



Fourth Program Year CAPER

The CPMP Fourth Consolidated Annual Performance and Evaluation Report includes Narrative Responses to CAPER questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

The grantee must submit an updated Financial Summary Report (PR26).

GENERAL

Executive Summary

This module is optional but encouraged. If you choose to complete it, provide a brief overview that includes major initiatives and highlights that were proposed and executed throughout the first year.

Program Year 4 CAPER Executive Summary response:

Executive Summary

The Town of Amherst received \$584,236 in Community Development Block Grant funds from the U.S. Department of Housing and Urban Development in Federal Fiscal Year 2008. The Amherst-Cheektowaga-Tonawanda HOME Consortium received \$1,083,520 in HOME Investment Partnerships funds during FY 2008. The HOME funds are shared equally among the three Towns.

During the 2008 program year, the Town of Amherst provided \$612,165 in housing rehabilitation loans to eligible owners of sixty-seven single family homes. This sum includes \$151,736 in CDBG funds, \$380,780 in HOME funds, and \$79,649 in NYS Affordable Housing Corp. funds. Forty-six rehabilitation projects were completed during the period. Lead paint hazards were removed from twenty-three homes.

CDBG funds were budgeted to replace the sanitary sewer on Callodine Avenue in Eggertsville and to provide improvements to Creek Woods Park. New neighborhood signs in Creek Woods will lend support to the community association's efforts to add stability to that area. New street trees have been planted in eligible Eggertsville neighborhoods.

CDBG funds were also used to continue family service counseling, Boys and Girls Club after school services, housing counseling services, and community policing activities. These activities benefit many residents of Eggertsville and Creek Woods neighborhoods and have had positive impacts on the wellbeing of these neighborhoods. Funds were also budgeted to assist in the purchase of a new senior citizens van.

In addition to housing rehabilitation loans and first-time homebuyer assistance, HOME funds were used to construct two new residential properties in Eggertsville, which are under contract for sale to first-time homebuyers. The Town continues to work with its CHoDO, New Opportunities Community Housing Development Corp., in its acquisition/rehabilitation/new construction activity. HOME funds were used to assist five first-time homebuyers in purchasing homes in Amherst during the 2008 program year.

General Questions

1. Assessment of the one-year goals and objectives:
 - a. Describe the accomplishments in attaining the goals and objectives for the reporting period.
 - b. Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.
 - c. If applicable, explain why progress was not made towards meeting the goals and objectives.
2. Describe the manner in which the recipient would change its program as a result of its experiences.
3. Affirmatively Furthering Fair Housing:
 - a. Provide a summary of impediments to fair housing choice.
 - b. Identify actions taken to overcome effects of impediments identified.
4. Describe Other Actions in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.
5. Leveraging Resources
 - a. Identify progress in obtaining "other" public and private resources to address needs.
 - b. How Federal resources from HUD leveraged other public and private resources.
 - c. How matching requirements were satisfied.

Program Year 4 CAPER General Questions response:

A. Assessment of the Three- to Five-Year Goals and Objectives

1. Assessment of one-year goals and objectives:
 - Accomplishments in attaining the goals and objectives.
 - Breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.
 - Why progress was not made towards meeting the goals and objectives.

The four long term objectives for housing are:

- and
- H-1 Maintain and improve housing stock through rehabilitation, demolition and new construction for low-/moderate income households.
 - H-2 Promote home ownership
 - H-3 Provide Assistance to Homeless
 - H-4 Provide Assistance to Special Needs Population

Objective:

H-1 Maintain and improve housing stock through rehabilitation, demolition and new construction for low-/moderate income households.

Short-term goal:

H-1.1- Rehabilitation of existing low income owner-occupied housing, including substantial rehabilitation.

Rehabilitate existing low income owner-occupied housing by providing low interest loans through the Community Development Block Grant and HOME Investment Partnership Grant funds.

FY2008 goal: 30 units rehabilitated (14-CDBG; 16-HOME)

Actual: 17 units rehabilitated with CDBG funds. \$151,736
29 units rehabilitated with HOME funds. \$380,780 (Amherst)
and NYS AHC funds. \$ 79,649

Short-term goal:

H-1.2 - Rehabilitate existing renter-occupied low-income housing units

Rehabilitation of existing renter-occupied low income housing through the Community Development Block Grant Program.

FY2008 goal: 1 unit rehabilitated.

Actual: 0 applications received during the period, no funds expended

Short-term goal:

H-1.3 - Weatherization Assistance Program to assist both low income homeowners and renters.

Weatherization of existing low income owner-occupied and rental housing through the WEATHERIZATION ASSISTANCE PROGRAM funded by the Department of Energy and administered through the New York State Department of State.

FY2008 goal: 12 units weatherized.

Actual: 17 units weatherized in Amherst with \$2,900 in CDBG funds

Goals H-1.4 through H-1.10: These generally deal with severely deteriorated housing, both occupied and vacant. Goals also may involve acquiring vacant lots for new construction. Although there is some consistency in the overall goal, Towns within the consortium have variations in specific program applications. The overall purpose is to deal with what are generally specific spot housing problems. Although most of these goals are community wide for flexibility in administration, the location of units is likely to be concentrated in or near low-moderate income target areas.

Short-term goal:

H-1.4 - Demolish severely deteriorated housing occupied by low income homeowners and construct new housing.

Through the HOME Substantial Rehabilitation Loan program, a low income homeowner will be relocated, their severely deteriorated house demolished, and a new house built by providing low interest deferred payment loans through the HOME INVESTMENT PARTNERSHIP ACT GRANT and COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS.

FY 2008 goal: Approximately 2 units per year (3 Town goal)

Actual: 0 units demolished/reconstructed.

GEOGRAPHIC ALLOCATION:

Assistance will be provided to a low income homeowner in the Sheridan Parkside Village and on a spot basis in the Town of Tonawanda, in the Eggertsville area of Amherst, as needed, and available, as needed, town wide in Cheektowaga.

Short-term goal:

H-1.5 - Acquisition, rehabilitation, reconstruction (substantial rehabilitation), or new construction of substandard, vacant foreclosed or for-sale housing.

Housing produced under this program will be available for resale to low-to-moderate income homebuyers directly by the Town or through a CHoDO or non-for-profit organization.

FY 2008 goal: 1 units.

Actual: 0 units.

GEOGRAPHIC LOCATION

The Town of Cheektowaga.

Short-term goal:

H-1.6 - Acquisition and demolition of occupied substandard housing, relocation of existing occupants and reconstruction of a new house on the site for sale to low-to-moderate income homebuyer.

FY 2008 goal: No activity planned for FY 2008.

GEOGRAPHIC LOCATION

Town of Cheektowaga

Short-term goal:

H-1.7 – Acquisition of non-residential property or vacant land, site clearance as necessary, build new housing for sale to low-to-moderate income households.

No activity planned in FY 2008.

GEOGRAPHIC LOCATION:

Town of Cheektowaga

Short-term goal:

H-1.8 - Acquisition and demolition of substandard, vacant, uninhabitable housing and construction of new housing for sale.

Acquire and demolish substandard uninhabitable housing through the Community Development Block Grant Program and through the "HOME" First-Time Homeowner program construct affordable house for first-time home owners using HOME Investment Partnership Grant funds.

FY 2008 goal: No activity planned for FY 2008

GEOGRAPHIC ALLOCATION

The Kenilworth and Old Town neighborhoods and on a spot basis throughout neighborhoods in the Town of Tonawanda.

Short-term goal:

H-1.9 – Acquisition and demolition of occupied substandard housing and reconstruction of new housing in Sheridan-Parkside

Acquire and demolish substandard uninhabitable housing through the COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM and provide affordable single-family home ownership opportunities to low and moderate income families through the Homeownership for Parkside's Enhancement (HOPE) Program. Housing subsidies from the town's COMMUNITY DEVELOPMENT BLOCK GRANT funds will be offered.

FY 2008 goal: 0 units

Actual: 0 units

GEOGRAPHIC ALLOCATION

Sheridan Parkside Village neighborhood in the Town of Tonawanda.

Short-term goal:

H-1.10 – HOME acquisition/rehabilitation/new construction program.

Acquire deteriorated houses to be rehabilitated and/or vacant lots for construction of a new home to be sold to low-/moderate first time home buyers.

