

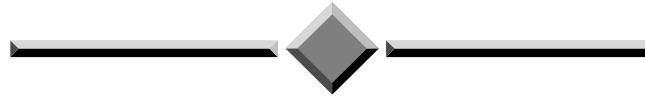


June 14, 2016

DRAFT

Amherst HOME Consortium
Consolidated Annual Performance
Evaluation Report
for the period

April 1, 2015 to March 31, 2016



Amherst Community Development Block Grant
and
HOME Investment Partnership Program
for
(Amherst, Cheektowaga and Tonawanda)

Prepared by:
Town of Amherst Planning Department
Contact Person: Ellary J. Mori
5583 Main Street
Williamsville, NY 14221
Telephone: (716) 631-7082

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Written comments to be received by the

Town of Amherst Planning Department
5583 Main Street
Williamsville, NY 14221

No later than 4:00 PM, Wednesday, June 29, 2016

Written comments received: y__ n __

Town of Amherst
and
Amherst HOME Consortium
Consolidated Annual Performance Report
Program Year 2015

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Single-family owner-occupied housing rehabilitation continues to be the main focus of the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Program in the Town. Many of the older homes in the first ring suburbs require extensive general maintenance, and are occupied by the lower income and senior households in the Town, often with minimal disposable income to afford expensive upkeep. The Town's Housing Rehabilitation Program offers eligible homeowners a 0% interest deferred loans to do necessary repairs required to provide a safe and secure home. These loans do not have to be repaid until sale or transfer of the property from the homeowner's name. During the 2015 Program Year (April 1, 2015 through March 31, 2016) the Town of Amherst provided \$428,615 in housing rehabilitation loans to eligible owners of twenty five (25) single family homes. This sum includes \$230,547 in CDBG funds, \$110,138 in HOME funds, and \$87,930 in NYS Affordable Housing Corp. matching grant funds during this period. Lead paint hazards were removed from six (6) homes in Amherst, and eight (8) were weatherized.

In addition to the Housing Rehabilitation Program, HOME funds are used to purchase foreclosed, vacant and deteriorated residential property in Amherst for rehabilitation and resale to an income eligible first-time homebuyer. This activity is accomplished in conjunction with the Town's designated owner developer, New Opportunities Community Housing Development Corp. Through an agreement with New Opportunities, a property on Callodine Avenue was purchased in late 2014. The property was vacant and significantly deteriorated. Extensive rehabilitation was undertaken throughout the 2015 Program Year, and the property will be sold to a first time homebuyer in the upcoming year.

HOME funds were also used to assist four (4) eligible first time homebuyer households in purchasing existing homes in the Town during the 2015 Program Year. Assistance includes a deferred loan for closing costs.

CDBG funds are also used for community services, including fair housing, housing counseling, code enforcement, community policing, and after-school programming. A half dozen homebuyer workshops were held, and 84 low and moderate income households were assisted with homebuyer counseling. Ten households were assisted in homeownership counseling and foreclosure prevention. Over 200 people were assisted with fair housing and discrimination concerns. One hundred nineteen children were assisted in after school programs. Funds were provided to a domestic violence facility which assisted 88 people. Finally, ADA curb cut projects were funded to assist individuals with restricted mobility and individuals with disabilities.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affirmatively Further Fair Housing	Affordable Housing Public Housing Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	83		0	83	
Affirmatively Further Fair Housing	Affordable Housing Public Housing Non-Homeless Special Needs	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	1000	0	0.00%	70	0	0.00%
Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Community Services	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		1	0	0.00%
Community Services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3520	3928	111.59%	3520	3928	111.59%

Historic Preservation/Elimination of Slum & Blight	Preservation	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		1	0	0.00%
Historic Preservation/Elimination of Slum & Blight	Preservation	CDBG: \$	Facade treatment/business building rehabilitation	Business	1	0	0.00%			
Historic Preservation/Elimination of Slum & Blight	Preservation	CDBG: \$	Other	Other	3	0	0.00%			
Improve Housing Stock	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	79	8	10.13%	25	8	32.00%
Improve Housing Stock	Affordable Housing	CDBG: \$ / HOME: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	5000	0	0.00%			
Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Promote Affordable Homeownership	Affordable Housing	CDBG: \$ / HOME: \$20,000	Direct Financial Assistance to Homebuyers	Households Assisted	10	0	0.00%	4	0	0.00%
Promote Affordable Homeownership	Affordable Housing	CDBG: \$ / HOME: \$10000	Other	Other	500	0	0.00%			
Provide Assistance to At-Risk Population	Affordable Housing Homeless	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	100		0	100	

