



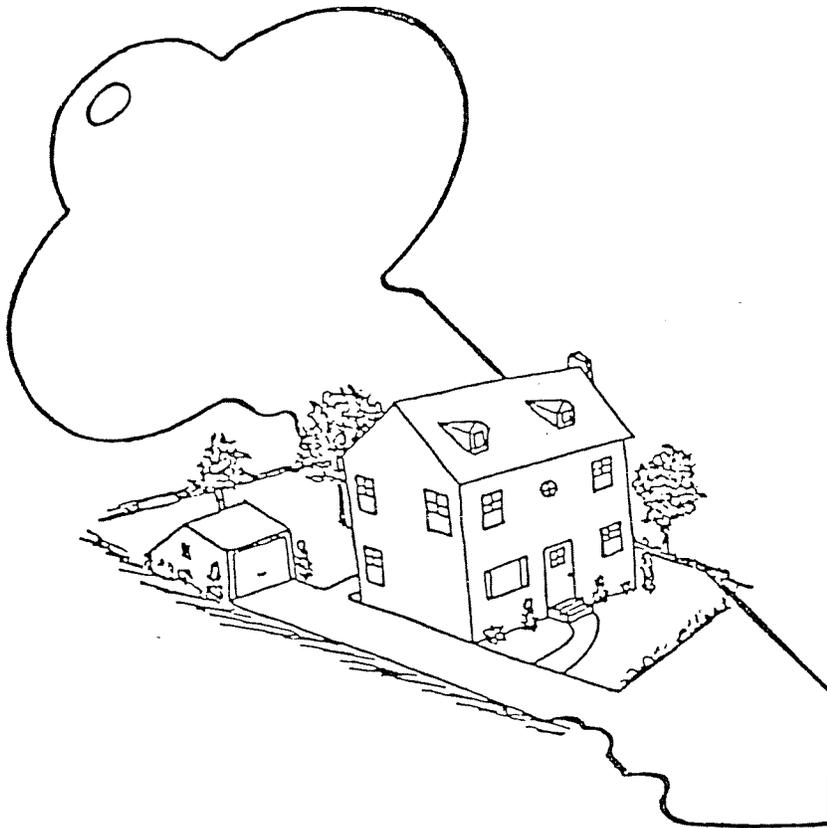
City of Buffalo

Department of

COMMUNITY DEVELOPMENT

James D. Griffin, Mayor

920 City Hall
Buffalo, New York 14202
(716) 855-5035



**COMMUNITY-WIDE URBAN RENEWAL
HOMESTEAD PROGRAM**

Prepared by: Division of Planning

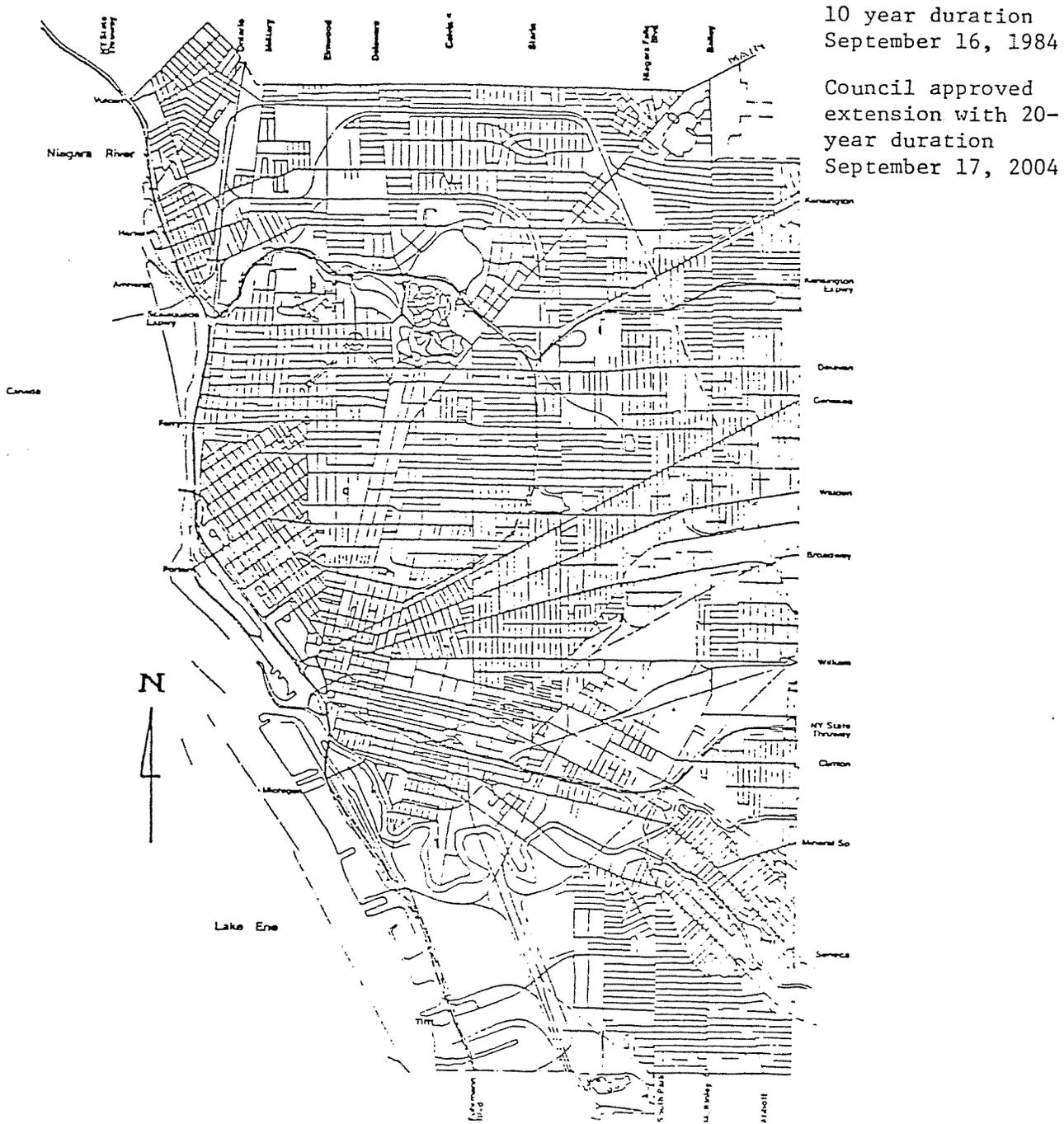
COMMUNITY WIDE URBAN RENEWAL
DEMONSTRATION (HOMESTEAD) PROGRAM

Site designated by Common Council on May 7, 1974, C.C.P. No. 200.

Buffalo Urban Renewal Agency approved Plan, June 13, 1974; also received and filed extension amendment, June 28, 1984.

City Planning Board held public hearing and approved Plan, July 25, 1974; also held public hearing and approved extension amendment, July 17, 1984 (10 years).

Common Council held public hearing September 3, 1974, and referred Urban Renewal Plan to the Finance Committee. Council approved Plan September 17, 1974, C.C.P. No. 245. Council held public hearing on the extension amendment September 4, 1984 and referred item to Economic Development Committee (9-12-84). Council approved extension amendment September 18, 1984, C.C.P. No. 279.



THE URBAN RENEWAL PLAN FOR THE COMMUNITY-WIDE
HOMESTEAD PROGRAM CONSISTS OF THE FOLLOWING:

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URBAN RENEWAL PLAN FOR THE
COMMUNITY-WIDE URBAN RENEWAL
HOMESTEAD PROGRAM

A. DESCRIPTION OF THE PROGRAM

1. Boundaries of the Community-Wide Urban Renewal Homestead Program

The boundaries of the Community-Wide Urban Renewal Homestead Program are more particularly described as the corporate limits of the City of Buffalo with the exception of those areas previously included under Urban Renewal Programs dealing with specific development proposals.

2. Urban Renewal Homestead Program Objectives

The primary objectives of this Community-Wide Urban Renewal Homestead Program are to develop, test and report methods and techniques to be used in the elimination of slum areas and to convey vacant or substandard properties to individuals willing to improve and upgrade the property, thereby bringing it back to the tax rolls.

This Program will also participate in activities in connection with one or more of the following toward the prevention of conditions causing deterioration and blight:

- I. Homesteading of vacant, CITY/BURA owned land (attachment A)
- II. Homesteading of vacant, CITY/BURA owned structures (attachment B)
- III. Development of new housing
- IV. Improvement of community and public facilities
- V. Removal of structurally substandard buildings and the elimination of blighting influences
- VI. Achieve a change of land use in accordance with the Buffalo City Plan and establish patterns and relationships of land use and activity which are stable, efficient and compatible providing attractive and functional settings for the social and economic role in the community.

3. Urban Design Objectives

In order to accomplish planning and design objectives of this Urban Renewal Homestead Program, development plans for all private and public development or major rehabilitation shall be submitted to the Department of Community Development for its review and approval prior to the issuance of the building permits.

