

**DRAFT**

# **2024 Annual Action Plan**



**Community Development Block Grant,  
Emergency Solutions Grant, and  
HOME Investment Partnership Grant**

**City of Niagara Falls**

# Executive Summary

## AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

The City of Niagara Falls (City) has prepared the 2024 Action Plan that provides a basis for assessing performance against the 2020-2024 Consolidated Plan and identifies specific projects for the 2024 program year. It also serves as a combined application for federal funds under three (3) of the U.S. Department of Housing and Urban Development's (HUD) formula grant programs, including CDBG, HOME, and ESG.

The City of Niagara Falls is required to submit an Annual Action Plan (AAP) in order to receive HUD funding under three entitlement programs: Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG). The 2024 AAP covers the period from July 1, 2024 to June 30, 2025, and identifies projects that address critical needs within the city. CDBG funds will be used to assist with the development of viable neighborhoods by providing decent housing, a suitable living environment, economic opportunities for low- and moderate-income persons and continue to eliminate blight throughout the community. HOME funds support the construction and rehabilitation of affordable housing for low- and moderate-income renters and homeowners. ESG funds help to prevent homelessness, and address the housing and supportive service needs of homeless individuals and families. It is the City's desire to utilize these funds with integrity, excellent fiscal stewardship, and optimum impact to reach the greatest areas of need. The 2024 AAP will serve as the guide for the three aforementioned entitlement programs based on HUD guidelines and specific priorities outlined in the City's Consolidated Plan (2020-2024).

### 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

During the 2024 program year the City of Niagara Falls will continue to take a balanced approach to investing the entitlement funds that it will receive.

The Annual Action Plan focuses on activities and programming that will:

1. Improve the quality of life in, and strengthen the built environment within low income neighborhoods. Maintain and improve housing stock through rehabilitation, demolition and new construction for low moderate income households. Rehabilitation of existing low-moderate income owner-occupied housing.

2. Continue to fund public facilities and public improvements including streets and neighborhood facilities located within designated low to moderate income neighborhoods.
3. Increasing opportunities for quality and stable affordable housing, and maintain the supply of decent and affordable existing and new rental housing and supportive housing for low and very low income residents. Provide and increase affordable homeownership opportunities to low income households. Prevent or ameliorate neighborhood deterioration in areas where low income households and substandard conditions are concentrated.
4. Continuing to work in a coordinated manner to provides badly needed social services, especially to prevent homelessness where possible and mitigate the negative effects of homelessness. Provide for emergency shelter and service needs of the homeless. Address the housing and service needs of the at-risk population and others with special needs.
5. Continue to provide the fifteen 15% allocation of funding toward Public Services and Provide for supportive counseling services needed to improve the quality of life and to help mitigate and prevent problems for youth, senior citizens and low income households in need of assistance.

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City continued its main focus to improve the housing stock and the elimination of slum and blight through rehabilitation of existing low-moderate income owner-occupied housing or demolition of severely deteriorated structures. The City also focused on milling and paving roads in low to moderate income neighborhoods.

While, the City of Niagara Falls continued to still operate in a COVID environment we have made substantial progress toward the several of goals. In 2021 the city prioritized eliminating slum and blight and continued to provide affordable and quality housing. Some goals have not been achieved as that the activities associated with these goals have not been initiated as of yet, but will take place in the near future over the course of the 5 year Consolidated Strategic Plan. The City has exceeded its goal in the areas of homeless assistance and prevention and owner occupied residential rehabilitation.

Note: the City has performed over 20 targeted clearance and demolition activities to remove blight and allow for green space and development activities within low income areas during the 2023 program year. Due to the fact the there is a 1 year wait to pay a 5% retainage to assure project satisfactory, the activities can't be closed until such time and thus can't count toward the goal accomplishment.

The City of Niagara Falls has continued to benefit from the extra resources provided by the Federal Government to prevent, prepare for, and respond to the coronavirus. This funding has been used to support activities carried forward from the 2019 Annual Action Plan that contained the amendment for Cares Act Funding.

The City has made improvements in terms of the timeliness of fund expenditure and project implementation. The City is focusing on increasing partnerships with CHDOs and other service providers to strengthen the service delivery system, while focusing on available technical assistance to ensure that the forms and systems in any contractual relationship reflect both the needs of the City and federal requirements, and hold all parties accountable.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The development of the Annual Action Plan is a public process that invites citizens, including residents of public and assisted housing developments, to comment on the plan via public hearings and written statements. In order to afford citizens, public agencies, and other interested parties another reasonable opportunity to examine the plans contents and to submit comments, the City will also publish a summary of the proposed Annual Action Plan available to the public online via the City's website at least 30 days prior to submission of the final document to the U.S. Department of Housing and Urban Development (HUD).

The City also conducted a public meeting at the City Hall Chambers to discuss the 2023 Annual Action Plan for City Residents and Community Groups and take comments and feedback on where we allocate our resources in the HOME, CDBG, and ESG programs. This meeting took place on November 27, 2023.

A draft of the Annual Action Plan summary was made available to the public online via the City's website and at a public hearing on April 2, 2024; the public comment period for it was opened 3/1/2024 and concluded on 4/2/2024.

The City will consider any comments or views of citizens received in writing, or orally at the public hearings, during the preparation of the final Annual Plan. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons therefore, shall be attached to the final Annual Action Plan. At this time the City provided notice via the above channels that the final deadline for public comments on the 2024 Draft Annual Action Plan is April 2, 2024, and were required to be submitted in writing to City of Niagara Falls, Department of Community Development, 745 Main Street, Niagara Falls, NY 14302 or to Clifford.Scott@niagarafallsny.gov.

#### **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Comments were able to be received during the public meeting to discuss the Annual Action Plan process on 11/27/2023. During the Community Roundtable Formulation Hearing on 11/27/23, questions were

asked about city services delivery processes and comments were made about addressing problem properties, improving neighborhood conditions, enhancing crime prevention and digital access, supporting microenterprises and nonprofits, adding affordable housing, abating lead paint and plumbing hazards, and increasing community outreach and engagement. All specific concerns were addressed directly in real-time with personal connections to managers who oversee those areas.

During and after the Plan Review Hearing on April 2, 2024 there were no public comments.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

All comments are accepted and responded to by the City.

## **7. Summary**

The Annual Action Plan is a prerequisite for receiving funding through the Department of Housing and Urban Development for four federal entitlement programs: Community Development Block Grant (CDBG), Home Investment Partnerships (HOME), and Emergency Solutions Grant (ESG). While the Five-Year Consolidated Plan's purpose is to guide funding decisions regarding the use of federal resources, it is carried out through the Annual Action Plan which provides a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used in 2023-2024 to address the priority needs and specific goals identified by the Consolidated Plan.