Provide Assistance to At-Risk Population	Affordable Housing Homeless	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		50	0	0.00%
Provide Assistance to At-Risk Population	Affordable Housing Homeless	CDBG: \$	Homelessness Prevention	Persons Assisted	750	0	0.00%			
Rental Housing Owner-occupied Rehabilitation	Affordable Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	2	0	0.00%	1	0	0.00%
Special Needs Population	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	8000	0	0.00%	5	0	0.00%
Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Special Needs Population	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	2	0	0.00%	2	0	0.00%
Weatherization Assistance	Affordable Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	0	0		1	0	0.00%
Weatherization Assistance	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	250	0	0.00%	8	0	0.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The main focus of the Town's CDBG and HOME funding continues to be single-family owner-occupied housing rehabilitation. Many of the older homes in the first ring suburbs and older neighborhoods are occupied by lower income and senior households, with fixed income or limited disposable income to afford major repairs. These homes are in need of both general maintenance and essential, major repairs. The Town's Housing Rehabilitation Loan Program offers eligible homeowners a 0% interest deferred loan to do necessary repairs required to provide a safe and secure home. Certain target areas also qualify for a matching deferred loan from the NYS Affordable Housing Corp. The fact that the loan does not need to be repaid until sale or transfer of the property means that it is not an additional financial burden on the homeowner. During the 2015 program year (April 1, 2015 – March 31, 2016), the Town of Amherst provided \$340,685 in housing rehabilitation loans to eligible owners of twenty-five (25) single family homes. This includes \$230,547 in CDBG funds, \$110,138 in HOME funds, and \$87,930 in NYS Affordable Housing Corp. funds during this period. Lead paint hazards were removed from six homes in the Town. The Town of Cheektowaga used \$23,971 NYS AHC funds, and \$52,062 HOME funds to rehabilitate two single family homes. The Town of Tonawanda assisted six households using \$150,342 of HOME funds.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	7,928	49
Black or African American	2,132	8
Asian	505	2
American Indian or American Native	0	0
Native Hawaiian or Other Pacific Islander	0	0
Total	10,565	59
Hispanic	3	6
Not Hispanic	10,562	53

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The American Fact Finder (census.gov) data as of 2014 - the most recent data available - outlines the demographics of the Town. Approximately 83% of residents identify as White, approximately 7% of residents identify as African American/Black, and approximately 7% identify as Asian. The remainder of residents are either another race or identify as more than one race. The Town's CDBG-funded programs include youth programs, housing counseling and fair housing services, which assist residents Townwide. Housing rehabilitation and first time homebuyer programs tend to concentrate in the target areas, where housing stock is older and less expensive, and the majority of residents are low to moderate income. While a large number of the families assisted are English-speaking, some of the households speak a language other than English at home. Other languages spoken besides English are Mandarin Chinese, Russian, Korean and Spanish. Many of the children have parents affiliated with the University at Buffalo, or are from immigrant families sponsored by local agencies.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG		1,833,800	222,205
HOME		2,592,000	47,316

Table 3 - Resources Made Available

Narrative

During the program year, CDBG funds were expended on community activities (subrecipients) and housing rehabilitation. HOME funds, distributed between Amherst, Cheektowaga and Tonawanda, were used for housing rehabilitation and acquisition-rehabilitation-resale activities. The available resources represent more than one program year; the timeliness standard was met and funds used in the most efficient manner possible.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Egbertsville	40		
Egbertsville	50		
Town Wide	30		Town Wide
Town Wide	50		Town Wide

Table 4 – Identify the geographic distribution and location of investments

Narrative

The main target area of the Town's community development funding is Egbertsville. Both the lowest-income households and the most affordable housing is in Egbertsville. Therefore many households need rehabilitation assistance and community services. The majority of targeted (non Town-wide) funds for community development are directed to Egbertsville, to help stabilize neighborhoods; assist homebuyers with purchasing a home; rehabilitating dilapidated housing; and acquiring, rehabilitating and reselling single-family homes.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The Town has once again been awarded a \$300,000 New York State Affordable Housing Grant that offers a 60/40 match for the Town's CDBG and HOME housing rehabilitation programs. This funding is available to low and moderate income residents eligible under HUD's income guidelines for assistance, and offered as a forgivable grant to supplement the Town's 0% deferred loan for housing repairs.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	4,963,576
2. Match contributed during current Federal fiscal year	114,398
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	5,077,974
4. Match liability for current Federal fiscal year	66,177
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	5,011,797