Jurisdiction

FY 2008 goal: 2 units to be constructed
Actual: 2 constructed and under sale contract to first-time homebuyers

\$321,625 in HOME funds expended.

GEOGRAPHIC ALLOCATION: Town of Amherst – Eggertsville

Objective:

H-2 Promote Home Ownership for Low-/Moderate Income Households

Short-term goal:

H-2.1- Provide assistance to first-time low-to-moderate income home buyers.

Through the HOME Investment Partnership Program and American Dream Downpayment Initiative, affordable homeownership opportunities will be made available to persons with incomes below 80% of the median income for Erie County. Funds for the provision of permanent second mortgages for residential properties will be applied for through the Federal HOME Program. The A-C-T HOME Consortium will utilize the "Shared Net Proceeds" recapture provision for repayment of these loans in the event there are insufficient funds to repay the loan and homebuyer equity at the time of future resale of the property. See 24 CFR 92.253(a)(5)(ii)9A0(3).

FY 2008 goal: 20 units (5 units in Amherst)
Actual: 5 units in Town of Amherst, \$52,454 in HOME funds
17 units in Town of Cheektowaga, \$142,500 in HOME funds
2 units in Town of Tonawanda \$10,000

Beneficiaries:

- 1 household < 30 % of Erie County Median Income
- 5 households < 50% of Erie County Median Income
- 18 households < 80% of Erie County Median Income
- 10 female-headed households
- 23 small (4 or fewer) households
- 1 large household
- 8 minority households

Objective:

H-3 Provide Assistance to Homeless

Short-term goal:

H-3.1- Provide assistance and counseling to families or individuals who have become homeless.

Through Belmont Shelter Corp., low income families and individuals in imminent danger of residing in a shelter or being unsheltered because they lack access to permanent housing and/or have an adequate support network will be directed to the Belmont Shelter Corp. for counseling which will prevent homelessness.

FY 2008 goal: 5 homeless families/individuals assisted.
This is a housing goal, but not counted as a housing production goal (no CDBG/HOME funds involved.)

GEOGRAPHIC ALLOCATION

Towns of Amherst, Cheektowaga and Tonawanda homeless youth, runaway youth, battered women with children or any other person in imminent danger of residing in a shelter or being unsheltered because they lack access to permanent housing and/or have an inadequate support network.

Short-term goal:

H-3.2- Provide Section 8 Certificates to assist homeless persons to secure permanent affordable housing.

Homeless persons who successfully complete and are leaving a transitional shelter program need assistance in order to secure permanent affordable housing.

Homeless persons who are not capable of achieving independent living need an avenue to pursue in order to secure available housing and supportive services.

FY 2008 goal: 1 certificates/vouches.

Actual: 0 certificates/vouchers (No CDBG/HOME funds involved.)

GEOGRAPHIC ALLOCATION

These programs will be used by families/persons who need permanent affordable housing for independent living in the Consortium's three Towns of Amherst, Cheektowaga and Tonawanda as a result of leaving a transitional shelter program.

Short-term goal:

H-3.3- Utilize ESG funds to assist emergency shelter providers of services to homeless.

Included in Town of Tonawanda report. The Town of Amherst does not receive an Emergency Shelter Grant.

Objective:

H-4 Provide Assistance to Special Needs Population

Short-term goal:

H-4.1 – Provide assistance to frail elderly under “Hope for Elderly Demonstration Program” with Section 8 certificates and supportive services

Through the HOPE FOR ELDERLY INDEPENDENCE DEMONSTRATION PROGRAM provide assistance to the frail elderly through providing a Section 8 Existing certificate / voucher and supportive services.

FY 2008 goal: 0 units.

Actual: These grant funds have been depleted. The project is completed

(No CDBG/HOME funds involved.)

GEOGRAPHIC ALLOCATION: Low income frail elderly throughout Erie County.

2. Describe the manner in which the recipient would change its program as a result of its experiences.

The Town has not had any experiences that would cause it to change its program.

3. Affirmatively Furthering Fair Housing:

During the 2008 program year, a single Analysis of Impediments to Fair Housing was undertaken jointly by the Erie County CDBG Consortium and the Towns of Amherst, Cheektowaga and Tonawanda. The following impediments therefore apply to Erie County as a whole unless otherwise specified.

Impediments that have been identified in the Analysis of Fair Housing Impediments include:

IN THE SALE OR RENTAL OF HOUSING

- Affordability / Availability of rental housing.
- Alleged Incidents of Discrimination as reported by Housing Opportunities Made Equal.
- "NIMBYism" in response to the citing of group homes and multi-family housing.
- Increase in the incidence of discrimination on the basis of familial status and the presence of children.
- Lack of accessible housing.

IN THE DELIVERY OF HOUSING BROKERAGE SERVICES

- Higher rejection rates for households in lower income census tracts

IN THE AVAILABILITY OF FINANCIAL ASSISTANCE

- Relatively high housing costs compared to most of surrounding communities.
- Predatory lending practices directed toward lower income, minority and elderly households.

PUBLIC POLICIES AND ACTIONS AFFECTING SITE APPROVAL FOR AFFORDABLE HOUSING

- Resident opposition to the citing of group homes and related facilities for special populations.
- Women are underrepresented on the Planning Board and the Zoning Board of Appeals.

Impediments that have been identified include:

- Local zoning ordinances are not adequate to meet fair housing needs. In addition modified zoning ordinances are needed to follow smart growth principals delineated in the Erie-Niagara Framework for Regional Growth. The following impediments related to zoning ordinances were identified:
 - Many municipalities had not adopted flexible zoning tools to promote infill and affordable housing development. These tools would be similar to the Town of Clarence's zoning ordinance which allows for alterations to lot sizes, setbacks, and parking requirements in areas zoned as "Traditional Neighborhood Districts."
 - Municipalities had not adopted inclusionary zoning ordinances or density bonuses for new subdivisions and multi-unit rental communities.
 - Although some municipalities included provisions for mobile and manufactured homes in their zoning ordinances, most required modifications of site requirements and design specifications for manufactured and mobile homes which could be placed on vacant lots for infill purposes.
 - There is limited information available on the composition of planning and zoning boards.
However, data indicated that minority and disabled individuals were under-represented on these boards.
 - There is a limited supply of subsidized rental units targeting families and low-income

- households. The LIHTC, Section 202, and Section 263 data suggests that most of the subsidized rental units in the study area target the elderly, while families and the disabled have been underserved.
- The data for CDBG expenditures indicates that inadequate resources were allocated to fair housing activities and tenant/landlord counseling in the study area. This was particularly problematic in the towns of Amherst, Cheektowaga, and Tonawanda. An examination of the CDBG performance reports that each of the units of government self-reported to HUD indicates that past expenditures for fair housing and tenant landlord counseling have produced meager results. During the 4 year period examined, the study area provided the highest number of residents with tenant/landlord counseling, an average of 68.1 residents per month. The performance of the towns of Amherst, Cheektowaga, and Tonawanda was noticeably lower. The Town of Amherst provided an average of 11.8 residents with tenant/landlord counseling per month. The Town of Cheektowaga provided an average of 6.5 residents with tenant/landlord counseling per month. The Town of Tonawanda provided an average of 1.5 residents with tenant/landlord counseling per month.
 - Erie County and the towns of Amherst, Cheektowaga, and Tonawanda offer a variety of housing programs to assist low income groups, minorities, and the disabled in gaining access to housing. However, these programs are not well coordinated. The following impediments related to these housing programs were identified:
 - A number of programs designed to assist the disabled in gaining accessibility to housing are only offered through Erie County. A number of these programs are not offered by the towns of Amherst, Cheektowaga, and Tonawanda.
 - The towns of Amherst, Cheektowaga, and Tonawanda have only adopted targets for minority participation in some of their housing programs. Erie County has not adopted targets for minority participation in any its housing programs.
 - Individuals receiving housing vouchers, TANF, WIC, and other forms of public assistance are required to pay full NFTA fares, while seniors and the disabled are offered reduced fares.
 - Families, particularly young families are under-represented among Section 8 Housing Choice Voucher holders in the study area.
 - The Buffalo Niagara Association of Realtors (BNAR) provides general information about fair housing to local real estate professionals. However, the scope of its fair housing education programs is limited. Also, the “cultural diversity resources” posted on the BNAR website included content that is dated and misleading.
 - The BNAR has no data pertaining to the number of minority real estate professionals currently working in the study area, and the BNAR does not have minority real estate professionals training and recruitment programs in place.
 - Limited resources exist to monitor advertisements in newspapers and online outlets. These resources have not kept up with the expansion of advertising on online bulletin boards like Craig’s List.
 - There is very limited information and analysis of patterns of predatory lending, subprime lending, and foreclosures in the study area. There is also no institutional mechanism for tracking these issues similar to the City of Buffalo’s Anti-Flipping Task Force.