B. GENERAL LAND USE PLAN

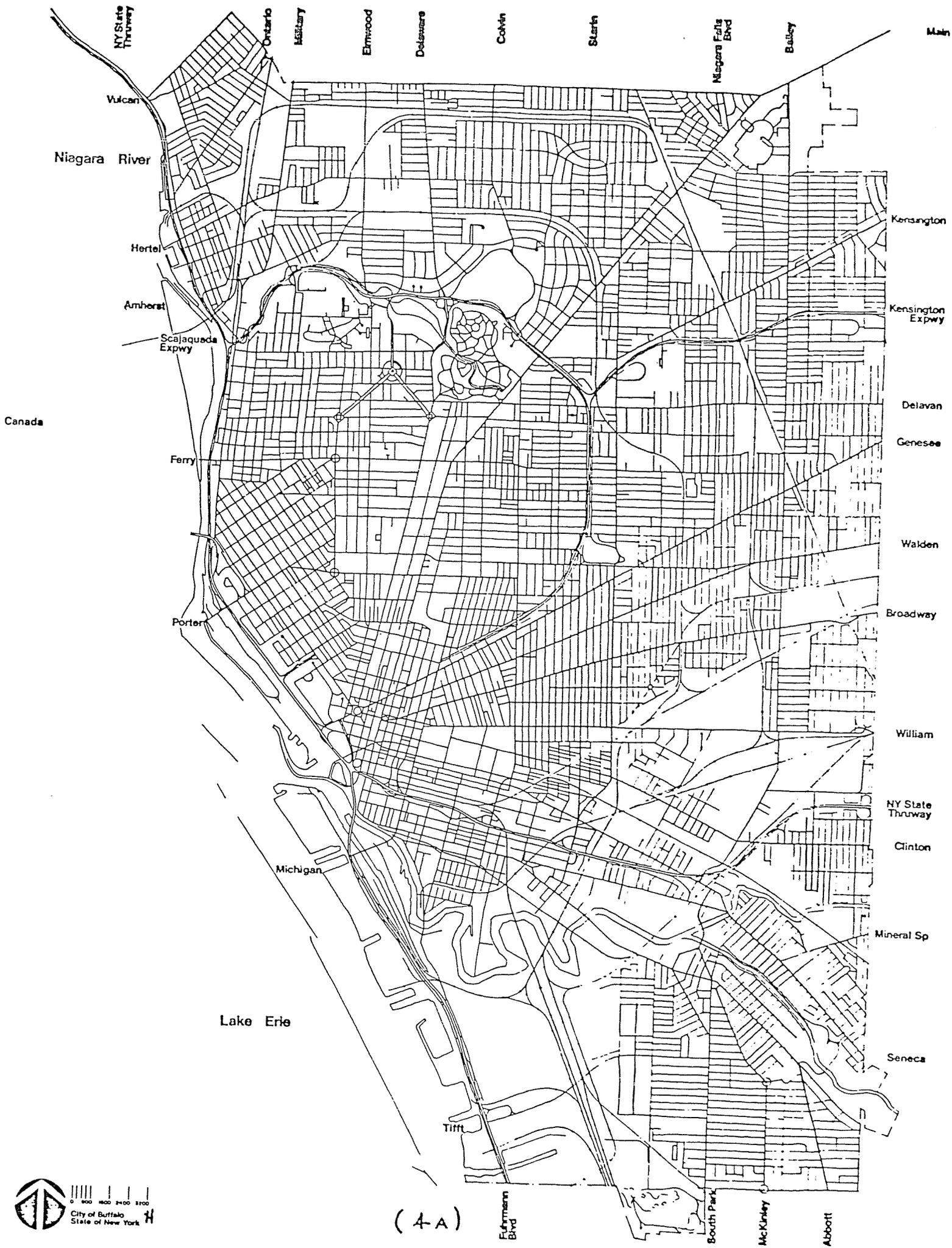
1. Land Use Plan Map

Predominant land uses, major circulation routes and public uses shall be generally the same as those indicated in the City Plan.

2. Description of Predominant Land Uses

- a) Residential - in the existing predominant residential sections of the City, such uses shall be maintained to the maximum extent feasible, notwithstanding any provisions to the contrary and as provided in the City Plan.
- b) Retail and Other Commercial Uses - existing retail and other major commercial uses will be retained where appropriate and shall be consistent with the objectives of this Urban Renewal Homestead Program, notwithstanding any provisions to the contrary and as provided in the City Plan.
- c) Other Land Uses - other uses such as industrial uses, institutional uses, etc. may be retained in accordance with the objectives of the Urban Renewal Homestead Program notwithstanding anything to the contrary as provided in the City Plan.

The above predominant land use categories shall apply to the Urban Renewal Homestead Program with the exception of those urban renewal plans and programs which have been previously enacted by the Common Council and the City of Buffalo and/or the Buffalo Urban Renewal Agency. In these instances, the adopted urban renewal plans and their



(4A)



specified land uses shall remain as the prevailing instrument for meeting plan objectives.