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
1030 Brighton Road	10/18/2014	2,962	0	0	0	0	0	2,962
112 Larch Road	12/31/2014	2,724	0	0	0	0	0	2,724
120 Charter Oaks #1	06/03/2015	12,200	0	0	0	0	0	12,200
120 Lawnwood Drive	11/13/2014	7,035	0	0	0	0	0	7,035
1218 Eggert Road	05/28/2015	9,300	0	0	0	0	0	9,300
1520 Eggert Road	11/07/2014	10,449	0	0	0	0	0	10,449
1530 Eggert Road	07/22/2015	349	0	0	0	0	0	349
162 Oxford Avenue	10/16/2014	6,930	0	0	0	0	0	6,930
17 Emerson Drive	10/14/2014	3,924	0	0	0	0	0	3,924
196 Wagner Street	07/20/2015	12,328	0	0	0	0	0	12,328
253 Woodcrest Drive	12/08/2014	6,528	0	0	0	0	0	6,528

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
261 Clark	10/09/2014	5,187	0	0	0	0	0	5,187
301 Coventry	06/01/2015	1,500	0	0	0	0	0	1,500
325 Springville Avenue	01/09/2015	3,600	0	0	0	0	0	3,600
383 Englewood Avenue	04/13/2015	225	0	0	0	0	0	225
3872 Bailey Avenue	07/17/2015	2,400	0	0	0	0	0	2,400
668 Longmeadow Road	06/18/2015	3,180	0	0	0	0	0	3,180
681 Montrose	11/06/2014	6,312	0	0	0	0	0	6,312
75 Meadow Lea Drive	10/31/2014	13,611	0	0	0	0	0	13,611
77 Larch Road	07/10/2015	3,654	0	0	0	0	0	3,654

Table 6 – Match Contribution for the Federal Fiscal Year

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
\$	\$	\$	\$	\$
84,493	522,385	528,262	0	78,616

Table 7 – Program Income

HOME MBE/WBE report

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	287,553	0	0	0	0	287,553
Number	23	0	0	0	0	23
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	287,553	0	287,553			
Number	23	0	23			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 – Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	1	1
Number of Non-Homeless households to be provided affordable housing units	25	25
Number of Special-Needs households to be provided affordable housing units	2	2
Total	28	28

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	23	29
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	10	25
Number of households supported through Acquisition of Existing Units	1	2
Total	34	56

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The Town of Amherst does not provide direct assistance to homeless or provide affordable housing for the homeless using HUD funding. Nor does the Town provide direct rental assistance. Rental and homeless assistance is provided through Belmont Housing Resources for WNY, Inc. According to the Comprehensive Housing Affordability Strategy (CHAS) from Belmont, the number of households provided rental assistance exceeded the goals for the program year. Of the low income households assisted, the racial/ethnic composition was approximately half White and half Black. Through the Town's programs, one housing unit was acquired in 2014 and rehabilitated during 2015, but was not yet put back into productive use (ie, purchased by a first time homebuyer). Four first time homebuyers were assisted with purchasing existing units. Twenty-five households were assisted with deferred loans that improved their housing and allowed them to live in safe and secure homes.

Discuss how these outcomes will impact future annual action plans.

The Town does not plan to participate in the Emergency Solutions Grant program. Rental and homelessness assistance to low income households will continue via Belmont, as appropriate institutional structure and systems are in place to assist Town residents. The Town will continue to serve as lead community in the Erie County PHA Consortium. In the upcoming program year, assistance will be provided with CDBG funding to aid victims of domestic violence who are at risk of homelessness. Funding will be reduced for code enforcement and community policing, and directed to other non-housing community services and housing rehabilitation. One additional property will be acquired and a new home constructed for a homebuyer. The home that was acquired and rehabilitated in the past program year will be sold to a first time homebuyer.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	1,000	0
Low-income	3,500	0
Moderate-income	815	0
Total	5,315	0

Table 13 – Number of Persons Served

Narrative Information

Over eighty low and moderate income homebuyers were assisted with counseling services, and ten were assisted with foreclosure prevention and budget counseling. Over one hundred children were served with after school programming. Almost 5000 people were assisted through community policing and code enforcement activities. The Family Justice Center served over eighty people escaping domestic violence. Almost two hundred people were assisted with fair housing counseling and civil rights. All subrecipient agencies were monitored in the 2015 program year. All keep detailed records and provided complete information on income eligibility and demographics of their clients (or client's family, in the case of children).