Actions taken to overcome the effects of identified impediments:

EDUCATION AND OUTREACH

During the 2008 program year Community Development staff from the Town of Amherst continued in a leadership role for the Erie County Fair Housing Partnership. The Partnership Board of community leaders, lenders and housing providers meets on a bi-monthly basis to share insights on current fair housing

issues. During the year the Partnership sponsored an April conference entitled Building Bridges to Affordable Housing. This event was held at the UB Center for Tomorrow and was co-sponsored by University at Buffalo Law School-Affordable Housing Clinic. Among the participants were attorneys, public and government officials, real estate personnel, appraisers and local code officers to address some of the impediments to fair and affordable housing.

Town staff also participates in the bi-monthly meetings of the Predatory Lending Task Force, a sub-committee of the Erie County Fair Housing Partnership. The Task Force, under the sponsorship of the Partnership, hosted a conference in February of 2009 at the Harlem Road Community Center in Amherst entitled "Holding on to Your Home". This public event was held on a Saturday to provide the public access to the participants that met to address the issue of foreclosure prevention and mortgage modification. Participants included housing counselors, attorneys and representatives of lenders that were actually authorized to mitigate at-risk or delinquent mortgages.

The Town has continued to contract with the Buffalo Urban League for counseling and legal services in the area of predatory lending, credit counseling and foreclosure prevention. The League continues assistance to the Town to educate housing consumers about the perils of the sub-prime lending market.

Town staff continues its association with the NYS Office of Mental Retardation and Developmental Disabilities (OMRDD) and the University at Buffalo on universal design features and accessibility for consideration in the Town's homebuyer projects.

Also during the year the Town worked with other towns and the Erie County Urban County Consortium to develop a proposal for a new analysis of fair housing impediments. The entities involved felt that this approach would provide a better product, since it would be carried out on a more regional basis than previous analyses. Work on the new analysis is being undertaken by staff from SUNY at Buffalo and Housing Opportunities Made Equal.

LENDING AND HOUSING PROVIDER PRACTICES

Continuation of a first-time homebuyers closing cost assistance program that works with various lending institutions using various mortgage instruments (both market and individual bank portfolio loans) in order to make home ownership accessible to a broad array of people.

As an active participant in the Erie County Fair Housing Partnership, the Town has worked with the issue of predatory lending and foreclosure prevention, recognized as critical areas that can place homebuyers and homeowners who are refinancing their homes in financial positions that are not tenable. In this regard the NYS Law Center and the NYS Banking Association have formed an association to deal with the issues in Erie, Niagara and Chautauqua Counties and have been instrumental in providing venues for bringing surrounding towns and counties together to share information.

ENFORCEMENT ACTIVITY

The Town of Amherst contracts with Housing Opportunities Made Equal (H.O.M.E.) to provide fair housing counseling and act as an advocate for victims of housing

discrimination. H.O.M.E also provides guidance in landlord-tenant disputes for residents and owners in the Town.

GEOGRAPHIC CHOICE

Section 8 participants are now surveyed to assess factors that influence housing choice. A list of participating landlords' rental units has been developed in conjunction with Belmont Shelter Corp. as a means of expanding housing options. A list of assisted rental units in the Towns of Amherst, Cheektowaga and Tonawanda has been assembled identifying location and contact person.

Housing rehabilitation loans are available to income-eligible disabled homeowners to make reasonable accessibility modifications to their homes.

COMMUNITY ATTITUDES

The Town encourages housing providers and developers to meet with neighborhood residents to discuss proposed projects (typically, group homes for special populations) and address concerns raised by affected residents. These meetings usually take place in a location convenient to neighborhood residents. Town staff and elected officials usually attend these meetings, which may be conducted by the Town or a sponsoring agency. Neighborhood residents are not reticent to confront those present with their concerns about their new neighbors (typically members of a special population) and the sponsoring agency can address any issues in a very direct manner. Although residents almost always oppose the introduction of group homes into their neighborhoods, these community residences are good neighbors and usually do not generate any ill-feelings once they are in place.

PUBLIC POLICIES

The Town Board has appointed an additional woman to the both the Planning Board and to the Zoning Board of Appeals. Two of the ZBA's five members are women and two of the Planning Board's seven members are women.

4. Other Actions in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.
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The Town allocates CDBG funds to contract with the Buffalo Urban League to provide counseling services to homeowners who have become the targets of risky or predatory lending practices so that they may have their best access to affordable loans on their properties.

The Towns have developed an information/educational brochure outlining the range of services available within the HOME Consortium communities and throughout Erie County. The brochure is available in municipal, offices, libraries apartment rental / management offices.

The Erie County Fair Housing Partnership and Housing Opportunities Made Equal provide displays of fair housing posters in municipal building and local libraries.

5. Leveraging Resources

Identify progress in obtaining "other" public & private resources.
How Federal resources from HUD leveraged other public and private resources.
How matching requirements were satisfied.

The three Consortium towns have been active in obtaining other funding sources to augment HOME and CDBG funds used in the local community development programs including:

The Town of Amherst 2005 remaining grant from the Federal Home Loan Bank Affordable Housing Program (to assist first-time homebuyers) and NYS Affordable Housing Corporation (leveraged with HOME funds) for housing rehabilitation;
The Town of Cheektowaga obtained a grant from the NYS Affordable Housing Corporation for housing rehabilitation and a loan from the NYS Housing Trust Fund Corporation;
The Town of Tonawanda remaining grant from the Federal Home Loan Bank of Cincinnati to write down the cost of mortgages for first-time homebuyers. These grants also act as sources of the required 25% local Match for HOME funds. Other sources of Match include repayments of Rental Rehabilitation loans.

Managing the Process

1. Describe actions taken during the last year to ensure compliance with program and comprehensive planning requirements.

Program Year 4 CAPER Managing the Process response:

Managing the Process

An essential part of the Town's community development program is the annual solicitation of proposals for projects to be funded through the HOME and Community Development Block Grants. This process begins with a public hearing (held as part of the Town Board meeting and televised on a public access station) where residents and representatives of social service agencies are advised of the types of projects that are eligible for funding and the role of the Consolidated Plan. Prior to the public hearing, program materials are sent to community organizations, Town departments, and assisted housing complexes, so that they will be better informed about the types of projects that fit into the Consolidated Plan.

Proposals are reviewed and evaluated by community development staff. Projects are reviewed first for eligibility (according to program regulations) and their furtherance of the goals and objectives of the Consolidated Plan and the Town's adopted Comprehensive Plan.

Projects are developed and structured so that they will meet program requirements. Staff is versed in applying appropriate requirements for HUD programs that are administered by the Town. For example, community development staff maintains lists of current qualifying income levels for program beneficiaries in order to assure adherence to program requirements (for direct benefit activities).

Citizen Participation

1. Provide a summary of citizen comments.
2. In addition, the performance report provided to citizens must identify the Federal funds made available for furthering the objectives of the Consolidated Plan. For each formula grant program, the grantee shall identify the total amount of funds available (including estimated program income), the total amount of funds committed during the reporting period, the total amount expended during the reporting period, and the geographic distribution and location of expenditures. Jurisdictions are encouraged to include maps in describing the geographic distribution and location of investment (including areas of minority concentration). The geographic distribution and expenditure requirement may also be satisfied by specifying the census tracts where expenditures were concentrated.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

Program Year 4 CAPER Citizen Participation response:

Citizen Participation

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 these programs. The meetings/public hearings are also televised over the local cable access stations.

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 CAPER is made available to the public in all local libraries, the Village Clerk's Office, the Town Clerk's Office, and the Planning Department. 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.