**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	NIAGARA FALLS	Department of Community Development
HOME Administrator	NIAGARA FALLS	Department of Community Development
ESG Administrator	NIAGARA FALLS	Department of Community Development

**Table 1 – Responsible Agencies**

**Narrative (optional)**

**Consolidated Plan Public Contact Information**

Clifford Scott, Director  
 Niagara Falls Community Development  
 745 Main Street  
 Niagara Falls, New York  
 Phone: (716) 286-8801  
 Email: clifford.scott@niagarafallsny.gov

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

The City of Niagara Falls consulted with public and private entities to develop the 2024 Annual Action Plan. The City of Niagara Falls held a public hearing during the comment period, while meeting with stakeholder groups. In accordance with 24 CFR 91.100, these individuals and organizations provided a wide range of input and value to the planning process.

The City meets regularly with various stakeholders to receive on-going input on community development needs. Consultations take place with non-profits that provide public services to youth, elders, and special needs populations; block clubs, neighborhood groups, and business associations; educational institutions; and other local governments. Input from the community, including comments received from individual citizens as well as agencies, contribute to the city's establishment of housing and community development goals. This is particularly true regarding input received from human service agencies, since statistics and data are limited. The city also relies on the input of community-based organizations to help identify housing and community development needs in various neighborhoods.

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))**

The City of Niagara Falls is a Section 8 Housing Choice Voucher (HCV) Public Housing Authority (PHA) and provides housing assistance to those that qualify for Section 8 HCV funds. Community Planning and Development (CPD) and Public and Indian Housing (PIH) federal programs are managed by the City of Niagara Falls Department of Community Development and there is close coordination among staff members regarding CPD and PIH programs.

The City of Niagara Falls regularly attends Niagara County Coalition for Services to the Homeless monthly meetings and the South End Housing Initiative monthly meetings. Both collaborative groups are comprised of non-profit and for-profit organizations in the public and assisted housing, private and governmental health, mental health, and service agency industries. The City of Niagara Falls works closely with these collaborative groups and with the individual agencies themselves in determining the needs of residents of Niagara Falls and the planning process for delivering these needs through CPD funds.

### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The City of Niagara Falls staff regularly attends Continuum of Care (CoC) monthly meetings hosted by the CoC lead agency, Homeless Alliance of Western New York (HAWNY) that often feature trainings and updates on best practices for addressing the needs of homeless and at risk of homelessness person in the region. The City of Niagara Falls and HAWNY have a standing monthly meeting to discuss specific details in regards to homelessness service strategy and programs to alleviate and eliminate homelessness and the root causes of homelessness in Niagara Falls. The City of Niagara Falls and HAWNY are focused on refining Coordinated Entry in Niagara Falls in order to improve services to homeless and at risk of homelessness persons.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The City of Niagara Falls coordinates with the CoC lead agency, HAWNY, closely in its decisions to fund Emergency Solutions Grant (ESG) funding. HAWNY staff will assist and manage the administration of HMIS, which includes training users, enforcing security policies and data quality standards, and providing reports to HUD. Ongoing communication among City and HAWNY staff have continued to improve the policy, procedures, and performance standards for ESG as well as CDBG programs and sub recipients.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**



**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	City of Niagara Falls
	<b>Agency/Group/Organization Type</b>	PHA Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency was consulted regarding housing and public needs. The City of Niagara Falls anticipates ongoing and improved consultation with Community Development and HUD.
2	<b>Agency/Group/Organization</b>	Niagara Area Habitat for Humanity
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency was consulted regarding housing and public needs. The City of Niagara Falls anticipates ongoing and improved consultation with Community Development and HUD.
3	<b>Agency/Group/Organization</b>	Pinnacle Community Services
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services-Health Services - Victims

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency was consulted regarding housing and public needs. The City of Niagara Falls anticipates ongoing and improved consultation with Community Development and HUD.
4	<b>Agency/Group/Organization</b>	Homeless Alliance of WNY
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency was consulted regarding housing and public needs. The City of Niagara Falls anticipates ongoing and improved consultation with Community Development and HUD.
5	<b>Agency/Group/Organization</b>	COMMUNITY MISSIONS OF NIAGARA FRONTIER, INC.
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Services-homeless Services - Victims

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency was consulted regarding housing and public needs. The City of Niagara Falls anticipates ongoing and improved consultation with Community Development and HUD.
6	<b>Agency/Group/Organization</b>	Heart, Love, & Soul
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Victims of Domestic Violence Services-homeless Services-Health Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency was consulted regarding housing and public needs. The City of Niagara Falls anticipates ongoing and improved consultation with Community Development and HUD.

7	<b>Agency/Group/Organization</b>	YWCA Carolyn's House
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Victims of Domestic Violence Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency was consulted regarding housing and public needs. The City of Niagara Falls anticipates ongoing and improved consultation with Community Development and HUD.
8	<b>Agency/Group/Organization</b>	Niagara Falls Boys & Girls Club
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Health Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Youth Services
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency was consulted regarding housing and public needs. The City of Niagara Falls anticipates ongoing and improved consultation with Community Development and HUD.
9	<b>Agency/Group/Organization</b>	Niagara Orleans Regional Land Improvement Corporation
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency was consulted regarding housing and public needs. The City of Niagara Falls anticipates ongoing and improved consultation with Community Development and HUD.
10	<b>Agency/Group/Organization</b>	Niagara Falls Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Services-Education Services-Employment Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency was consulted regarding housing and public needs. The City of Niagara Falls anticipates ongoing and improved consultation with Community Development and HUD.
11	<b>Agency/Group/Organization</b>	NIAGARA FALLS NHS INC
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency was consulted regarding housing and public needs. The City of Niagara Falls anticipates ongoing and improved consultation with Community Development and HUD.

12	<b>Agency/Group/Organization</b>	NIAGARA FALLS MEMORIAL MEDICAL CENTER
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Health Care Services
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency was consulted regarding housing and public needs. The City of Niagara Falls anticipates ongoing and improved consultation with Community Development and HUD.
13	<b>Agency/Group/Organization</b>	Niagara Falls City School District
	<b>Agency/Group/Organization Type</b>	Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Youth Education Services
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency was consulted regarding housing and public needs. The City of Niagara Falls anticipates ongoing and improved consultation with Community Development and HUD.