C. URBAN RENEWAL TECHNIQUES TO BE USED TO ACHIEVE PLAN OBJECTIVES

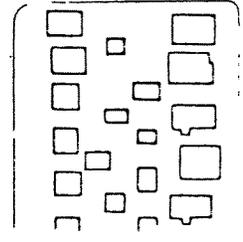
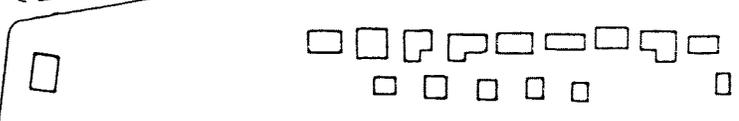
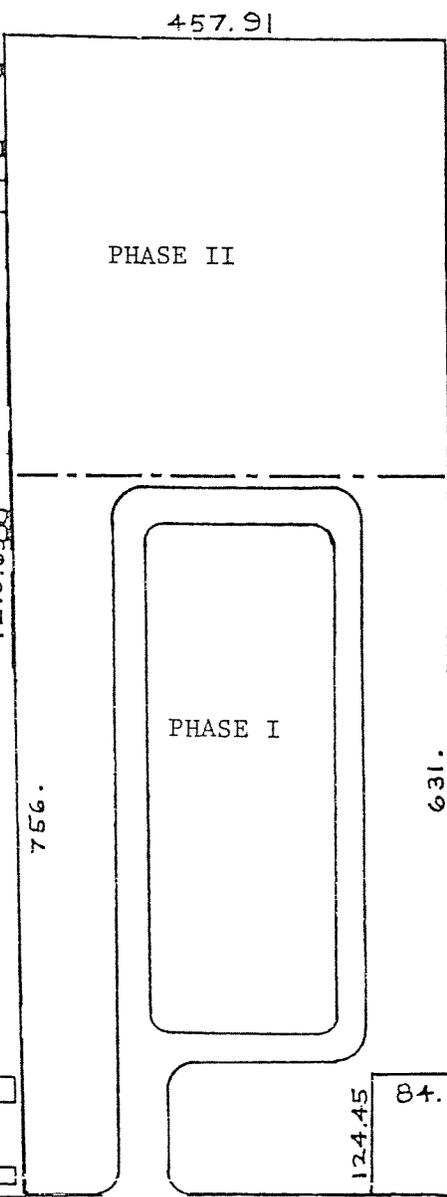
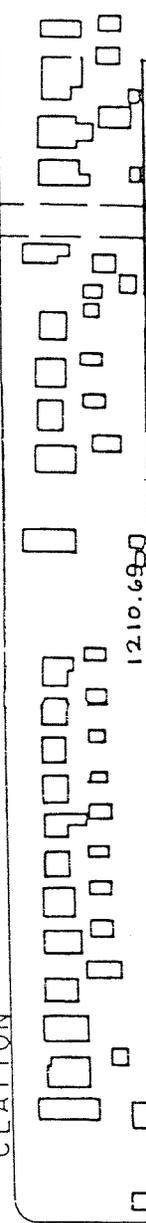
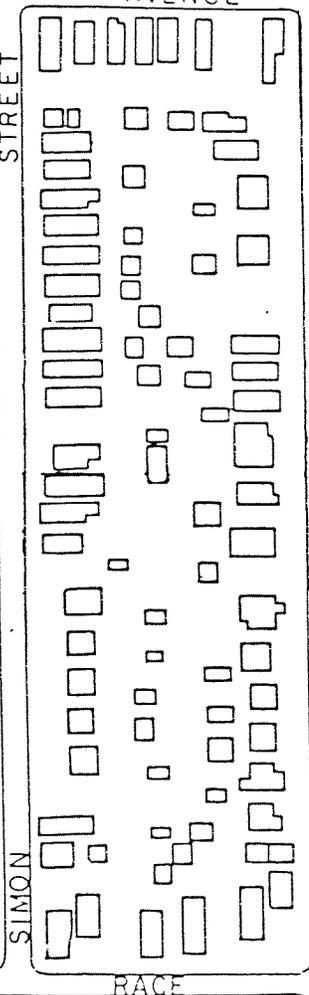
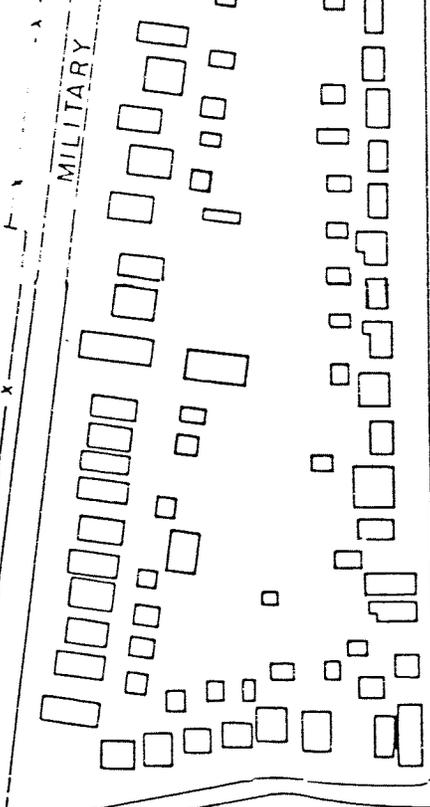
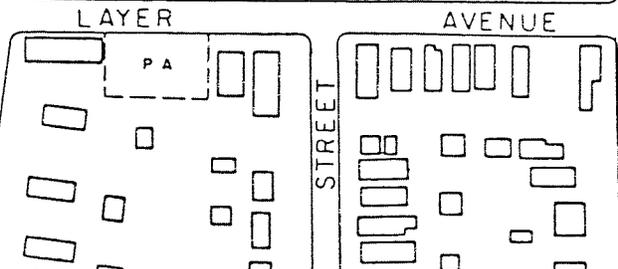
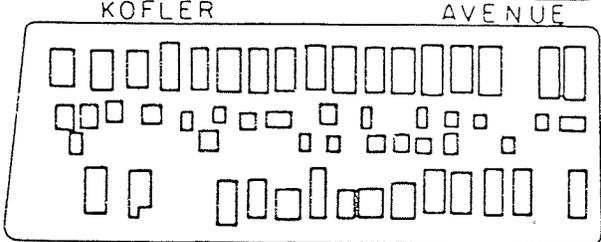
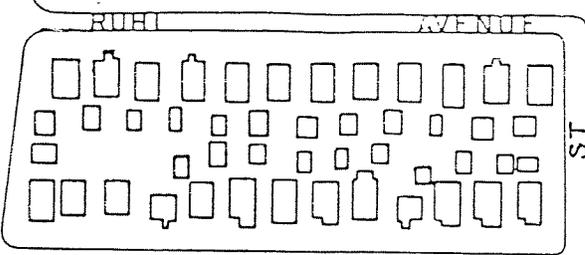
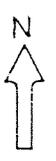
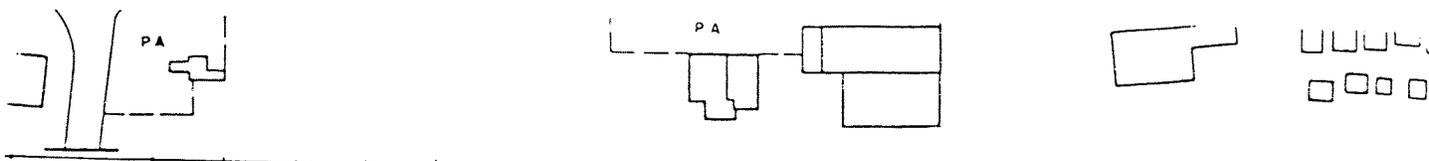
The urban renewal techniques to be used in achieving the objectives of the Urban Renewal Homestead Program will include urban homesteading, renewal, redevelopment, clearance, planning, reconstruction, rehabilitation, concentrated code enforcement, conservation, restoration or improvement, as well as relocation activities and the testing and reporting of methods and techniques for the arrest, prevention and elimination of slums and blight or any combination of these. The use of these various techniques with respect to the Urban Renewal Homestead Program will be based on the rules and procedures as provided in Attachments A, B, and C, and made a part hereof.

D. SPECIAL CONDITIONS

The Urban Renewal Homestead Program may include the acquisition, clearance and disposition of land for development of new housing. It is the intent of this program that such housing be planned and developed so that a substantial number of housing units will be of a size and character meeting the housing needs of persons and families within the community who may be displaced by public governmental action. All such housing proposals shall be subject to the rules and procedures as provided for in Attachment C, and made a part hereof.

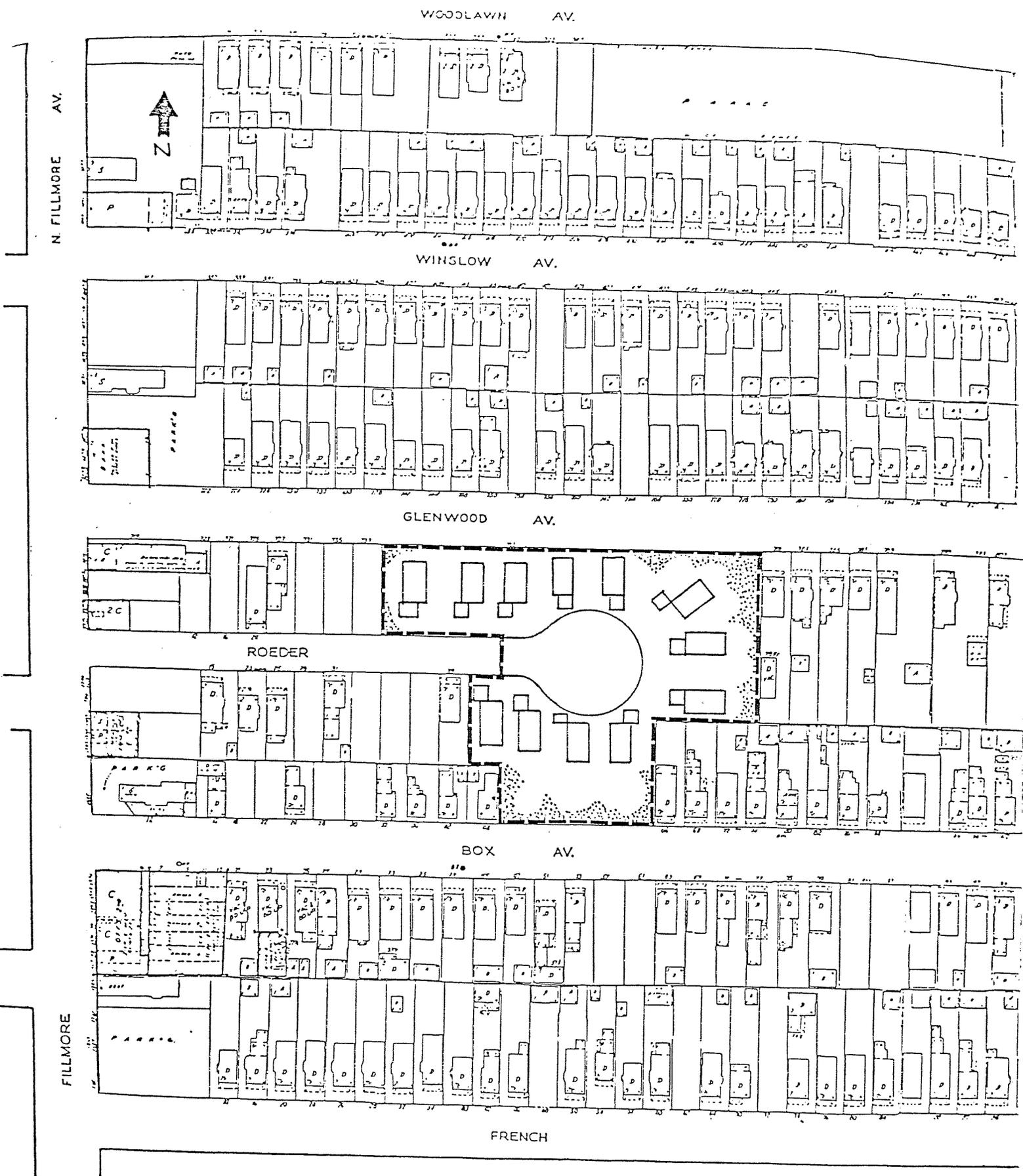
E. URBAN RENEWAL HOMESTEAD PROGRAM SUPPLEMENT

This supplement can be regularly updated and amended to reflect changes in programs, additional disposition parcels, development areas, homestead properties, etc.



