



City of Buffalo



OFFICE OF STRATEGIC PLANNING
Byron W. Brown, *Mayor*

Brendan R. Mehaffy, *Executive Director*

July 22, 2015

Mr. William T. O'Connell
Director, Community Planning and Development
U. S. Department of Housing and Urban Development
Buffalo Office
465 Main Street – Lafayette Court
Buffalo, New York, 14203

Re: Waterfront Phase 1 – Multi-family Rental Housing Project
One for One Replacement Public Disclosure

Dear Mr. O'Connell:

I have enclosed the One-for-One Replacement analysis with respect to the demolition of one hundred thirty-seven (137) affordable rental housing units as part of the Waterfront Phase 1 site reconfiguration at 270 Niagara Street. The project provides for the creation of forty-eight (48) new units on site and over the next two years the city will support the creation of a total of one hundred fifty-six (156) units of affordable rental housing (including the new Waterfront units) to replace the units lost as noted within the analysis.

Please accept this letter and the enclosure as our written submission of the information required under 24 CFR 375 (c). We have also published this information on the City's web site on the Home Page to meet the public disclosure obligation.

Very truly yours,

Brendan Mehaffy
Executive Director
Office of Strategic Planning

Enclosures

cc: Yvonne McCray, Director of Housing

Waterfront Apartments – One for One Replacement Public Disclosure Information

The City of Buffalo Office of Strategic Planning is proposing the provision of \$400,000 in HOME Investment Partnership Program funding for the partial replacement of units at Waterfront Apartments (formerly part of the Shoreline Apartments complex), located along Niagara Street near Carolina. A general partner interest in the property was acquired by Nortstar Development USA LP in 2005 and the project has been managed by that entity since that date. In compliance with federal requirements under Section 104(d) of the Housing and Urban Development Act at 24 CFR 42.375, the following information is presented for public disclosure.

(c) Preliminary information to be made public. Before the recipient enters into a contract committing it to provide funds under programs covered by this subpart for any activity that will directly result in the demolition of lower-income dwelling units or the conversion of lower-income dwelling units to another use, the recipient must make public, and submit in writing to the HUD field office (or State, in the case of a unit of general local government funded by the State), the following information:

(1) A description of the proposed assisted activity –

Waterfront Apartments currently has 5 buildings and 137 units consisting of sixty (60) efficiency 0-BR, thirty (30) 1-BR, thirty-nine (39) 2-BR and seven (7) 3-BR units. Due to the decommissioning of a central mid-rise building containing 89 units due to health and safety concerns, the project has a 64% vacancy rate, and the unit mix is not meeting market demand.

Norstar Development proposes to demolish all five buildings and replace those units with forty-eight (48) new units, specifically, construction of a new building that will include ten (10) 1-BR and twelve (12) 2-BR units; construction of twenty-six (26) townhouses consisting of two and three bedroom units; on site parking, landscaping and lighting improvements.

The planned reconfiguration will result in an on-site reduction of 89 units within the project.

NOTE - Replacement units must initially be made available for occupancy at any time during the period beginning 1 year before the recipient makes public the information required under paragraph (d) of this section and ending 3 years after the commencement of the demolition or rehabilitation related to the conversion.

(2) The location on a map and number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than for lower-income dwelling units as a direct result of the assisted activity.

See attached map and Chart at Item # 4

The reconfiguration will result in a loss of 137 lower income dwelling units, including sixty (61) efficiency 0-BR, thirty (30) 1-BR, thirty-nine (39) 2-BR and seven (7) 3-BR units. However, the proposed creation of (10) new 1-BR and (12) new 2-BR, and (26) new 3-BR townhouse units at the site will replace (48) of the demolished units, resulting in a net loss within the project of (89) units.

(3) A time schedule for the commencement and completion of the demolition or conversion;

Demolition will begin in June, 2015 with construction to start in August, 2015. The newly constructed units are expected to be ready for occupancy by June 2016.

(4) The location on a map and the number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units.

See attached map for locations. The City of Buffalo proposes to replace the units lost by the redevelopment of the Waterfront Apartments Phase 1 as follows:

Project Name	0 BR	1 BR	2 BR	3 BR	total units
Waterfront as-is	61	30	39	7	137
Replacement Units					
HELP Buffalo II – 362 Broadway		16	25	6	47
Parkview – 769 Best		14	8	4	26
240 Kensington		7	4		11
993 Kensington				3	3
Mt. Aaron Manor – 528 Genesee		10			10
Saving Grace Apartments – 347 East Ferry	3	2	6		11
Waterfront new – 270 Niagara		10	12	26	48
Total new units	3	59	55	39	156
Net Increase in affordable units	-58	29	16	32	19

(5) The source of funding and a time schedule for the provision of replacement dwelling units;

	NYS	Tax Credits	Equity	Private Loan	HOME	Total	Projected Completion date
HELP Buffalo II	3,450,000	7,682,036	200,000	40,000	750,000	12,122,036	5/1/2017
Parkview	717,000	5,849,000	21,688		1,100,000	7,687,688	12/1/2016
240 Kensington			230,000	3,770,000	1,200,000	5,200,000	8/30/2016
993 Kensington			35,000		743,000	778,000	12/1/2017
Mt. Aaron Manor			11,500		1,453,950	1,465,450	7/1/2016
Saving Grace Apts			944,538	200,000	1,500,000	2,644,538	2/1/2016

