

An aerial photograph of a densely populated urban neighborhood, Shaffer Village, showing a grid of streets, numerous houses, and some larger commercial buildings. The image is overlaid with a semi-transparent blue gradient that darkens towards the bottom.

# Shaffer Village Site Redevelopment & Neighborhood Master Plan

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SEPTEMBER 14, 2021

# Shaffer Village Site Redevelopment & Neighborhood Master Plan

The Planning Document is organized into the following Sections:

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## **Section I**      **Existing Conditions & Planning Framework**

This section further defines the study boundaries, summarizes findings of previous planning efforts, and outlines how the forthcoming design response and development guidelines are informed by larger context and connectivity patterns.

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## **Section II**      **Strategic Neighborhood Development**

This section synthesizes information gathered in the context and connectivity assessments and hones in on three strategic development sites beyond Shaffer Village. Two conceptual development alternatives are proposed for each of these three strategic neighborhood sites. In addition to strategic sites, a summary of priority public investment opportunities has been outlined.

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## **Section III**      **Shaffer Village Master Plan**

This section introduces the proposed site Master Plan for the Shaffer Village Complex. Details of the proposed site redevelopment and design components are provided as well as a summary of housing prototypes developed jointly with input from the market study, project stakeholders, and neighborhood residents.

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## **Section IV**      **Appendices**

Included in the Appendices are summaries of the supporting project research, stakeholder and public input session outcomes, the final the housing market study and a record of design and redevelopment concepts for the Shaffer Village site.



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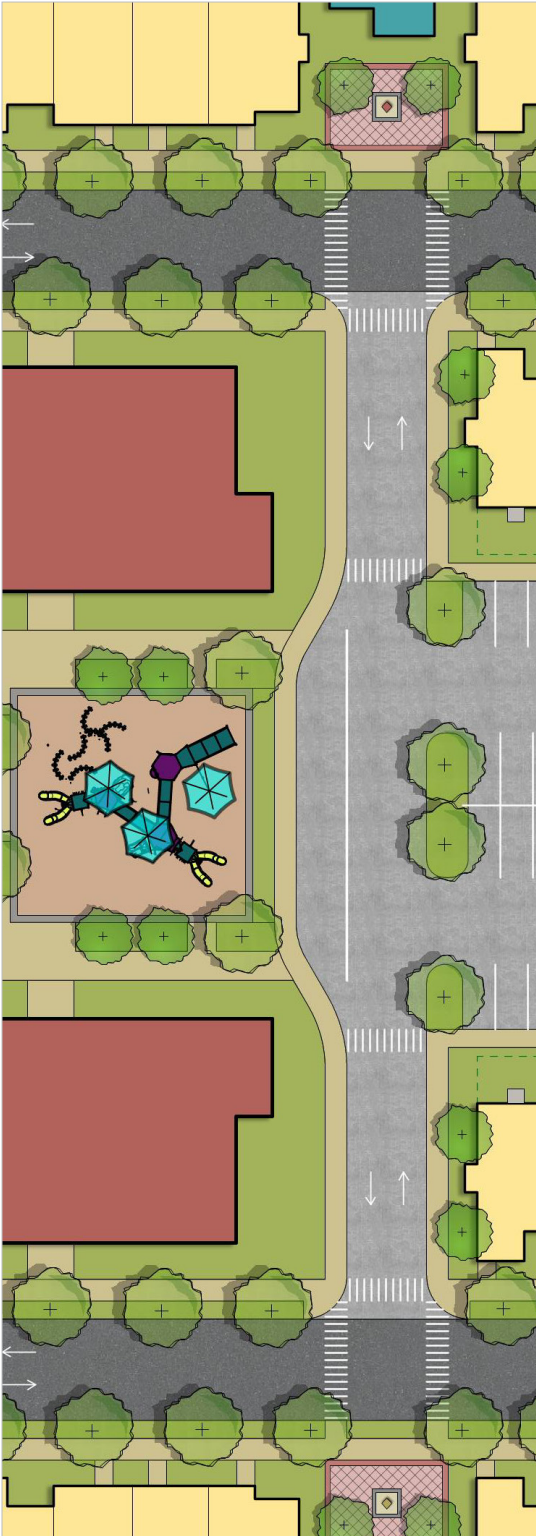
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# EXECUTIVE SUMMARY



## Introduction

This Master Plan provides a framework to guide the next phase of redevelopment at the Shaffer Village Apartments complex and strategic planning efforts within the larger neighborhood context. The resulting document builds upon previous planning efforts and reflects a commitment to incorporating input directly from the community level.