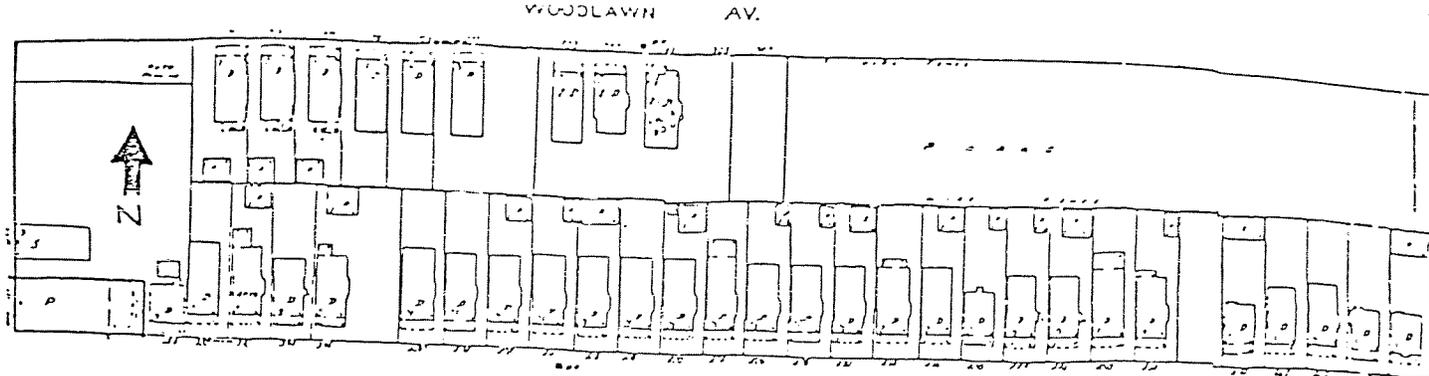
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Supplement
Exhibit A
Rebecca Park



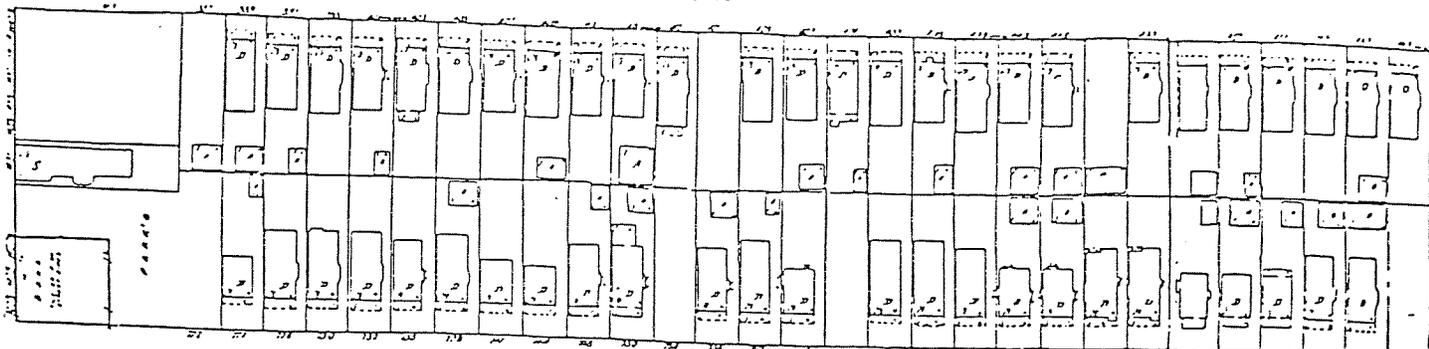
Supplement
Exhibit B
Glenwood Village

N. FILLMORE AV.

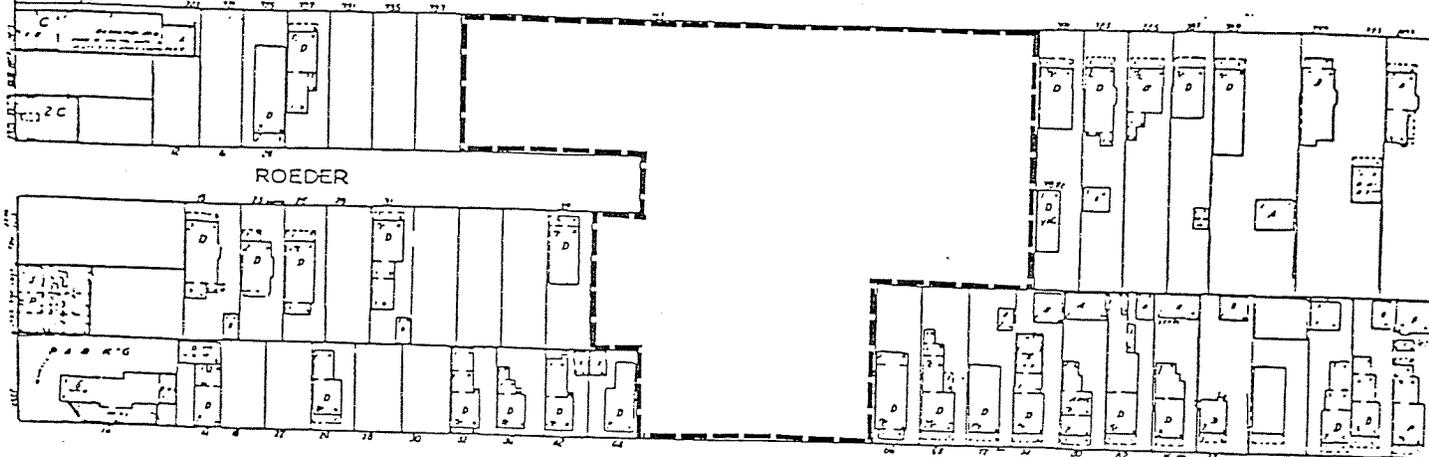


WOODLAWN AV.

WINSLOW AV.



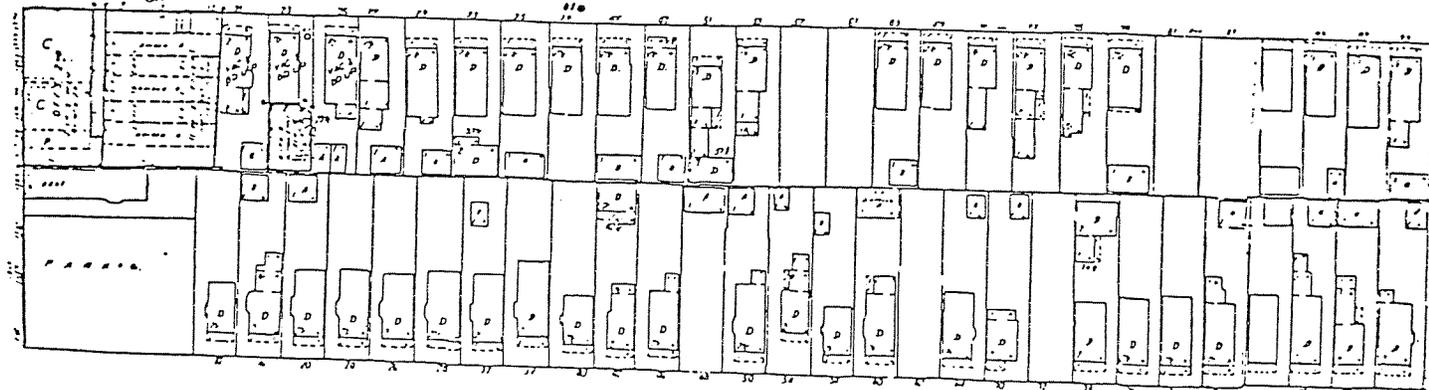
GLENWOOD AV.



ROEDER

BOX AV.

FILLMORE



FRENCH

The following housing units were approved for inclusion in the Community - Wide Urban Renewal Homestead Program which permits additional supplements under Section E of that Plan.

Monsignor Adamski Village (approved as a Subdivision and filed Jan. 8., 1985, map cover 246 in the Erie County Clerk's office) 41 units + elderly.

3-4-7-8-11-12-15-16-19-20-23-24-27-28-31-32-35-36-39-41-43-47-51-55-59-61-63-65-67-69-70-73-74-77-78-82-86-90-96-100 & 104 John Paul Court.

Fillmore South New Housing - 20 units

71 Emslie, 282-284 & 288 Baraga, 411 Bristol 533-545 Hopkins, 94-96 Jones, 6-12 Lockwood, 81-82-83-86-87-90-91-95 & 101 O'Connor.

City Wide New Housing - 10 units

45-47 & 51 Boone, 22-24 & 26 Koester, 38 Plymouth, 278 Baraga, 420 Emslie, 118 Peckham.