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The Town does not receive any direct homelessness assistance (ie Emergency Solutions Grant program funding) but relies on assistance through the Homeless Alliance of WNY and Belmont Housing Resources for WNY's Housing Choice Voucher program and emergency housing assistance.

Erie County Social Services and the Homeless Alliance have contracted with some Amherst area motels to provide emergency shelter for several people identified as homeless in the Town. Amherst's Meals on Wheels Program has also assisted in these cases, to provide daily meals. The Five Year Consolidated Plan and Annual Action Plan goals address assisting frail elderly and those at risk of homelessness, including domestic violence victims.

Hearts for the Homeless emergency shelter continues to operate a mobile shelter. The mobile shelter travels throughout the Towns and the City of Buffalo to find homeless people on the street and provide food and clothing. At that time, the homeless are assessed as to their needs and referred to proper agencies.

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

The Salvation Army also covers these same costs for adults who find themselves in similar situations.

Youth homelessness is a topic being addressed by agencies in the City of Buffalo and first ring suburbs. Homeless youth have different needs than adults, and different ways of accessing services. There are few programs in place to assist youth homeless, but it is a topic being explored.

The police departments and the administrators of the emergency rooms of Kenmore Mercy Hospital in Tonawanda, St. Joseph's Hospital in Cheektowaga and Millard Fillmore Suburban Hospital in Amherst will work together to identify the homeless, assess their needs, and refer them to the appropriate agency.

The Homeless Alliance of WNY is the umbrella organization that coordinates funding, services and collaboration among area agencies and services for the homeless. HAWNY convenes regular meetings and advises the Town on homelessness issues and outreach efforts.

Addressing the emergency shelter and transitional housing needs of homeless persons

Law enforcement is available to assist victims of domestic violence in emergency situations through the Town of Amherst Police Department Family Offense Squad. CDBG funds have provided support through the YWCA for four units of Transitional Housing in the Town, for families re-establishing themselves after the disruption of domestic violence. Additional funds will be allocated to the YWCA in future program years. Funds are also allocated through the Community Development Block Grant program to the northtown satellite office of the Family Justice Center in Amherst, for improvements to the facility. These improvements, including security lighting and awning, provide safety and security measures for those individuals seeking assistance from the FJC.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The Town is an active participant in the Erie County Fair Housing Partnership, which provides a forum to identify current fair housing issues. The Partnership deals with fair housing issues such as sub-prime lending activities, fair housing laws and regulations, and passage of same, and coordinating counseling and foreclosure prevention services. The Partnership also produces a series of activities for fair housing month each spring. Community Development staff has worked with the Partnership to develop workshops on mortgage loans, mortgage modification, foreclosure prevention and landlord training to better prepare and educate, homebuyers, homeowners, landlords and tenants.

The Town has contracted for the provision of housing counseling activities to homebuyers, homeowners and renters. The counseling will educate residents on their personal responsibilities in managing their financial affairs to maintain a healthy credit rating as well as their opportunities to improve their own financial circumstances.

In 2015 the Town established a relationship with the Home Depot, a private home improvement store, to address housing needs of Veteran homeowners. The Home Depot mobilizes a team of volunteers to improve Veterans homes with cosmetic repairs that they may not be able to afford, but will assist the homeowner in maintaining their home and staying in place.

Services are provided through Belmont Housing Resources for WNY, Inc and Buffalo Urban League. Belmont provided credit and mortgage default counseling and the Urban League provided legal assistance for foreclosure prevention and loan modification for homeowners at risk of losing their homes through job loss, costly medical bills, etc.

The Town includes CDBG funding in the annual budget to provide a staff person for the Boys & Girls club

afterschool program, located in the Eggertsville Community Center. This program offers educational and social programs for children and young teens from low income facilities, both early morning and afternoon, providing them with a safe and fun environment.