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

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Homeless Alliance of Western New York	The 2024 Action Plan ESG funds are allocated in an effort to end homelessness in Niagara Falls through providing emergency shelter, rapid re-housing, essential services, and homelessness prevention projects to the homeless and at-risk of homelessness populations in Niagara Falls. There is also a renewed focus on street outreach.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

**AP-12 Participation – 91.105, 91.200(c)**

- 1. Summary of citizen participation process/Efforts made to broaden citizen participation  
Summarize citizen participation process and how it impacted goal-setting**

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	Draft 2023 Action Plan Public Hearing - City Hall Council Chambers (745 Main Street) November 29th, 6 pm - 37 attendees signed in.	See Attached Notes	N/A	
2	Internet Outreach	Non-targeted/broad community	Notice placed on the City's website announcing public hearing and public comment period, consistent with citizen participation plan	No comments were received directly through ads	N/A	<a href="https://niagarafallsusa.org">https://niagarafallsusa.org</a>



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Internet Outreach	Non-targeted/broad community	Request for Funding applications was posted on-line through Neighborly Software and emailed directly to stakeholders and service providers who may want to apply for federal assistance.	12 CDBG Applications, 6 ESG and 2 HOME applications were submitted and reviewed.	N/A	<a href="https://niagarafallsusa.org">https://niagarafallsusa.org</a>

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources – 91.220(c) (1, 2)

#### Introduction

The City has provided estimated amounts based off of last year allocations by HUD of final funding amounts available for all three programs. The city will also provide the anticipated program income for the CDBG and HOME programs.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,371,950	100,000	0	2,471,950	2,471,051	Allocations based on final FFY 2024 HUD figures. Annual Action plan built via public participation and approved by the Niagara Falls City Council

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	479,000	0	0	479,000	479,000	Allocations based on final FFY 2023 HUD figures. Annual Action plan built via public participation and approved by the Niagara Falls City Council
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	205,000	0	0	205,000	205,000	Allocations based on final FFY 2023 HUD figures. Annual Action plan built via public participation and approved by the Niagara Falls City Council

Table 5 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The City is working with the Niagara Orleans Land Improvement Corporation (NORLIC) to partner on the rehabilitation of residential units in the City. Additionally, The City of NF will seek Request for Proposals for competitive bids to utilize and leverage HOME funds from qualified CHDO's to construct 20-25 new affordable single family and multi-family housing units City owned parcels that were previously demolished and are contiguously located within the Community Development Target Area.

Emergency Solution Grant (ESG) funds require a minimum one-to-one match on the part of the City award to Sub recipients. Each year, the matching funds secured by Sub recipients generally comes from other federal, state, county, and private sources. Upon initial submission and review of all ESG applications, the matching source and amounts are acknowledged.

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

The City is planning on using city owned vacant land as part of an RFP process for qualified CHDO's to provide bids to purchase the land and construct new affordable single family and multi-family housing located within the Community Development Target Area.

**Discussion**

N/A

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Milling and Road Paving	2020	2024	Non-Housing Community Development	Niagara Falls Community Development Target Area	Public Space Improvements	CDBG: \$750,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 28000 Persons Assisted
2	Targeted Demolition	2020	2024	Clearance and Demolition	Niagara Falls Community Development Target Area	Slum/Blight	CDBG: \$377,362	Buildings Demolished: 19 Buildings
3	Owner Occupied Residential Rehabilitation	2020	2024	Affordable Housing	City-Wide Target Area	Housing Rehabilitation	CDBG: \$750,000 HOME: \$275,250	Homeowner Housing Rehabilitated: 10 Household Housing Unit
4	Youth Counseling and Mentoring	2020	2024	Non-Housing Community Development	City-Wide Target Area	Public Services	CDBG: \$11,000	Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Clean Neighborhood Programming	2020	2024	Non-Housing Community Development	Niagara Falls Community Development Target Area	Slum/Blight	CDBG: \$90,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 28000 Persons Assisted
6	Homeless Assistance and Prevention	2020	2024	Non-Housing Community Development	City-Wide Target Area	Homeless Assistance	CDBG: \$90,000 ESG: \$155,000	Overnight/Emergency Shelter/Transitional Housing Beds added: 600 Beds Homelessness Prevention: 180 Persons Assisted
7	Increase % of Homeless Persons in Perm. Housing	2020	2024	Homeless	City-Wide Target Area	Homeless Assistance Rapid Rehousing/Street Outreach	ESG: \$30,000	Homelessness Prevention: 225 Persons Assisted
8	City Park/Public Space Improvement	2020	2024	Non-Housing Community Development	Niagara Falls Community Development Target Area	Public Space Improvements	CDBG: \$114,700	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 28000 Persons Assisted
9	Improve Public Facilities	2020	2024	Non-Housing Community Development	Niagara Falls Community Development Target Area	Public Space Improvements	CDBG: \$114,700	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 28000 Persons Assisted
12	Public Services	2020	2024	Non-Housing Community Development	City-Wide Target Area	Public Services	CDBG: \$22,000	Public service activities other than Low/Moderate Income Housing Benefit: 28000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13	Single Family Homeownership Initiatives	2020	2024	Affordable Housing	City-Wide Target Area	Affordable Housing	CDBG: \$40,000	Homeowner Housing Added: 8 Household Housing Unit
14	Small Business Support Fund - Capital Improvements	2020	2024	Non-Housing Community Development	Niagara Falls Community Development Target Area	Slum/Blight	CDBG: \$90,000	Facade treatment/business building rehabilitation: 2 Business

**Table 6 – Goals Summary**

### Goal Descriptions

1	<b>Goal Name</b>	Milling and Road Paving
	<b>Goal Description</b>	Milling and paving to improve transportation safety in low and moderate income areas.
2	<b>Goal Name</b>	Targeted Demolition
	<b>Goal Description</b>	Targeted clearance and demolition activities to remove blight and allow for green space and development activities.
3	<b>Goal Name</b>	Owner Occupied Residential Rehabilitation
	<b>Goal Description</b>	
4	<b>Goal Name</b>	Youth Counseling and Mentoring
	<b>Goal Description</b>	

5	<b>Goal Name</b>	Clean Neighborhood Programming
	<b>Goal Description</b>	Targeted, interim clean-up activities implemented by a task force that includes activities from both the Departments of Public Works and Code Enforcement
6	<b>Goal Name</b>	Homeless Assistance and Prevention
	<b>Goal Description</b>	
7	<b>Goal Name</b>	Increase % of Homeless Persons in Perm. Housing
	<b>Goal Description</b>	
8	<b>Goal Name</b>	City Park/Public Space Improvement
	<b>Goal Description</b>	
9	<b>Goal Name</b>	Improve Public Facilities
	<b>Goal Description</b>	
12	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	
13	<b>Goal Name</b>	Single Family Homeownership Initiatives
	<b>Goal Description</b>	
14	<b>Goal Name</b>	Small Business Support Fund - Capital Improvements
	<b>Goal Description</b>	



# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The projects being funded through the 2024 Annual Action Plan focus on activities and programming that will (i) improve the quality of life in, and strengthen the built environment within low income neighborhoods, (ii) increasing opportunities for quality and stable affordable housing, and (iii) continuing to work in a coordinated manner to provides badly needed social services, especially to prevent homelessness where possible and mitigate the negative effects of homelessness.