By identifying redevelopment priorities and public investment opportunities, this plan seeks to translate an overarching commitment to quality care, accommodation, and services for Shaffer residents into specific site attributes and building typologies that reflect current needs.

It is another key objective of this effort to articulate how Shaffer Village can better integrate within, help to stabilize, and catalyze revitalization of the surrounding area. Included is an exploration of extending development opportunities to strategic neighborhood sites, planning for open spaces, and strengthening key multi-modal links throughout the community.

3d Development Group, LLC engaged a local consultant team composed of Wendel Companies - an architecture, engineering, energy efficiency, and construction management firm; as well as the architectural and planning design firm Hamilton Houston Lownie Architects (HHL). Their joint efforts engaged the client, key stakeholders, development groups, and local residents to help chart an exciting new course for the neighborhood.

The following is a summary of key tasks and objectives that were undertaken during preparation of the Master Plan for Shaffer Village and the surrounding neighborhood in 2021. Outcomes of this process form the foundation of this Master Plan.

# Project Process & Methodology



## Research Process Summary

- Collect and review relevant documents and data, including past plans and strategic planning framework that relates to the larger Riverside area.
- Conduct a high level site analysis of Shaffer Village to validate key issues and opportunities relating to:
  - Land tenure;
  - Site access & egress;
  - Adjacent land use & activity;
  - Internal land use & activity
- Develop agreed master planning principles that respond to the above to guide the development of the master plan.

An overview of supporting documentation is contained within the appendices of this report.



## Engagement Process Summary

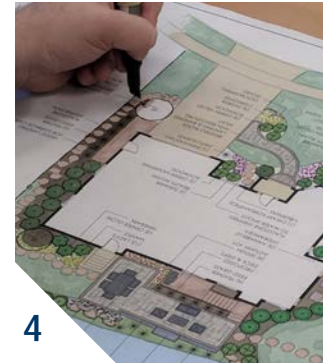
- Liaise with key stakeholders including the Buffalo Municipal Housing Authority and City of Buffalo regarding redevelopment of the site.
- Facilitate a public design charrette directly within Shaffer Village to gather input and ideas from local residents in relation to:
  - Key links and amenities within the local and larger site context;
  - Opportunities and obstacles to navigating and utilizing services throughout the neighborhood area;
  - Attributes and concerns related to the relationship between Shaffer Village and the larger neighborhood;
  - Features of proposed residential spaces and site layout

An overview of engagement outcomes is contained within the appendices of this report.



## Design Development Process Summary

- Prepare master plan concepts that relate to the following key elements:
  - Land use & open space;
  - Accessibility & circulation;
  - Building types & placement;
  - Services & amenities;
  - Programming;
  - Landscape enhancements;
  - Safety & security
- Mock up a proposed site and building plan that aligns with goals of the BMHA, directly accounts for replacement of existing units, and addresses varied resident needs.
- Identify strategic neighborhood development sites and proposed reuse options.
- Draft a list of development priorities and public investment opportunities to accompany the proposed plan.



## Plan Finalization Process Summary

- Present draft plan and concepts to project stakeholders for preliminary feedback.
- Prepare draft report to project stakeholders for preliminary feedback.
- Reconnect with residents to discuss key objectives and design features;
- Refine the master plan based on collective feedback received.
- Present the final master plan to project stakeholders for endorsement.
- Develop and submit the final report for consideration and endorsement.

## Project Focus Areas

The geographic focus of this planning effort comprises a 240-acre area within the Riverside Neighborhood in North Buffalo, New York. The map at right shows the context of the larger neighborhood study boundary. Situated North of downtown Buffalo and the historic Black Rock neighborhood, Riverside was once described as a bustling neighborhood of well-kept homes, thriving businesses and industry throughout most of the 20th century.

In the post-industrial area, commercial corridors in Riverside suffered but the residential fabric remained intact. Specific community needs identified by past assessments include addressing a lack of housing type choice and recreational opportunities through more holistic neighborhood planning.