During the 2008 program year the Town did not receive any comment in writing or orally at public hearing regarding the programs covered by its consolidated plan.

I. Summary of Resources and Distribution of Funds

Federal funds made available for furthering the objectives of the Consolidated Plan.
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Community Development Block Grant (CDBG)

(Town of Amherst)

Formula Grant for FY 2008:	\$ 584,236
Program Income Received:	\$ 98,078
Program Income Expended:	\$ 158,072
Grant Funds Expended:	\$ 573,339

Geographic Distribution:

Census Tracts:	89	"Williamsville"
	90.03	"Williamsville"
	90.04	"Ransom Oaks"
	90.06	"Williamsville"
	91.04	"Williamsville"
	91.07	"Creek Woods"
	91.08	"Willow Ridge"
	91.09	"Maplemere"
	91.13	"Robin Hill"
	92.00	"Hartford Estates"
	92.00	"Egbertsville"
	93.01	"Egbertsville"
	93.02	"Egbertsville"
	94.01	"Egbertsville"
	94.02	"Snyder"
	95.02	"Snyder"
	95.02	"Williamsville"
	96.00	"Williamsville"

HOME Investment Partnership Grant (HOME)
(Amherst-Cheektowaga-Tonawanda Consortium)

Formula Grant for FY 2008:	\$ 1,083,466
Program Income Received:	\$ 562,963
Total Amount Expended:	\$ 1,824,470
Program Income Expended:	\$ 641,856
Geographic Distribution:	

Census Tracts:	83	Sheridan Parkside (Town of Tonawanda)
	89.00	"Williamsville"
	90.03	"Williamsville"
	90.04	"Ransom Oaks"
	90.06	"Dana Heights"
	91.09	"Maplemere"
	91.06	"Audubon North"
	91.07	"Creek Woods"
	91.14	"Williamsville"
	92.00	"Hartford Estates"
	92.00	"Egbertsville"
	93.01	"Egbertsville"
	93.02	"Egbertsville"
	94.01	"Egbertsville"
	94.01	"Snyder"
	94.02	"Snyder"
	94.02	"Williamsville"
	95.01	"Egbertsville"
	95.02	"Snyder"
	95.02	"Williamsville"
	96.00	"Williamsville"

99	Currier (Cheektowaga)
100.01	Sandra Dr.
100.02	Diane Dr.
100.03	Chapel, Northcrest,
101.03	Delmar, Virginia
105	Parkedge
107	Daniel
108.03	Zoerb Ave.
109.01	William St.
109.02	Rosmead
111	N. Willowlawn
103	Randolph Avenue

Institutional Structure

1. Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.

Program Year 4 CAPER Institutional Structure response:

Institutional Structure

1. Actions taken during the last year to overcome gaps in institutional structures and enhance coordination.

New York State has a wealth of non-profit housing and service agencies that may be unmatched by any other state. It is important that municipalities know how to tap these resources in order to assure that the existing institutional structure functions most effectively. Community development staff of the Town of Amherst has established working relationships with the YWCA and have reinforced relationships with agencies such as Aspire (formerly UCP), People Inc., Erie County Department of Senior Services, Transitional Services, Inc., and others that provide housing and services to special populations.

The Town also acts as lead PHA for the Erie County PHA consortium and contracts in this capacity with Belmont Shelter Corp. for the day-to-day management of the Section 8 tenant-based rent subsidy program. The Amherst HOME Consortium utilizes New Opportunities Community Housing Development Corp. as its Community Housing Development Organization (CHODO) for special projects using HOME funds. The Town also staffs a Senior Outreach Program to provide case management services to seniors and provide better access to existing service provided by other agencies.

Monitoring

1. Describe how and the frequency with which you monitored your activities.
2. Describe the results of your monitoring including any improvements.

3. Self Evaluation
 - a. Describe the effect programs have in solving neighborhood and community problems.
 - b. Describe progress in meeting priority needs and specific objectives and help make community's vision of the future a reality.
 - c. Describe how you provided decent housing and a suitable living environment and expanded economic opportunity principally for low and moderate-income persons.
 - d. Indicate any activities falling behind schedule.
 - e. Describe how activities and strategies made an impact on identified needs.
 - f. Identify indicators that would best describe the results.
 - g. Identify barriers that had a negative impact on fulfilling the strategies and overall vision.
 - h. Identify whether major goals are on target and discuss reasons for those that are not on target.
 - i. Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.

Program Year 4 CAPER Monitoring response:

Monitoring

The Town of Amherst monitors subrecipient (Cheektowaga and Tonawanda) and CHOHO (New Opportunities Community Housing Development Corp.) activities according to HOME/CDBG requirements and established policy. The Town uses a combination of remote assessment and on-site review to conduct a review of performance for each entity participating in the community development program and carrying out program activities. 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.

Monitoring actions for ensuring long-term compliance with HQS/housing codes during the affordability period, where applicable, on HOME properties, including plans for on-site inspections during the program year.

Local community development staff will conduct semi-annual on-site inspections of rental housing assisted with HOME funds to ensure long-term compliance with Housing Quality Standards and NYS building codes. Local community development staff will also monitor rents for affordability during the period. Monitoring was conducted during the 2007 program year, therefore no monitoring will be undertaken during the 2008 program year.

Self Evaluation

The Town of Amherst and the Amherst HOME Consortium use a variety of activities to address community and neighborhood problems. Some activities, such as community policing, address immediate issues and help to achieve immediate results. Housing activities, while addressing immediate housing needs of individual households, help to address longer-term issues, such as deferred maintenance and the need for renewal of public infrastructure that can threaten neighborhood stability

over the long term. The construction of new housing also attracts a new demographic segment to older neighborhoods.

CDBG and HOME funds have been budgeted for community development and housing activities that address the priority needs to maintain and improve the housing stock, to increase the supply of decent and affordable housing, to address the housing and service needs of at risk populations, and to reinvest in older neighborhoods. These types of activities require significant investment over a number of years before a critical mass can be reached. Even so, they already provide a signal to area residents that the Town is committed to fostering reinvestment in these areas, thus helping to inspire continued homebuyer confidence.

The HOME and Community Development Block Grants do not by themselves provide sufficient funds to address all the housing and community development needs of Eggertsville and Creek Woods. Nonetheless, these areas will continue to be the focus of the program's activities for the foreseeable future.

The community policing program, funded in part with CDBG funds, has had an important stabilizing force on these neighborhoods. We anticipate that the Town will continue to utilize CDBG funds to address infrastructure needs. These funds have provided an important (but limited) assist in replacing worn-out sewers and other infrastructure in Eggertsville. CDBG funds have also provided an important boost to the Creek Woods neighborhood. New neighborhood signs help to reinforce a positive neighborhood identity and reinforce the efforts of the local community organization. In response to requests from the neighborhood, funds have been budgeted for park improvements, a significant contribution in an area that is underserved with recreation opportunities.

The provision of needed services to special populations, housing rehabilitation / reconstruction activities and reinvestment in neighborhood infrastructure contribute to providing a decent and suitable living environment for persons of low- and moderate-income.

Most activities are proceeding at a reasonable pace and have not suffered from prolonged delays. Major goals are on target in all program areas. No activities are falling behind schedule.

The Town's acquisition/rehabilitation/ new construction program, together with reinvestment in public infrastructure and needed public services, provide needed additional 'standard condition', affordable housing, and help to reinforce the neighborhood fabric in "at-risk" portions of the community. The influence of the Town's acquisition/rehabilitation/new construction program remains limited because of the expense of such undertakings, but it continues to address some of the worst housing conditions in Eggertsville.

Lead-based Paint

1. Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.

Program Year 4 CAPER Lead-based Paint response:

Lead-based Paint

The Town's community development program provides all applicants for housing rehabilitation loans a copy of Protect Your Family from Lead in Your Home to all applicants for the housing rehabilitation loan program. 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 is administering new 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. The following steps have been undertaken to ensure compliance with the new regulations while maintaining efficient program delivery: Town personnel have received appropriate training in dealing with lead paint hazards. The Town has sponsored training for contractors to become certified "renovation and remodeling" contractors (work costing less than \$25,000). The Town continues to work with Environmental Education Associates to make free training in lead safe work practices available to local contractors. All contractors participating in the Town's rehabilitation loan program have been advised of the new federal regulations and have been encouraged to become certified in order to assure the availability of qualified, trained and competitive rehabilitation contractors. Local realtors have been advised of the issues concerning lead-based paint hazards and the applicable regulations. The general public is being informed through the media and distribution of educational material about lead paint hazards and the new regulations as they apply to federally funded programs.