ADDRESS LIST FOR INCLUSION IN COMMUNITY WIDE URBAN RENEWAL HOMESTEAD PROGRAM

<u>STREET</u>	<u>ADDRESS</u>
ABBY	229, 311, 313, 317, 319, 321, 325, 327, 349, 351, 353
ADAMS	57, 211, 213, 215, 219, 233, 235, 397, 402, 411, 413, 414, 417, 421, 423, 425, 427, 428, 431, 437, 439, 441, 442, 449, 480, 482, 484, 487, 491, 492, 496, 500, 502, 518, 520, 522, 524, 536, 541, 544, 546, 550, 556, 562, 563, 566, 567, 569, 571, 586, 588, 617, 619.
ALABAMA	114, 116
ALEXANDER	40, 42, 44, 46, 71, 73, 76, 77, 78, 102, 104
BARAGA	272, 274, 280, 286, 326, 328, 361
BENNETT	150
BOONE	25, 29, 41
BURGARD	35
CAMP	9 13, 15, 19, 21, 23, 46, 50, 54, 56, 60, 62, 71, 73
CARLTON	356, 373, 375, 379
CAYUGA	24, 26, 33, 34, 36, 37
CHESTER	8, 10, 12, 14, 16, 18, 83, 128, 130, 132, 138, 158, 162, 186, 190
CLINTON	561, 565, 567, 571, 573, 583, 585, 586, 590, 592, 595, 599, 650, 658, 692, 694, 698, 700, 702, 706, 710, 712, 718
DEWEY	165, 167, 175, 179, 372, 374
DODGE	94, 98
DUPONT	83, 85
EAGLE	622, 626, 628, 630, 698, 700
EATON	168, 176, 178
ELSIE	1, 5, 7, 31, 32, 34, 38
EMERSON	17, 60
FERRY (E.)	161, 208, 209, 213, 214, 215, 218, 224, 228, 229, 235
FULTON	345, 359
GERMANIA	0, 170, 172, 267, 278, 279, 280, 292, 320, 341, 350, 353, 388, 400, 407, 409
GRAPE	260, 262
GREY	8, 14, 20, 24, 25-31, 48, 49, 50, 51, 53, 57, 59, 61, 74, 83, 85, 87, 88, 90, 91, 100, 101, 102, 105, 107, 111, 119, 141, 145
HALBERT	80
HAMBURG	14, 270, 279
HARLOW	23, 25, 28, 32, 35
HARRISON	46, 44

ADDRESS LIST FOR INCLUSION IN COMMUNITY WIDE URBAN
RENEWAL HOMESTEAD PROGRAM

P. 2

HICKORY 413, 429, 431, 462, 466, 471, 472, 475, 479, 483, 485, 487, 491-495
HIGH 413, 417, 419, 468
JEWETT 117
KANE 51, 52, 53, 54
KING 17, 19, 21
KINGSLEY 93, 96, 97, 100
LADNER 2, 6, 12
LONDON 146, 148
LEMON 49, 51, 55, 57, 60, 62, 65, 66, 67, 68, 70, 77, 79
LEROY 239, 241, 290
LESTER 62, 64, 66, 68
LOCUST 72, 74, 78, 80, 84, 86, 113, 115, 150, 154, 167, 163, 269, 271, 169
LOUISIANA 101
LYTH 27, 29
MACKINAW 101, 186, 190, 386
MAPLE 69, 73, 83, 85, 123, 127
MARILLA 234, 236, 256, 258, 278, 280
MASTEN 276, 278, 340, 386, 395, 397, 402
MICHIGAN 1173, 1175, 1210, 1212, 1264, 1268, 1272, 1274, 1281, 1283, 1297,
1301, 1303, 1307, 1319, 1367, 1371, 1373
MILTON 79-137
MONROE 193, 195, 199, 203, 205, 209, 211, 215, 218, 220, 222, 234, 238,
241, 245, 302, 304, 308
MORELAND 80
MORTIMER 275, 279, 283, 303, 307, 309
MULBERRY 101, 105, 107, 109, 111, 140, 142, 148, 209, 213, 220
MYSTIC 266
NORTH (E.) 330, 346, 348, 356, 358, 546, 548, 552, 554, 556
NORTHAMPTON 499, 501
NORTHLAND 75-77
O'CONNOR 74, 80, 88, 104
ORANGE 30, 32, 75, 79, 81, 83, 88, 90, 92, 96, 97, 98, 100, 102, 154, 156,
175, 179
PADEREWSKI 109, 115, 123
PEACH 34, 36, 68, 70, 105, 107
PECKHAM 91, 93, 162, 166

ADDRESS LIST FOR INCLUSION IN COMMUNITY WIDE URBAN
RENEWAL HOMESTEAD PROGRAM

P. 3

PERRY	533, 539, 750
PERSHING	80, 239, 247
PINE	258, 266, 272, 278, 286, 296
PRATT	387, 391, 397-399, 407-409, 427
PURDY	252, 256, 263, 265, 274, 276
ROSE	71
RILEY	124, 126, 134, 149, 160, 166, 206, 210
SATTLER	105
SENECA	1179
SHERMAN	117, 121, 123, 125, 131
SHUMWAY	13, 14, 15, 16
SIDWAY	65, 67, 84
SOUTH	100
SOUTHAMPTON	16, 20, 24, 34, 36, 86, 88, 176, 178
SPRUCE	54
STANTON	97, 98, 101, 104, 107, 109, 110, 112, 117, 119, 183, 189, 191, 193, 195, 197, 203
STORZ	15, 17
SYCAMORE	242, 243, 244, 253, 255, 256, 258, 285, 313
UTICA (E.)	148, 150, 161
VERMONT	303, 311, 313, 316
VERPLANK	128, 130, 132, 134
WALNUT	157, 197, 267, 283, 355
WATSON	217, 219, 264, 266
WAVERLY	14, 18, 33, 39, 41, 76, 78, 142, 144, 150, 152, 167, 171, 177, 189, 191, 193, 195, 227, 229
WELKER	77, 81
WILLIAM	769, 775, 779, 781, 785, 787, 791
WINSLOW	38
WOHLERS	110, 112
WOOD	243
WOODLAWN	91, 95, 97, 170, 176, 180, 394, 398, 621, 629
W. WOODSIDE	1, 7, 13
ZOLLARS	1, 3, 5, 9, 11, 13, 15

F. OTHER PROVISIONS NECESSARY TO MEET REQUIREMENTS OF STATE AND LOCAL LAWS

i. Proposed Time Schedule for Effectuation of the Urban Renewal Homestead Program Plan

All activities required to effectuate the plan for the Community-Wide Urban Renewal Homestead Program are authorized to be implemented immediately upon adoption by the common council, and are to be completed within a twenty year period.

2. Compliance With State and Local Law

The various elements of this Urban Renewal Homestead Program plan are in compliance with the requirements of State and local law, and there are no additional requirements with respect to the plan which have not been complied with.

G. PROCEDURES FOR AMENDING THE URBAN RENEWAL HOMESTEAD PROGRAM PLAN

The Urban Renewal Homestead Program plan may be amended at anytime by the adoption of approving resolutions by the Buffalo Urban Renewal Agency, City Planning Board and the Common Council of the City of Buffalo. For the purposes of this plan, a major amendment thereto shall be deemed to be the negotiated acquisition and/or assembly of private property exceeding ten acres and not heretofore specified in the plan.

I. Homesteading Vacant, CITY/BURA Owned Land

- a) The City of Buffalo will continue to determine the location of vacant, CITY/BURA owned lots that are inappropriate for new housing construction or the construction of public recreational facilities.
- b) Based on this determination, the Department of Community Development will contact adjacent property owners interested in homesteading each lot.
- c) If there is more than one adjacent owner interested in the lot, and an agreement cannot be reached, the homestead lot must then go to the city Real Estate Division for public auction.
- d) When the property is awarded upon concurrence of the Common Council which will authorize transfer of the title for one dollar, the following conditions will prevail:
 1. The vacant lot will be cleared and improved within six months.
 2. The lot will be maintained in a sanitary manner for a period of at least thirty-six months.
 3. The homesteader will remit the necessary fee in cash or money order for the filing and recording of the deed with the equalization form in the Erie County Clerk's Office.

(Attachment A)

II. Homesteading of vacant, CITY/BURA owned Structures

- a.) The City of Buffalo will continue to survey properties in order to determine the number and location of vacant, city owned structures which can be rehabilitated and which are appropriate for homesteading.

City owned structures which are determined to be in a dangerous condition or where it is determined that rehabilitation is inappropriate will be turned over to the Department of Inspections and Licenses for immediate demolition.

- b.) The Department of Community Development will then recommend that specific, selected structures, where rehabilitation is practical and desirable, be designated by the Common Council as "Homestead Structures".
- c.) The appropriate city department will then complete a detailed work write-up and cost estimate of repairs necessary to restore each Homestead Structure to a safe and sanitary condition.

This work write-up and cost estimate will be forwarded to participating institution or agencies involved in financing on the homesteaders behalf.

- d.) The City of Buffalo will then cause the Homestead structures to be publicly advertised, and these buildings will be offered, for Two Hundred Dollars plus closing costs to families, who:

- 1.) Are willing and able to rehabilitate the structures to a safe, sanitary condition.
- 2.) Are able to obtain adequate reconstruction financing, and
- 3.) Are willing to reside in the rehabilitated structure for five years.