### Projects

#	Project Name
1	CD - Owner Occupied Rehabilitation
2	Habitat for Humanity - Owner Occupied Rehabilitation
3	Clean Neighborhood Program
4	Milling and Road Paving
5	Housing Demolition & Clearance of Vacant Structures
6	First Time Home Buyer Closing Cost Assistance
7	Niagara Falls Boys & Girls Club
8	Project Daybreak Program
9	NF Memorial Medical Center - Facility Upgrades
10	Pinnacle - Passage House Improvements
11	Niagara Falls School District
12	Girl Scouts of WNY
14	HOME CHDO
15	2024 CDBG Administration
16	2024 HOME Administration
17	2024 ESG Programming

Table 7 - Project Information

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	CD - Owner Occupied Rehabilitation
	<b>Target Area</b>	City-Wide Target Area
	<b>Goals Supported</b>	Owner Occupied Residential Rehabilitation
	<b>Needs Addressed</b>	Housing Rehabilitation
	<b>Funding</b>	CDBG: \$175,000 HOME: \$275,250
	<b>Description</b>	The City will administer deferred home rehab loans for eligible homeowners. Funding Includes \$75,000 from CDBG Entitlement funds, \$100,000 from projected CDBG Program Income and \$275,250 in HOME Entitlement funds.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 12-15 low/mod households will be assisted.
	<b>Location Description</b>	Separate activities will be created for each address. Program Delivery Funds will be divided between several activities (soft costs, personnel costs, and services)
<b>Planned Activities</b>	As estimated 12-15 housing units will be rehabilitated to benefit low/moderate income individuals. The City will provide deferred loans to homeowners for the purposes of addressing health and safety concerns and, in connection with Department of Code Enforcement, to ensure that the housing unit meets building code standards.	
2	<b>Project Name</b>	Habitat for Humanity - Owner Occupied Rehabilitation
	<b>Target Area</b>	City-Wide Target Area
	<b>Goals Supported</b>	Owner Occupied Residential Rehabilitation
	<b>Needs Addressed</b>	Housing Rehabilitation
	<b>Funding</b>	CDBG: \$126,000 HOME: \$84,000

	<b>Description</b>	Habitat for Humanity will administer deferred home rehab loans for eligible homeowners.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 5 housing units will be rehabilitated to benefit low/moderate income individuals. Habitat will provide deferred loans to homeowners for the purposes of addressing health and safety concerns and, in connection with Department of Code Enforcement, to ensure that the housing unit meets building code standards
	<b>Location Description</b>	Separate activities will be created for each address. Program Delivery Funds will be divided between several activities (soft costs, personnel costs, and services)
	<b>Planned Activities</b>	An estimated 5 housing units will be rehabilitated to benefit low/moderate income individuals. Habitat will provide deferred loans to homeowners for the purposes of addressing health and safety concerns and, in connection with Department of Code Enforcement, to ensure that the housing unit meets building code standards
<b>3</b>	<b>Project Name</b>	Clean Neighborhood Program
	<b>Target Area</b>	Niagara Falls Community Development Target Area
	<b>Goals Supported</b>	Clean Neighborhood Programming
	<b>Needs Addressed</b>	Slum/Blight
	<b>Funding</b>	CDBG: \$90,000
	<b>Description</b>	Targeted, interim clean-up activities implemented by a task force that includes activities from both the Departments of Public Works, Code Enforcement and qualified non-profit agencies.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	28,000 low and moderate income families
	<b>Location Description</b>	All activities performed within low/mod areas of the City
<b>Planned Activities</b>	A single activity will be created: Department of Public Works - Special Operations Project. Targeted clean-up task force that includes interim assistance activities from both the Departments of Public Works and Code Enforcement	

4	<b>Project Name</b>	Milling and Road Paving
	<b>Target Area</b>	Niagara Falls Community Development Target Area
	<b>Goals Supported</b>	Milling and Road Paving
	<b>Needs Addressed</b>	Infrastructure (Community Development)
	<b>Funding</b>	CDBG: \$750,000
	<b>Description</b>	Milling and paving of streets to improve transportation safety in low and moderate income areas.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will focus on low and moderate income areas within the City
	<b>Location Description</b>	Low income areas where the streets are in unsafe levels of disrepair, as identified by the Department of Public Works and Community Development Department.
<b>Planned Activities</b>	Individual activities will be set up for each street milling and paving project.	
5	<b>Project Name</b>	Housing Demolition & Clearance of Vacant Structures
	<b>Target Area</b>	Niagara Falls Community Development Target Area
	<b>Goals Supported</b>	Targeted Demolition
	<b>Needs Addressed</b>	Slum/Blight
	<b>Funding</b>	CDBG: \$377,362
	<b>Description</b>	Targeted clearance and demolition activities to remove blight and allow for green space and development activities. The City will focus and target specific low to moderate income neighborhoods mainly in the north end of the city. The city has identified multiple dilapidated structures in the north end and will focus in this area.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Project will fund approximately twenty (20) demolitions.

	<b>Location Description</b>	The City has identified multiple unsafe dilapidated vacant structures located in the south end of the city. The City has identified specific boundaries and has determined the service area to be more that 51% of low to moderate income households and in a primarily residential area.
	<b>Planned Activities</b>	Contracting for demolition and clearance
<b>6</b>	<b>Project Name</b>	First Time Home Buyer Closing Cost Assistance
	<b>Target Area</b>	City-Wide Target Area
	<b>Goals Supported</b>	Single Family Homeownership Initiatives
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$40,000
	<b>Description</b>	The City will provide a grant up to \$5,000 per household for income eligible first time home buyers. The funding will be used to pay any or all of the reasonable closing costs associated with the home purchase on behalf of the purchaser.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 8 income eligible households shall benefit.
	<b>Location Description</b>	Separate activities will be created for each address.
<b>Planned Activities</b>	The City will provide a grant up to \$5,000 per household for income eligible first time home buyers. The funding will be used to pay any or all of the reasonable closing costs associated with the home purchase on behalf of the purchaser.	
<b>7</b>	<b>Project Name</b>	Niagara Falls Boys & Girls Club
	<b>Target Area</b>	City-Wide Target Area
	<b>Goals Supported</b>	Youth Counseling and Mentoring
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$75,000
	<b>Description</b>	The Boys and Girls Club will be running their 716 United Through Sports program to mentor children through sports
	<b>Target Date</b>	6/30/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	150 at-risk youth are expected to participate in the program
	<b>Location Description</b>	Programming will be run out of the Boys and Girls Club located at 725 17th Street
	<b>Planned Activities</b>	Boys and Girls Club will create a basketball league for all ages of youth that will include a focus on mentorship, education, and avoidance of trouble. The children will sign a contract to adhere to program values on and off the court and to actively participate in practices, games, and off court activities
8	<b>Project Name</b>	Project Daybreak Program
	<b>Target Area</b>	City-Wide Target Area
	<b>Goals Supported</b>	Homeless Assistance and Prevention Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$90,000
	<b>Description</b>	CDBG funding will support Heart Love & Souls' safety net food programs, and the anticipated increased demand for the Daybreak program.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The new programming is estimated to serve 180 low-income individuals on an annual basis
	<b>Location Description</b>	The facility is located at 939 Ontario Avenue, Niagara Falls, NY 14305
<b>Planned Activities</b>	CDBG funding will support heart, love & Soul's safety net food program, and the anticipated increased demand for the new Daybreak program. In addition to housing assistance, outreach, case management, and health care coordination provided by HLS staff, Daybreak provides a range of services through partner agencies that will locate onsite (or be accessible remotely due to COVID-19), creating a single point of access for the community.	
	<b>Project Name</b>	NF Memorial Medical Center - Facility Upgrades