HOUSING

Housing Needs

*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. Describe Actions taken during the last year to foster and maintain affordable housing.

Program Year 4 CAPER Housing Needs response:

Specific Housing Objectives

1. Evaluate progress in meeting specific objective of providing affordable housing, including the number of extremely low-income, low-income, and moderate-income renter and owner households comparing actual accomplishments with proposed goals during the reporting period.
2. Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.
3. Describe efforts to address "worst-case" housing needs and housing needs of persons with disabilities.

Program Year 4 CAPER Specific Housing Objectives response:

Specific Housing Objectives

- | |
|--|
| a. Progress in meeting specific objective of providing affordable housing. |
|--|

(See also the first section under "General Questions".)

Maintain & Improve Housing Stock

	<u>Goals for Affordable housing</u>	<u>Actual Performance</u>
Housing Rehabilitation (owner occupied)	30	13 moderate income, 12 low income 11 extremely low income
HOME	14	17
CDBG	16	29
Housing Rehabilitation (renter occupied)	1	0
Weatherization Assistance	12	22

Promote Home Ownership

	<u>Goals for Affordable housing</u>	<u>Actual Performance</u>
First-Time Homebuyers HOME	5	5 (moderate income)

Provide Assistance to Special Needs Population

	<u>Goals for Affordable housing</u>	<u>Actual Performance</u>
Hope for Elderly Independence	0	0

b. Progress in providing affordable housing that meets Section 215 definition.

All units assisted during the year meet the Section 215 definition of affordable housing.

The Section 215 definition of affordable rental housing is: housing occupied by a household with an income below 80% of the Erie County median income, adjusted for household size; with rents below the Fair Market Rent (40th percentile) for Erie County or below 30 % of the adjusted income of a family whose annual income equals 65 % of the Erie County median income. Affordable homeownership is defined as modest housing purchased for less than 95% of the median sale price of housing sold in Erie County. More complete definitions of affordable housing are available in the Amherst Planning Department.

c. Efforts to address “worst-case” housing needs and housing needs of persons with disabilities

The Town uses CDBG 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 its efforts to establish four units of transitional housing in Amherst.

The Town’s community development program has also used HOME funds to acquire an uninhabitable house and rebuild a new home on the site including universal design features.

d. Efforts to address the accessibility needs of persons with disabilities.

The Town makes housing rehabilitation loan funds available for undertaking appropriate access improvements in their homes. These may include installing access ramps or widening interior doorways.

Town community development staff can provide information to prospective homeowners on mortgage products that are available specifically to persons with disabilities.

Public Housing Strategy

1. Describe actions taken during the last year to improve public housing and resident initiatives.

Program Year 4 CAPER Public Housing Strategy response:

Public Housing Strategy

The Town of Amherst has no public housing within the Town, but does have several tax credit rental complexes, affordable rental housing and senior housing. Information is disbursed to the various complexes regarding the housing and service programs available through the Town's Federal grant programs. Tenant and landlord counsel is provided to residents through Belmont Shelter Corp.'s housing counseling program, a service that is provided under a contract funded with CDBG funds.

Barriers to Affordable Housing

1. Describe actions taken during the last year to eliminate barriers to affordable housing.

Program Year 4 CAPER Barriers to Affordable Housing response:

Barriers to Affordable Housing

The Town has not identified any 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 United States, property taxes constitute a major portion of housing costs for new homeowners.

The Town takes a pro-active 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 usually 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.

HOME/ American Dream Down Payment Initiative (ADDI)

1. Assessment of Relationship of HOME Funds to Goals and Objectives
 - a. Evaluate progress made toward meeting goals for providing affordable housing using HOME funds, including the number and types of households served.
2. HOME Match Report

- a. Use HOME Match Report HUD-40107-A to report on match contributions for the period covered by the Consolidated Plan program year.
3. HOME MBE and WBE Report
 - a. Use Part III of HUD Form 40107 to report contracts and subcontracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs).
4. Assessments
 - a. Detail results of on-site inspections of rental housing.
 - b. Describe the HOME jurisdiction's affirmative marketing actions.
 - c. Describe outreach to minority and women owned businesses.

Program Year 4 CAPER HOME/ADDI response:

Assessment of the Relationship of HOME Funds to Goals and Objectives

The four long term objectives for housing are:

- H-1 Maintain and improve housing stock through rehabilitation, demolition and new construction for low-/moderate income households.
- H-2 Promote home ownership
- H-3 Provide Assistance to Homeless
- H-4 Provide Assistance to Special Needs Population

Objective:

H-1 Maintain and improve housing stock through rehabilitation, demolition and new construction for low-/moderate income households.

Short-term goal:

H-1.1- Rehabilitation of existing low income owner-occupied housing, including substantial rehabilitation.

Rehabilitate existing low income owner-occupied housing by providing low interest loans through the Community Development Block Grant and HOME Investment Partnership Grant funds.

FY2008 goal: 16 units rehabilitated with HOME funds

Actual: 29 units rehabilitated with HOME funds. \$380,780 (Amherst only)

Short-term goal:

H-1.7 – Acquisition of non-residential property or vacant land, site clearance as necessary, build new housing for sale to low-to-moderate income households.

FY 2008 goal: 0 units constructed

Actual: 0 units constructed with HOME funds

Beneficiaries: None

GEOGRAPHIC LOCATION:

Town of Cheektowaga

Short-term goal:

H-1.8 - Acquisition and demolition of substandard, vacant, uninhabitable housing and construction of new housing for sale.

Acquire and demolish substandard uninhabitable housing through the Community Development Block Grant Program and through the "HOME" First-Time Homeowner program construct affordable house for first-time home owners using HOME Investment Partnership Grant funds.

FY 2008 goal: 0 units planned for FY 2008

Actual: 0 units

GEOGRAPHIC ALLOCATION

The Kenilworth neighborhood in the Town of Tonawanda.

Short-term goal:

H-1.10 – HOME acquisition/rehabilitation/new construction program.

Acquire deteriorated houses to be rehabilitated and/or vacant lots for construction of a new home to be sold to low-/moderate first time home buyers.

FY 2008 goal: 2 units to be rehabilitated/constructed

Actual: 2 units constructed and under contract to first-time homebuyers

\$321,626 in HOME funds expended.

Beneficiaries:

2 households <80% of Erie County Median Income

1 female-headed household

2 small (four or fewer) households

GEOGRAPHIC ALLOCATION: Town of Amherst – Eggertsville

Objective:

H-2 Promote Home Ownership for Low-/Moderate Income Households

Short-term goal:

H-2.1- Provide assistance to first-time low-to-moderate income home buyers.

Through the HOME Investment Partnership Program and American Dream Downpayment Initiative, affordable homeownership opportunities will be made available to persons with incomes below 80% of the Erie County Median Income. Funds for the provision of permanent second mortgages for residential properties will be provided through the Federal HOME Program. The A-C-T HOME Consortium will utilize the "Shared Net Proceeds" recapture provision for repayment of these loans in the event there are insufficient funds to repay the loan and homebuyer equity at the time of future resale of the property. (See 24 CFR 92.253(a)(5)(ii)9A0(3).)

FY 2008 goal: Amherst, 5 units; Cheektowaga, 10 units; Tonawanda 5 units

Actual: 5 units in Town of Amherst, \$52,454.67 in HOME funds

16 units in Amherst through Federal Home Loan Bank

(\$178,772)

17 units in Town of Cheektowaga, \$59,632 in HOME funds

Beneficiaries:

0 households < 30% of Erie County Median Income

16 households < 50% of Erie County Median Income

28 households < 80% of Erie County Median Income

20 female-headed households

37 small (4 or fewer) households

2 large (5 or more) households

14 minority households

HOMELESS

Homeless Needs

*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

1. Identify actions taken to address needs of homeless persons.
2. Identify actions to help homeless persons make the transition to permanent housing and independent living.
3. Identify new Federal resources obtained from Homeless SuperNOFA.

