips more important than they used to be
- Safety on Bailey is very important (5 to 8 pm); lighting in winter
- Crosswalks needed on Bailey at signaled intersections
- Deal with burned out funeral home
- Buffalo Promise neighborhood is very good news
- Childhood center on Amherst and Bailey is also a big "plus"
- Camera on basketball court is a big "plus" (Suffolk and Amherst)
- Need cameras on Tarkio Alley (between Kensington and Westminster); dumping
- Better signage for McCarthy Park; put one on Main Street; supposed to be a regional park
- Bicycle path on Bailey
- Buffalo Promise HQ on Bailey is a fabulous idea
- Widen sidewalk on Winspear between Bailey and Parkridge (match Bailey and Main St)

December 12 Poster Board Notes

Main and Fillmore (near Tri-Main)

- Crime
- Vacant lots
- Deteriorated housing
- Absentee landlords
- Unemployment
- Need better housing
- Re-entry employment services

Fruitbelt

- Training that leads directly to employment
- Not enough youth programs
- Measured youth services
- Community center for more than seniors
- Neighborhood building activities

Broadway / Fillmore

- More affordable housing
- Employment opportunities
- Community outreach
- Homeless shelter aid
- Transitional housing
- Consistent upkeep of recreational facilities
- Enforce curfew laws
- Hold parent accountable
- Better parenting leads to better communities
- Green and sustainable – new builds
- Reduce carbon footprint – rehabs
- Walkable/biking areas
- Vest-pocket parks- green respite
- Economic development tied to environment
- Use the new investment in North Fillmore and South Fillmore and tie them together in a new connection on Fillmore. Institute a new commercial strip. Make it self-sustaining.
- Create a green corridor on Wilson Street using the Urban Farm and the ability to create bike paths between Larkin, Canalside, MLK, and the urban habitat at the Central Terminal.

December 13 Poster Board Notes

Lovejoy / Kaisertown

- Programs to increase owner occupancy & reduce absentee landlords!!
- Things are good where I am

Broadway Fillmore SFBC (South Fillmore Block Club)

- Promote mixed income/higher income – support in housing rehab/renovation
- Address perceived lack of investment from City on the East Side
- Support urban farming
- Develop immigrant/refugee programs on the East Side

Other

- Need more choices for retail/shopping in 14208.
- Street repair (Humboldt Pkwy)
- More funding for housing for people who have a chronic illness in the community
- More programs for the re-entry population
- Pratt Street – senior services; youth; more shopping areas; develop the vacant lots 14204 area
- Home renovation for homeowners
- Mortgage assistance for low income individuals
- Senior services
- More high quality affordable housing on the West side
- Bike/pedestrian improvements on Main in 14209 and more retail
- Need development of tenant training programs to improve quality of life issues in the community by providing education and skills for tenants to maintain apartments and provide access to job opportunities and home ownership opportunities
- Absentee landlords – Dailey Management covers for them; I am not impressed with this company
- Cameras should be on side streets where drug dealers are, not just on busy streets

CITY OF BUFFALO
Consolidated Plan Needs Assessment

What's your zip code? _____

What do you like about your neighborhood? (check all that apply)

- | | |
|--|--|
| <input type="checkbox"/> Access to public transportation | <input type="checkbox"/> Local stores |
| <input type="checkbox"/> Convenient location | <input type="checkbox"/> Parks and recreational facilities |
| <input type="checkbox"/> Ethnic diversity | <input type="checkbox"/> Safety and security |
| <input type="checkbox"/> Housing quality | <input type="checkbox"/> Schools |

Other _____

What don't you like about your neighborhood? (check all that apply)

- | | |
|--|---|
| <input type="checkbox"/> Abandoned buildings | <input type="checkbox"/> Limited shopping opportunities |
| <input type="checkbox"/> Crime | <input type="checkbox"/> School quality |
| <input type="checkbox"/> Housing conditions | <input type="checkbox"/> Traffic speeds |
| <input type="checkbox"/> Lack of maintenance | <input type="checkbox"/> Vacant lots |

Other _____

How would you rate the conditions of the following in your neighborhood?

	<i>Good</i>	<i>Fair</i>	<i>Poor</i>
Commercial strips	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks and playgrounds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public facilities (libraries, community centers)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Streets and sidewalks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please complete other side

How would you rate the quality of the following services in your neighborhood?

	<i>Good</i>	<i>Fair</i>	<i>Poor</i>
Crime prevention	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homebuyer assistance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Job training	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Services for special needs populations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Services for seniors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Services for youth	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Substance abuse programs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

What are the three most important needs in your neighborhood? (check only three)

- | | |
|--|--|
| <input type="checkbox"/> Activities for youth | <input type="checkbox"/> Parks and playgrounds |
| <input type="checkbox"/> Attracting quality stores | <input type="checkbox"/> Programs for seniors |
| <input type="checkbox"/> Constructing new houses | <input type="checkbox"/> Providing jobs and employment |
| <input type="checkbox"/> Crime prevention | <input type="checkbox"/> Renovating houses |
| <input type="checkbox"/> Demolishing vacant houses | <input type="checkbox"/> Sidewalk repair |
| <input type="checkbox"/> Maintaining vacant lots | <input type="checkbox"/> Street resurfacing |

Tell us about yourself:

- | | | | |
|-----------------------------------|-----------------------------------|-----------------------------------|-------------------------------------|
| <input type="checkbox"/> Male | <input type="checkbox"/> Female | | |
| <input type="checkbox"/> Under 25 | <input type="checkbox"/> 25 to 44 | <input type="checkbox"/> 45 to 64 | <input type="checkbox"/> 65 or over |
| <input type="checkbox"/> Owner | <input type="checkbox"/> Renter | | |

How many years have you lived in your current neighborhood?

- | | | | |
|--------------------------------------|---------------------------------|----------------------------------|---------------------------------------|
| <input type="checkbox"/> Less than 1 | <input type="checkbox"/> 1 to 5 | <input type="checkbox"/> 6 to 10 | <input type="checkbox"/> More than 10 |
|--------------------------------------|---------------------------------|----------------------------------|---------------------------------------|

Thank you for sharing your thoughts.

Public Hearing- February 20, 2013



Building Strong Communities

PUBLIC NOTICE
CITY OF BUFFALO PUBLIC HEARING ON THE
DRAFT 2013-2017 CONSOLIDATED PLAN
AND THE
DRAFT 2013-2014 ANNUAL ACTION PLAN
(CDBG, HOME, ESG, & HOPWA GRANTS)

Mayor Byron W. Brown invites the citizens of Buffalo to participate in a Public Hearing on Wednesday, February 20, 2013 at 6:00 p.m. at the Buffalo & Erie County Public Library, 1 Lafayette Square (use Clinton St. entrance) to review the City's Draft 2013-2017 Consolidated Plan and the draft 2013-2014 Annual Action Plan.

The City's 2013-2014 estimated allocations from HUD for its formula grants are as follows:

Community Development Block Grant	\$11,320,000
HOME Investment Partnerships Grant	\$ 2,360,000
Emergency Solutions Grant	\$ 1,070,000
Housing Opportunities for Persons with AIDS	\$ 470,000

The draft 2013-2017 Consolidated Plan and draft 2013-2014 Annual Action Plan are complete and a summary will be available for review at the hearing. Upon commencement of the Public Hearing, there will be a 30 day comment period. Written comments regarding the plan are encouraged and will be taken into consideration before the final plan is submitted to HUD. All comments will be attached to the final document submitted to HUD. Comments may be mailed to the Mayor's Office of Strategic Planning, 920 City Hall, 65 Niagara Sq., Buffalo, NY 14202 or may be sent via email to: lurbanski@city-buffalo.com and must be received by Thursday, March 21, 2013.

Upon commencement of the hearing on February 20th, the plans may be viewed on the City's website at: www.city-buffalo.com, (search for "Consolidated Plan") and on the City's Office of Strategic Planning's website at:

[http://www.city-buffalo.com/Home/City_Departments/
Office_of_Strategic_Planning/ConsolidatedPlanDocuments](http://www.city-buffalo.com/Home/City_Departments/Office_of_Strategic_Planning/ConsolidatedPlanDocuments)

Also as of February 20th, the plans may be reviewed in person during regular business hours at the Office of Strategic Planning, 65 Niagara Square, Room 920 City Hall, as well as at the Buffalo & Erie County Public Library, 1 Lafayette Square.

For more information regarding this public notice or if special accommodations are required, please call 851-5048.

Get Ready for An Evening with 'Silk'

By Brandye Merrlweather

The men of R&B group, Silk, are back on the music scene. What's even more exciting is that the group will be performing live in the Queen City next week!

The Atlanta based group was discovered while singing at a fourth of July barbeque in the early 90s. They linked up with R&B hit maker, Keith Sweat and the rest is history. Taking inspiration from artists like the Temptations, Quincy Jones and R Kelly Silk has always been associated with music that is both sensuous and soulful. The members decided to coin the group name "Silk" as a reflection of the group's smooth sound. Silk has scored a number of hits over the years, with songs such as Meeting in my Bedroom. If You, Lose Control and their most popular hit, Freak Me.

Silk will be performing two live shows at the Traf Music Hall on Thursday, February 14 at 7:00 pm and 9:30 pm. Tickets can be purchased at Doris Records, the Traf Box

Office and ticketmaster.com. Silk's arsenal of romantic hits make this show the perfect Valentine's Day gift.

The men of Silk are also getting back into the studio to begin work on a new project. The group will reunite with songwriter and producer, Darrell "Delight" Allmby, who is responsible for hits like "Meeting in my Bedroom."

The group expresses a great appreciation for fan's support throughout the years. The group not only has the support of its original fans of the 1990's, but they have also gained the support of fans in the younger generation, who have an admiration for Silk's sensuous sounds.

As the group makes its final preparations for the show next week, Silk plans to deliver a performance that is both memorable and fun. In fact, one of the group members hopes that fans will enjoy the show and use it for the "musical viagara that it is."



"SILK"

Oracle: Stewart & Hollins

(From Page 1)

Program (EOP) Award. She resides in Buffalo with her two sons, Daryll and Justin.