9	<b>Target Area</b>	Niagara Falls Community Development Target Area
	<b>Goals Supported</b>	Improve Public Facilities
	<b>Needs Addressed</b>	Improve Public Facilities
	<b>Funding</b>	CDBG: \$114,700
	<b>Description</b>	This project seeks to promote public safety by enhancing exterior lighting at five buildings and four parking areas situated on the Niagara Falls Memorial Medical Center campus and by improving and establishing outdoor Closed Circuit Television (CTV) capabilities on the campus and at intersections adjoining the campus.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 22,400 households will benefit
	<b>Location Description</b>	Niagara Falls Memorial Medical Center - 621 Tenth Street, Niagara Falls, NY 14302
<b>Planned Activities</b>	This project seeks to promote public safety by enhancing exterior lighting at five buildings and four parking areas situated on the Niagara Falls Memorial Medical Center campus and by improving and establishing outdoor Closed Circuit Television (CTV) capabilities on the campus and at intersections adjoining the campus.	
10	<b>Project Name</b>	Pinnacle - Passage House Improvements
	<b>Target Area</b>	Niagara Falls Community Development Target Area
	<b>Goals Supported</b>	Improve Public Facilities
	<b>Needs Addressed</b>	Public Space Improvements Improve Public Facilities
	<b>Funding</b>	CDBG: \$37,200
	<b>Description</b>	Funding will be to renovate Passage House shelter Facility, installing a backup generator for the entire building.
	<b>Target Date</b>	6/30/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 150 person will benefit
	<b>Location Description</b>	Passage House Shelter - 1522 Main Street
	<b>Planned Activities</b>	Funding will be to renovate Passage House shelter Facility, installing a backup generator for the entire building.
<b>11</b>	<b>Project Name</b>	Niagara Falls School District
	<b>Target Area</b>	City-Wide Target Area
	<b>Goals Supported</b>	Youth Counseling and Mentoring
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	The City School District of the City of Niagara Falls (The District) project/program includes maintaining the number of tutoring staff and tutoring hours available to struggling students at each of the 6 elementary schools in the District as well as the Primary School in the District. The District intends to maintain interventionalist strategies, mainly tutoring, at current levels. District Staff will be integral in maintaining tutoring. The District will continue to offer after-school tutoring opportunities to struggling students.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 3,000 children will be assisted.
	<b>Location Description</b>	The City School District of the City of Niagara Falls (The District) project/program includes maintaining the number of tutoring staff and tutoring hours available to struggling students at each of the 6 elementary schools in the District as well as the Primary School in the District.
<b>Planned Activities</b>	Before and After school tutoring will be offered to children at each of the elementary schools as well as the primary school in the district.	
<b>12</b>	<b>Project Name</b>	Girl Scouts of WNY
	<b>Target Area</b>	City-Wide Target Area



	<b>Goals Supported</b>	Youth Counseling and Mentoring
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$10,678
	<b>Description</b>	The Girl Scouts After-School Program in Niagara Falls will provide on-site, after school programming to 30 very low/low/moderate income middle school girls offering equitable access to year-round Girl Scout leadership development opportunities with an emphasis on STEM and Entrepreneurship/Financial Literacy which serves as a foundation for success in school and life.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated the 30 children will benefit.
	<b>Location Description</b>	Programming will be held at one of the schools located in the city school district. An exact location has not been determined at this time.
	<b>Planned Activities</b>	The Girl Scouts After-School Program in Niagara Falls will provide on-site, after school programming to 30 very low/low/moderate income middle school girls offering equitable access to year-round Girl Scout leadership development opportunities with an emphasis on STEM and Entrepreneurship/Financial Literacy which serves as a foundation for success in school and life.
<b>13</b>	<b>Project Name</b>	HOME CHDO
	<b>Target Area</b>	City-Wide Target Area
	<b>Goals Supported</b>	Single Family Homeownership Initiatives
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$71,850
	<b>Description</b>	Funding will be put towards viable CHDO projects.
	<b>Target Date</b>	6/30/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 1 household will benefit from the funding.
	<b>Location Description</b>	Separate activities will be created for each address.
	<b>Planned Activities</b>	Funding will be put towards viable CHDO projects.
<b>14</b>	<b>Project Name</b>	2024 CDBG Administration
	<b>Target Area</b>	City-Wide Target Area
	<b>Goals Supported</b>	Milling and Road Paving Single Family Homeownership Initiatives Targeted Demolition Owner Occupied Residential Rehabilitation City Park/Public Space Improvement Youth Counseling and Mentoring Clean Neighborhood Programming Public Services Improve Public Facilities
	<b>Needs Addressed</b>	Infrastructure (Community Development) Public Services Affordable Housing Housing Rehabilitation Public Space Improvements
	<b>Funding</b>	CDBG: \$471,010
	<b>Description</b>	Administration - Cannot exceed 20% of total 2023 CDBG amount. Includes 20% from anticipated Program Income.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>15</b>	<b>Project Name</b>	2024 HOME Administration
	<b>Target Area</b>	City-Wide Target Area

	<b>Goals Supported</b>	Single Family Homeownership Initiatives Owner Occupied Residential Rehabilitation
	<b>Needs Addressed</b>	Infrastructure (Community Development) Affordable Housing Housing Rehabilitation
	<b>Funding</b>	HOME: \$47,900
	<b>Description</b>	Administration - cannot exceed 10% of total 2023 HOME Amount allocated.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
16	<b>Project Name</b>	2024 ESG Programming
	<b>Target Area</b>	City-Wide Target Area
	<b>Goals Supported</b>	Homeless Assistance and Prevention Increase % of Homeless Persons in Perm. Housing
	<b>Needs Addressed</b>	Homeless Assistance Rapid Rehousing/Street Outreach
	<b>Funding</b>	ESG: \$205,000
	<b>Description</b>	The City of Niagara Falls plans to utilize 2024 ESG funds to support street outreach, emergency shelter, rapid-rehousing and homelessness prevention in partnership with Pinnacle Community Services; Community Missions of Niagara Frontier; Heart, Love & Soul and the YWCA of Niagara. The City will also utilize approximately 7% of the total 2024 ESG award to cover administration costs.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 600 individuals will benefit from services funded in the proposed activities.