It is a goal of this planning effort to lay out targeted design strategies for the Shaffer Village Public Housing Re-development and strategic neighborhood sites that catalyze positive change throughout the larger neighborhood.

The overall neighborhood master plan identifies key community open space, multi-modal and trail opportunities as well as other key linkages to form a more complete neighborhood redevelopment.

A broader context outside of the strict neighborhood boundaries is considered to identify key connections to the Riverside community, the redeveloping Niagara Street corridor, the Black Rock Canal and Niagara River Waterfront as well as the emerging Scajaquada Creek corridor that is presently undergoing a significant planning effort.

The Master Plan builds upon previous planning undertaken, in particular the 2010 Riverside Community Plan 'Rediscover Riverside' which provided comprehensive grass-roots gathered data and outlined neighborhood strengths, weaknesses, obstacles, and opportunities to help inform future development.

This plan takes a deeper dive into potential designs for priority areas, specifically sites that through re-development or re-programming will help integrate Shaffer Village into the surrounding neighborhood and the neighborhood into the broader city landscape.

### Guiding Principals:

#### ▶ Strategic Site Improvements

Identify design and zoning opportunities that encourage the appropriate balance of neighborhood land use (residential/commercial/industrial), support infrastructure, and bolster public space amenities.

#### ▶ Community Driven Vision

Ensure public housing redevelopment plans are part of a larger neighborhood vision developed with active involvement from a broad set of stakeholders including residents, employers, policymakers and developers.

#### ▶ Neighborhood Unification

Work to de-stigmatize public housing by more seamlessly integrating it into the neighborhood. Reconfigure the Shaffer public housing site to fit back into the neighborhood, eliminating super blocks and building in new portions of a stronger residential grid.

#### ▶ Catalyzing Redevelopment

Use the Shaffer public housing redevelopment to holistically benefit public housing residents and enhance the surrounding neighborhood. Focus on using new structures to activate formerly underutilized sites and build opportunities for better public access, amenities, and positive engagement between residents.



**Above: Neighborhood Planning Strategy Map**  
(neighborhood study boundary outlined in red)

Shaffer Village comprises nearly 12 acres in northwest Buffalo. ▶ The current complex between Ontario and Isabelle streets offers 1&2 bedroom senior apartments and 2-5 bedroom family apartments but is primed for site-wide redevelopment to improve infrastructure, accommodate residents with disabilities, elevate the overall quality of life, and better integrate Shaffer into the surrounding neighborhood context.



**Above: Shaffer Village Housing Complex**  
(shaffer village redevelopment parcels outlined in red)

# PLANNING FRAMEWORK & SITE ASSESSMENTS

## Supporting Plan Summary

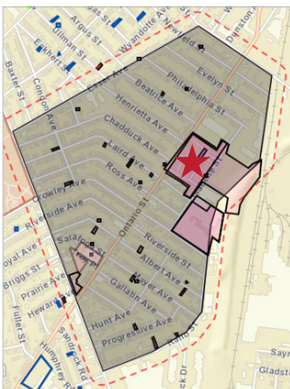
Following is a summary of plans and reports completed within the City of Buffalo between 2010 and 2020. The full review and analysis of these reports can be found in Appendix A. Each of these documents outlines guidelines or philosophies that have contributed to the Master Plan for Shaffer Village and the surrounding neighborhood.

An overarching priority is for revitalization efforts to focus on a walkable, mixed use residential community with connections to the water and existing or proposed green space. In addition, a focus on improved access to public transportation, employment centers, various commercial needs to support the residential neighborhood (grocery, services, etc).



### (2021) Geographic Information System (GIS) Mapping & Field Analysis

The initial geographic information system (GIS) mapping performed by Wendel shows that there are very few adjacent groupings of vacant, in-rem, or publicly owned parcels that could be combined for a larger project.



### (2021) New York's State Historic Preservation Office (SHPO) / Cultural Resource Information System (CRIS) Assessment

The neighborhood is within an Archaeologically Sensitive Area and includes 1 listed building, and 3 that are eligible. Not all buildings in this area have been assessed, therefore as the plan is developed and moves into implementation, there will be a need for additional coordination with New York State's Historic Preservation Office (SHPO).

