

CITY OF BUFFALO
PROPOSED ANNUAL ACTION PLAN

October 1, 2019 to September 30, 2020

Community Development Block Grant
HOME Investment Partnerships
Emergency Solutions Grant
Housing Opportunities for Persons With AIDS

HUD requires the City of Buffalo to prepare an Annual Action Plan that outlines its proposed use of funds from four entitlement programs: CDBG, HOME, ESG, and HOPWA. The city anticipates it will receive approximately \$18.6 million in grant funding for the 2019 program year, which will be combined with \$1.7 million in CDBG and HOME program income, generated largely from loan repayments.

| SUMMARY | <i>PY 2019</i> | <i>PY 2018</i> |
|--------------------------------|--------------------------|---------------------|
| TOTAL | \$20,411,124 | \$20,413,940 |
| CDBG grant | \$13,706,335 | \$13,677,706 |
| CDBG program income (estimate) | \$1,000,000 | \$1,100,000 |
| HOME grant | \$3,007,593 | \$3,255,279 |
| HOME program income (estimate) | \$1,175,216 ¹ | \$537,324.48 |
| ESG grant | \$1,160,583 | \$1,123,496 |
| HOPWA grant | \$798,764 | \$720,135 |

¹ \$737,849 held from YR44 program income to be used for YR45 projects and \$437,367 anticipated to be received in YR45 for YR46 projects.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

CDBG funds are used for a variety of activities, including emergency home repairs; demolition of abandoned city-owned structures; improvements to public facilities such as community centers, parks, streets, and sidewalks in HUD-eligible neighborhoods; and support for community groups serving youth and seniors. Funding for program delivery and administration covers the costs for community-based organizations, the Buffalo Urban Renewal Agency (BURA), and the city to provide these services. Please note below that the program delivery listed for NYBDC will be to support past economic development activities.

| TOTAL | Approved PY 2018 \$14,777,706 | Proposed PY 2019 \$14,706,335* |
|-----------------------------|-------------------------------------|--------------------------------------|
| Housing | \$3,007,451 | \$2,907,451 |
| Clearance | \$2,071,721 | \$545,000 |
| Community facilities | \$2,304,820 | \$2,428,539* |
| Parks/Pools | \$912,500 | \$912,500 |
| Street resurfacing | \$1,475,000 | \$1,475,000 |
| Sidewalk replacement | \$1,175,218 | \$1,175,218 |
| Public services | \$2,224,007 | \$2,225,950** |
| Program Delivery: NYBDC | \$0 | \$50,000 |
| Planning and administration | \$1,779,470 | \$2,941,267* |

**Includes Program Income to be spent in PY 2019*

***Public service program income amount of \$170,000 is reflective from prior year program income.*

Housing

The Emergency Loan Program administered by BURA helps low- and moderate-income homeowners to replace roofs, furnaces, and hot water tanks; or to repair water, sewer, and electrical systems. Belmont Shelter and six community-based organizations assist with this program by providing loan originations, work write-ups, and property inspections. BURA anticipates assisting approximately 130 homeowners during the 2019 program year. BURA also plans to enhance their current housing programs by developing an activity to assist low-to moderate income residents improve the exterior of their homes around major multifamily investments and strategic locations, such as schools. Additionally, program delivery will be used not only to support the efforts associated with the execution of these programs, but the marketing efforts associated with them as well.

**Budget levels are maintained as there is a portion of prior year funds that will be used to continue efforts for current year programs.*

| | |
|--|--------------------|
| TOTAL | \$2,907,451 |
| Rehab loans & Homeowner Improvement (single and multi-family) | \$1,937,451 |
| Program delivery: CBOs | \$270,000 |
| Program delivery: Belmont | \$350,000 |
| Program delivery: BURA | \$350,000 |

Clearance

Clearance funding is used to demolish vacant and abandoned residential, commercial, and industrial properties that are within targeted neighborhoods. This supplements other funding, such as the city's capital budget and general fund. It is anticipated that during PY 2019, funding will be used for 21 residential demolitions, at an average cost of \$17,000 per residence, and 1 commercial structures, at an average cost of \$155,000 per building.

| | |
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| TOTAL | \$545,000 |
| Demolitions | \$500,000 |
| Program delivery | \$45,000 |

Community Facilities

This program year (PY) there will be a Full Facilities Condition Assessment and Maintenance Analysis (FCAM) and execution recommendation post analysis of noted facilities incorporated for this PY. The FCAM shall prioritize capital improvement/major repairs necessary to improve the building health, life, safety and meet ADA compliance, based on property condition and the current funding levels.