"The board is seeking highly motivated and successful members of the community who want to help Oracle be an exceptional high school, which makes a difference in the lives of its students. Dr. Stewart and Assistant Vice Provost Hollins are both successful academic professionals, who bring to the board their extensive experience as participants and leaders in the educational process," said Oracle Board of

Trustees Chair Joseph Costantini

Oracle Charter High School is governed by an independent board of trustees, who are appointed for two-year terms; serving a maximum of two terms. Its trustees represent local business, arts, education and cultural organizations; there is one parent trustee.

Oracle Charter High School is located at 888 Delaware Avenue in a turn-of-the-century, E. B. Green-designed mansion. The school, whose mission is college prep, has an enrollment of approximately 350 students in grades

Black HIV/AIDS Awareness Day

(From Page 6)

to cut funding for AIDS research or community support programs.

"I'd like to use this day to remind all of my constituents that taking precautions and knowing your own HIV status are still the best methods of HIV/AIDS prevention. By discussing this issue and becoming

9-12. More than 50 faculty and staff are employed at the school. Class sizes average about 18 students. For more information on Oracle Charter High School and its programs call 362-3188 or visit

educated about it, we can begin to slow the spread of this awful disease. I urge my colleagues from both parties to stand with me in opposing cuts to HIV/AIDS research."

NYS Campaign Finance to Be Topic

The League of Women Voters of the Buffalo Niagara region (LWVBN) will present a program on the New York State campaign finance system and what can be done to change it.

The program will be held Thursday, February 14th 4:30 p.m.-6:30 p.m. at Harlem Road Community Center 4255 Harlem Rd., Amherst



Niagara Frontier Transportation Authority
Serving the Niagara Region

The Niagara Frontier Transportation Authority
Seeks to fill the following position:

TRADE PERSON UTILITY/PLUMBER

Job Number 011-13-N

Duties: Perform a variety of plumbing installation and maintenance projects and other maintenance assignments. Installs, services and make repairs to NFTA plumbing systems, including but not limited to sewers, drains, sinks, toilets and water lines and associated equipment. **Qualifications:** Graduation from high school or equivalency. Minimum of three (3) years proven experience as a journeyman plumber. Must possess a valid NYS driver's license with a satisfactory driving record. Must be able to obtain SIDA (Security Identification Access) status.

Interested persons should visit www.nfta.com to view complete job description.

To apply: Send resume and cover letter **specifying the job number to: 011-13-N**

NFTA
Human Resources
181 Ellicott Street
Buffalo, NY 14203

Application Deadline: February 15, 2013

The Niagara Frontier Transportation Authority is an Equal Employment Opportunity employer.

Request for Proposals

Board of Education
Buffalo, New York
Division of Purchase
716-816-3585

** Sealed proposals will be received in Room 816 City Hall

On: Wednesday, February 13, 2013 at 2:00 PM for RFP #12-13-082

ATHLETIC TRAINERS
On: Thursday, February 14, 2013 at 11:00 AM for BID #12-13-083 HP AND XEROX PRINTER SUPPLIES FOR VARIOUS LOCATIONS

Specifications and bid forms are available at www.buffaloschools.org/PurchaseDept.cfm

Craig A. Koeppl
Director of Purchase

Request for Proposals

BMHA HOSTING JOB FAIR

The Buffalo Municipal Housing Authority will be hosting a job fair for vacant apartment preparation on Tuesday, February 19th at 10:00am at the AD Price Community Center located at 43 Mortimer Street, Buffalo, NY 14204. Contractors who are licensed by the City of Buffalo are welcome to attend. The BMHA is looking for qualified painters, plumbers, cleaners, electricians, carpenters and general maintenance contractors for the preparation of vacant apartments located throughout the City of Buffalo at BMHA owned developments. The BMHA will also be looking for qualified contractors to remove trash and debris from vacant units. Please contact Charlie Spallino at 716-995-3214 with any questions. The BMHA is an equal opportunity employer.

The Law Office of Barbara M. Sims
General Law Practice
Accidents - Disability - Criminal - Divorce - Family Wills - Real Estate
181 Franklin St.
(716) 840-0001

JAMES P. DAVIS
ATTORNEY AND COUNSELOR AT LAW
181 Franklin St. - Ste. 101
Buffalo, N.Y. 14202
(716) 847-2806 Office

Buffalo Police TipLine:
(716) 847-2255

The 2nd

Global Concepts High School

is now accepting resumes for the following positions:

Substitute Teachers for all core subjects

Building Cleaners

Please send resumes to 30 Johnson Street, Lackawanna NY 14218. Attention: Mr. McGee

MATTIE'S TEXAS HOTS
1412 Fillmore Ave., Bldg. 297-0755
Open Daily
For Breakfast, Lunch, Dinner

Ductor Bird's Caribbean Corner

PUBLIC NOTICE

CITY OF BUFFALO
DRAFT 2013-2017 CONSOLIDATED PLAN
DRAFT 2013-2014 ANNUAL ACTION PLAN

Mayor Byron W. Brown invites Buffalo residents to participate in a Public Hearing on Wednesday, February 20, 2013 at 6 pm at the Buffalo & Erie County Public Library, 1 Lafayette Square (use Clinton Street entrance) to review drafts of the 2013-2017 Consolidated Plan and 2013-2014 Annual Action Plan.

The City's 2013-2014 estimated allocations for its formula grants are:

Community Development Block Grant	\$11,320,000
HOME Investment Partnerships Grant	\$ 2,360,000
Emergency Solutions Grant	\$ 1,070,000
Housing Opportunities for Persons with AIDS	\$ 470,000

Executive summaries of both plans will be available at the hearing. The entire plans may be viewed on the City's website at www.city-buffalo.com (search: "consolidated plan"). The plans may also be reviewed in person during regular business hours at the Office of Strategic Planning, 920 City Hall; or at the Buffalo & Erie County Public Library, 1 Lafayette Square.

Written comments are encouraged. All comments will be attached to the final plans submitted to HUD. Comments must be received by Thursday, March 21, 2013 at either 920 City Hall, Buffalo, NY 14202; or turbanski@city-buffalo.com.

For more information regarding this public notice, or to request special accommodations for the public hearing please call 851-5048.

In addition to German, German is the official

7 days a week in print
CLASSIFIEDS
 BuffaloNews.com/Classifieds
 Or visit us 24/7 online
 @buffnews

Advertiser at PO Box 100, Buffalo, NY 14240, or phone 849-4136, or e-mail, bannertatch@buffnews.com.

Dykes, 65, on Monday, said a law enforcement official in Midland City, speaking on condition of anonymity. The bunker raid came six days after Dykes boarded a school bus, fatally shot the driver and abducted the boy, who by all accounts was unharmed.

The suspect "reinforced the bunker against any attempted entry by law enforcement," FBI Special Agent Jason Pack said in an email. The devices found were "disrupted," Pack said, though he did not say whether that meant they were detonated or disarmed.

Today, officers will continue to sweep the 100-acre property, and when they finish, investigators can more thoroughly investigate, Pack said.

For days, officers passed food, medicine, toys and other items into the bunker, which was similar to a tornado shelter and apparently had running water, heat and cable television.

Monday, authorities said Dykes had a gun and appeared increasingly agitated, though

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"We know he's OK physically, but we don't know how he is mentally," Betty Jean Ransbottom, the boy's grandmother, told the Associated Press on Tuesday. She said she feared that the ordeal would stay with the child, who turns 6 today, for the rest of his life.

The boy's mother, in a statement released by the FBI, expressed her thanks for all the hard work of so many officers to bring her son home. The woman declined to be identified, the statement said.

"For the first time in almost a week, I woke up this morning to the most beautiful sight ... my sweet boy," she said. "I can't describe how incredible it is to hold him again."

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Public Notice City of Buffalo Draft 2013-2017 Consolidated Plan Draft 2013-2014 Annual Action Plan

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Emergency Solutions Grant	\$1,070,000
Housing Opportunities for Persons with AIDS	\$470,000

Executive summaries of both plans will be available at the hearing. The entire plans may be viewed on the day of the hearing on the City's website at www.city-buffalo.com (search: "consolidated plan"). The plans may also be reviewed in person during regular business hours at the Office of Strategic Planning, 920 City Hall; or at the Buffalo & Erie County Public Library, 1 Lafayette Square.

Written comments are encouraged. All comments will be attached to the final plans submitted to HUD. Comments must be received by Thursday, March 21, 2013 at either 920 City Hall, Buffalo, NY 14202; or lurbanski@city-buffalo.com.

orded, the 5-year-old appeared to be acting like a normal child, according to people around him. He was running around playing with a toy dinosaur and other action figures, eating a turkey sandwich and watching "SpongeBob SquarePants," relatives and Dale County Sheriff Wally Olson said.

"We know he's OK physically, but we don't know how he is mentally," Betty Jean Ransbottom, the boy's grandmother, told the Associated Press on Tuesday. She said she feared that the ordeal would stay with the child, who turns 6 today, for the rest of his life.

The boy's mother, in a statement released by the FBI, expressed her thanks for all the hard work of so many officers to bring her son home. The woman declined to be identified, the statement said.

"For the first time in almost a week, I woke up this morning to the most beautiful sight ... my sweet boy," she said. "I can't describe how incredible it is to hold him again."

WORKER ELIGIBILITY FOR TRADE ACT BENEFITS

of Labor has certified that workers of Husky Injection Molding Systems Inc. Including on-site Selective Staffing Solutions and Aerojet Staffing, Buffalo, New York, may be eligible for Trade Act (TAA). The petition number is 82.194. This petition applies to all workers who: parts order desk services. between 1/27/11 and 1/11/2013 or that they will be laid off by 01/11/2015

- include:
- new skill
- osts while looking for work outside current commuting area
- e family and household goods to such a new job
- benefits while looking for new employment, or attending approved
- dy for older workers if they find a new job that pays less
- enefits or get more details:



NYS

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WE HAVE SPECIAL GUEST DJ,
DJ BONITILLO WHO WILL BE
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DOMINICANA, BACHATA,
MERENGUE AND MORE!

8PM-9PM SALSA/BACHATA
LESSON

9PM-1AM MUSIC AND
DANCING

AMATEUR DANCE
CONTEST!!!