While SHPO consultation may not be required as part of New York's State Environmental Quality Review Process (SEQR), The National Environmental Policy Act (NEPA) will require SHPO consultation. If a project disturbs more than .25 acres within the city, a Stormwater Pollution Prevention Plan (SWPPP) will be required and will also require SHPO sign-off.





### (2020) River Rock Connections Project - Request for Proposals

The Buffalo Urban Renewal Agency requested design proposals for a “River Rock Connections” project focused on building links within the Black Rock and Riverside neighborhoods. Takeaways from this document include:

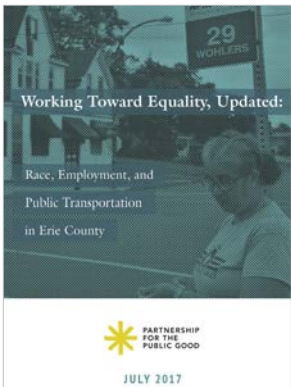
- Increase Public Access to the Waterfront
- Create Complete Streets
- Targeted Brownfield Redevelopment / Rails-to-Trails Opportunities
- Build a Web of Multi-modal Connectivity
- Ensure Equal Opportunity and Access to Neighborhood Improvements



### (2018) Local Waterfront Revitalization Plan

This report focuses on the City of Buffalo Local Waterfront Revitalization Area, a portion of which is within Black Rock and adjacent to the project area. Better connections to the waterfront and Black Rock Canal Park, particularly along Ontario Street, are priority improvements within this plan. Takeaways from this document include:

- Increase Public Access to the Waterfront
- Create Complete Streets
- Build a Web of Multi-modal Connectivity
- Ensure Equal Opportunity and Access to Neighborhood Improvements



### (2017) Working Toward Equality, Updated

Assessment of race, employment, and public transportation throughout Erie County with focus on job center accessibility. West Buffalo is connected to 13 out of 17 major employment centers in Erie County but public transit does not provide reliable access to all jobs within that center.

Focus should be placed on siting improved or integrated transit hubs that are more accessible, safe, and comfortable. Increased funding to the Niagara Frontier Transportation Authority (NFTA) for more routes/stops, as well as more outreach/involvement with the communities to identify their needs is also recommended by this report.



### (2017) Buffalo Housing Opportunity Strategy

Analysis of the Buffalo housing market in 2017 and principles to help guide strategic decision making. The report established five sub-market types based on neighborhood condition, with this project area being a “Moderate Demand” type for which the following strategies and interventions are recommended:

- Deposit city-owned vacant lots into a community land trust / infill affordable units
- Pursue aggressive code enforcement and compliance assistance
- Extend home rehab loans to property owners on stable blocks
- Acquire and demolish un-salvageable properties
- Invest in corridor beautification along streets that have recently seen investment



### (2016) Tonawanda St. Corridor Brownfield Opportunity Area

In 2011 The City of Buffalo began establishing the Tonawanda Street Corridor Brownfield Opportunity Area (BOA). This strategy provides expanded eligibility for state-sponsored environmental and economic development programs, including favorable tax and investment incentives for private development. The BOA encompasses 650 acres northwest of the city including industrial parcels within the project area. The Tonawanda Street BOA established 3 main goals:

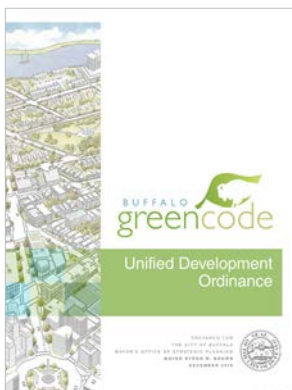
- Grow the Economy
- Strengthen Neighborhood Complete Streets
- Repair the Environment



### (2016) City of Buffalo Bike Master Plan

The Bike Master Plan assessed existing bike facilities throughout the City and proposed new facilities in response to public input. In the project area the bike routes assessed for potential improvement from least to most feasible include Esser Ave, Skillen St, Ontario St, and Tonawanda St.

The plan identified corridor gaps along the above streets, meaning that connections can, and should be improved upon. Catering to these likely improvements should be considered in the Shaffer Master Plan (bike racks, etc.)