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

Low and moderate income households sometimes find themselves in a situation where they “lose ground” in terms of their housing situation. The Town has developed programs that assist existing low and moderate income residents so that they can maintain their current residential assets. This included homeowner rehabilitation assistance and weatherization assistance for owners and renters.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

There is no public housing in the Town of Amherst. However, there are five large affordable (subsidized) family housing complexes in the Town that have rental assistance through project specific vouchers and many individual rental units that are Housing Choice Voucher-approved. The Town is also host to nine subsidized senior housing complexes that offer affordable options to the Town's aging population. The Town of Amherst has been lead community in the Erie County PHA Consortium since the Consortium's inception, and oversees the financial accountability of the PHA Consortium, administered by Belmont.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

n/a

Actions taken to provide assistance to troubled PHAs

Although Amherst does not have any public housing, it is lead agency in the Erie County PHA Consortium, with Belmont Housing Resources for WNY, Inc administering the program. The Town has monitored Belmont's public housing files and program data, and has worked with Belmont and HUD to assure that all recordkeeping is accurate, current and complete.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The Town has not identified fees or costs imposed on new residential development that add significantly to the cost of housing construction. Although Western New York continues to offer some of the most reasonable real estate prices in the US, property taxes constitute a major portion of housing costs for new homeowners.

The Town takes a proactive role in assuring that sponsoring agencies for new community residences for special populations meet with neighborhood residents and address any questions they may have regarding the operation of the new facility in the community. While there is occasionally opposition on the part of residents, sponsoring agencies are able to proceed with their plans with the knowledge that any outstanding concerns have been addressed. The Town is also able to use this opportunity to address any other neighborhood concerns residents may have.

A vacant lot was acquired through the local Land Bank (Buffalo Erie Niagara Land Improvement Corporation) and a new home will be constructed for a first time homebuyer. The Town has been and will continue to work closely with the Land Bank to positively address land potential and for strategic acquisition.

Staff participates in the Eggertsville Community Organization and other community and public meetings to learn how policies affect residents, how Community Development can help ameliorate the effects of policies, and to hear residents' and other stakeholders' views on development in the Town.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The Town uses Community Development Block Grant funds to support the activities of the Family Offense/Domestic Violence Unit of the Amherst Police Department. This entity assists victims in the initial stage of removing them from the most acute abusive situations.

The Town has supported the YWCA in efforts to establish and maintain domestic violence transitional housing units in Amherst. Future CDBG funding will be used to support a caseworker and support for residents in these units.

The Town's community development program has also used HOME funds to acquire deteriorated property and rehabilitate it for sale to an eligible first time homebuyer. One home was acquired and rehabilitated during the 2015 program year; the rehab will be finished and a sale finalized during the 2016 program year.

The Town's housing rehabilitation loan program has funds available for undertaking appropriate access improvements for homeowners. These may include installing access ramps, widening interior doorways, restructuring for adaptive bathrooms and kitchen areas.

Town community development staff can provide information to prospective homeowners on mortgage products that are available specifically to persons with disabilities. Staff also coordinates with the Erie County Fair Housing Partnership, the Town's Committee on Disabilities, Veterans Committee and the First Responders Disability Awareness Training to access and provide information to residents regarding rights and services.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The Community Development program provides all applicants for housing rehabilitation loans a copy of Protect Your Family from Lead in Your Home. This brochure provides information on the danger of lead paint hazards and ways to minimize risk associated with them. Homeowners and first time homebuyers are advised of the availability of testing for elevated levels of lead in the blood of children. To date, no children in participating households have tested positive for elevated levels of blood. All residential properties involved in CDBG and HOME assisted programs are inspected for lead paint hazards. Hazards such as exterior paint failure are typically addressed by installing siding. Friction sources of lead paint dust, such as double hung windows, are typically addressed by installing replacement windows.

The Town continued to administer federal regulations on lead paint hazards. Together with the Towns of Cheektowaga and Tonawanda, Amherst has undertaken an assessment of existing housing programs funded with CDBG and HOME funds to implement necessary changes in policies and procedures. All contractors participating in the Towns' rehabilitation loan programs have been advised of the federal regulations and are required to be certified for lead removal and remediation in housing rehabilitation projects through Community Development. This was done to ensure the availability of qualified, trained and competitive rehabilitation contractors. Local realtors have also been advised of the issues concerning lead based paint hazards and the applicable regulations. Lead risk assessment and clearance is required on projects where paint may be disturbed; an environmental firm is contracted (through an RFP process) to provide these services at the most competitive cost.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The Town of Amherst works with Belmont Housing Resources for WNY, Inc and the Buffalo Urban League to provide counseling for those persons that are struggling with credit and housing issues. Belmont provides assistance with credit counseling, reverse mortgages and administers the Housing Choice Voucher (section 8) and VASH rental assistance programs for those in need. The Buffalo Urban League offers assistance in foreclosure counseling as well as the legal assistance needed in many cases. Local free or reduced-cost legal agencies such as Western New York Law Center and Neighborhood Legal Services also provide legal counseling and representation.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