Appropriate community organizations will be asked to assist in the recruitment

(Attachment B)

of qualified homesteaders and in publicizing the availability of the homestead structure.

- e.) Department staff will be assigned to assist homesteader applicants in arranging adequate construction and mortgage financing. This staff will also evaluate the homesteader applicant's ability to obtain both rehabilitation financing and/or mortgage financing, including Section 312 loans, or their equivalent.
- f.) In the event it is determined that there is more than one qualified homesteader applicant for a specific homestead structure, selection of the homesteader will be by lottery, or by any other equitable method. After selection of qualified homesteader, the Homestead Coordinator will recommend to the Common Council that the specific Homestead property be awarded.
- g.) The Common Council will authorize transfer of title to the specific property to the homesteader on the condition that:
 - 1.) all specified repairs be completed within 18 months and
 - 2.) the structure be occupied by the homesteader for a period of not less than 60 months.
- h.) Department staff will provide technical assistance to the homesteader during the reconstruction period. This technical assistance may include advice on contractor selection and supervision of contractor's work; approval where progress payments are required; advice on building products and materials, instruction in self help construction techniques, etc.

(Attachment B)
cont.

Redevelopers Obligations

- a. All Redevelopers shall be obligated to execute a Contract with the Department of Community Development or BURA for Disposition of Land for Private Redevelopment or Lease Agreement, in a form to be approved by the Common Council of the City of Buffalo.

The term, "Redeveloper", as contained herein, shall be construed to mean any party who acquires or leases real property, or an interest therein, from the Department or BURA for the purposes of redevelopment or rehabilitation in accordance with the provisions of this Program.

- b. The Redeveloper, or any of his successors, assignees and grantees shall be obligated by the Contract, related instruments of conveyance executed pursuant thereto Lease Agreement, and by appropriate covenants running with the land, to devote the land to the uses specified in this Urban Renewal Plan, and to no other uses, until such time as the provisions imposed by this Program shall terminate.
- c. Prior to the lease or disposition of real property or any interest therein, the Redeveloper shall submit all proposals for the development of said property to the Department or BURA for review and approval. No building permit shall be issued to a Redeveloper under Contract with the Department or BURA prior to said written approval of the Department or BURA.
- d. The Redeveloper shall be further obligated to begin and complete the redevelopment or rehabilitation of the property in conformity with this Program within a reasonable time, as set forth in the Contract or Lease Agreement.

- e. All Redevelopers, their assignees, grantees or successors in interest, shall be further obligated, by the Contract or Lease, and Deed, to covenant, without limitation as to time, that they will not discriminate upon the basis of race, color, or national origin in the sale, lease or rental of use of occupancy of property acquired from the Department or BURA or any of the improvements erected or to be erected thereon.
- f. Redevelopers of land allocated under this Program for new or rehabilitated housing of low-to-moderate cost, and intended for use for such housing as shown on the Redevelopers plans and proposals and approved by the Department or BURA shall be furthermore be obligated by the Contract or Lease Agreement to make available all or portions of said housing at sales prices or rentals which, insofar as feasible, are within the then prevailing ability of low and moderate income persons and families within the community.

(Attachment C)

October 13, 1987 1840

No. 76

Community Wide Urban Renewal
Homestead Program —
Glenwood Village

The Community Wide Urban Renewal Homestead Program permits additional supplements for housing projects under Section E of that Plan as amended (Item No. 279, C.C.P., September 18, 1984).

The Department of Inspections and Community Revitalization proposes to add a supplement which will include construction of twelve (12), residential, single-family housing units. The supplement, labeled Exhibit B — "Glenwood Village," is for the site addressed at 739-775 Glenwood, including 46-60 Box Street, as well as 43 Roeder Street. The site was formerly used by the Buffalo Board of Education for Public School No. 59. It is presently open and vacant, and the new construction will enhance the existing residential neighborhood.

The Department of Community Development respectfully requests approval of this supplement to the Community Wide Urban Renewal Homestead Program as Exhibit B (page 5B). This will provide an area of 86,109.5 square feet, or 1.97 acres, for housing for the Masten Community.

Respectfully submitted,

DEPARTMENT OF COMMUNITY
DEVELOPMENT

FREDERICK R. FÄDEL
Commissioner

MR. PITTS moved:

That the communication from the Department of Community Development, dated October 7, 1987, be received and filed; and

That the Commissioner of Community Development be, and he hereby is, authorized to add a supplement to the Community Wide Urban Renewal Homestead Program (Item No. 279, C.C.P., September 19, 1984) as described in the above-captioned communication, which supplement will provide an additional 1.97 acres for the Masten Community.

Passed.

Ayes - 13. Noes - 0.

10-27-87

No. 11

Glenwood Village - Citywide Urban
Renewal Plan Amendment
(Item No. 279, C.C.P., September 18, 1987)

The City Planning Board at its regular meeting held Tuesday, October 20, 1987 considered the above matter.

The Community Wide Urban Renewal Homestead Program permits additional supplements for housing projects under Section E of the plan as amended (Item No. 279, C.C.P., September 18, 1984).

The Department of Inspections and Community Revitalization proposes to add a supplement which will include construction of twelve (12) residential, three bedroom, single-family housing units. The supplement, or "Glenwood Village," is for the site addressed at 739-795 Glenwood, including 46-60 Box Street, as well as 43 Roeder Street. The site was formerly used by the Buffalo Board of Education for Public School No. 59. It is presently open and vacant and the new construction will enhance the existing residential neighborhood. This supplement to the Community Wide Urban Renewal Homestead Program will provide an area of 86,109.5 square feet, or 1.97 acres, for housing for the Masten Community.

After consideration of the above, the Planning Board voted to approve the proposed amendment to the Community Wide Urban Renewal Homestead Program to allow for the development of "Glenwood Village."

Respectfully submitted,

(REVEREND) S. THEODORE BERG
Vice Chairman

Referred to the Committee on Economic
Development.

CITY CLERK'S OFFICE

CITY HALL

BUFFALO, October 24, 1984

To Whom It May Concern:

I Herby Certify, That at a Session of the Common Council of the City of Buffalo, held in the City Hall, on the 18th day of September 1984, a resolution was passed, of which the following is a true copy:

No. 279 9-18-84

Hearing - Extension of the Community-Wide Urban Renewal Homestead Program Plan
[Item No. 72, C.C.P., July 10, 1984]
[Item No. 183, C.C.P., Sept. 4, 1984]

That the extension of the Community-Wide Urban Renewal Homestead Program Plan, the subject of a public hearing held September 4, 1984, be approved.

Passed.

Ayes - 13. Noes - 0.

No. 72 7-10-84

Extension of the Community-Wide Urban Renewal Homestead Program Plan

The Urban Renewal Plan for the Community Wide Urban Renewal Demonstration Program was approved by Your Honorable Body on September 17, 1974, C.C.P. No. 245, and is due to expire on September 16, 1984.

This program has been very successful in allowing the City to convey vacant or substandard property for homestead purposes, thereby bringing property back on the tax rolls. The Department of Community Development respectfully requests the approval for the extension of the Urban Renewal Plan by your Honorable Body.

We are attaching a copy of the updated Urban Renewal Plan for your review and in the interest of time, we are attaching the notice of hearing to be held on September 4, 1984. This requires the notice to be published by the City Clerk no later than August 24, 1984.

Sincerely,
DEPARTMENT OF
COMMUNITY DEVELOPMENT
James R. Militello
Commissioner

Mr. Pitts moved that the above Item be laid on the table for a public hearing before the Common Council on September 4, 1984 at 2:00 P.M.

Adopted.

No. 181 9-4-84

Notice of Hearing
Extension of the Community-Wide Urban Renewal Homestead Program Plan

I hereby inform you that a hearing has been set before the Common Council at its regular Meeting On September 4, 1984, at 2:00 P.M., in connection with, Extension of the Community-Wide Urban Renewal Homestead Program Plan, and notice of said hearing was properly published in the Buffalo News as required, copy of said notice is attached hereto.

Respectfully submitted,
CHARLES L. MICHAUX III
City Clerk

Received and filed.

No. 182

Take From Table-
Item No. 72, C.C.P., July 10, 1984
Extension of the Community-Wide Urban Renewal Homestead Program Plan.

Mr. Pitts moved that the above Item No. 72, C.C.P., July 10, 1984, which is the subject of hearing scheduled for this day before the Common Council is hereby taken from the table and is now before the Common Council for its consideration.

Adopted.

No. 183

Take From Table-
Item No. 72, C.C.P., July 10, 1984
Extension of the Community-Wide Urban Renewal Homestead Program Plan.

Mr. Pitts moved that the above Item is properly before the Common Council and the hearing be opened.

Carried.

Appearances -

Mr. Pitts moved that the hearing be closed.