1ST PLACE WINNERS \$100
2ND PLACE WINNERS \$50
3RD PLACE WINNERS GET A
BRONZE DANCE CLASS
PACKAGE COURTESY FOR
RHYTHM SOCIETY- URBAN
WELLNESS STUDIOS

LOCATION: LOVIN' CUP
BISTRO 300 PARK POINT
300 Park Point Drive, Suite
101, Rochester, New York

TIME: 8PM-1AM
COVER CHARGE: \$5 BEFORE
11PM/ \$10 AFTER 11PM

PUBLIC NOTICE

CITY OF BUFFALO
DRAFT 2013-2017 CONSOLIDATED PLAN
DRAFT 2013-2014 ANNUAL ACTION PLAN

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For more information regarding this public notice, or to request special accommodations for the public hearing, please call 851-5048.

Time To Come Home

Ellicott Town Center 1&2
Bedroom incl: Electronic door
entry View guests from your unit
24-hour Surveillance Camera Gas,
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842-0528



Roswell Park, Jamestown Medical Oncology Hematology Establish Alliance

Enhanced partnership brings access to comprehensive cancer care, clinical trials to Southern Tier
JAMESTOWN, NY — Cancer patients in Jamestown and Chautauqua County now have access to the newest and most innovative cancer therapies, thanks to an affiliation between **Roswell Park Cancer Institute (RPCI)** and a respected oncology practice here. Through their recent alliance, **Jamestown Medical Oncology Hematology LLC (JMOH)** and RPCI have formalized and enhanced a partnership with a practice that began 16 years ago when **Jairus Ibabao, MD**, who is board-certified in internal medicine, medical oncology and hematology, began providing services to patients in the Jamestown area.

Under the agreement, JMOH will continue to operate from the same location, 21 Porter Ave., Jamestown, as a Roswell Park community cancer practice. The office's 12 full-time employees include a certified oncology nurse practitioner, a certified oncology nurse, two other registered nurses, a practice manager, a medical technologist, a medical assistant, two medical billers and two administrative assistants. It's anticipated that by year-end, some Roswell Park physicians will also be providing care at the facility and that onsite consultations with RPCI surgeons will be available.

"We're especially pleased to be able to offer our patients access to the most innovative therapies available," said Dr. Ibabao, who is Medical Director of the practice and Adjunct Assistant Professor of Oncology at RPCI. "Our enhanced affiliation with Roswell Park means that the patients we see in Jamestown will be able to take advantage of RPCI's advanced therapies and approaches — not only in terms of chemotherapy protocols and clinical trials that we'll be able to offer onsite, but with the expertise and leading technology available at Roswell Park for specialized therapies in medical oncology, radiation, minimally invasive surgery and reconstructive surgery. These are tremendous resources that are likely to significantly improve outcomes for our patients."

The practice is a state-of-the-art facility equipped with an electronic medical record system, computerized pharmacy, sophisticated chemotherapy equipment, individual chemotherapy treatment and injection rooms and a CLIA-certified phlebotomy laboratory so that patients can get blood-test results, including tumor-marker testing, performed without the delays involved in having to seek testing at another location.

"We've always valued our relationship with Dr. Ibabao and his outstanding staff, and we welcome this opportunity to make the full resources of our comprehensive team available to patients in Jamestown and throughout Chautauqua County," said **Alex Arjei, MD, PhD, FACP**, Senior Vice President of Clinical Research and Katherine Anne Gioia Chair in Cancer Medicine at RPCI.

Jamestown Medical Oncology Hematology was founded in 2000 by Dr. Ibabao. Services available at JMOH include medical oncology consultations, hematology consultations, chemotherapy infusions, immunotherapy treatments, bone marrow biopsy and aspiration, genetic testing and counseling and cancer screening. For more information, including a complete listing of services, please go to <http://www.jmoh.net>.

The mission of Roswell Park Cancer Institute (RPCI) is to understand, prevent and cure cancer. RPCI, founded in 1898, was one of the first cancer centers in the country to be named a National Cancer Institute-designated comprehensive cancer center and remains the only facility with this designation in Upstate New York. The Institute is a member of the prestigious National Comprehensive Cancer Network, an alliance of the nation's leading cancer centers; maintains affiliate sites; and is a partner in national and international collaborative programs. For more information, visit RPCI's website at <http://www.roswellpark.org>, call 1-877-ASK-RPCI (1-877-275-7724) or email askrpci@roswellpark.org.

Audición Pública

Ciudad de Buffalo

**DRAFT 2013-2017 CONSOLIDATED PLAN
 DRAFT 2013-2014 ANNUAL ACTION PLAN**

El alcalde Byron W. Brown invita a residentes de Buffalo a tomar parte en Audición Pública el miércoles, el 20 de febrero de 2013 a las 6 de la tarde en la Biblioteca pública del Condado de Erie & Ciudad de Buffalo, localizada en el cuadrado 1 Lafayette (entrada en la Calle Clinton) revisar giros del Plan Consolidado de 2013-2017 y el Plan de Acción Anual de 2013-2014.

Las asignaciones estimadas en la Ciudad para el 2013-2014 para sus becas y fórmula son:

Community Development Block Grant	\$11,320,000
HOME Investment Partnerships Grant	\$ 2,360,000
Emergency Solutions Grant	\$ 1,070,000
Housing Opportunities for Persons with AIDS	\$ 470,000

Los resúmenes ejecutivos de ambos planes estarán disponibles en la audición. Los planes enteros pueden ser vistos en el sitio web de la Ciudad en www.city-buffalo.com (búsqueda: "Plan Consolidado"). Los planes también pueden ser revisados en persona durante horas de oficina regulares en la Oficina de la Planificación Estratégica, 920 Municipalidad de Buffalo, o en la Biblioteca pública del Condado de Erie & Ciudad de Buffalo, localizada en el cuadrado 1 Lafayette.

Los comentarios escritos son favorecidos. Todos los comentarios serán conectados a los planes finales sometidos a HUD. Los comentarios deben ser recibidos antes del jueves, el 21 de marzo de 2013 en el cuarto 920 Municipalidad de Buffalo, NY 14202 o al correo electrónico, lurbanski@city-buffalo.com.

Para más información con respecto a esta nota pública, o para solicitar alojamientos especiales para la audiencia pública, llamen por favor al 851-5048

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La Ultima Hora

call Luis at

(716) 570-8441

or email

lultimahora@aol.com

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570-8441



People Inc. announces that applications for their Orchard Housing Apartments, a HUD Section 202 affordable housing complex, will be available late February.

This development, located at 276 Waverly Street, Springville, houses 42 one bedroom handicap adaptable apartments, some of which have been specifically designed for individuals who are vision/hearing impaired, a community room, laundry facilities, storage, and a 24 hour on call emergency service. People Inc.'s senior apartments offer a great opportunity for low-income seniors. This complex will become a home that offers opportunities to make new friends and engage in group activities. Orchard Housing Apartments will be a smoke free senior living community.

Apartments are available for rent to individuals who are age 62 or older, and meet the federally mandated household income guidelines.

To obtain an application or further information, please contact Wende S. Burgio, at (716) 817-9090, or wburgio@people-inc.org.



PUBLIC HEARING FOR THE REVIEW OF THE 2013-2017 DRAFT CONSOLIDATED PLAN & 2013-14 DRAFT ANNUAL ACTION PLAN

WEDNESDAY, FEBRUARY 20, 2013, 6:00 P.M., BUFFALO & ERIE CO. PUBLIC LIBRARY, 1 LAFAYETTE SQUARE

SIGN IN SHEET

NAME (Please Print)	ORGANIZATION	ADDRESS	PHONE	E-MAIL	Do you Wish to Speak?	
					Yes	No
Debra Tucker		106 Ash St.	(716) 606-3221		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gene DeMarco	HELP BUFFALO	384 BROADWAY	716-842-0080	gdemarco@HELPUSA.ORG	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Shekunda	Comm Service	1701 City Hall	851-5531		<input type="checkbox"/>	<input type="checkbox"/>
Joanne C. McCray	BURA/COB	315 City Hall	851-5416		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Christine Moinon	BURA/COB	315 City Hall	851-4012		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Erilyn Rodriguez	BURA	315 City Hall	851-4964		<input type="checkbox"/>	<input checked="" type="checkbox"/>
DARWIN ROSALES	AMERICAN Red Cross	706 Delaware Ave, 14209	878-2340	DARWIN.ROSALES@redcross.org	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Erin G. Green	3C Block Club	25 Midvale Ave	864-9257		<input type="checkbox"/>	<input type="checkbox"/>
JANITA WALKER ^{JARMON}	OSP-BURA	901 CITY HALL ^{BFL01NY14213}	851-5074		<input type="checkbox"/>	<input type="checkbox"/>
ELIZABETH KAUFFMAN	KCA Hudson St	5 ORTON PLACE 14201	882-5028	BFL03ETH7@GMAIL.COM	<input type="checkbox"/>	<input checked="" type="checkbox"/>
REV. Regina L. E. Keir	T.O.C. My Place Home	1230 GENSÉE ST.	895-1353	LUKEIR@MYPLACEHOME.ORG ^{41400.com}	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Nicole Esteva	T.O.C. My Place Home	1230 GENSÉE ST	895-1353	NICOLE@MYPLACEHOME.ORG	<input type="checkbox"/>	<input type="checkbox"/>
Joseph Kelem	Western NY Law Center	237 MAIN ST ^{St #1130 Buffalo}	855-0203	JAK@WNYLAW.COM	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sheila Wallace	Elim Community Cop	70 Chalmers St	832-7698x200	ElimCop@gmail.com	<input type="checkbox"/>	<input type="checkbox"/>
Althea Stewart	OSP	920 city Hall	851-5050		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Chas T. Barkers	COB	2301 City Hall	4165	cbarkers@citybuffalo.com	<input type="checkbox"/>	<input checked="" type="checkbox"/>

REVIEW PUBLIC HEARING MEETING MINUTES
For the Draft 2013-2017 Consolidated Plan and the
Draft 2013-2014 Annual Action Plan for the
Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME),
Emergency Shelter Grant (ESG), Housing Opportunities for People with AIDS (HOPWA)Grant
Wednesday, February 20, 2013, 6:00 P.M.
Buffalo & Erie County Public Library
1 Lafayette Square
BUFFALO, NEW YORK

Attendees:

Brendan Mehaffy, Executive Director of the Office of Strategic Planning and Vice Chairman of the Buffalo Urban Renewal Agency, 920 City Hall, Buffalo, NY, 14202
Yvonne McCray, Director of Residential Housing, Office of Strategic Planning, Buffalo Urban Renewal Agency, 315 City Hall, Buffalo, NY, 14202
Keith Lucas, Director of BURA Planning, Office of Strategic Planning, 920 City Hall, Buffalo, NY
Evelyn Rodriguez, Loan Specialist Aide, Buffalo Urban Renewal Agency, Residential Housing, 315 City Hall, Buffalo, NY, 14202
Pamela Walker Jarmon, Senior Administrative Assistant, Office of Strategic Planning, Buffalo Urban Renewal Agency, 920 City Hall, Buffalo, NY, 14202
Christine Giambra Clerical Technician, Office of Strategic Planning, Buffalo Urban Renewal Agency, Residential Housing, 315 City Hall, Buffalo, NY, 14202
Francisco Guzman, Engineer/Architect, DPE-BURA Unit, 616 City Hall, Buffalo, NY, 14202
James Folan, Community Services, 1701 City Hall, Buffalo, NY, 14202
Otis Barker, Acting Commissioner, Community Services, 2301 City Hall, Buffalo, NY, 14202
Sue Lumadue, Community Services, 1701 City Hall, Buffalo, NY, 14202
Debra Tucker, 106 Ash Street, Buffalo, NY, 14204
Gene Demarco, HELP Buffalo, 384 Broadway, Buffalo, NY, 14204
Darwin Rosales, Marissa Sims, American Red Cross, 786 Delaware Avenue, Buffalo, NY, 14209
Ernest Green, 3C Block Club, 25 Midvale Ave., Buffalo, NY, 14215
Elizabeth Kauffman, KCA/Hudson St., 5 Orton Pl., Buffalo, NY, 14201
Rev. Reginald Kerr, Nicole Estava, T.O.C. My Place Home, 1230 Genesee Street, Buffalo, NY, 14211
Joseph Kelemer, WNY Law Center, 237 Main Street, Buffalo, NY, 14202
Edwin Jackson, Westside NHS, Inc., 350 Connecticut Street, Buffalo, NY, 14213
St. Mary A. Kaiser, Teaching & Restoring Youth, 228 Brinkman Avenue, Buffalo, NY, 14211
Vivian Turner, 128 Butler Avenue, Buffalo, NY, 14208
Lynn Urbanski, Program Manager/Data Monitoring Coordinator, Office of Strategic Planning, 214 City Hall, Buffalo, NY, 14202
Jocelyn Deeb, Accountant, Office of Strategic Planning, Buffalo Urban Renewal Agency, 215 City Hall, Buffalo, NY, 14202

Mr. Brendan Mehaffy, Executive Director of the Office of Strategic Planning and Vice Chairman of the Buffalo Urban Renewal Agency, opened the Public Hearing at 6:05 P.M. He stated the Public Hearing is for the 2013-2017 Consolidated Plan, and the 2013-2014 Annual Action Plan.

There would be a review of the Consolidated Plan and the Annual Action Plan and then the meeting would be opened up to the public to accept your comments. He further stated this is not the last opportunity to provide comments. There is a thirty (30) day comment period following the hearing tonight. The Consolidated Plan is required by US Dept. of HUD to receive entitlement funds for four programs, Community Development Block Grant, HOME Investment Partnership, Emergency Solutions Grant, and Housing Opportunity for Persons with AIDS. It also includes a needs assessment of the community, marketing analysis and a strategic plan for allocating funds over the next five years. In terms of needs assessment that was completed for the consolidated plan, it was found the most common housing problem was cost burden which pertains to individuals spending more than thirty percent (30%) of their income on housing, the cost burden is most particular acute among renters and minorities.

There is a concern with substandard housing stock which must be improved where possible, and removed where not. Repairs to community centers, parks and streets and sidewalks, and more trees were identified from the community meetings as significant needs in our communities, that public services are critical to maintain the stability in neighborhoods through employment training, developing literacy, senior and youth programs, to name but a few and then, of course, the issue of many in our neighborhoods is the need for jobs.

The marketing analysis for the City of Buffalo, the inflation of the adjusted value of homes declined by thirteen (13%) percent between 2000 and 2010 while rents rose by eight (8%) percent. Homeownership remains achievable, over half of the white households in the City of Buffalo can afford a house priced at the Citywide median income of \$65,700 but not all, only one-third (1/3) of African Americans and one-fourth (1/4) of Hispanic households could afford a house costing the median price of \$65,700. Half of all renters could afford a monthly rent of no more than \$500.00, yet only a ¼ of all apartments rent for \$500.00 or less which shows a significant gap in the rental market.

In terms of the Strategic Plan to address the needs that were identified, for affordable housing in particular, the rehabilitation of owner occupied and rental units in the City of Buffalo are a significant priority. For Community Development, the demolition of dilapidated structures as well as improvements to public facilities and infrastructure facilities including community centers, economic development activities that lead to job creation for the jobs that are available, work force development to make sure the necessary skills are available, and for those who wish to open a small business or have an existing business and need technical assistance that can be readily provided to assist the small business entrepreneur.

Homelessness is another critical one with focus being on street outreach, emergency shelter, rapid rehousing and prevention which would be covered under the Emergency Solutions Grant, then special needs for housing in supportive services for people with AIDS, seniors and the disabled through many of the public service agencies.

The goals that are set for the next five years (2013-2017) for the timeframe is: homeowner rehab loans for 315 units; 270 multi-family units renovated; 500 dilapidated structures demolished; 20,300 homeless served by emergency shelters total units of repeat visits, 900 homeless assistance through street outreach, homeless households into permanent housing 360, 750 persons with AIDS receiving homeless assistance, 400 persons with AIDS receiving supportive services.

The geographic priorities that are required for the consolidated plan that focus on near emerging employment and economic development engines to support the community based organizations and institution particular, with the ever diminishing amount of federal funds are focused on leveraging additional monies that can be used to accomplish the same goals and needs identified in the consolidated plan. The target areas are outlined in black including the corridors on the east side of the City of Buffalo, the orange shows the HUD eligible block groups where there is a 50% low/moderate income individuals of medium income, the black outline is very closely correlated to the federal Buffalo fund which is a minimally \$100,000 million dollar commitment over the next five years as part of Governor Cuomo's Buffalo Billion commitment to Buffalo which requires the demonstration of some type of commitment of funds from the City of Buffalo which would include these federal funds.

The overview of the Five year Consolidated Plan was concluded at 6:13 P.M.

Mr. Mehaffy opened up discussion on the 2013 Annual Action Plan stating in line with what is being discussed with the Consolidated Plan, the goal is to assist homeowners with emergency repairs, renovate, multi-family housing, demolish dilapidated structures, repair streets, sidewalks and public facilities, work with other resources to build a solid economic foundation, support human service providers and address homeless and special needs population.

The estimated funding for this upcoming year assumes a 15% reduction of the funds received last year for the Community Development Block Grant Program \$11,321,000, for CDBG Program Income for prior years approximately \$950,000; Home Investment Partnership Program \$2,357,000; HOME Program Income Prior year activities \$350,000; Emergency Solution Grant \$1,070,000; HOPWA Program \$470,000.

The Community Development Block Grant Program distribution including the program proposal is to commit \$1,300,000 to housing rehabilitation; \$1,837,000 to clearance; \$2,147,000 to public facilities including streets, sidewalks, trees and parks, other buildings and structures; economic development \$2,692,000 which includes job creation activities for public services those services provided for youth, seniors and to some degree homeless activity and other services provided in the community \$1,841,000 ; for planning and administration program for the development of the Consolidated Plan and the Annual Action Plan \$2,454,000.

Breakdown of CDBG Housing is \$1,300,000; \$510,000 Emergency Loan Program; \$334,500 loan processing; \$297,500 community based organizations/neighborhood housing support; program delivery \$158,000 technical work to undertake the program; clearance \$1,638,000; program delivery \$199,000 for technical work to undertake these activities.

Community Development Public Facilities breakdown for streets, sidewalks, trees, \$1,266,000; parks and pools, \$595,000; community facilities to assist meal on wheels \$100,000; program delivery for this activity \$186,000.

Community Development Economic Activities for Buffalo Building Re-use Loan Program \$1,100,000 to create 32 jobs for low/moderate income to assist in the development of the Tishman Building; program delivery for that loan and prior loans made with CDBG funds is \$172,500; required HUD 108 Debt repayment \$1,420,500.

Home Program-owner occupied rehabilitation \$1,000,000; multi-family rehabilitation \$1,000,000; Community Development Housing Organization (CHDO) rehabilitation which requires a minimum of \$15% of the funds \$353,000; CHDO operating costs requires a commitment of 5% \$118,000; administration of the program at 10% \$233,500.

Emergency Solutions Grant has seen some significant regulatory changes in the past year, broken down into its categories of commitment as street outreach \$166,000; emergency shelter \$419,000, rapid re-housing \$270,000, prevention \$85,000, information system that supports it \$53,000; administration cost at 7.5% of the grant total \$77,000.

Housing Opportunities for Persons with AIDS; housing assistance is \$255,000; housing placement \$60,000; supportive services \$141,000; administration cost for the program at 3% of the total grant \$14,000.

Mr. Mehaffy stated for Citizen Participation, this is not the first meeting that has been held on the Annual Action Plan or the Consolidated Plan; there was a formulation public meeting held on Thursday, November 15, 2012; there were three community-wide open houses: December 11-13, 2012. This is a review public hearing with the comment period starting at tonight's meeting and closing on March 21, 2013. The start of the program year from the funds would be May 1, 2013.

The comments from tonight's meeting and subsequently would be included in the Consolidated Plan and Annual Action Plan that the City of Buffalo submits to the US Department of Housing & Urban Development. Tonight's meeting is being recorded and transcript would be submitted with the Plan. Written comments would be accepted through March 21, 2013. Comments may be submitted to the Mayor's Office of Strategic Planning, 214 City Hall, Buffalo, New York, 14202, Attention: Lynn Urbanski or submitted by e-mail to lurbanski@city-buffalo.com.

He further stated this is the overview of the Consolidated Plan and the Annual Action Plan; a written overview with more detailed information of the Consolidated Plan and Annual Action Plan with breakdowns of the line item budget was provided to everyone in attendance.

Anyone who had comments were then asked to approach the microphone to state their concerns or questions they may have about the process; and were advised that any comments they make would be included in the Amendment sent to USHUD, which are as follows:

Ms. Debra Tucker, 106 Ash Street, Buffalo, NY asked would she and other homeowners like her, find out about this type of information such as grants for dilapidated housing who could people call other than City Hall when they can't get anything done?