The major rehabilitation work for PY2019 will/may incorporate the following building system improvements: Site (paving, walkways, walls, fences, exterior lighting); Roofing and Drainage Systems (doors, walls, windows, stairs structural/foundation, masonry, entrances/exits); Building Interior (flooring, stairs, lighting, doors, finishes); HVAC (boilers/furnaces, air conditioning systems/units); Plumbing (water distribution, drainage, sewer, fixtures); Electrical (distribution, technical infrastructure/technology) elevators/lifts, emergency generators); Fire and Security (alarms, fire detectors, fire protection); Analysis shall/may also identify energy and water conservation opportunities within all facilities inspected. Analysis will also include ADA accessibility compliance. Expansion improvements at Buffalo City Mission are also included in this

year's plan to aid their building campaign to serve the City's homeless and impoverished for the next 100 years.

The FCAM shall/may also identify current deferred maintenance, recommend annual maintenance funding levels necessary to maintain the facilities at a desired service level and include a current report of the condition of the facility. The goal of the report will be to provide enough information for the City to determine how much funding will be required for each year for each facility in order to properly maintain facilities and meet overall city fiscal sustainability goals. *Please note: the amounts for capital improvements are estimated and subject to change depending upon bids received.*

| | |
|---------------------------|--------------------|
| TOTAL | \$2,428,539 |
| CRUCIAL | \$100,000 |
| Dorothy J. Collier Center | \$500,000 |
| George K. Arthur Center | \$458,220 |
| Buffalo City Mission | \$139,182 |
| A & E- Multiyear 45 & 46 | \$369,000 |
| Program Delivery | \$100,000 |

Parks/ Pools

DPW provides the Mayor’s Office of Strategic Planning (OSP) and the Buffalo Urban Renewal Agency (BURA) with an annual list of improvements needed at city parks and any facilities located within those parks. After confirming that the parks serve HUD-eligible neighborhoods, BURA worked with DPW to address as many park needs as funding will allow.

Necessary capital improvements/major repairs are proposed to improve the pool facilities and/or building health, life, safety and meet ADA compliance of the three locations below. The rehabilitation work will be executed according to the priorities identified and the current funding levels. For PY 2019, improvements are proposed at the one park, and two pools listed below. *Note: the amounts for capital improvements are estimated and subject to change depending upon bids received.*

| | |
|--------------------------------|------------------|
| TOTAL | \$912,500 |
| Allison Pool (Asarese-Matters) | \$112,500 |
| Kensington Pool | \$555,000 |
| Prospect Park | \$85,000 |
| A & E- Multiyear 45 & 46 | \$160,000 |

Streets

DPW provides BURA with an annual list of streets that require resurfacing. Based on HUD guidelines, BURA conducts a three-part review to determine eligibility. The first step is a check to ensure that each street segment is located within a HUD-eligible neighborhood. The second step requires counting the individual parcels on both sides of the street, and confirming that at least 51 percent are currently in residential use. The final step takes the estimated cost of resurfacing each segment and divides it by the number of residential parcels, to eliminate any segments that have an unusually high cost per unit. After a robust list from last year and conducting a new analysis this year to identify new segments, 13 street segments have been determined to be eligible for CDBG funding (indicted by *italics*). By approving the full list of eligible street segments DPW has the flexibility to more strategically commit to street segments based upon other sources of funding and final bid amounts.

Due to HUD releasing new low-to-moderate income criteria's the current boundaries have been adjusted for the City of Buffalo. Therefore, the segments are still under eligibility evaluation, but will be filed with Council and publically shared before the June 27th, 2019 Review Hearing.