Program Year 4 CAPER Homeless Needs response:

Homeless Needs

The 2000 Census did not identify any homeless in the Town of Amherst. Similarly, although the Erie County PHA Consortium has set aside Section 8 housing vouchers for the homeless, none have been utilized by anyone who reports the Town of Amherst as their point of origin. The Town has not developed a formal continuum of care strategy to utilize Super NOFA resources; nonetheless, we have identified victims of domestic violence as an at-risk population in the suburbs.

The YWCA has established four units of transitional housing in the Town for victims of domestic violence. This is the only facility of its type in northern Erie County. The Town solicits input from the YWCA during the compilation of the annual Action Plan.

The Town budgets CDBG funds for the Domestic Violence Family Offense Unit of the Amherst Police Department. Funds are used to assist victims of domestic violence with emergency shelter needs. The Family Offense Unit provides immediate support to victims, acts as advocates on their behalf in courtroom appearances, and refers victims to counseling services.

The Town has not received any new Federal resources to assist the homeless during the FY 2008 program year.

Specific Homeless Prevention Elements

1. Identify actions taken to prevent homelessness.

Program Year 4 CAPER Specific Housing Prevention Elements response:

Specific Homeless Prevention Elements

The Town has not developed a formal continuum of care strategy to utilize Super NOFA resources; nonetheless, we have identified victims of domestic violence as an at-risk population in the suburbs.

The Town budgets CDBG funds for the Domestic Violence Family Offense Unit of the Amherst Police Department. Funds are used to assist victims of domestic violence with emergency shelter needs. The Family Offense Unit provides immediate support to victims, acts as advocates on their behalf in courtroom appearances, and refers victims to available counseling services.

The Town of Amherst, as lead PHA for the Erie County PHA Consortium, previously contracted with the Erie County Department of Senior Services for the provision of supportive services for frail elderly households using funding from the Hope for Elderly Independence Supportive Services Demonstration Grant. The use of this funding has enabled frail seniors to remain in their own apartments and to live as independently as possible (throughout Erie County).

The Town of Amherst has also been supportive of *all* efforts to establish additional community residences for the disabled, funded both through the HUD Section 811 program and the New York Cares Program. The Town assists sponsoring agencies in arranging neighborhood meetings so that neighborhood residents can learn about the special population that will be housed in the new community residence. These residences accommodate populations that have varying functioning levels. Under New York State mental health law, licensed community residences with 14 beds or less are treated as single family homes as far as the application of local municipal zoning ordinances is concerned. When residents function at higher levels, the buildings may have more of the physical attributes of small apartment buildings, as long as they contain 14 beds or less. During the past year agencies have identified new sites at 379 New Road and 17 Buttonwood Court..

The Town also solicits input from the Amherst Youth Board during the compilation process for the annual Action Plan. Identified needs have included family counseling, which has been provided with CDBG funds. Community development staff works with the staff of the Amherst Youth Board and other agencies on an ongoing basis to use available funding for services to help maintain viable family structures.

As the foregoing indicates, although the Town has undertaken various steps that are part of a continuum of care, it has not identified a local homeless population *per se*. The Town will continue to work with its associated service agencies to identify at-risk populations and their needs so that resources can be brought to bear as needed and as they are available.

Continuum of Care

The 2000 Census did not identify any homeless persons in the Town of Amherst. Similarly, although the Erie County PHA Consortium (Town of Amherst, lead PHA) has set aside Section 8 housing vouchers for the homeless, none have been utilized by anyone who reports the Town of Amherst as their point of origin. The Town has not developed a formal continuum of care strategy to utilize Super NOFA resources; nonetheless, we have identified victims of domestic violence as an at-risk population in the suburbs.

The YWCA has established four units of transitional housing in the Town for victims of domestic violence. This is the only facility of its type in northern Erie County. The Town solicits input from the YWCA during the compilation of the annual Action Plan.

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The Town also solicits input from the Amherst Youth Board during the compilation process for the annual Action Plan. Identified needs have included family counseling, which has been provided with CDBG funds. Community development staff works with the staff of the Amherst Youth Board and other agencies on an ongoing basis to use available funding for services to help maintain viable family structures.

As the foregoing indicates, although the Town has undertaken various steps that are part of a continuum of care, neither it nor the U.S. Bureau of Census has identified a local homeless population. The Town will continue to work with its associated service agencies to identify at-risk populations and their needs so that resources can be brought to bear as needed and as they are available.

The Town has not received any new Federal resources to assist the homeless during the FY 2008 program year.

Emergency Shelter Grants (ESG)

1. Identify actions to address emergency shelter and transitional housing needs of homeless individuals and families (including significant subpopulations such as those living on the streets).
2. Assessment of Relationship of ESG Funds to Goals and Objectives
 - a. Evaluate progress made in using ESG funds to address homeless and homeless prevention needs, goals, and specific objectives established in the Consolidated Plan.

- b. Detail how ESG projects are related to implementation of comprehensive homeless planning strategy, including the number and types of individuals and persons in households served with ESG funds.
3. Matching Resources
 - a. Provide specific sources and amounts of new funding used to meet match as required by 42 USC 11375(a)(1), including cash resources, grants, and staff salaries, as well as in-kind contributions such as the value of a building or lease, donated materials, or volunteer time.
4. State Method of Distribution
 - a. States must describe their method of distribution and how it rated and selected its local government agencies and private nonprofit organizations acting as subrecipients.
5. Activity and Beneficiary Data
 - a. Completion of attached Emergency Shelter Grant Program Performance Chart or other reports showing ESGP expenditures by type of activity. Also describe any problems in collecting, reporting, and evaluating the reliability of this information.
 - b. Homeless Discharge Coordination
 - i. As part of the government developing and implementing a homeless discharge coordination policy, ESG homeless prevention funds may be used to assist very-low income individuals and families at risk of becoming homeless after being released from publicly funded institutions such as health care facilities, foster care or other youth facilities, or corrections institutions or programs.
 - c. Explain how your government is instituting a homeless discharge coordination policy, and how ESG homeless prevention funds are being used in this effort.

Program Year 4 CAPER ESG response:

Amherst receives no Emergency Shelter (ESG)Funding

COMMUNITY DEVELOPMENT

Community Development

*Please also refer to the Community Development Table in the Needs.xls workbook.

1. Assessment of Relationship of CDBG Funds to Goals and Objectives
 - a. Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.
 - b. Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.
 - c. Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.
2. Changes in Program Objectives

- a. Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.
3. Assessment of Efforts in Carrying Out Planned Actions
 - a. Indicate how grantee pursued all resources indicated in the Consolidated Plan.
 - b. Indicate how grantee provided certifications of consistency in a fair and impartial manner.
 - c. Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.
4. For Funds Not Used for National Objectives
 - a. Indicate how use of CDBG funds did not meet national objectives.
 - b. Indicate how did not comply with overall benefit certification.
5. Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property
 - a. Describe steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities.
 - b. Describe steps taken to identify households, businesses, farms or nonprofit organizations who occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended, and whether or not they were displaced, and the nature of their needs and preferences.
 - c. Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.
6. Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons
 - a. Describe actions taken by grantee and businesses to ensure first consideration was or will be given to low/mod persons.
 - b. List by job title of all the permanent jobs created/retained and those that were made available to low/mod persons.
 - c. If any of jobs claimed as being available to low/mod persons require special skill, work experience, or education, provide a description of steps being taken or that will be taken to provide such skills, experience, or education.
7. Low/Mod Limited Clientele Activities – for activities not falling within one of the categories of presumed limited clientele low and moderate income benefit
 - a. Describe how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of whom are low- and moderate-income.
8. Program income received
 - a. Detail the amount of program income reported that was returned to each individual revolving fund, e.g., housing rehabilitation, economic development, or other type of revolving fund.
 - b. Detail the amount repaid on each float-funded activity.
 - c. Detail all other loan repayments broken down by the categories of housing rehabilitation, economic development, or other.
 - d. Detail the amount of income received from the sale of property by parcel.