Mr. Mehaffy stated there are many agencies that the Office of Strategic Planning work with depending on the particular programs for whatever particular need that you may have and is something the OSP would follow up on with Ms. Tucker tonight and point her into the right direction to go depending on the need that she has

Ms. Tucker stated she lives on Ash Street and a lot of the programs that the City has does not include Ash Street. There are homeowners over there in need. There are homes in the neighborhood that really need to be torn down, that has been a safe haven for a lot of different creatures. There are elderly citizens there who own homes that need rehab work such as paint, such as herself who purchased a home, in

which she purchased from the City and found out it has asbestos which would cost her \$50,000 to have it removed; asking for direction as to what programs the City has that could help her with this problem.

Sister Mary Augustus Kaiser read letter into the record (See attached letter dated February 2/20/2013.

Rev. Reginald Kerr, of T.O.C. My Place Home, stated they have been applying for grant funding since 2008, has placed his organization's name on more than one list at public meetings, and have never received any assistance and don't understand why.

Mr. Mehaffy stated he would speak to Rev. Kerr after the meeting.

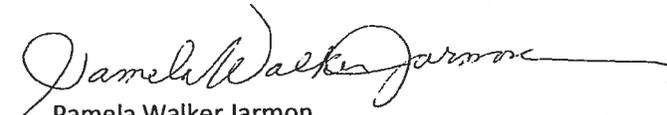
Public comment period concluded.

Mr. Mehaffy, thanked everyone for attending and stated they may forward any comments they may have to the attention of Lynn Urbanski, Program Manager, Office of Strategic Planning, Buffalo Urban Renewal Agency, 214 City Hall, Buffalo, NY 14202 or e-mail to lurbanski@city-buffalo.com through March 21, 2013

There being no one else who wished to speak, the Public Hearing was concluded at 6:21 P.M.

Respectfully submitted,

OFFICE OF STRATEGIC PLANNING, BUFFALO URBAN RENEWAL AGENCY


Pamela Walker Jarmon
Senior Administrative Assistant

Attachments:

Statement from Sister Mary A. Kaiser
2013-2017 Consolidated Plan & 2013-2014 Annual Action
Plan Executive Summaries

ESG

PUBLIC HEARING 2-20-2013

My name is Sister Mary Augusta Kaiser. I am with the TEACHING AND RESTORING YOUTH PROGRAM located at 228 Brinkman Ave. 14211

I urge you to continue funding for the homeless young women ages 16 to 21 whom we serve.

According to the 2010 census 46 % of Buffalo's children live in poverty. On any given night in Buffalo and Erie County 1,000 men, women and children can be found on the streets, in emergency shelters or in transitional or supportive housing.

According to the 2011 Homeless Alliance of WNY Annual Report an estimated 5,050 men, women and children find themselves homeless in WNY each year.

In Buffalo it is estimated that 1,500 youth become homeless annually, but they are difficult to count. The Public Schools in Buffalo report that 602 homeless youth registered as homeless in 2010.

Approximately 1,253 youth were served in emergency shelters in 2011.

There are only 4 shelters exclusively for homeless youth in WNY...Compass House, the Franciscan Center, Plymouth Crossroads and TRY (Teaching and Restoring Youth).

NYS has cut funding 70% for Youth Serving agencies over the past 4 years. Please, we urge the city of Buffalo, the third poorest city in the nation, not to cut our funding for our Youth serving agencies.

We, therefore, urge you to continue the needed funding for our Teaching and Restoring Youth Program. Our success rate has been 96% since over the past 15 years . We have assisted 237 homeless young women, 186 of them have escaped domestic violence situations, 122 are now maintaining their own housing, others are now attending college and 117 are now employed.

Again, I urge you to continue funding our TEACHING AND RESTORING YOUTH PROGRAM.

I have a 15 minute video showing the testimonies of young people from our 4 homeless agencies in Buffalo, which I would like to leave with you.

THANK YOU.

I can be reached at 896-5332 or SMAKaiser@roadrunner.com



City of Buffalo



OFFICE OF STRATEGIC PLANNING

Byron W. Brown, *Mayor*

March 20, 2013

Sister Mary Augusta Kaiser
Teaching and Restoring Youth Program
228 Brinkman Ave.
Buffalo, NY 14211

Re: 2013-17 Consolidated Plan and 2013-14 Annual Action Plan
City of Buffalo Public Hearing of February 20, 2013

Dear Sister Mary Augusta Kaiser:

Thank you for your recent comments made at the Public Hearing on February 20th in regard to your request for continued funding of the Teaching and Restoring Youth (TRY) Program.

We recognize the need to continue funding of your program to assist young, homeless women and have included your agency for funding in the 2013-14 Annual Action Plan. The TRY Program will receive funding from the 2013-14 Emergency Solutions Grant.

At this time, the final grant allocations have yet to be released by the U.S. Dept. of Housing and Urban Development. Once the final allocations are released, you will receive a letter advising you of the exact amount of funding you will receive.

Again, I would like to thank you for the wonderful work your organization does in helping young women obtain the skills needed to maintain independent living. If you have any questions in regard to your funding, please do not hesitate to contact me at 851-2872.

Very truly yours,

BRENDAN MEHAFFY
Executive Director

cc: Hon. Byron W. Brown, Mayor
Otis Barker, Commissioner

Comments on the Draft Consolidated Plan from the Homeless Alliance of WNY:

1. The Erie County Continuum of Care will be merging with the Niagara County Continuum of Care in the next couple of months to become the Erie/Niagara Regional Continuum of Care. This should be mentioned somewhere in the plan.
2. **Page 1 Table 1:** There are several numbers given for the ESG program. We were just wondering where those numbers came from. The numbers for Street Outreach and Rapid Re-housing appear low while Emergency Shelter numbers appear high.
3. **Page 9 Table 2:** the Homeless Alliance of WNY is not mentioned as a consulted agency.
4. **Page 13 Table 3:** Our Opening Doors Plan was released in 2012
5. **Page 21:** this uses the number of homeless individuals a 3,500. Our 2011 Annual Report shows this number to be 5,050. It is also inconsistent with the number used on **Page 41**.
6. **Page 33 Needs Not Previously Identified:** We feel some of the bullet points need to be amended:
 - 400 Housing First units for the Chronically Homeless
 - 500 Single Room Occupancy units for the general population
 - Permanent Supportive Housing for those with long term disabilities
7. **Page 40 Narrative needs to be changed:** Homeless Management Information System (HMIS) data provided below by the Homeless Alliance of Western New York shows that over 3,300 persons in Erie County experienced homelessness during 2011. Of those, 2,215 were individuals in adult-only households, 1,225 were in households with children, 432 chronic homeless individuals, 227 were Veterans and 152 were unaccompanied children. The Point-in-Time inventory indicated 910 persons were homeless on any given night with 804 sheltered and 106 unsheltered. The total estimated number of homeless in 2011 is 5,050. This number is based upon the number of beds not included in HMIS.
8. **Page 41:** The number of homeless should be 5,050. The number used is inconsistent with our 2011 Annual Report and inconsistent with the number used on **Page 21**. The rest of the numbers are confusing "3,509 becoming homeless and 3,483 existing homeless" ?????
9. **Page 46 HOPWA Section:** The HOWPA funding that Buffalo receives is actually for all of Erie AND Niagara Counties. There should be some discussion of including Niagara County into the HOPWA program.
10. **Page 48 Allocation of HOPWA Funds:** This claims the city is consulting with the AIDS Network. You should make sure this is actually happening.
11. **Page 67 Table 49:** There are some programs we haven't heard of and need checking: Buffalo Dream Project, Christian Based Recovery Housing and Genesis House. United Church Home Society has a facility in Lancaster but is linked with Compass House and does serve clients from Buffalo.
 - Alcohol and Drug Dependency also provided permanent housing.
 - Altamont House also targets veterans
 - Buffalo City Mission provides transitional housing and Code Blue
 - Community Action Organization no longer provides emergency or transitional housing
 - Community Services for the Developmentally Disabled does not provide emergency housing.

Compass House provides for runaway and homeless youth
 Cornerstone Manor also provides transitional and permanent housing
 Erie County Social Services provides shelter placements and provides hotel/motel vouchers and does homeless prevention
 Gerard Place also provides permanent housing
 Haven House also provides transitional housing for women and children who are domestic violence victims
 Lakeshore provides a Safe Haven (not house) along with permanent supportive housing & outreach
 Matt Urban Hope Center provides permanent supportive housing (Housing First)
 Restoration Society provides permanent supportive housing.
 Salvation Army is an emergency shelter.
 St Lukes provides Code Blue and only serves men
 Teaching and Restoring Youth serves women between 16 & 25
 Transitional Services has an emergency shelter and permanent supportive housing, no transitional.
 United Church Home serves males only but is located in Lancaster.
 YWCA serves women and children and domestic violence victims.

Missing:

Crisis Services: outreach, short term case management, 24 hour crisis hot line
 Neighborhood Legal Services: legal services, benefit eligibility determination & advocacy, eviction prevention
 211 provides a 24 hour hotline referral for services.

12. **Page 101:** This section should say the city supports the Continuum of Care's Opening Doors: Buffalo and Erie County Community Plan to End Homelessness.
13. **Page 107:** Add Single Point of Entry/Common Assessment to the needs.
14. **Page 110:** Add Continuum of Care under Federal Resources.
15. **Page 120 Table 71:** same concerns listed under Page 1, Table 1
16. **Page 126:** in the 4th bullet point PSH should be spelled out: Permanent Supportive Housing.
17. **Page 127:** The Opening Doors Plan calls for 500 SRO units AND 400 Housing First Units for the chronically homeless. The consultant keeps confusing the two. They should be mentioned separately. Most of the homeless are individuals that need single room occupancies or 1 bedroom apartments. There are approximately 400 chronically homeless individuals that need Permanent Supportive Housing under a Housing First Model.
18. Erie County does have a system in place to help those aging out of foster care through DSS. This discharge planning seems to work. If there is a gap here it is after the youth have been on their own for a while there is no support systems for them months or years after discharge.

In general the draft Consolidated Plan does not tie the City strategies into the goals of the Opening Doors: Federal Strategic Plan to Prevent and End Homelessness issued by the U.S. Interagency Council on Homelessness in 2010. HUD is a member of the USIACH. I don't believe this plan was even referenced.