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| TOTAL | \$1,475,000 |
| Street resurfacing | \$1,325,000 |
| A & E- Multiyear 45 & 46 | \$150,000 |

Sidewalks

DPW provides BURA with an annual list of sidewalks in need of repair. Based on HUD guidelines, BURA conducts a three-part review to determine eligibility. The first step is a check to ensure that each street segment is located within a HUD-eligible neighborhood. The second step requires counting the individual parcels on both sides of the street, and confirming that at least 51 percent are currently in residential use. The final step takes the estimated cost of sidewalk replacement for each segment, and divides it by the number of residential parcels, to eliminate any segments that have an unusually high cost per unit. After a robust list from last year and conducting a new analysis this year to identify new segments, 16 sidewalk segments have been determined to be eligible for CDBG funding (indicted by *italics*). By approving the full list of eligible sidewalk segments DPW has the flexibility to more strategically commit to street segments based upon other sources of funding and final bid amounts.

Due to HUD releasing new low-to-moderate income criteria's the current boundaries have been adjusted for the City of Buffalo. Therefore, the segments are still under eligibility evaluation, but will be filed with Council and publically shared before the June 27th, 2019 Review Hearing.

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| TOTAL | \$1,175,218 |
| Sidewalk replacements | \$1,025,218 |
| A & E- Multiyear 44 & 45 | \$150,000 |

Public Services

The Contract Administration Unit received fifty-seven (57) CDBG applications for year 45 (2019-2020). Thirteen (13) of these applications were from new agencies or existing agencies interested in either providing new services, expanding on existing services, or developing new initiatives.

For this program year a new comprehensive review process was implemented to help accommodate the large number of applications: First, each monitor reviewed all applications and attributed a score based on program quality, program clarity, and reasonable budgetary expenditures. Second, The Contract Administration Unit attributed a compliance score to every agency that received funding in the prior year (2018-2019). This score comprised of an agency's monthly report submissions, CAPER projections, and requisition drawdowns.

The City of Buffalo allocates 15% of the total CDBG Entitlement grant towards public services totaling \$2,055,950 for the upcoming year (2019-2020). In addition, 15% of the previous year's program income is also allocated, which is approximately \$170,000. Both of these award amounts have allowed the City of Buffalo to support many agencies who help improve the lives our most under-served communities.

Below is an overview of how the Contract Administration Unit has distributed this year's Public Services allocations:

The City of Buffalo will fund forty-three (43) programs for the 45th Year of CDBG's Public Services funding. Twenty-one (21) youth-serving agencies and sixteen (16) senior-serving agencies make up a majority of the contracted activities. The remaining six (6) are comprised of fair housing, crime prevention, and workforce development focused programs. These contracts span across twenty-nine (29) agencies located throughout the City of Buffalo, with some serving the community at multiple sites.

The Contract Administration Unit agreed to remove one (1) youth serving agency from last year's roster due to significant staffing issues. However, one (1) new initiative will replace the previous one, which also serves youth.

One (1) agency will receive funding for a sub-contract to expand their existing program. Another agency had three (3) contracts consolidated into two (2), in order to refine their scope of services.

Seven (7) programs will receive increases from last year for their high compliance rating. These increases range from capacity building to new initiatives, while a few were in response to cost of living increases.

Five (5) contracts were reduced 10% from their prior year funding for non-compliance issues, and four (4) were reduced 20% for submitting late applications. One (1) agency did not re-apply for their contract this year.

The changes applied to this year's review process has given the Contract Administration Unit a more clear and comprehensive perspective in helping determine allocations. Furthermore, by assessing each agency, The Contract Administration Unit will be equipped to conduct more precise technical assistance and help improve our contracted agencies throughout the next contract year.