<p><b>Location Description</b></p>	<p>Services will be supported at the following locations in the City:</p> <p>Community Missions - 1570 Buffalo Avenue</p> <p>Casey House - 710 Cedar Avenue</p> <p>Passage House - 1522 Main Street</p> <p>Heart, Love &amp; Soul - 939 Ontario Avenue</p> <p>YWCA Carolyn's House - 542 - 6th Street</p>
<p><b>Planned Activities</b></p>	<p>Separate activities will be created for each service provider led project and program as follows:</p> <p>\$30,000 will go to Community Missions for emergency shelter services.</p> <p>\$30,000.00 will go to Casey House for emergency shelter services.</p> <p>\$30,000.00 will go to Passage House for emergency shelter and essential services for domestic violence survivors and their children.</p> <p>\$30,000 will go to Heart, Love &amp; Soul to support their efforts for outreach, engagement, and linkage to and for sheltered and unsheltered people experiencing homelessness to housing and supportive services</p> <p>\$70,650 will go to YWCA for the homeless prevention services at Carolyn's House</p> <p>\$14,350 will be used for administrative costs</p>

## AP-50 Geographic Distribution – 91.220(f)

### Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

City-Wide Target Area: 30% of CDBG funds - Housing Rehab, Construction of new affordable units, and public services following low-moderate housing regulation standards.

Niagara Falls Community Development Area: 70% of CDBG funds - Area is comprised of South End, Center City, portions of Downtown, and LaSalle. The Niagara Falls Community Development Area was designated by Niagara Falls City Council as meeting the conditions set forth in 24 CFR 570.208(b).

Specific Census Tract Block Groups are as follows:

Census Tract 202

Census Tract 204

Census Tract 205

Census Tract 206

Census Tract 207

Census Tract 209

Census Tract 210

Census Tract 211

Census Tract 212

Census Tract 213

Census Tract 214

Census Tract 217

Census Tract 220

### Geographic Distribution

Target Area	Percentage of Funds
City-Wide Target Area	30
Niagara Falls Community Development Target Area	70

Table 8 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

City-Wide Target Area: Since this program is to benefit low-moderate income persons, geography is not a factor in this target area.

Niagara Falls Community Development Area: Funds will go towards addressing deteriorated properties

to alleviate conditions set forth in 24 CFR 570.208(b) through residential rehabilitation programs.

**Discussion**

N/A

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The City of Niagara Falls will advance affordable housing by providing assistance for construction of, and the acquisition of land for, new single-family homes for low to moderate income households. The City of Niagara Falls will also provide housing to homeless or at-risk of homelessness families through rapid re-housing, housing relocation and stabilization, and homeless prevention grants to homeless service agencies.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	800
Non-Homeless	20
Special-Needs	0
Total	820

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	2
Rehab of Existing Units	15
Acquisition of Existing Units	0
Total	17

**Table 10 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

The City anticipates rehabbing 15 low income housing units and creation of 20-25 new units through partnerships with Habitat for Humanity and selected CHDOs. Additionally, the City is supporting first time home ownership by providing closing cost assistance to income eligible first time home buyers.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The City of Niagara Falls collaborates with the Niagara Falls Housing Authority (NFHA) to encourage public housing improvements and public housing resident involvement.

The City of Niagara Falls also manages a Section 8 program that supports Housing Choice Vouchers, Project Based Vouchers, and Homeownership programs.

The City of Niagara Falls 2020-2024 Strategic Plan supports the NFHA and City of Niagara Falls PHA Plans through expanding the supply of decent, affordable housing in Niagara Falls through use of CDBG and HOME funds. The Housing Choice Voucher program provides residents with housing choice, which is a way to deconcentrate areas of poverty. The City of Niagara Falls also funds youth services directed primarily towards NFHA residents.

### **Actions planned during the next year to address the needs to public housing**

The City of Niagara Falls will work with the Niagara Falls Neighborhood housing services and HOME funds to renovate rental units for the purpose of Project Based Vouchers.

The City of Niagara Falls will also work with Habitat for Humanity to construct new housing using CHDO funding.

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

The City work with our non-profit developers to ensure that homeownership programs are advertised to and available to public housing residents. Such programs include First-time Homebuyer classes, First-time Homebuyer Closing Cost Assistance, and Financial Counseling.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

Neither PHAs in Niagara Falls are designated as troubled at this time.

### **Discussion**

N/A



## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The City of Niagara Falls is committed to serving the needs of the homeless and at-risk of homelessness populations in Niagara Falls. The 2024 Annual Action Plan program year will serve as a means to increase understanding of the needs, create baseline data to measure against future years, and to develop strategies and best practices in serving homeless and at-risk of homelessness populations in a more pro-active fashion.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

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

The Niagara County Coalition for Services to the Homeless is a significant step in the right direction in terms of outreach and needs assessment for homeless individuals and families. Community Missions of the Niagara Frontier, as well as Heart and Soul Food Pantry, YWCA Carolyn's House, The Niagara Community Action Program and Family and Children Services all actively interact with homeless persons.

The Homelessness Alliance of Western New York has identified the concern that there is a greater issue of unsheltered or street homelessness than the data shows. The Continuum of Care cannot fund street outreach, so the City and CoC will be looking at utilizing ESG funding to help identify the true scope of the problem. Additionally, the City and CoC work with the hospital system and Community Missions to identify repeat or chronic homelessness and to identify the needs of unsheltered individuals.

Additionally, the City created an ESG project review panel with the Homelessness Alliance of Western New York to find new and improved ways to increase participation and input. The panel reports to the Mayor and includes HAWNY, Department of Community Development and Niagara County Social Services Department staff. The members of the panel are organizations that do not receive ESG funds via the City of Niagara Falls annual action plan.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

HAWNY is seeking funding to create additional shelters and beds in Niagara Falls. Currently Pinnacle Community Services, Community Missions Inc., the YWCA, and Niagara Gospel Rescue Mission provide emergency shelter and/or transitional housing for homeless individuals. Additionally, the Niagara County Department of Social Services provides hotel and motel placement to meet emergency shelter and transitional housing needs. The homeless service providers have identified individuals and families fleeing domestic abuse as a significant issue in Niagara County. The YWCA and Pinnacle have shelters specifically designed to create a safe haven for victims of domestic abuse and to match individuals with

services needed to gain independence and independent living.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The Homelessness Alliance of Western New York secured a \$3.6MM grant for a two-year Youth Homeless Demonstration Project, whereby Community Missions, Inc. and Pinnacle Community Services will receive funds to combat homelessness in youth or other at-risk populations. Pinnacle will provide intake services and will assign a caseworker to individuals and families to help meet specific needs including rapid re-housing, securing permanent housing, and being connected with social service providers as appropriate. Pinnacle currently provides homelessness prevention programming that provides skills to individuals in small groups, to help maintain housing. Heart Love and Soul recently opened their Daybreak Program to centralize access to the services provided to over 30 different agencies.