It is important for public (municipal), non-profit and for profit entities to work together to provide resources efficiently and effectively to residents, especially low income residents. Community Development staff has established a working relationships with the Homeless Alliance of WNY and the YWCA. A new partnership with the Home Depot was forged in 2015, to assist military Veteran households with cosmetic repairs and updates. Relationships continue with Aspire, People Inc, Heritage Christian Services, Erie County Department of Senior Services, and others that provide housing and services to special populations. In addition, Community Development works closely with other departments in the Town including Youth & Rec, Building, Assessors and legal, to ensure comprehensive municipal services to residents.

The Town also acts as lead PHA for the Erie County PHA consortium and contracts in this capacity with Belmont for the day-to-day managements of the Housing Choice Voucher tenant-based rent subsidy program. The Amherst HOME Consortium utilizes New Opportunities Community Housing Development Corp as its developer for special projects using HOME funds; Cheektowaga utilizes the Matt Urban Center for its projects.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The Town's community development program uses New Opportunities Housing Development Corp as a non-profit developer. Recently, the program has coordinated with Buffalo Erie Niagara Land Improvement Corporation (the Land Bank) to strategically acquire property and address distressed properties in the Town. The Town provides CDBG funding to Belmont Housing Resources for WNY, Housing Opportunities Made Equal, Buffalo Urban League and the Family Justice Center for services to residents. Through the Erie County Fair Housing Partnership, the Distressed Properties Task Force and other community groups and agencies, Community Development staff keep abreast of issues and challenges facing residents and properties in the Town.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The most recent Analysis of Impediments to Fair Housing Choice (AI) was published in December, 2015, more than halfway through the 2015 Program Year.

A review of the Town of Amherst's zoning ordinance indicated that there are some elements which may pose moderate risks of causing impediments to fair housing choice. These risks include a vague definition and potential barriers to construction of group homes, as well as lack of "reasonable accommodation" provisions for persons with disabilities.

The Towns' Citizen Participation Plan mandates additional accommodations for persons with disabilities.

The ACT Consortium Plan also emphasizes outreach to minorities, low-income persons, and persons with disabilities. Information is available in alternative formats and for those who need language assistance. The Town of Amherst has an active Committee on Disabilities that offers training and assistance. Housing programs all offer assistance with accessibility requirements, when applied for. The Towns have an affirmative marketing plan for HOME units.

Some steps the Consortium could take to enhance fair housing choice would be to incentivize affordable housing outside of Racial/Ethnic Concentrated Areas of Poverty (R/ECAPs), require more than the minimum Section 504 thresholds, and require that all HOME-assisted units comply with visitability design standards. The region is diversifying; in the future, addressing R/ECAPs will become increasingly important.

The Town will continue to contract with Housing Opportunities Made Equal, Inc. (HOME) and Belmont Housing Resources for WNY, Inc, for fair housing counseling and workshops. Both HOME and Belmont actively provide one-on-one and group counseling for residents.

There is a disparity between household income growth and housing costs, and members of protected classes are more likely to be affected. That is, individuals with disabilities, racial minorities and renters are less likely to be able to afford housing as home values rise. Due to inadequate public transit, there may be limited options for lower income households. Lower density pattern of development and limitations on public transportation infrastructure limits development of affordable housing, and leads to concentrations of lower income minorities.

Monitoring should occur to ensure that all language needs are met. Specifically, in the ACT Consortium there may be a need for documents in Chinese and Spanish.

CR-40 - Monitoring 91.220 and 91.230

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

The Town of Amherst monitors its subrecipients (including the Towns of Cheektowaga and Tonawanda and CDBG partners) and housing development agencies according to HOME and CDBG requirements and established policy. The Town uses a combination of remote assessment/assistance and annual on-site review to conduct performance evaluations for each entity. Because monitoring of activities is conducted on an ongoing basis, there have been no significant issues that need to be resolved. Rather, community development staff works with program participants to “fine-tune” procedures to facilitate improvements in communication, coordination and management.