Breakdown of proposed allocation is listed on next pages.

| | CDBG | Program Income | TOTAL |
|---|------------------------|-------------------|-----------------------|
| TOTAL-Public Service | \$ 2,055,950.25 | \$170,000* | \$2,225,950.25 |
| | | | |
| Public Service-Youth | CDBG | Program Income | TOTAL |
| | \$ 1,081,505 | \$0 | \$1,081,505 |
| African Cultural Center | \$ 79,700 | | \$ 79,700 |
| Belle Center | \$ 70,000 | | \$ 70,000 |
| Belle Center-Belle Corps. | \$ 38,000 | | \$ 38,000 |
| Big Brother/Big Sister | \$ 25,000 | | \$ 25,000 |
| New: Buffalo Center for Arts and Technology | \$ 20,000 | | \$ 20,000 |
| Community Action Organization-Pratt Willert | \$ 31,760 | | \$ 31,760 |
| Mission Ignite formerly Computers for Children | \$ 45,000 | | \$ 45,000 |
| Compeer | \$ 20,000 | | \$ 20,000 |
| Cornell Corp. Extension | \$ - | | \$ - |
| CRUCIAL | \$ - | | \$ - |
| Delevan Grider (Metro CDC) | \$ 61,900 | | \$ 61,900 |
| Gloria Parks Comm. Ctr/Univ.District CDA. - Youth | \$ 72,100 | | \$ 72,100 |
| George K. Arthur CC | \$ 18,000 | | \$ 18,000 |
| King Urban Life Center | \$ 31,900 | | \$ 31,900 |
| Lt. Colonel Matt Urban Center | \$ 82,300 | | \$ 82,300 |
| North Buffalo CDC | \$ 47,800 | | \$ 47,800 |
| Northwest Buffalo Comm. Ctr. | \$ 100,000 | | \$ 100,000 |
| Old First Ward | \$ 17,200 | | \$ 17,200 |
| Police Athletic League | \$ 100,000 | | \$ 100,000 |
| Resource Council | \$ 27,800 | | \$ 27,800 |
| Seneca Babcock Comm. Assoc. | \$ 24,030 | | \$ 24,030 |
| Seneca street CDC | \$ 20,000 | | \$ 20,000 |
| West Side CS | \$ 99,015 | | \$ 99,015 |
| YWCA (for CRUCIAL) | \$ 50,000 | | \$ 50,000 |

| Public Service-Seniors | CDBG | Program Income | TOTAL |
|---|------------------|---------------------------|------------------|
| | \$772,072 | \$0 | \$772,072 |
| CAO Pratt Willert | \$ 12,560 | | \$ 12,560 |
| Hennepin | \$ 58,500 | | \$ 58,500 |
| Delavan-Grider Comm. Ctr. | \$ 35,000 | | \$ 35,000 |
| Friends of the Elderly | \$ 50,000 | | \$ 50,000 |
| Gloria Parks Comm. Ctr./Univ.District CDA | \$ 66,200 | | \$ 66,200 |
| Hispanics United of Buffalo | \$ 21,100 | | \$ 21,100 |
| Lt. Colonel Matt Urban Ctr. | \$ 52,600 | | \$ 52,600 |
| Northwest Buffalo Comm. Ctr. | \$ 84,300 | | \$ 84,300 |
| North Buffalo CDC | \$ 41,100 | | \$ 41,100 |
| Old First Ward | \$ 17,760 | | \$ 17,760 |
| Schiller Park | \$ 72,000 | | \$ 72,000 |
| Seneca Babcock Comm. Assoc. | \$ 22,500 | | \$ 22,500 |
| South Buffalo Comm. Assoc. | \$ 100,000 | | \$ 100,000 |
| Valley Comm. Assoc. | \$ 21,000 | | \$ 21,000 |
| West Side CS | \$ 82,452 | | \$ 82,452 |
| William Emslie YMCA | \$ 35,000 | | \$ 35,000 |

| Public Service-Other | CDBG | Program Income | TOTAL |
|-----------------------------|------------------|---------------------------|------------------|
| | \$202,320 | \$170,000* | \$372,320 |

| | | | |
|----------------------------------|-----------|------------|------------|
| Buffalo Urban League | \$ 30,000 | | \$ 30,000 |
| Center for Employment | \$ 24,000 | | \$ 24,000 |
| Citizens Services/CCPI | \$ 32,300 | \$ 170,000 | \$ 202,300 |
| Housing Opportunities Made Equal | \$ 40,320 | | \$ 40,320 |
| Legal Aid Bureau | \$ 52,000 | | \$ 52,000 |
| Neighborhood Legal Services | \$ 23,700 | | \$ 23,700 |
| Buffalo Urban League | \$ 30,000 | | \$ 30,000 |