Carried.

Referred to the Committee on Economic Development.

Ayes - Bell, Bellamy, Collins, Coppola, Giambra, Godzisz, Keane, LoTempio, LoVallo, Pitts, Rutecki - 11. Noes - Arthur, Bakos - 2.

I further certify that the above item was signed by the Mayor and returned to the office of the City Clerk on October 1, 1984.



ATTEST

Charles L. Michaux III

City Clerk.

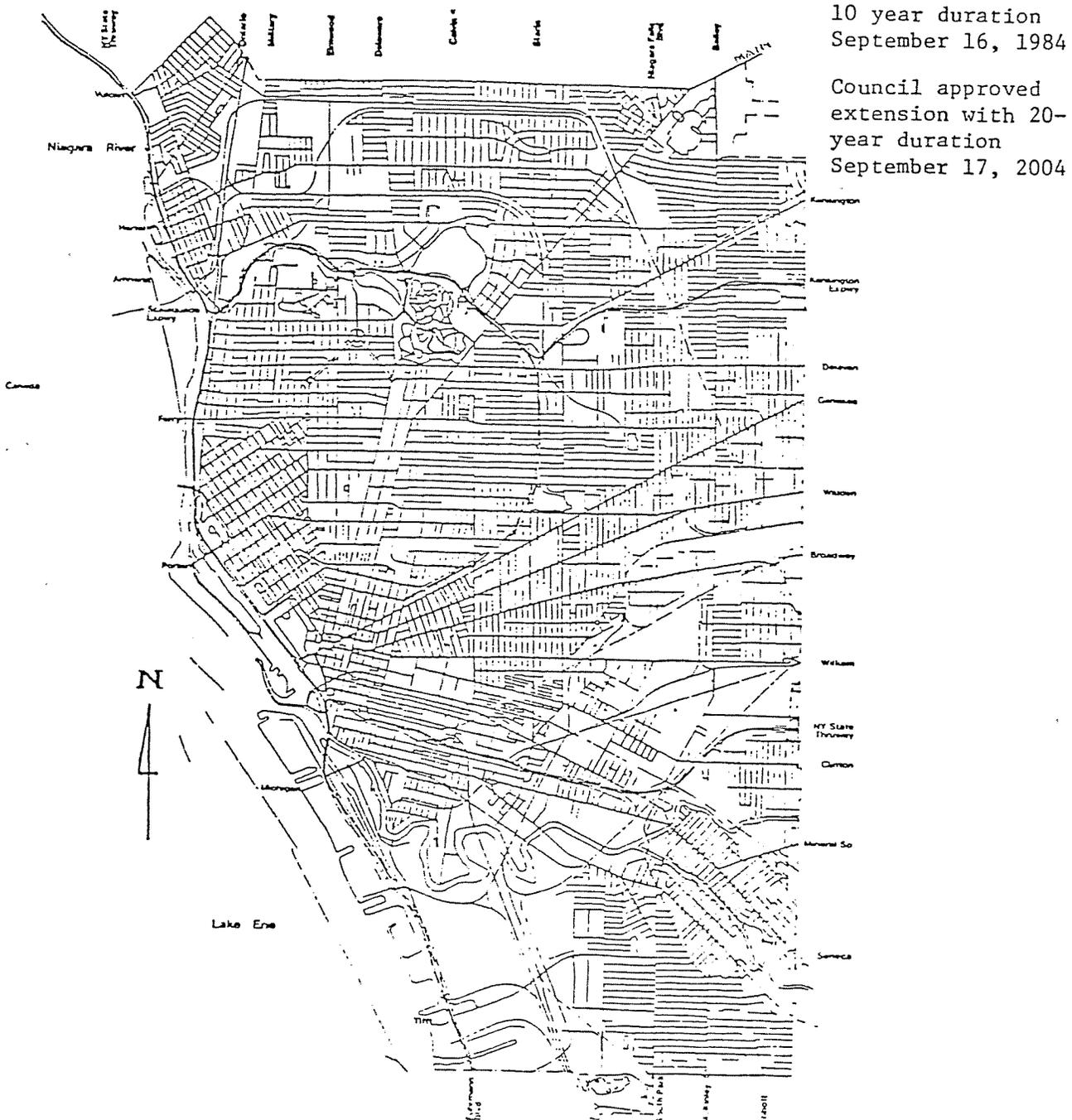
COMMUNITY WIDE URBAN RENEWAL
 DEMONSTRATION (HOMESTEAD) PROGRAM

Site designated by Common Council on May 7, 1974, C.C.P. No. 200.

Buffalo Urban Renewal Agency approved Plan, June 13, 1974; also received and filed extension amendment, June 28, 1984.

City Planning Board held public hearing and approved Plan, July 25, 1974; also held public hearing and approved extension amendment, July 17, 1984 (10 years).

Common Council held public hearing September 3, 1974, and referred Urban Renewal Plan to the Finance Committee. Council approved Plan September 17, 1974, C.C.P. No. 245. Council held public hearing on the extension amendment September 4, 1984 and referred item to Economic Development Committee (9-12-84). Council approved extension amendment September 18, 1984, C.C.P. No. 279.



MAY 28, 1991

ECONOMIC DEVELOPMENT
HON. CLIFFORD BELL
CHAIRMAN

No.177
Community Wide Urban Renewal Program Supplement
(Item No. 70, C.C.P., May 14, 1991)

That the above item be and hereby is returned to the
Common Council without recommendation.

The above item has been set for a public hearing before the Common
Council at its regularly schedule meeting on May 28, 1991, at 2:00 P.M.,
and that notice of same has been properly published in the Buffalo
News, and a copy of same is attached hereto.

On a motion by Mr. Fahey, Seconded by Mr. Collins the item
is properly before the Common Council and the hearing be opened.

CARRIED.

Appearances: J. Duderwick

Mr. Fahey moved that the hearing be closed. Seconded by
Mr. Coppola.

CARRIED

Mr. Fahey moved that:

The Community Wide Urban Renewal Homestead Program
Supplement which identifies approximately 568 new housing
construction sites utilizing vacant city owner parcels, be and the same
hereby is, approved.

PASSED

AYES- AMOS, BAKOS, BELL, COLLINS, COPPOLA, FAHEY,
FRANCZYK, HIGGINS, LOTEMPIO, PERLA, PITTS, RUTECKI-12
NOES- ARTHUR-1

October 13, 1987

1840

No. 76

Community Wide Urban Renewal
Homestead Program —
Glenwood Village

The Community Wide Urban Renewal Homestead Program permits additional supplements for housing projects under Section E of that Plan as amended (Item No. 279, C.C.P., September 18, 1984).

The Department of Inspections and Community Revitalization proposes to add a supplement which will include construction of twelve (12), residential, single-family housing units. The supplement, labeled Exhibit B — "Glenwood Village," is for the site addressed at 739-775 Glenwood, including 46-60 Box Street, as well as 43 Roeder Street. The site was formerly used by the Buffalo Board of Education for Public School No. 59. It is presently open and vacant, and the new construction will enhance the existing residential neighborhood.

The Department of Community Development respectfully requests approval of this supplement to the Community Wide Urban Renewal Homestead Program as Exhibit B (page 5B). This will provide an area of 86,109.5 square feet, or 1.97 acres, for housing for the Masten Community.

Respectfully submitted,

DEPARTMENT OF COMMUNITY
DEVELOPMENT

FREDERICK R. FADEL
Commissioner

MR. PITTS moved:

That the communication from the Department of Community Development, dated October 7, 1987, be received and filed; and

That the Commissioner of Community Development be, and he hereby is, authorized to add a supplement to the Community Wide Urban Renewal Homestead Program (Item No. 279, C.C.P., September 19, 1984) as described in the above-captioned communication, which supplement will provide an additional 1.97 acres for the Masten Community.

Passed.

Ayes - 13. Noes - 0.

10-27-87

No. 11

Glenwood Village - Citywide Urban
Renewal Plan Amendment
(Item No. 279, C.C.P., September 18, 1987)

The City Planning Board at its regular meeting held Tuesday, October 20, 1987 considered the above matter.

The Community Wide Urban Renewal Homestead Program permits additional supplements for housing projects under Section E of the plan as amended (Item No. 279, C.C.P., September 18, 1984).

The Department of Inspections and Community Revitalization proposes to add a supplement which will include construction of twelve (12) residential, three bedroom, single-family housing units. The supplement, or "Glenwood Village," is for the site addressed at 739-795 Glenwood, including 46-60 Box Street, as well as 43 Roeder Street. The site was formerly used by the Buffalo Board of Education for Public School No. 59. It is presently open and vacant and the new construction will enhance the existing residential neighborhood. This supplement to the Community Wide Urban Renewal Homestead Program will provide an area of 86,109.5 square feet, or 1.97 acres, for housing for the Masten Community.

After consideration of the above, the Planning Board voted to approve the proposed amendment to the Community Wide Urban Renewal Homestead Program to allow for the development of "Glenwood Village."