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

Niagara County is implementing HUD's Housing First approach and seeing positive results. Housing First is intended to eliminate barriers to permanent housing without preconditions such as sobriety, treatment, or service participation requirements. The broader intake is providing meaningful housing solutions without pushing the 'higher-risk' homeless individuals away. Once secure in housing, the focus turns to services and other support within the Continuum of Care. Relatedly, the CoC uses the Single Point of Access mental health referral systems to submit medical, hospitalization, treatment, and housing information to the relevant service providers.

## **Discussion**

### **Additional Goals**

Goal: Improve Coordinated Entry Implementation in Niagara Falls

Actions: The City of Niagara Falls is working with HAWNY to develop a more pro-active Coordinated Entry approach that puts more resources towards street outreach and assessment. The City of Niagara

Falls, the CoC, and other service agencies will work together to secure additional sources of funding for street outreach and assessment.

Goal: Create Performance Metrics and Standards Based on Need and Capacity

Actions: The City of Niagara Falls is working with HAWNY to develop goals, metrics, and strategies to address emergency shelter and transitional housing needs in Niagara Falls. The City of Niagara Falls routinely checks HMIS data and HAWNY quarterly performance reports to determine the need of emergency shelter and transitional housing needs in Niagara Falls. The work on improving Coordinated Entry will also address the needs of homeless or at-risk of homelessness persons that would typically use emergency shelter or transitional housing but may be better served through other programs or services.

Goal: Reduce Shelter Stays at ESG-funded Shelters

Actions: The City of Niagara Falls will work closely with ESG-funded Shelter sub recipients and HAWNY to develop a strategy to reduce shelter stays in Niagara Falls. The Rolling 12-Month Performance Report for the CoC 1/1/2023-12/31/2023 will be used as the benchmark metric for shelter stay reductions. The City of Niagara Falls will work with ESG-funded Shelter sub recipients to increase efficiencies and creating partnerships with other service organizations that may help alleviate or reduce the need to stay in shelters. The City of Niagara Falls will work with HAWNY to track performance and seek additional technical assistance in increasing efficiencies and partnerships with other service organizations.

Goal: Develop an empirical risk model and a strategy to guide service providers in providing pro-active aid to families at-risk of homelessness.

Actions: The City of Niagara Falls, in collaboration with HAWNY, will research and develop an empirical risk model for families at-risk of homelessness and a strategy to reach families at-risk of homelessness before need of homeless services such as shelter or rapid-rehousing. Once developed, the City of Niagara Falls will work with service providers and other partner organizations to implement the strategy and create baseline data to inform performance tracking going forward.

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

The City of Niagara Falls provides housing rehabilitation funds to assist with the cost burdens associated with an older housing stock suffering from decades of disinvestment and is re-working the program to increase the amount of incentive available per unit in order to bring units up to appropriate Housing Quality Standards without increasing the rental or overhead burden on renters or homeowners.

The City is also working with non-profit developers to construct new affordable housing units. Specifically, the City is (i) investigating sites for infill development, (ii) making city-owned properties available for rehabilitation or redevelopment, and (iii) making CDBG and HOME funds available to leverage investment in the development of new units.

The City is partnering with the Niagara Orleans Regional Land Improvement Corporation (NORLIC) to provide housing rehabilitation to create or improve affordable units throughout the City and is exploring the possibility of gifting vacant City-owned properties to NORLIC and Habitat for Humanity for redevelopment.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The City of Niagara Falls provides housing rehabilitation funds to assist with the cost burdens associated with an older housing stock suffering from decades of disinvestment and is re-working the program to increase the amount of incentive available per unit in order to bring units up to appropriate Housing Quality Standards without increasing the rental or overhead burden on renters or homeowners.

The City is also working with non-profits developers such as Belmont Housing and Neighborworks to construct new affordable housing units. Specifically, the City is (i) investigating sites for infill development, (ii) making city-owned properties available for rehabilitation or redevelopment, and (iii) making CDBG and HOME funds available to leverage investment in the development of new units. Belmont is currently working on the former Sacred Heart Church and School to create 42 new units with rents at 45% of the median, based on a recent market study.

The City is partnering with the Niagara Orleans Regional Land Improvement Corporation (NORLIC) to provide housing rehabilitation to create or improve affordable units throughout the City and is exploring the possibility of gifting vacant City-owned properties to NORLIC and Habitat for Humanity for

redevelopment.

With 2024 HOME funding the City will aggressively support rehabilitation of existing owner occupied housing units.

**Discussion:**

N/A

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The City of Niagara Falls plans to increase its role in strategic planning and fostering collaboration among various service agencies in Niagara Falls and the region to better serve the residents of Niagara Falls and to reduce duplicative programs that give rise to inefficiency in service to residents.

### **Actions planned to address obstacles to meeting underserved needs**

Despite an increase in some areas of Entitlement funding, the greatest obstacle that the city faces remains the limited community development dollars available from federal, state, local, and private sources. The overwhelming needs in Niagara Falls make it impossible to address everything that city leaders would like to improve.

The City of Niagara Falls partners with and financially supports the strong network of social service agencies that serve at-risk populations in order to identify existing needs and utilize and financially support existing support mechanisms. Additionally, the City will be aggressively utilizing HOME funds to partner with eligible CHDOs to leverage additional funding and create new affordable housing units.

### **Actions planned to foster and maintain affordable housing**

The City of Niagara Falls will continue to offer a home ownership auction of City-owned residential properties. The City of Niagara Falls will also create more Project Based Voucher rental units to match the need of current and new Section 8 clients.

### **Actions planned to reduce lead-based paint hazards**

The City is actively a part of the Lead Coalition coordinated with the Niagara County Department of Health to address homes that are found to have children with Elevated Blood Lead Levels (EBLL) and lead-based paint hazards through both City and County-led programs.

The City has a Lead Risk Assessor on staff and requires that all of its rehabilitated units undergo proper lead risk assessment and achieve required lead clearance. Also, the City provides funding to CHDOs for lead hazard remediation and toxic soil removal.

Additionally the City, through targeted demolitions, safely removes lead-based hazards.

### **Actions planned to reduce the number of poverty-level families**

The City of Niagara Falls will work with partner organizations to reduce the number of poverty-level families by addressing root causes of poverty and developing strategies and initiatives to sustain poverty reduction programs and collaboration and support organizations and programs that provide literacy and

credit counseling to strengthen opportunities for both employment and financial security.