M/WBE outreach in the previous year included ads and a press releases in the Amherst Bee, Buffalo News, and the Buffalo Criterion (a minority newspaper); attendance at a Town’s M/WBE Committee meeting; and direct outreach via letter to minority and women-owned businesses in the area.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The Town holds two public hearings on its housing and community development programs during each program year. They are held as part of regularly scheduled Town Board meetings and thus have a certain “captive audience” that might not otherwise attend a separate meeting covering just the community development programs. The meetings and public hearings are televised locally, and available via the Town’s website. Staff attend the community neighborhood organization meetings on a regular basis to listen to the residents’ suggestions and input.

Public hearing notices are published in the Town’s official newspaper, the Amherst Bee, as both legal advertisements and display advertisements. The newspaper is available free to the public in libraries, public buildings, and commercial establishments. The Buffalo News and the Amherst Bee each published a one-time press release about the Town’s housing rehabilitation loan programs, which garnered significant interest and response.

The Consolidated Annual Performance Report (CAPER) is made available initially to the public in draft form in all local libraries, the Village Clerk’s Office, the Town Clerk’s Office, and the Planning Department for review and comment. A display advertisement is placed in the Amherst Bee advising the public of the availability of the document for public review with the narrative portion of the CAPER posted on the Town’s website at www.amherst.ny.us/community. The completed CAPER, is submitted to HUD on June

29, or 90 days after the start of the Towns' current program year. During the 2015 program year comments were received regarding access to information and publicizing the programs available to residents; in response to these comments, efforts were made to increase advertising and outreach, and try to reach more residents who do not access information via the internet or other technological means. The Eggertsville Community Organization notified the Supervisor and department of its support of the many services provided to the community and requested continued support.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

Over the past several program years, the priorities of the Town have shifted from affordable rental housing to maintenance of existing single family housing stock. Focus has been on older lower-income neighborhoods, senior households and Veteran households for maintaining and rehabilitating housing.

Additionally, approximately one property per year is acquired and rehabilitated through the HOME program. The acquisition-rehab-resale program allows a property to be returned to the tax rolls, acquired by a first time low-moderate income household.

CDBG funds are no longer budgeted for infrastructure projects in the Town. Although the need remains high for projects such as replacement and repair of sanitary sewers and waterlines in target areas, and mobility improvements to area parks, the cost is prohibitive given the recent and continuing Federal budget cuts to CDBG. The Town has decided to bond these infrastructure activities and focus the CDBG and HOME funds on providing decent, safe and affordable housing, and public services for low-moderate income households and homeowners.

In the coming years the programs will also address the increasing needs of the growing senior population through the housing rehabilitation program. The goal is to assist seniors to remain in their homes, by addressing maintenance and accessibility issues, and allowing them to avoid or postpone moving to expensive assisted living facilities.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?	No
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[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

No housing was due to be inspected this year.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

Amherst did not have any HOME units for sale or rent during the program year.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

HOME program income is received from the return of the loans provided to low-moderate income households receiving assistance for housing rehabilitation, homebuyer assistance and the proceeds from the sale of the Acquisition Rehab homes. These funds are returned to the appropriate programs to assist new households and persons and used immediately before any Federal funds are drawn.

During the 2015 Program Year, the Amherst-Cheektowaga-Tonawanda HOME Consortium:

Housing rehab program assisted 17 households (13 seniors, 12 female heads of household, 3 minority, 5 <30% AMI, 2 <50% AMI, 10 <80% AMI)

Homebuyer assistance program assisted 6 homebuyers with closing cost assistance (3 female heads of household, 2 minority, 6 <80% AMI)

Acquisition Rehab program assisted 1 household (0 senior, 0 minority, 1 <80% AMI)

Acquisition rehab activity at 48 Westchester Drive in Cheektowaga was the same property as a first time homebuyer activity

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

The Town coordinated with BENLIC (the Land Bank) to purchase a vacant lot on Eggert Road that was in the County's In Rem auction. These properties are identified by the Town by need and then purchased by BENLIC at the tax arrears cost prior to tax auction. This lower purchase price allows the Town to do all the necessary repairs to the property to provide a safe, secure and affordable home for an income eligible first time homebuyer thereby stabilizing the neighborhood. By partnering with BENLIC the mission of affordable housing can be promoted, at minimal cost to the Town. New properties or updated properties are added back to the tax rolls.