### (2016) City of Buffalo Unified Development Ordinance

The City of Buffalo developed the Unified Development Ordinance (UDO) also known as the “GreenCode” in conjunction with a Land Use Plan completed in September 2016. The Shaffer Village neighborhood is considered a “Streetcar Neighborhood” dominated by residential zones. Zoning districts within this neighborhood are noted below, and in greater detail within the Appendix:

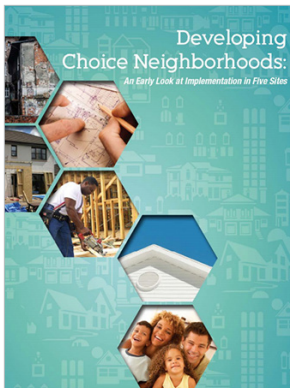
- N-3R – Residential (majority of parcels)
- N-3C – Mixed Use Center
- N-3E – Mixed use Edge
- D-R – Residential Campus (Shaffer Village)
- D-S – Strip Retail
- D-C – Flex Commercial
- D-IL – Light Industrial
- D-OG – Green



### (2016) City of Buffalo Land Use Plan

The City of Buffalo Land Use Plan was part of the Unified Development Ordinance (UDO). It identified a series of goals, objectives and land use policies. Land use in this area is generally residential, with commercial and industrial on the outer borders of the project area. The Land Use Plan proposed several goals that should influence future policies and plans:

- Enhance open spaces and create great places on the waterfront
- Leverage and re-purpose former industrial assets
- Strengthen neighborhoods & reinforce neighborhood centers
- Promote diversity and affordability
- Reclaim vacant buildings and land
- Encourage transportation choice



### (2010) Department of Housing & Urban Development’s Choice Neighborhoods Program

The program helps communities revitalize distressed public or Department of Housing & Urban Development (HUD)-assisted housing and catalyze critical improvements in the larger neighborhood. Takeaways from this document include:

- Replace distressed public and assisted housing with high-quality mixed-income housing
- Improve outcomes of target households related to employment, health, and education
- Building up neighborhood assets like safety, good schools, and commercial activity



### (2010) Riverside Community Plan “Rediscover Riverside”

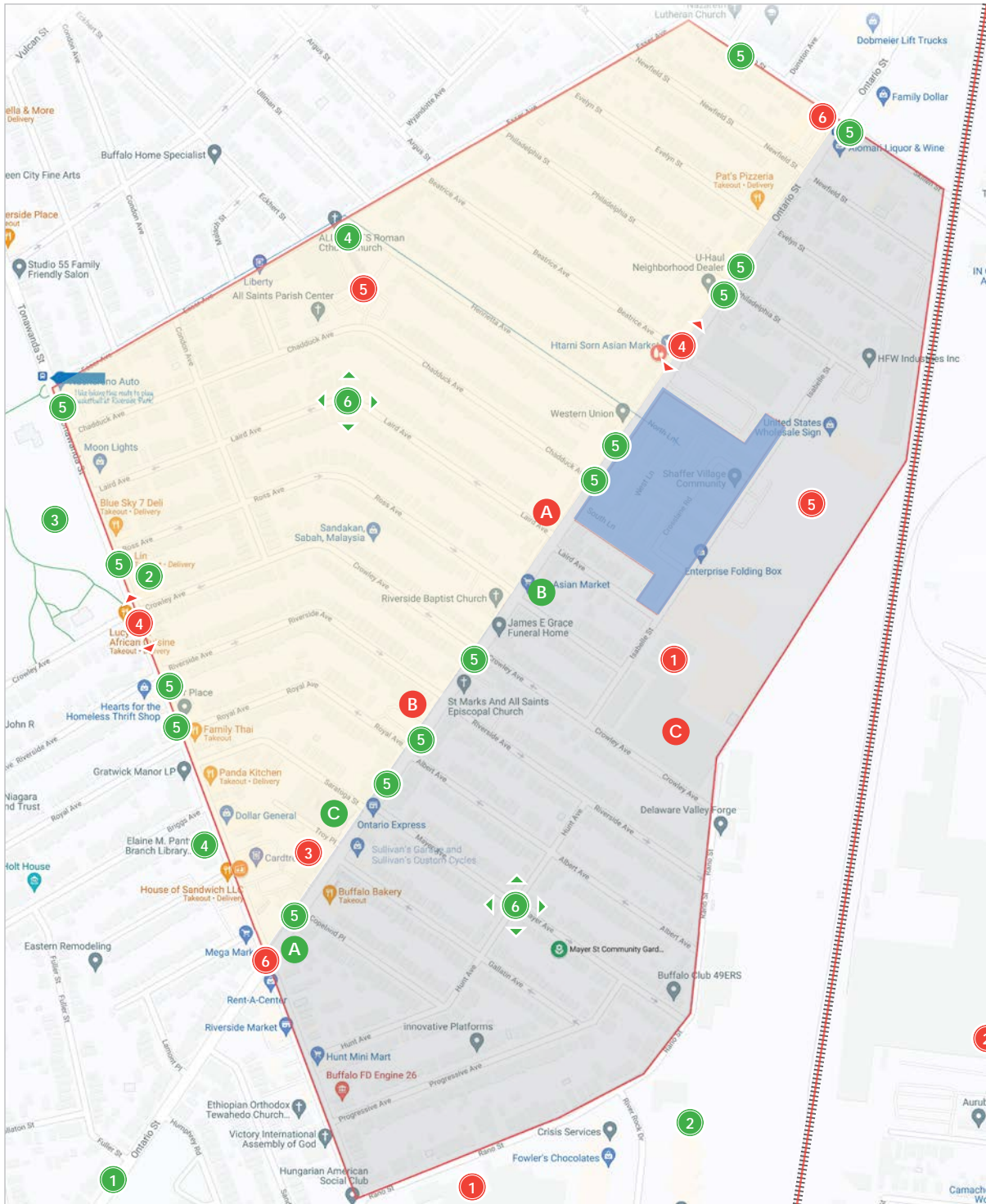
This Riverside-focused report was drafted in response to a larger 2007 Black Rock-Riverside plan and the City of Buffalo’s “Good Neighbors Planning Alliance” initiative. The grass-roots effort still serves as a good reference for on-going planning efforts. Takeaways from this document include:

- Infill should have setbacks and blend with existing neighborhood
- Diversity of housing choices is desired
- Recreational and community-oriented spaces are lacking
- Enhanced bicycle routes to Riverwalk and Riverside Park
- Important for pedestrian infrastructure to be maintained and improved
- Skillen identified as a major entry and exit gateway for Riverside

## Key Takeaways

- Encourage infill development & adaptive reuse
- Better integrate Shaffer Village within the larger neighborhood context
- Use Shaffer Village redevelopment as a catalyst for larger community improvements – especially providing socially constructive community spaces
- Propose strategies for revitalization of vacant & underutilized properties throughout the neighborhood
- Strengthen public transit and multi-modal links to existing assets, including parks and waterfront corridors





**Above: Map of Resident Identified Neighborhood Assets and Obstacles**  
 (grey, blue, & yellow fill = resident identified districts) (letters correspond to detail callouts on pages 14-15)

**Assets Identified by Residents:**

1. Ontario St. Access to Niagara River Waterfront
2. Usable Space for Local Business & Incubators
3. Large Urban Greenspace - ex. Riverside Park
4. Free Community Resources - ex. Public Library
5. Good Proximity to Public Transit Stops
6. Dense & Walkable Areas of Residential Street Grid

**Obstacles Identified by Residents:**

1. Vacant, Dilapidated, & Underutilized Infrastructure
2. No Local Community Center - Nearest Across Rail
3. Commercial Vacancy along Ontario & Tonawanda St.
4. Lack of Pedestrian & Bicycle Infrastructure
5. Lack of Youth-Oriented Public Open Space
6. Lack of Identifiable Community Gateway(s) & Branding

## Neighborhood Conditions Assessment - Obstacles to Address



A

*Vacant green space at the intersection of Ontario St. and Laird Ave.*

### Centrally-Located and Sizable Vacant Lots Amid Need for Additional Green Space & Amenities

The Riverside neighborhood could use more public amenities, recreation opportunities, and communal green space. Vacant lots like this seem primed for conversion to transit hubs, mixed use buildings, recreation centers, or more established green space but this location in particular was a former gas station and poses unique challenges to redevelop. Site like this are at key intersections with public transit stops but no longer service the community directly or indirectly.