**PY 44 Program Income*

Planning and Administration

CDBG permits the allocation of no more than 20% of the CDBG Entitlement Grant and program income generation for the use of planning and administration costs associated with the implementation of the CDBG grant. Planning efforts will also be executed toward a Northland Brownfield Opportunity Area and a Reuse Analysis of public city-owned buildings.

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|-----------------------------------|---------------------|
| PLANNING & ADMIN TOTAL | \$2,991,267* |
| Planning & Admin (EN) | \$2,741,267 |
| Planning & Admin (PI) | \$200,000 |

**Amount may vary throughout program year, but will remain under 20% cap.*

HOME INVESTMENT PARTNERSHIPS (HOME)

HOME funding is used to support new construction, or the substantial rehabilitation of owner-occupied and rental housing for low- and moderate-income individuals and families. HOME funding is also used to assist with the work of Community Housing Development Organizations (CHDOs). BURA administers the City’s HOME funds via a HUD-approved Subrecipient agreement.

HUD requires that the city allocate at least 15 percent of its HOME grant to assist CHDOs with the acquisition and rehabilitation of housing, and up to five percent to cover their operating expenses.

The city distributes the balance of its HOME funding through a request for proposals (RFP) process. Proposals to build, rehab, or convert structures for affordable housing are rated based on the development team’s qualifications and experience, minority and women business enterprise (M/WBE) participation, the market analysis, and the amount of outside funding being leveraged. Upon completion of the evaluation and proposal process HOME awards are then made. The City hopes to aid 12 under the substantial rehabilitation owners line.

Lastly, the new HOME Commitment Rule requires grantees to plan for all program income received in the prior year. As a result, \$737,849 received in program income in PY '18 will be used for continued efforts in support of new construction, substantial and rental rehabilitation activities in PY '19. The City also estimates it will receive another \$437,367 in program income this program year that will be used to support HOME efforts in PY '20, 10% of which will be used in PY' 19 for administration costs in the amount of \$43,737.

| | |
|---|---------------------|
| HOME TOTAL | \$3,672,603* |
| Substantial, New Construction, & Rental Rehabilitation (City) | \$2,293,542* |
| Substantial Rehabilitation Owners | \$600,000 |
| Construction/rehab (CHDOs) | \$451,140 |
| CHDO Operating | \$100,000 |
| Administration | \$300,760 |

**Includes program income held from prior year.*

EMERGENCY SOLUTIONS GRANT (ESG)

The Contract Administration Unit received seventeen (17) ESG applications for year 45 (2019-2020). One (1) of these applications was a new agency interested in receiving ESG funding, and another one (1) from an existing agencies interested in developing a new initiative. The Contract Administration Unit receives recommendations from the Continuum of Care Review Committee (CoC) and uses them to help determine funding allotment for the upcoming year.

This year, the City of Buffalo received a total of \$1,160,583 in ESG grant funding for the upcoming year (2019-2020). ESG funding is used in conjunction with the CoC grant funding awarded to homeless-serving agencies. Up to 60% of the ESG funding amount can be used exclusively for shelters and outreach, which allows for more flexibility in helping fill the gaps in services CoC is unable to cover. With these two grant-funders working together, the city is able to carry out a comprehensive strategy in addressing its homeless population.

Below is an overview of how the Contract Administration Unit has distributed this year's ESG allocations:

- The City of Buffalo will fund sixteen (16) programs through ESG. Six (6) homeless shelters, three (3) rapid-rehousing programs, two (2) homeless prevention programs and three (3) outreach programs. The remaining two (2) contracts go towards HMIS administration and a large coordinated homeless outreach event held in the fall.
- Two (2) new programs will be funded this year. One (1) is a new homeless prevention initiative and one (1) is for the coordinated homeless outreach event.
- Four (4) programs received increases from last year in order to address changes in the homeless population, increase in fair housing rates, and expanded outreach.
- One (1) agency did not re-apply for ESG funding this year.