The City puts a significant focus on developing safe and affordable housing units through rehabilitation programs and leveraging the creation of new affordable units.

**Actions planned to develop institutional structure**

The City of Niagara Falls will continue to develop institutional structure by creating standard operating procedures, re-evaluating current plans and policies, and attending appropriate trainings for staff to gain a mastery over administering HUD CPD programs.

**Actions planned to enhance coordination between public and private housing and social service agencies**

The City of Niagara Falls will study the best use of social service agencies' programs for public and private housing agencies and create the discussion to link these programs more closely to serve the housing needs of residents.

**Discussion:**

N/A

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction:

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	100,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>100,000</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	0.00%



**HOME Investment Partnership Program (HOME)**  
**Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City of Niagara Falls will dedicate 2024 HOME funds support CHDO activities in the construction of new affordable housing units. The City will issue an RFP and then select the appropriate CHDOs and projects to support in the form of direct grants. The City will also use a portion of 2024 HOME fund for owner occupied housing rehabilitation.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City incorporates the Resale Provisions in all HOME agreements:

1. RESALE PROVISIONS REQUIREMENTS.

a. The Property shall be occupied by the Homeowners as their principal residence during the Affordability Period set forth herein. If the Property does not continue to be occupied by Homeowners as the principal residence of Homeowners for the duration of the Affordability Period, or if the Property is subject to foreclosure, or if the Homeowners notify GRANTEE of their intent to sell the Property, all within the Affordability Period, the Property shall be made available for resale to an eligible low- income homebuyer who will use the property as the homebuyer's principal residence.

b. On a resale, the Property must remain affordable to a reasonable range of low-income homebuyers. To achieve affordability, the sale price of the Property shall not exceed 95% of the median purchase price for single family homes in Niagara Falls, NY.

c. The price at resale shall provide the original Homeowner a fair return on investment, including recovery of the Homeowner's down payment and any eligible capital improvement investment made since purchase (collectively, "Homeowner Investment"). Eligible capital improvements shall include actual, documented costs of permanent structural improvements or restoration of the property that enhances or increases the useful life of the property such as a kitchen renovation or bathroom upgrades. The actual costs of the capital improvements must be documented with receipts, cancelled checks, or other documents acceptable the CITY and GRANTEE. A fair return on investment shall be achieved when the original Homeowner receives from the sale a percentage return on the Homeowner Investment equal to the average change in the Consumer Price Index

(CPI) (as determined by the U.S. Bureau of Labor Statistics) over the period of ownership. It is acknowledged that, where, due to market conditions, the price at resale is equal to or less than the original purchase price, it may not be possible to provide a fair return on investment.

d. The net proceeds of sale, which is defined as the sales price minus the cost of repaying any purchase money mortgage, minus seller paid closing costs, and minus the Homebuyer Investment and the fair return on investment, shall be CHDO proceeds, and GRANTEE may use the net sale proceeds for HOME-eligible housing activities to benefit low-income families, with approval of CITY. In the event that the Property no longer meets the affordability requirements during the Affordability Period and use of the net sale proceeds is not approved by CITY, GRANTEE shall repay to CITY the amount of net sale proceeds.

e. The resale requirement shall be documented in the restrictive covenants executed by the Homebuyer, which shall grant the GRANTEE a right of repurchase.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

1. The City incorporates the Resale Provisions in all HOME agreements: 1. RESALE PROVISIONS

REQUIREMENTS.a. The Property shall be occupied by the Homeowners as their principal residence during the Affordability Period set forth herein. If the Property does not continue to be occupied by Homeowners as the principal residence of Homeowners for the duration of the Affordability Period, or if the Property is subject to foreclosure, or if the Homeowners notify GRANTEE of their intent to sell the Property, all within the Affordability Period, the Property shall be made available for resale to an eligible low- income homebuyer who will use the property as the homebuyer’s principal residence.

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period of ownership. It is acknowledged that, where, due to market conditions, the price at resale is equal to or less than the original purchase price, it may not be possible to provide a fair return on investment.

d. The net proceeds of sale, which is defined as the sales price minus the cost of repaying any purchase money mortgage, minus seller paid closing costs, and minus the Homebuyer Investment and the fair return on investment, shall be CHDO proceeds, and GRANTEE may use the net sale proceeds for HOME-eligible housing activities to benefit low-income families, with approval of CITY. In the event that the Property no longer meets the affordability requirements during the Affordability Period and use of the net sale proceeds is not approved by CITY, GRANTEE shall repay to CITY the amount of net sale proceeds.

e. The resale requirement shall be documented in the restrictive covenants executed by the Homebuyer, which shall grant the GRANTEE a right of repurchase.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Neither the City of Niagara Falls nor its sub recipients use HOME funds for refinancing.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

N/A

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

N/A

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

N/A

**Emergency Solutions Grant (ESG)  
Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

The annual competitive ESG application references HUD ESG guidelines for providing ESG assistance and applicable federal language. ESG sub recipients are required to follow the CoC Coordinated assessment tools, policies, and procedures for clients to access services more efficiently. The written standards are attached in the unique appendix.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The CoC has established Coordinated Entry for Niagara County service providers and Heart, Love & Soul acts as the Coordinated Entry lead organization. The coordinated entry process evaluates and connects those most in need in the community with the most appropriate available resources for their situation as swiftly as possible, in a low barrier, housing first oriented, person-centered, and inclusive process. In the coordinated entry process clients all receive the same assessment (depending on their household type) at the shelter point of entry and are prioritized by highest acuity. The assessment tools used for coordinated entry are intended to help guide case management and improve long term housing stability outcomes. The Coordinated Entry Policies and Procedures are attached in the Unique Appendices.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Organizations may competitively apply for ESG funds during our annual application process. The application requires documentation of certificate of incorporation, most recent audited financial statements, IRS 501(c) 3 tax exempt determination letter, board of director's membership list, board minutes from previous 3 meetings, verification of matching funds, and an authorization to submit application form. Applicants also provide narrative and budgets for their proposed projects. Applications are reviewed by City of Niagara Falls staff that works on the ESG program as well as HAWNY staff to determine the best use of annual ESG funds. A final determination is made and is presented in the Draft Annual Action Plan for public review. Once the Draft Annual Action Plan is approved, final funding is allocated based on final funding allocation determined by HUD.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

All ESG sub recipient applications must provide narrative describing homeless participation in board

governance, other equivalent policy-making entity, or some other participation plan. The City of Niagara Falls reviews these homeless participation plans of all applicants as well as consulting HAWNY regarding policy and funding decisions.

5. Describe performance standards for evaluating ESG.

Through SAGE, HAWNY provides annual and/or quarterly performance reports for ESG and CoC funded agencies. The City of Niagara Falls uses these reports to evaluate performance standards of ESG sub recipients.

N/A