The four goals of the federal plan are to:

1. Finish the job of ending chronic homelessness by 2015.
2. Prevent and end homelessness among Veterans by 2015.
3. Prevent and end homelessness for families, youth and children by 2020.
4. Set a path to end all types of homelessness.

Our local plan mirrors these goals except that we've added 2 years to achieving the goals.

There are meeting notes in the appendix from my meeting on November 14, 2012 that need to be corrected:

Under "**Priorities**" They again don't make a distinction between the need for 500 SRO units and the need for 400 Housing First units for the chronically homeless.

Under "**Difficulties**" I did not say that Chronic Homeless is not the biggest problem in Buffalo and that there are many organizations and programs to address this segment of the population."

That needs to be deleted from the notes.

Buffalo does not have the chronic homeless problem of other cities such as Seattle, San Francisco or New York. However, it is one of the Continuum's and HUD's top priorities. The chronically homeless are also the highest cost client for municipalities. Erie County and the City could SAVE money if the chronically homeless were housed. There are agencies that work with these clients but more outreach workers are needed as well as 400 Housing First Units.

Under "**Other Information**" they claim there was a problem with our recidivism data. We know of no such problem.

I did express a desire to get hospital discharge data but noted that the hospitals weren't likely to cooperate.

I said the Latino population was probably under counted because HUD does not consider Latino to be a race and it leads to confusion when data is entered into HMIS by the client and case managers. If you ask a Latino if they are Black or White, they would most likely say "neither."



City of Buffalo



OFFICE OF STRATEGIC PLANNING

Byron W. Brown, *Mayor*

To: Dale Zuchlewski; Executive Director, Homeless Alliance
From: Brendan R. Mehaffy; Executive Director *BRM*
Date: March 21, 2013
Re: Consolidated Plan comments

Thank you for taking the time to review and comment on the City of Buffalo's Draft Consolidated Plan. With respect to numbered items 1 and 3 to 18, all of your suggested revisions to the draft plan have been made. The meeting notes from the November 14, 2012 focus group have also been adjusted to reflect the concerns that you outlined.

With respect to item 2, the numbers in Table 1 are based on estimated ESG funding over the next five years. Without knowing what the 2013 allocation would be, the city conservatively assumed a 15 percent cut from its 2012 award, and carried this reduced amount forward in the subsequent four years of the Consolidated Plan. HMIS required a large increase to compensate for a lack of funding in 2012, since HMIS for the 2012 program year was budgeted for in the 2011 substantial amendment. In order to adequately cover HMIS over the period of the Consolidated Plan, funds had to be shifted from other activities. Continuing HMIS at the 2012 level over five years would have resulted in \$35,700 being budgeted for this activity, rather than \$265,000. Since it is unlikely that the sub-recipient would provide this service at the reduced level, an additional \$229,300 had to be taken from other activities.

Likewise, if outreach were funded at its 2012 level (with a 15 percent downward adjustment), only \$620,500 would be available instead of the \$806,000 that the city budgeted. Much of the funding being directed to HMIS and outreach come from rapid rehousing, which is down slightly on average from its 2012 level. However, a much larger share of funding was placed into rapid rehousing in 2012, since the city had received an increase in its ESG allocation from 2011. Since rapid rehousing was a new activity that sub-recipients had not yet come to rely upon to deliver their services, it made sense to place most of the additional 2012 funding here, to shield sub-recipients from a one-year budget bump that would probably be unsustainable. Any additional funding that the city receives in 2013 and beyond will most likely be directed to rapid rehousing.

Finally, the Consolidated Plan frequently references the Homeless Alliance's 2012 "Plan to End Homelessness," which mirrors the USIACH report while accounting for local conditions.

Please don't hesitate to follow up with Keith Lucas if you require any further clarification.

APPENDIX B

EVIDENCE OF AGENCY CONSULTATION

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing & Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

2012 FINAL COPY

Part I: Summary		Grant Type and Number		FFY of Grant:
PHA Name:		Capital Fund Program Grant No:		2012
BUFFALO MUNICIPAL HOUSING AUTHORITY		NY06P002501-12		FFY of Grant Approval:
		Replacement Housing Factor Grant No:		
		Date of CFP:		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____ <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (Revision No. _____) <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost¹	
1	Total non-CEP Funds			
2	1406 Operations (may not exceed 20% of line 21) ³	1,153,676	-	
3	1408 Management Improvements	457,388	-	
4	1410 Administration (may not exceed 10% of line 21)	765,780	-	
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs	642,604	-	
8	1440 Site Acquisition			
9	1450 Site Improvement	45,000	-	
10	1460 Dwelling Structures	2,991,879	-	
11	1465.1 Dwelling Equipment - Non-Expendable	135,000	-	
12	1470 Non-dwelling Structures	1,165,865	-	
13	1475 Non-dwelling Equipment			
14	1485 Demolition			
15	1492 Moving to Work Demonstration			
16	1495.1 Relocations Costs			
17	1499 Development Activities ⁴			
18a	1501 Collateralization or Debt Service paid by the PHA			
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment			
19	1502 Contingency (may not exceed 8% of line 20)	113,796	-	
20	Amount of Annual Grant (sum of line 2-19)	7,470,988	-	
21	Amount of Line 20 Related to LBP Activities			
22	Amount of Line 20 Related to Section 504 Activities			
23	Amount of Line 20 Related to Security - Soft Costs			
24	Amount of Line 20 Related to Security - Hard Costs			
25	Amount of Line 20 Related to Energy Conservation Measures			
Signature of Executive Director		Signature of Public Housing Director		Date
<i>[Signature]</i>		<i>[Signature]</i>		3/5/12

¹ To be completed for all Performance and Evaluation Report
² To be completed for all Performance and Evaluation Report or a Revised Annual Statement
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RIF funds shall be included here.

Annual Statement Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program		2012 FINAL COPY		U.S. Department of Housing & Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 4/30/2011		
Part II: Supporting Pages						
PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY						
Grant Type and Number Capital Fund Program Grant No: NY08P00250111 Replacement Housing Factor Grant No:						
CFFP (Yes/No):						
Federal FFY of Grant: 2012						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
CF-12-(999)-1410a	Fee for Central Office	1410		765,780		
	Total			765,780		
CF-12-(999)-970a	Training	1408				
	TOTALS: Capital Improvements [Dept 970]					
CF-12-(999)-300a	No work scheduled					
	TOTALS: 300 Parry Street					
CF-12-(999)-478a	Replace roof & RTU's	1470		225,000		
	TOTALS: 476 Louisiana Street			225,000		

¹ To be completed for the Performance Evaluation Report or a Revised Statement.

² To be completed for the Performance Evaluation Report

2012 FINAL COPY

U.S. Department of Housing & Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages

PHA Name: **BUFFALO MUNICIPAL HOUSING AUTHORITY**

Grant Type and Number
 Capital Fund Program Grant No: NY08F00250111
 Replacement Housing Factor Grant No:

CFPP (Yes/No):
 Federal FFY of Grant: **2012**

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
	AMPHIPHOTOS	100				
		105				
		110				
		120				
		130				
		140				
		150				
		160				
		170				
		180				
		190				
		200				
		210				
		220				
		230				
		240				
		250				
		260				
		270				
		280				
		290				
		300				

Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program		2012 FINAL COPY		U.S. Department of Housing & Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 4/30/2011	
Part II: Supporting Pages					
PHA Name:		Grant Type and Number		Federal FFY of Grant:	
BUFFALO MUNICIPAL HOUSING AUTHORITY		Capital Fund Program Grant No. NY08P00250111		2012	
Development Number Name/HA-Wide Activities		Replacement Housing Factor Grant No.		CFFP (Yes/No):	
General Description of Major Work Categories		Total Estimated Cost		Total Actual Cost	
		Quantity		OBLIGATED	
		Dev. Acct #		EXPENDED	
				Status of Work	
CF-12-(10)-1406a	Operations	1406	316,220		
CF-12-(10)-1408a	Management Improvements	1408	32,671		
CF-12-(10)-1430a	A/E Fees, Costs & Services	1430	176,593		
CF-12-(10)-1502a	Contingency	1502	31,276		
CF-12-(10)-8a	Construct New Maintenance Building	1470	270,000		
	Project Totals		270,000		
CF-12-(10)-11a	No Work Scheduled				
	Project Totals				

¹ To be completed for the Performance Evaluation Report or a Revised Statement.

² To be completed for the Performance Evaluation Report

2012 FINAL COPY

Part II: Supporting Pages

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Grant Type and Number		Total Estimated Cost	Total Actual Cost	Status of Work
		Dev. Acct #	Quantity			
PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY						
CF-12-(11)-1406a	Operations	1406		266,671		
CF-12-(11)-1408a	Management Improvements	1408		32,671		
CF-12-(11)-1430a	A/E Fees, Coets & Services	1430		148,874		
CF-12-(11)-1502a	Contingency	1502		26,389		
CF-12-(11)-18a No Work Scheduled						
Project Totals						
CF-12-(11)-20a No Work Scheduled						
Project Totals						
CF-12-(11)-26a Electric door access						
Project Totals						

1. To be completed for the Performance Evaluation Report or a Revised Statement.

2. To be completed for the Performance Evaluation Report

U.S. Department of Housing & Urban Development
 Office of Public and Indian Housing
 OMB No. 2537-0226
 Expires 4/30/2011

2012 FINAL COPY

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY

Grant Type and Number: Capital Fund Program Grant No: NY08P00250111

Federal FFY of Grant: 2012

CFPP (Yes/No):

Total Actual Cost

OBLIGATED EXPENDED

Status of Work

Development Number Name/IA-Wide Activities

General Description of Major Work Categories

Dev. Acct #

Quantity

Total Estimated Cost

Total Actual Cost

OBLIGATED EXPENDED

Status of Work

CF-12-(21)-1406a Operations

CF-12-(21)-1408a Management Improvements

CF-12-(21)-1430a A/E Fees, Costs & Services

CF-12-(21)-1502a Contingency

CF-12-(21)-3a No work scheduled

Project Totals

CF-12-(21)-105a No work scheduled

Project Totals

AMP 21 TOTALS

¹ To be completed for the Performance Evaluation Report or a Revised Statement.