Overall, the slight adjustments to this upcoming year's funding allocations reflect the changing needs in the city's homeless population. With an increase in emphasis on homeless prevention and outreach, the Contract Administration Unit aims to address homelessness at an earlier stage with a more proactive mindset.

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| ESG TOTAL | \$1,160,583 |
| Street Outreach | \$ 258,600 |
| Shelter | \$ 277,486 |
| Prevention | \$ 112,469 |
| HMIS-HAWNY | \$ 57,200 |
| Rapid Rehousing | \$ 449,828 |
| Administration | \$ 5,000 |

After careful consideration of the 18 ESG applications that were submitted for federal funding, the following agencies were recommended. Decisions made were evaluated based on previous performance measures, prior outcomes, eligibility according to HUD guidelines, possible community impact and overall implied, or proven success of the program as it relates to the purpose of ESG funding. This funding breakdown also took into consideration the need for no more than 60% of ESG funding to support shelter and outreach.

ESG AGENCY BREAKDOWN

| | |
|---------------------------------|---------------|
| Matt Urban- Outreach | \$ 154,000.00 |
| Matt Urban-Hope House (S) | \$ 35,200.00 |
| Compass House (S) | \$ 55,440.00 |
| Salvation Army (S) | \$ 52,800.00 |
| Jericho Road (S) | \$ 34,166.00 |
| Friends of the Night People (O) | \$ 17,600.00 |
| Back to Basic (S) | \$ 17,600.00 |

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|--|---------------|
| Teaching and Restoring Youth (S) | \$ 29,480.00 |
| Restoration Society- Code Blue (S) | \$ 52,800.00 |
| Restoration Society- Coordinated Entry (O) | \$ 87,000.00 |
| Catholic Charities RRH | \$ 245,000.00 |
| Compass House RRH | \$ 154,840.00 |
| NLS Prevention | \$ 40,200.00 |
| HOME RRH | \$ 49,988.00 |
| Catholic Charities Prevention | \$ 72,269.00 |

HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS

The Contract Administration Unit received two (2) HOPWA applications for year 45 (2019-2020). One (1) application was from a new agency interested in providing new services, expanding on existing services or developing new initiatives.

The Contract Administration Unit reviewed both applications using an application assessment form. In previous years, only one applicant applied for HOPWA funding.

This year, the city received a total of \$798,764 in HOPWA grant funding for the upcoming year (2019-2020). HOPWA funding is essential in providing financial and supportive assistance to individuals and families living with HIV/AIDS.

Below is an overview of how the Contract Administration Unit has distributed this year's HOPWA allocations:

- The City of Buffalo will fund two (2) programs through the HOPWA grant. Both agencies will provide services around helping individuals secure permanent housings, and provides rental assistance and/or other supportive services.
- One (1) new program will be funded this year to a new agency interested in expanding their HIV/AIDS-centered services available to the community.

- The Contract Administration Unit believes an additional HOPWA-funded program will open up more options to the community both geographically and programmatically.

| | |
|----------------------------------|----------------------|
| TBRA | \$ 259,960.00 |
| Facilities Based | \$ 150,864.00 |
| STRMU | \$ 49,540.00 |
| PHP | \$ 65,268.00 |
| Supportive Services | \$ 194,986.00 |
| Supportive Services - prior year | \$ 236,513.00 |
| Project Sponsored Administration | \$ 54,183.00 |
| Administration | \$ 23,962.92 |
| TOTALS | \$ 1,035,276.92 |
| 45 allocation | \$ 798,764.00 |
| *prior year allocation | \$ 236,512.92 |

**\$236,512.92 has been identified from the HOPWA grant years 2014 of which \$15,761.97 will be applied and HOPWA grant year 2015 of which \$99,374.04 will be applied to total \$236,512.92 to be used in year 2019 from prior year funds.*