9. Prior period adjustments – where reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information:
 - a. The activity name and number as shown in IDIS;
 - b. The program year(s) in which the expenditure(s) for the disallowed activity(ies) was reported;
 - c. The amount returned to line-of-credit or program account; and
 - d. Total amount to be reimbursed and the time period over which the reimbursement is to be made, if the reimbursement is made with multi-year payments.
10. Loans and other receivables
 - a. List the principal balance for each float-funded activity outstanding as of the end of the reporting period and the date(s) by which the funds are expected to be received.
 - b. List the total number of other loans outstanding and the principal balance owed as of the end of the reporting period.
 - c. List separately the total number of outstanding loans that are deferred or forgivable, the principal balance owed as of the end of the reporting period, and the terms of the deferral or forgiveness.
 - d. Detail the total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period.
 - e. Provide a List of the parcels of property owned by the grantee or its subrecipients that have been acquired or improved using CDBG funds and that are available for sale as of the end of the reporting period.
11. Lump sum agreements
 - a. Provide the name of the financial institution.
 - b. Provide the date the funds were deposited.
 - c. Provide the date the use of funds commenced.
 - d. Provide the percentage of funds disbursed within 180 days of deposit in the institution.
12. Housing Rehabilitation – for each type of rehabilitation program for which projects/units were reported as completed during the program year
 - a. Identify the type of program and number of projects/units completed for each program.
 - b. Provide the total CDBG funds involved in the program.
 - c. Detail other public and private funds involved in the project.
13. Neighborhood Revitalization Strategies – for grantees that have HUD-approved neighborhood revitalization strategies
 - a. Describe progress against benchmarks for the program year. For grantees with Federally-designated EZs or ECs that received HUD approval for a neighborhood revitalization strategy, reports that are required as part of the EZ/EC process shall suffice for purposes of reporting progress.

Program Year 4 CAPER Community Development response:

Assessment of Relationship of CDBG funds to Goals and Objectives

Public infrastructure activities in eligible HUD target areas undertaken with CDBG funds during the year, in accordance with the *Consolidated Plan*:

Creek Woods Park Improvements	\$ 30,338
Creek Woods Signs	\$ 4,545
Sanitary Sewer Replacement, Callodine Avenue.	\$ 0
Sudridge Sidewalk	\$ 6,000
Street Trees	\$ 38,589

Public Service activities undertaken with CDBG funds during the year, in accordance with the *Consolidated Plan (beneficiaries qualified on an individual household basis)*:

Youth, Family Service Counseling	\$ 8,092
Boys & Girls Club	\$ 40,000
Senior Van <i>(beneficiaries considered low and moderate income on the basis of presumed benefit)</i>	\$ 0
Community Policing (Egbertsville & Creek Woods; <i>beneficiaries Considered low and moderate income on the basis of Upper Quartile concentrations of eligible persons</i>)	\$ 8,700

Affordable Housing

The housing rehabilitation loan fund continues to be a mainstay of the Town's community development program. Although the goal for CDBG-funded loans was only 14 units, rehabilitation of 17 owner units was completed with \$151,736 in funds.

Beneficiaries:

- 5 households had incomes below 30 % of the Erie County Median
- 4 households had incomes below 50 % of the Erie County Median
- 8 households had incomes below 80 % of the Erie County Median
- 13 households were female-headed
- 9 households were seniors
- 2 households were minority

CDBG funds were also used to provide housing counseling for first-time homebuyers. This is a necessary component to assure success for this group. 40 planned; 43 served.

Lead paint hazards were eliminated in 23 dwellings.

The Community Development objectives for 2008 were as follows:

Short-term goal:

H-1.2 - Rehabilitate existing renter-occupied low-income housing units

Rehabilitation of existing renter-occupied low income housing through the Community Development Block Grant Program.

FY 2008 goal: 1 unit rehabilitated.
Actual: 0 units rehabilitated

Short-term goal:

H-1.3 - Weatherization Assistance Program to assist both low income homeowners and renters.

Weatherization of existing low income owner-occupied and rental housing through the WEATHERIZATION ASSISTANCE PROGRAM funded by the Department of Energy and administered through the New York State Department of State.

FY 2007 goal: 12 units weatherized.

Actual: 17 units weatherized in Amherst with \$2,900 in CDBG funds

1. Changes in Program Objectives

During the year the Town made no changes in its program objectives. Experiences during the past year have not provided any reasons to change program objectives.

2. Assessment of Efforts in Carrying Out Planned Actions

The Town's community development staff networks with local community organizations, non-profits and Town departments to carry out activities.

The Town has provided Certificates of Consistency with the Consolidated Plan for all projects that have requested them. None have been denied.

The Amherst Town Board has supported all initiatives under the community development program.

3. Funds Not Used for National Objectives

During the reporting period all CDBG funds administered by the Town of Amherst met national objectives of the program.

The Town's use of CDBG funds complied with the overall benefit certification, which specifies that at least 70% of the funds be used to benefit low- and moderate-income households.

4. Anti-Displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property.

The Town's community development program minimizes the amount of displacement resulting from CDBG-assisted activities by focusing on the acquisition of vacant properties. To date, the Town's program has not acquired any properties that would be subject to the Uniform Relocation Act of Section 104(d) of the Housing and Community Development Act of 1974, as amended.

5. Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low-or moderate-income persons.

During the reporting period the Town of Amherst did not expend any CDBG funds for economic development activities.

6. Low/Mod Limited Clientele Activities – for activities not falling within one of the categories of presumed limited clientele low and moderate income benefit.

Housing Rehabilitation Loans	Income test
Callodine Sanitary Sewer Rehab	Upper Quartile Block Group / Service Area
Buffalo Urban League	Income Test
Community Inspection (code enforcement)	Upper Quartile Block Groups
Community Policing	Upper Quartile Block Groups
Domestic Violence Family Offense Unit	Presumed Benefit
Egbertsville Tree Removal/Replacement	Upper Quartile Block Groups
Creek Woods Park Improvements	Upper Quartile Block Group / Service Area
Housing Counseling Services (Belmont)	Income Test
Lead-Based Paint Testing/Clearance	Income Test
Creek Woods Signs	Upper Quartile Block Group / Service Area
Senior Services Transportation Van	Presumed Benefit
Sundridge Sidewalk Installation	Upper Quartile Block Group / Service Area
Weatherization	Income Test
Egbertsville Youth Ctr.	Upper Quartile Block Groups / Service Area
Youth/Family Counseling	Income Test
Boys & Girls Club After School	Upper Quartile Block Group / Service Area

7. Program Income Received

During the reporting period all CDBG program received was from housing rehabilitation loans. All proceeds were used for new housing rehabilitation loans.

There was no float-funded activity during the reporting period.

8. Prior Period Adjustment – where reimbursement was made this reporting period for expenditures that have been disallowed

Does not apply.

9. Loans and Other Receivables

The Town did not have any float-funded activity during the reporting period.

**Total loans outstanding as of March 31, 2008: 624 Loans \$5,650,465
(Includes both CDBG and HOME funded housing rehabilitation loans.)**

All outstanding housing rehabilitation loans are provided as deferred loans, due upon sale or transfer of the property, or upon cessation of occupation of the property as a principal domicile. The Town uses the pro-rata distribution of proceeds upon sale provision, as per HOME regulations.

During the reporting period no loans defaulted or were written off.

The Town did not acquire or improve and properties for sale with CDBG funds during the period.

10. Lump Sum Agreements

The Town of Amherst does not use a lump sum agreement in its community development program.

11. Housing Rehabilitation

The Town operates a housing rehabilitation loan program with CDBG funds. During the period rehabilitation was completed on 17 homes using \$151,736 in CDBG funds. \$8,898 in private funds was utilized in these activities, as well.

12. Neighborhood Revitalization Strategies – for grantees that have HUD-approved neighborhood revitalization strategies.

The Town does not have census tracts that meet the threshold profile for a HUD-approved neighborhood revitalization strategy.

Antipoverty Strategy

1. Describe actions taken during the last year to reduce the number of persons living below the poverty level.

Program Year 4 CAPER Antipoverty Strategy response:

Antipoverty Strategy

1. Actions taken during the last year to reduce the number of persons living below the poverty level.

The Erie County PHA Consortium (Town of Amherst, lead PHA), through its management agent, Belmont Shelter Corp., operates a Family Self Sufficiency program, which offers rent certificates/vouchers to applicants who agree to take advantage of the myriad services that are available to become job-ready and become employed within five years of beginning the program..