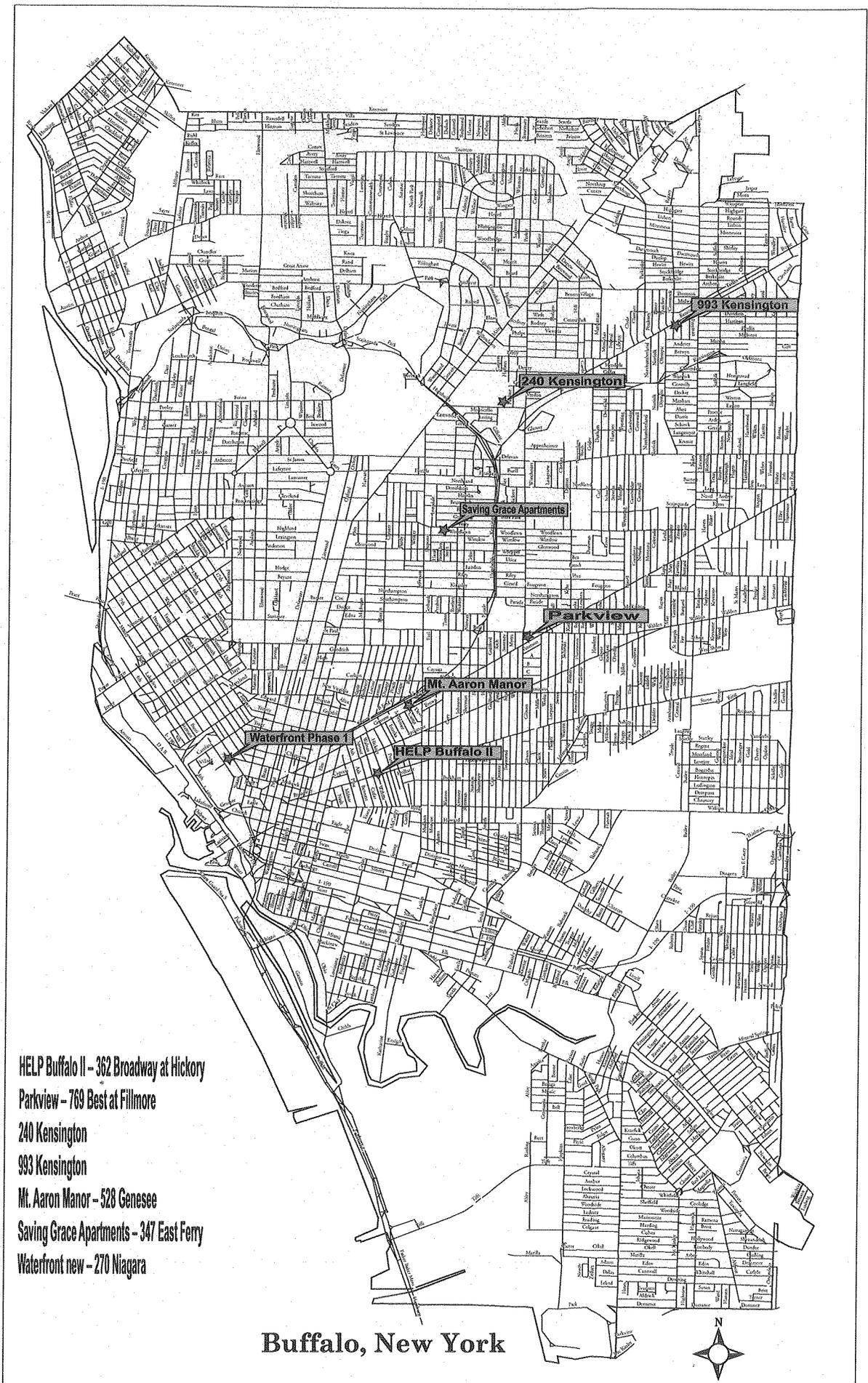
(6) The basis for concluding that each replacement dwelling unit will remain a lower-income dwelling unit for at least 10 years from the date of initial occupancy:

All units cited above have been provided levels of public funding that require an affordability period of at least ten years.

(7) Information demonstrating that any proposed replacement of dwelling units with smaller dwelling units (e.g., a 2-bedroom unit with two 1-bedroom units) is consistent with the needs assessment contained in its HUD-approved consolidated plan.

No units are proposed to be replaced by smaller units (see chart – above)

Map with locations for Waterfront Phase 1 and Replacement Units Projects



HELP Buffalo II - 362 Broadway at Hickory
 Parkview - 769 Best at Fillmore
 240 Kensington
 993 Kensington
 Mt. Aaron Manor - 528 Genesee
 Saving Grace Apartments - 347 East Ferry
 Waterfront new - 270 Niagara

Buffalo, New York