Respectfully submitted,

(REVEREND) S. THEODORE BERG
Vice Chairman

Referred to the Committee on Economic
Development.

CITY CLERK'S OFFICE

CITY HALL

BUFFALO, October 24, 1984

To Whom It May Concern:

I Herby Certify, That at a Session of the Common Council of the City of Buffalo, held in the City Hall, on the 18th day of September 1984, a resolution was passed, of which the following is a true copy:

No. 279 9-18-84

**Hearing - Extension of the Community-
Wide Urban Renewal Homestead Program
Plan**

[Item No. 72, C.C.P., July 10, 1984]
[Item No. 183, C.C.P., Sept. 4, 1984]

That the extension of the Community-
Wide Urban Renewal Homestead Program
Plan, the subject of a public hearing held
September 4, 1984, be approved.

Passed.

Ayes — 13. Noes — 0.

No. 72 7-10-84

**Extension of the Community-Wide Urban
Renewal Homestead Program Plan**

The Urban Renewal Plan for the
Community Wide Urban Renewal
Demonstration Program was approved by
Your Honorable Body on September 17,
1974, C.C.P. No. 245, and is due to expire on
September 16, 1984.

This program has been very successful
in allowing the City to convey vacant or
substandard property for homestead
purposes, thereby bringing property back
on the tax rolls. The Department of
Community Development respectfully
requests the approval for the extension of
the Urban Renewal Plan by your Honorable
Body.

We are attaching a copy of the updated
Urban Renewal Plan for your review and in
the interest of time, we are attaching the
notice of hearing to be held on September 4,
1984. This requires the notice to be
published by the City Clerk no later than
August 24, 1984.

Sincerely,

DEPARTMENT OF
COMMUNITY DEVELOPMENT

James R. Militello
Commissioner

Mr. Pitts moved that the above Item be
laid on the table for a public hearing before
the Common Council on September 4, 1984
at 2:00 P.M.

Adopted.

No. 181 9-4-84

**Notice of Hearing
Extension of the Community-Wide
Urban Renewal Homestead Program Plan**

I hereby inform you that a hearing has
been set before the Common Council at its
regular Meeting On September 4, 1984, at
2:00 P.M., in connection with, Extension of
the Community-Wide Urban Renewal
Homestead Program Plan, and notice of
said hearing was properly published in the
Buffalo News as required, copy of said
notice is attached hereto.

Respectfully submitted,

CHARLES L. MICHAUX III
City Clerk

Received and filed.

No. 182

**Take From Table-
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Extension of the Community-Wide Urban
Renewal Homestead Program Plan.**

Mr. Pitts moved that the above Item No.
72, C.C.P., July 10, 1984, which is the subject
of hearing scheduled for this day before the
Common Council is hereby taken from the
table and is now before the Common
Council for its consideration.

Adopted.

No. 183

**Take From Table-
Item No. 72, C.C.P., July 10, 1984
Extension of the Community-Wide Urban
Renewal Homestead Program Plan.**

Mr. Pitts moved that the above Item is
properly before the Common Council and
the hearing be opened.

Carried.

Appearances -

Mr. Pitts moved that the hearing be
closed.

Carried.

Referred to the Committee on Economic
Development.

Ayes — Bell, Bellamy, Collins, Coppola,
Giambra, Godzisz, Keane, LoTempio,
LoVallo, Pitts, Rutecki — 11. Noes —
Arthur, Bakos — 2.

I further certify that the above item was signed by the Mayor and returned to the office of the City Clerk on October 1, 1984.

ATTEST

Charles L. Michaux III

City Clerk.

COMMUNITY WIDE URBAN RENEWAL
 DEMONSTRATION (HOMESTEAD) PROGRAM

Site designated by Common Council on May 7, 1974, C.C.P. No. 200.

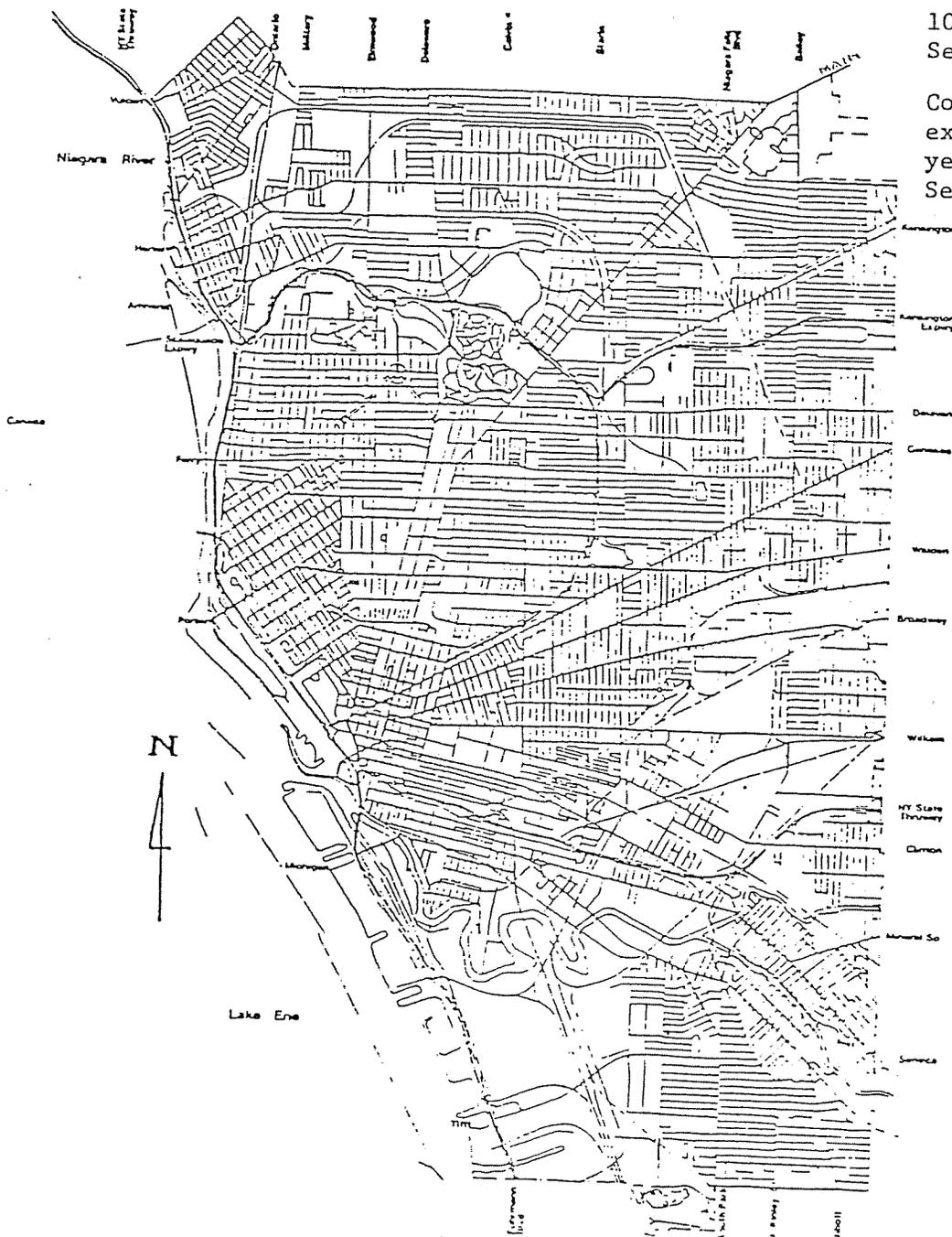
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10 year duration
 September 16, 1984

Council approved
 extension with 20-
 year duration
 September 17, 2004



MAY 28, 1991

ECONOMIC DEVELOPMENT
HON. CLIFFORD BELL
CHAIRMAN

No.177
Community Wide Urban Renewal Program Supplement
(Item No. 70, C.C.P., May 14, 1991)

That the above item be and hereby is returned to the Common Council without recommendation.

The above item has been set for a public hearing before the Common Council at its regularly schedule meeting on May 28, 1991, at 2:00 P.M., and that notice of same has been properly published in the Buffalo News, and a copy of same is attached hereto.

On a motion by Mr. Fahey, Seconded by Mr. Collins the item is properly before the Common Council and the hearing be opened.

CARRIED.

Appearances: J. Duderwick

Mr. Fahey moved that the hearing be closed. Seconded by Mr. Coppola.

CARRIED

Mr. Fahey moved that:

The Community Wide Urban Renewal Homestead Program Supplement which identifies approximately 568 new housing construction sites utilizing vacant city owner parcels, be and the same hereby is, approved.

PASSED

AYES- AMOS, BAKOS, BELL, COLLINS, COPPOLA, FAHEY,
FRANCZYK, HIGGINS, LOTEMPIO, PERLA, PITTS, RUTECKI-12

NOES- ARTHUR-1