² To be completed for the Performance Evaluation Report

Annual Statement Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program		2012 FINAL COPY		U.S. Department of Housing & Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 4/30/2011	
Part II: Supporting Pages					
PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY					
Grant Type and Number Capital Fund Program Grant No: NY08P00280111					
CFPP (Yes/No):					
Federal FFY of Grant: 2012					
Replacement Housing Factor Grant No:					
Total Estimated Cost					
Total Actual Cost					
Status of Work					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost	Total Actual Cost
CF-12-(22)-1408a	Operations	1406		-	
CF-12-(22)-1408a	Management Improvements	1408		32,671	
CF-12-(22)-1430a	A/E Fees, Costs & Services	1430		-	
CF-12-(22)-1502a	Contingency	1502		-	
CF-12-(22)-32Aa	No work scheduled			-	
Project Totals				-	
CF-12-(22)-32Ba	No work scheduled			-	
Project Totals				-	
CF-12-(22)-32Ca	Renovate 80-86 Troupe	1460		450,000	
Project Totals				450,000	

¹ To be completed for the Performance Evaluation Report or a Revised Statement.
² To be completed for the Performance Evaluation Report

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Part II: Supporting Pages

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	Grant Type and Number		Federal FY of Grant:
							Capital Fund Program Grant No: NY06P-00250411	Replacement Housing Factor Grant No:	
PH A Name:									
BUFFALO MUNICIPAL HOUSING AUTHORITY									
CF-12-(30)-1406a	Operations	1406		146,067					2012
CF-12-(30)-1408a	Management Improvements	1408		32,671					
CF-12-(30)-1430a	A/E Fees, Costs & Services	1430		81,404					
CF-12-(30)-1602a	Contingency	1602		14,419					
CF-12-(30)-10a	Replace roof & RTU's over Mgmt. Ofc.	1470		130,145					
Project Totals				130,145					
CF-12-(30)-38a									
No work scheduled									
Project Totals									
AMP SUBTOTALS									

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Part II: Supporting Pages

PHA Name:		Grant Type and Number		Federal FY of Grant:		Status of Work	
BUFFALO MUNICIPAL HOUSING AUTHORITY		Capital Fund Program Grant No: NY06P00260111		2012			
Development Number Name/HA-Write Activities		Dev. Acct #	Quantity	Total Estimated Cost	Total Actual Cost	CFPP (Yes/No):	
General Description of Major Work Categories							
CF-12-(31)-1406a	Operations	1406		-			
CF-12-(31)-1408a	Management Improvements	1408		32,671			
CF-12-(31)-1430a	A/E Fees, Costs & Services	1430					
CF-12-(31)-1502a	Contingency	1502					
No work scheduled							
Project Totals							
AMP TOTALS							

¹ To be completed for the Performance Evaluation Report or a Revised Statement.
² To be completed for the Performance Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program		2012 FINAL COPY		U.S. Department of Housing & Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 4/30/2011		
Part II: Supporting Pages						
PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY						
Capital Fund Program Grant No: NY06P00260111						
Replacement Housing Factor Grant No:						
GFFP (Yes/No):						
Federal FY of Grant: 2012						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost	Total Actual Cost ALLOCATED / EXPENDED	Status of Work
CF-12-(33)-1406a	Operations	1406		14,203		
CF-12-(33)-1408a	Management Improvements	1408		32,671		
CF-12-(33)-1430a	AVF Fees, Costs & Services	1430		7,635		
CF-12-(33)-1602a	Contingency	1502		1,352		
CF-12-(33)-14B	Renovate all unit interiors	1460		1,236,188		
	Project Totals			1,236,188		
CF-12-(33)-19a	No work scheduled					
	Project Totals					
CF-10-(33)-31a	Replace emergency generator	1470		18,900		
	Project Totals			18,900		

¹ To be completed for the Performance Evaluation Report or a Revised Statement.
² To be completed for the Performance Evaluation Report

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Part II: Supporting Pages
 PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY

Grant Type and Number: Capital Fund Program Grant No: MY06P0250111
 Replacement Housing Factor Grant No: CFFP (Y66/NO): 2012
 Federal FFY of Grant: 2012

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
CF-12-(42)-1406a	Operations	1406	-	-	-	
CF-12-(42)-1408a	Management Improvements	1408	-	-	-	
CF-12-(42)-1430a	A/E Fees, Costs & Services	1430	-	-	-	
CF-12-(42)-1502a	Contingency	1502	-	-	-	
CF-12-(42)-47a	No work scheduled					
Project Totals						
				7,470,983	-	
2011 CFP Grant						

Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program		U.S. Department of Housing & Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 4/30/2011				
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Part II: Supporting Pages						
PHA Name:	Grant Type and Number	CFFP (Yes/No):	Federal FY of Grant:			
BUFFALO MUNICIPAL HOUSING AUTHORITY	Capital Fund Program Grant No. NY08P00260111 Replacement Housing Factor Grant No:		2012			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
1406					35,338	1406 adjustment
1408					9	10,11,12,20,21,3
1410					0, 33, 34, 35	
1430					3,926	1406 adj
1502						divided by 9
1450						
1460						
1465						
1470						
	Overall Total			7,470,988.00		
		totals		4,337,744.40		
		1450,1460,1465,1470		3,133,243.60		
		1408		7,470,988.00		
				7,470,988.00		
				6,261,833.00		
				0.90		
				7,435,649.70		
				35,338.30		
				35,338.30		

¹ To be completed for the Performance Evaluation Report or a Revised Statement.
² To be completed for the Performance Evaluation Report

Part III: Implementation Schedule		Grant Type and Number		Federal FY of Grant:	
PHA Name:		Capital Fund Program Grant No: NY06P00250111		2012	
BUFFALO MUNICIPAL HOUSING AUTHORITY		Replacement Housing Factor Grant No:			
AMP/Development Numbers Name/ PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reason for Revised Target Dates ¹
	Original	Revised	Original	Revised	
AMP 10	NY2-08 Shaffer Village	06/12/2014		06/12/2016	
	NY2-11 LaSalle Courts	06/12/2014		06/12/2016	
AMP 11	NY2-18 Holling Homes	06/12/2014		06/12/2016	
	NY2-20 Elmhurst	06/12/2014		06/12/2016	
	NY2-26 Camden	06/12/2014		06/12/2016	
AMP 12	NY2-08 Jasper Parrish	06/12/2014		06/12/2016	
	NY2-2005 C. Perry Ext. (senior)	06/12/2014		06/12/2016	
AMP 20	NY2-21 Slater Courts	06/12/2014		06/12/2016	
	NY2-34 Mullen Manor	06/12/2014		06/12/2016	
AMP 21	NY2-03 C. Perry Homes	06/12/2014		06/12/2016	
	NY2-2106 C. Perry Ext. (family)	06/12/2014		06/12/2016	
	NY2-32A Redwood Village	06/12/2014		06/12/2016	
	NY2-32B Woodson Gardens	06/12/2014		06/12/2016	
AMP 22	NY2-32C Scattered Site "C"	06/12/2014		06/12/2016	
	NY2-46 FDT (515 Clinton only)	06/12/2014		06/12/2016	
AMP 23	NY2-02 AD Price Courts	06/12/2014		06/12/2016	
AMP 24	NY2-04 AD Price Extension	06/12/2014		06/12/2016	
AMP 30	NY2-10 Kenfield	06/12/2014		06/12/2016	
	36 Tower Street	06/12/2014		06/12/2016	
AMP 31	NY2-12 Langfield	06/12/2014		06/12/2016	
AMP 32	NY2-45 Ferry Grider Homes	06/12/2014		06/12/2016	
AMP 33	NY2-14 Schwab Terrace	06/12/2014		06/12/2016	
	NY2-19 Kowal	06/12/2014		06/12/2016	
	NY2-31 Msgr. Geary	06/12/2014		06/12/2016	
AMP 34	NY2-13 Kelly Gardens	06/12/2014		06/12/2016	
	NY2-22 LBJ	06/12/2014		06/12/2016	
AMP 36	NY2-16 Sedita	06/12/2014		06/12/2016	
	NY2-27 Stuyvesant	06/12/2014		06/12/2016	
AMP 40	NY2-48 Lakeview Phase III	06/12/2014		06/12/2016	
AMP 41	NY2-43 Lakeview Phase I	06/12/2014		06/12/2016	
AMP 42	NY2-47 Lakeview Phase II	06/12/2014		06/12/2016	
AMP 999	300 Perry (non-dwelling)	06/12/2014		06/12/2016	
	476 Louisiana (non-dwelling)	06/12/2014		06/12/2016	

¹ Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 9] of the U.S. Housing Act of 1937, as amended

Capital Fund Program Five-Year Action Plan 2012 FINAL COPY
Part II: Supporting Pages - Work Activities

AMP	DEVELOPMENT	Work Statement for Year 2 FFY Grant: 2013		Work Statement for Year 3 FFY Grant: 2014	
		Item Description	Amount	Item Description	Amount
AMP 10	NY2-08 Shafter Village NY2-11 LaSalle Courts	No work scheduled No work scheduled	\$ - -	No work scheduled No work scheduled	\$ - -
AMP 11	NY2-18 Holling Homes	Kitchen & Bathroom Renovations	\$ 1,390,596	Community Rm. ADA Compliant Replace Machine Rm. Doors (FRP)	\$ 22,500 \$ 22,500
		Replace hose bibs	\$ 12,474		
AMP 12	NY2-20 Elmhurst NY2-26 Camden	No work scheduled	\$ -	No work scheduled	
		No work scheduled			
AMP 20	NY2-06 Jasper Parrish	No work scheduled		Replace mgmt. ofc. Porch & steps	\$ 40,824
		No work scheduled		Improvements to bathrooms	\$ 345,123
		No work scheduled	\$ -	No work scheduled	\$ -
		No work scheduled		No work scheduled	\$ -
AMP 21	NY2-03 C. Perry Homes NY2-2105 C. Perry Ext. (family)	No work scheduled	\$ -	No work scheduled	\$ -
		No work scheduled	\$ -	No work scheduled	\$ -
		No work scheduled	\$ -	No work scheduled	\$ -
		No work scheduled	\$ -	No work scheduled	\$ -
AMP 22	NY2-32A Redwood Village NY2-32B Woodson Gardens NY2-32C Scattered Site "C"	No work scheduled		No work scheduled	
		No work scheduled		No work scheduled	
		No work scheduled		No work scheduled	
		No work scheduled		Install patio railings & awnings	\$ 21,924
AMP 23 AMP 24	NY2-46 FDT (615 Clinton only) NY2-02 AD Price Courts NY2-04 AD Price Extension	No work scheduled	\$ -	No work scheduled	\$ -
		No work scheduled	\$ -	No work scheduled	\$ -
		No work scheduled		No work scheduled	
AMP 30	NY2-10 Kenfield 38 Tower Street	Replace kitchen ranges	360,000		
		No work scheduled		No work scheduled	
AMP 31	NY2-12 Langfield	No work scheduled	\$ -	No work scheduled	\$ -
		Insulate supply & waste pipes (kitch)	\$ 979,020		
AMP 32 AMP 33	NY2-45 Ferry Grider Homes NY2-14 Schwab Terrace	No work scheduled		Renovate basketball court	\$ 90,000
		Replace fencing & site work	\$ 225,000	Renovate kitchens & baths Replace stair treads & floor tile	\$ 205,632 \$ 19,800
AMP 33	NY2-16 Kowal NY2-31 Msgr. Geary	No work scheduled		Renovate Community Bldg.	\$ 19,656
		No work scheduled		Renovate kitchens (Geary)	\$ 450,226