The Amherst Town Board has authorized the Amherst IDA to make its 'toolbox' of programs available to small businesses that consider investing in designated redevelopment areas within the Town.

Whenever the Town uses CDBG funds for construction projects, contractors are required to provide postings of any jobs during the period to rental offices of assisted housing developments in the Town (Sutton Place, Jackson Square, Allenhurst Apts., Princeton Court Apts.).

NON-HOMELESS SPECIAL NEEDS

Non-homeless Special Needs

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Identify actions taken to address special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families).

Program Year 4 CAPER Non-homeless Special Needs response:

Non-homeless Special Needs

- | |
|---|
| <ol style="list-style-type: none">1. Action to address special needs of persons that are not homeless but require supportive housing. |
|---|

The Town has recognized that the problem of domestic violence needs to be addressed in order to address a potential cause of homelessness. The following actions were taken during the program year.

CDBG funds are made available for the Domestic Violence Family Offense Unit of the Amherst Police Department. Funds are used to assist victims of domestic violence with emergency shelter needs. The Family Offense Unit provides immediate support to victims, acts as advocates on their behalf in courtroom appearances and refers victims to counseling services.

CDBG funds have been expended to assist the YWCA with the furnishing of four transitional dwelling units. The YWCA received additional funding from the Department of Housing and Urban Development for the project. The Town continues to solicit proposals from the YWCA for potential projects.

The Town of Amherst has been supportive of efforts to establish additional community residences for the disabled, funded both through HUD and the New York Cares Program. There are now over fifty such residences or "group homes" in the Town, each operated by independent agencies. Although most provide housing for the developmentally disabled, one is operated by Transitional Services and provides housing and services for thirteen residents with mental disabilities.

During the program year, proposed residences for 79 Buttonwood Court (Community Services) and 371 New Road (People, Inc.) have moved forward.

Specific HOPWA Objectives

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. Overall Assessment of Relationship of HOPWA Funds to Goals and Objectives
Grantees should demonstrate through the CAPER and related IDIS reports the progress they are making at accomplishing identified goals and objectives with HOPWA funding. Grantees should demonstrate:

- a. That progress is being made toward meeting the HOPWA goal for providing affordable housing using HOPWA funds and other resources for persons with HIV/AIDS and their families through a comprehensive community plan;
 - b. That community-wide HIV/AIDS housing strategies are meeting HUD's national goal of increasing the availability of decent, safe, and affordable housing for low-income persons living with HIV/AIDS;
 - c. That community partnerships between State and local governments and community-based non-profits are creating models and innovative strategies to serve the housing and related supportive service needs of persons living with HIV/AIDS and their families;
 - d. That through community-wide strategies Federal, State, local, and other resources are matched with HOPWA funding to create comprehensive housing strategies;
 - e. That community strategies produce and support actual units of housing for persons living with HIV/AIDS; and finally,
 - f. That community strategies identify and supply related supportive services in conjunction with housing to ensure the needs of persons living with HIV/AIDS and their families are met.
2. This should be accomplished by providing an executive summary (1-5 pages) that includes:
- a. Grantee Narrative
 - i. Grantee and Community Overview
 - (1) A brief description of your organization, the area of service, the name of each project sponsor and a broad overview of the range/type of housing activities and related services
 - (2) How grant management oversight of project sponsor activities is conducted and how project sponsors are selected
 - (3) A description of the local jurisdiction, its need, and the estimated number of persons living with HIV/AIDS
 - (4) A brief description of the planning and public consultations involved in the use of HOPWA funds including reference to any appropriate planning document or advisory body
 - (5) What other resources were used in conjunction with HOPWA funded activities, including cash resources and in-kind contributions, such as the value of services or materials provided by volunteers or by other individuals or organizations
 - (6) Collaborative efforts with related programs including coordination and planning with clients, advocates, Ryan White CARE Act planning bodies, AIDS Drug Assistance Programs, homeless assistance programs, or other efforts that assist persons living with HIV/AIDS and their families.
 - ii. Project Accomplishment Overview
 - (1) A brief summary of all housing activities broken down by three types: emergency or short-term rent, mortgage or utility payments to prevent homelessness; rental assistance; facility based housing, including development cost, operating cost for those facilities and community residences
 - (2) The number of units of housing which have been created through acquisition, rehabilitation, or new construction since 1993 with any HOPWA funds

- (3) A brief description of any unique supportive service or other service delivery models or efforts
 - (4) Any other accomplishments recognized in your community due to the use of HOPWA funds, including any projects in developmental stages that are not operational.
- iii. Barriers or Trends Overview
- (1) Describe any barriers encountered, actions in response to barriers, and recommendations for program improvement
 - (2) Trends you expect your community to face in meeting the needs of persons with HIV/AIDS, and
 - (3) Any other information you feel may be important as you look at providing services to persons with HIV/AIDS in the next 5-10 years
- b. Accomplishment Data
- i. Completion of CAPER Performance Chart 1 of Actual Performance in the provision of housing (Table II-1 to be submitted with CAPER).
 - ii. Completion of CAPER Performance Chart 2 of Comparison to Planned Housing Actions (Table II-2 to be submitted with CAPER).

Program Year 4 CAPER Specific HOPWA Objectives response:

OTHER NARRATIVE

Include any CAPER information that was not covered by narratives in any other section.

Program Year 4 CAPER Other Narrative response:

Table 3A -- Summary of Specific Annual Objectives

#	Specific Annual Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective*
	Rental Housing					
H-1.2	Rehab existing renter-occupied housing	CDBG	Units brought up to code	1	0	DH-2
H-1.3	Weatherization assistance	CDBG	Units weatherized	6	89	DH-3
	Owner Housing					
H-1.2	Rehab existing owner-occupied housing	CDBG HOME NYS HTF	Units brought up to code	25	42	DH-2
H-1.4	Acquisition/rehabilitation of owner occupied units	HOME	Units brought up to code	1	0	DH-2
	Weatherization assistance	CDBG	Units weatherized	6	12	DH-3
H-2.2	Assistance to first-time homebuyers	HOME FHLB	New homeowners	10	8 12	DH-1
	Homeless					
	Counseling for homeless/those in imminent danger of becoming homeless	CDBG	Households assisted	1	3	DH-1
	Section 8 rent vouchers for homeless	Section 8	Households assisted	3	0	DH-1
	Special Needs					
	Community Development					
	Infrastructure					
CD-2A	Street Repaving on Garden Pkwy.	CDBG	New facility	1	1	SL-3
CD-3A	Street Repaving on Lawnwood Drive	CDBG	Linear Feet of Street	2,400	2,400	SL-3
CD-4A	Install ADA Ramps	CDBG	New Ramps	4	0	SL-1
CD-6A	Plant New Street Trees	CDBG	New Trees	420	420	SL-3
CD-7A.1	Replace Deteriorated Sanitary Sewer Windermere Blvd. Ph. III	CDBG	Linear Feet	1,250	1,250	SL-3
	Public Facilities					
PF-2A	New Eggertsville Community Center	CDBG	Community Center	1	0	SL-1
PF-2A.1	Creek Woods Park Improvements	CDBG	Basketball Courts	2	0	SL-1
PF-5A	Creek Woods Neighborhood Signs	CDBG	Signs	3	3	SL-1

	Public Services					
PS-1A	Family Service Counseling	CDBG	Households	20	13	SL-1
PS-3A	Youth Day Camp Scholarships	CDBG	Youth	25	11	SL-1
PS-5A	Boys & Girls Club After School Prog.	CDBG	Youth	30	58	SL-1
PS-6A	Housing Counseling – Homebuyers	CDBG	Households	40	35	DH-1
PS-7A	Fair Housing Counseling	CDBG	Households	50	21	DH-1
PS-8A	Predatory Lending Counseling	CDBG	Households	20	18	DH-1
PS-9A	Domestic Violence Offense Unit	CDBG	Households	5	2	DH-1
PS-10A	Senior Van	CDBG	Persons Served	6,000	6,000	SL-1
PS-11A	Community Policing	CDBG	Neighborhood Residents	8,608	8,608	SL-1
	Economic Development					
	Neighborhood Revitalization/Other					

***Outcome/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