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Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages - Work Activities

AMP	DEVELOPMENT	Work Statement for Year 2 FFY Grant: 2013		Work Statement for Year 3 FFY Grant: 2014	
		Item Description	Amount	Item Description	Amount
AMP 34	NY2-13 Kelly Gardens NY2-22 LBJ	Renovate bathrooms	\$ 380,664		
		No work scheduled		Replace Elevators (LBJ)	\$ 151,675
				Renovate Bathrooms (LBJ)	\$ 810,000
AMP 35	NY2-16 Sedita NY2-27 Stuyvesant	No work scheduled		Renovate Kitchens (LBJ)	\$ 576,900
		Renovate bathrooms	\$ 990,000	Renovate Bathrooms (SED)	\$ 475,130
				Replace Hall Carpeting	\$ 50,220
AMP 40	NY2-48 Lakeview Phase II	No work scheduled		Renovate Kitchens	\$ 1,025,636
		No work scheduled		No work scheduled	
		No work scheduled		No work scheduled	
AMP 41	NY2-43 Lakeview Phase I	No work scheduled		No work scheduled	
		No work scheduled		No work scheduled	
		No work scheduled		No work scheduled	
AMP 42	NY2-47 Lakeview Phase II	No work scheduled		No work scheduled	
		No work scheduled		No work scheduled	
		No work scheduled		No work scheduled	
AMP 999	300 Perry (non-dwelling) 476 Louisiana (non-dwelling)	No work scheduled		No work scheduled	
				AMP 10	\$ -
				AMP 11	\$ 45,000
AMP TOTALS		AMP 10		AMP 10	\$ -
		AMP 11	1,403,060	AMP 11	\$ 45,000
		AMP 12		AMP 12	\$ 40,824
		AMP 20		AMP 20	\$ 345,123
		AMP 21		AMP 21	\$ -
		AMP 22		AMP 22	\$ 21,924
		AMP 23		AMP 23	\$ -
		AMP 24		AMP 24	\$ -
		AMP 30	360,000	AMP 30	\$ -
		AMP 31	979,020	AMP 31	\$ -
		AMP 32		AMP 32	\$ 90,000
		AMP 33	225,000	AMP 33	\$ 705,314
		AMP 34	380,864	AMP 34	\$ 1,538,575
		AMP 35	990,000	AMP 35	\$ 1,550,985
		AMP 40		AMP 40	\$ -
		AMP 41		AMP 41	\$ -
		AMP 42		AMP 42	\$ -
		AMP 999		AMP 999	\$ -
		Operating: 1408		Operating: 1408	\$ 1,163,876
		Management Improvements: 1408		Management Improvements: 1408	\$ 257,388
		Administration: 1410		Administration: 1410	\$ 765,790
		Fees & Costs: 1430		Fees & Costs: 1430	\$ 642,804
		Development Activity: 1499		Development Activity: 1499	\$ -
		Equipment: 1476		Equipment: 1476	\$ -
		Contingency: 1602 (adj to bal)		Contingency: 1602	\$ 1,017,993
		BMHA WIDE			

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**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages - Work Activities**

AMP	DEVELOPMENT	Work Statement for Year 2 FFY Grant: 2013	Work Statement for Year 3 FFY Grant: 2014
		Item Description	Item Description
		Amount	Amount
	TOTAL GFP FUNDS (Estimated)	7,470,988	

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Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages - Work Activities

AMP	DEVELOPMENT	Work Statement for Year 4 FFY Grant: 2015		Work Statement for Year 5 FFY Grant: 2016 PHAFY: 07/01/2016	
		Item Description	Amount	Item Description	Amount
AMP 10	NY2-08 Shaffer Village NY2-11 LaSalle Courts NY2-18 Holling Homes	Renovate Bathrooms Repair Existing Ceilings as Required	\$ 2,116,800 \$ 262,224	Renovate Kitchens (Shaffer) Reno/Demo 2 Upper East (Shaffer)	\$ 2,520,000 \$ 225,000
AMP 11	NY2-20 Eimhurst NY2-26 Camden	Renovate bathrooms (24) Replace (2) boilers & (2) water heaters	\$ 180,000 \$ 90,720		
AMP 12	NY2-06 Jasper Parish NY2-2005 C. Perry Ext. (senior)	Resurface parking lots/seal/strips Repair walks/Landscape Imprints.	\$ 75,528 \$ 192,780		
AMP 20	NY2-21 Slater Courts NY2-34 Mullen Manor	Replace (3) boilers & (3) water heaters Renovate Kitchens (40) Renovate Bathrooms (40) Carpet Hallways	\$ 136,080 \$ 362,880 \$ 302,400 \$ 132,300	Renovate Bathrooms(Slater) Update Elevators	\$ 112,500 \$ 135,000
AMP 21	NY2-03 C. Perry Homes NY2-2105 C. Perry Ext. (family) NY2-32A Redwood Village NY2-32B Woodson Gardens NY2-32C Scattered Site "C"	No work scheduled No work scheduled No work scheduled No work scheduled No work scheduled	- - - - -	No work scheduled No work scheduled No work scheduled No work scheduled Renovate 18-24 Lockwood	\$ \$ \$ \$ \$ 450,000
AMP 23	NY2-46 FDT (515 Clinton only)	No work scheduled	\$ -	No work scheduled	
AMP 24	NY2-02 AD Price Courts NY2-04 AD Price Extension	No work scheduled No work scheduled	\$ - \$ -	No work scheduled No work scheduled	
AMP 30	NY2-10 Kenfield 38 Tower Street	Renovate & resurface playarea No work scheduled	\$ 49,140 \$ -		
AMP 31	NY2-12 Langfield	Resurface Playareas	\$ 113,400	Update Bathrooms	\$ 175,244
AMP 32	NY2-45 Ferry Grider Homes NY2-14 Schwab Terrace	Install Additional Lighting in Bsmts.	\$ 149,688		

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Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages - Work Activities

AMP	DEVELOPMENT	Work Statement for Year 4 FFY Grant: 2015		Work Statement for Year 5 FFY Grant: 2016	
		Item Description	Amount	Item Description	Amount
AMP 33	NY2-19 Kowal	Replace boilers (3) & water heaters (3)	\$ 136,080		
		Replace remote security gate	\$ 5,670		
AMP 34	NY2-31 Msgr. Geary NY2-13 Kelly Gardens NY2-22 LBJ	No work scheduled		Enlarge Tenant Parking (Geary)	\$ 135,000
		No work scheduled		Renovate bathrooms (Geary)	\$ 450,000
				Replace windows	\$ 90,000
AMP 35	NY2-16 Sedita NY2-27 Stuyvesant	No work scheduled		No work scheduled	
				No work scheduled	
		Renovate Tenant Council Room	\$ 32,054	Renovate 2 First Floor Apts. (Mold)	\$ 45,000
AMP 40	NY2-48 Lakeview Phase III	No work scheduled	\$ -	No work scheduled	

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Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages - Work Activities

AMP	DEVELOPMENT	Work Statement for Year 4 FFY Grant: 2015		Work Statement for Year 5 FFY Grant: 2016 PHFY: 07/01/2016	
		Item Description	Amount	Item Description	Amount
AMP 41	NY2-43 Lakeview Phase I	No work scheduled		No work scheduled	
AMP 42	NY2-47 Lakeview Phase II	No work scheduled		No work scheduled	
AMP 999	300 Perry (non-dwelling) 476 Louisiana (non-dwelling)	No work scheduled		No work scheduled	
		AMP 10	\$ 2,379,024	AMP 10	\$ 2,745,000
		AMP 11	\$ -	AMP 11	\$ -
		AMP 12	\$ 270,720	AMP 12	\$ -
		AMP 20	\$ -	AMP 20	\$ 247,500
		AMP 21	\$ 1,201,968	AMP 21	\$ -
		AMP 22	\$ -	AMP 22	\$ 480,000
		AMP 23	\$ -	AMP 23	\$ -
		AMP 24	\$ -	AMP 24	\$ -
		AMP 30	\$ 49,140	AMP 30	\$ -
		AMP 31	\$ 113,400	AMP 31	\$ 176,244
		AMP 32	\$ 149,688	AMP 32	\$ -
		AMP 33	\$ 141,750	AMP 33	\$ 585,000
		AMP 34	\$ -	AMP 34	\$ 90,000
		AMP 36	\$ 32,054	AMP 35	\$ 45,000
		AMP 40	\$ -	AMP 40	\$ -
		AMP 41	\$ -	AMP 41	\$ -
		AMP 42	\$ -	AMP 42	\$ -
		AMP 999	\$ -	AMP 999	\$ -
		Operating: 1406	\$ 113,176	Operating: 1406	\$ 113,176
		Management Improvements: 1408	\$ 17,358	Management Improvements: 1408	\$ 17,358
		Administration: 1410	\$ 768,780	Administration: 1410	\$ 768,780
		Fees & Costs: 1430	\$ 29,504	Fees & Costs: 1430	\$ 29,504
		Development Activity: 1499	\$ -	Development Activity: 1499	\$ -
		Equipment: 1476	\$ -	Equipment: 1476	\$ -
		Contingency: 1602 (adj to bal)	\$ 13,786	Contingency: 1602 (adj to bal)	\$ 13,786
TOTAL CFP FUNDS (Estimated)			\$ 7,470,988		\$ 7,470,988