B

*Vacant lot and grocery severs the Ontario St. commercial fabric*

### Commercial Corridor Buildings Disconnected or Disengaged from Street

The residential fabric throughout Riverside is stable and dense but a lack of contiguous commercial facades, pedestrian accessibility, occupancy along both Tonawanda and Ontario Streets makes these commercial corridors less stable and productive.

Much of the land along Ontario Street is dedicated to vehicular parking even though a large portion residents living near Ontario Street rely upon alternative transportation modes. Committing central public spaces exclusively to accommodating vehicles also risks large visual and physical gaps if those spaces are otherwise unused or under-programmed.



C

*Former King Sewing Factory Complex Building from Crowley Ave.*

### Vacant and Underutilized Historic Neighborhood Buildings

Buildings like the former King Sewing Factory off Crowley Ave are rich with history and architectural significance but have been burdened by years of disinvestment and neglect. Now a detriment to the neighborhood, these iconic factories were once bustling with activity and job opportunities for local residents.

Reasons for the original factory location included proximity to the Lackawanna Belt Line. This proximity should remain a consideration, especially if opportunities to integrate pedestrian trails into the Belt Line system materialize. Several city streets were originally terminated to build the complex, new streets could also be considered to restore neighborhood density and provide more varied land use options.

## Neighborhood Conditions Assessment - Assets to Expand Upon



*Grassroots Garden beside United Methodist Church on Ontario St.*

### Vacant Parcels and Underutilized Green Spaces Re-purposed for Community Use

Greenspace can be creatively integrated even within an otherwise dense residential fabric. As shown in the image at left and outlined in the 2010 'Rediscover Riverside' Community Plan, publicly owned and otherwise underutilized spaces can be targeted for additional green space.

According to the plan, the Grassroots Gardens application process allows community groups to manage otherwise vacant publicly-owned parcels as community gardens through a lease arrangement between Grassroots Gardens and the City of Buffalo. Efforts should be made to generate broad residential involvement of all areas, ages, and backgrounds in these community groups to foster an environment of shared assets, opportunity, and responsibility.



*Inviting Commercial Bump-out at Ontario St. & Laird Ave. Intersection*

### Commercial Corridor Buildings Engaged with Street at the Pedestrian Scale

While one era of Riverside commerce has passed, a resurgence is possible as new immigrant populations establish homes and businesses. Preserving and restoring small-to-medium sized commercial buildings helps attract locally-owned businesses that often reinvest in their community and offers space for them to grow if successful. Ontario Street also boasts physical assets like wide sidewalks that can accommodate transit shelters, bike-share racks, and cafe-style seating.

On the public side it is important to foster small-business growth and invest in emerging nodes. Targeted accessibility and streetscape improvements can help calm traffic, build identity, and attract further investment to more sustainable nodes vs. trying to elevate entire corridors at once.



*Riverside Apartments at 238 Ontario St. (Former Riverside Academy)*

### Re-purposing Historic Neighborhood Structures for Commercial or Residential Use

Riverside Apartments is one of several schools across the city to be adapted into affordable housing. Vacant and aging infrastructure pose a dilemma for many communities but the conversion potential remains strong.

There's particular pressure to preserve historic structures but it's often difficult to find viable new uses and financing for restoration. In a growing number of cases, affordable housing has emerged as the solution.

Former schools and notable "daylight factory" buildings in Buffalo lend themselves well to housing reuse with large windows and tall ceilings. They also allow the buildings to retain much of their original character adding cultural richness to the community.

## Neighborhood Connectivity & Accessibility Overview

Based on informal outreach polling during a public engagement event, the majority of Riverside neighborhood residents have personal vehicles and the majority of Shaffer Village public housing residents do not. Families within Shaffer Village were more likely to own a personal vehicle than elderly residents, so designing safe and reliable access to public transit, amenities, and services should be a top priority when considering placement and design attributes of senior housing within the redevelopment area.

### PUBLIC TRANSIT

**40%**

*Polled as Primary Transit Mode*



### RIDE SHARE

**25%**

*Polled as Primary Transit Mode*



### PERSONAL VEHICLE

**20%**

*Polled as Primary Transit Mode*



### BICYCLE

**10%**

*Polled as Primary Transit Mode  
(Mostly children staying within neighborhood but they say most streets are unsafe for cycling)*



### WALKING

**5%**

*Polled as Primary Transit Mode\**



### Priority Considerations for Improving Connectivity as part of the Redevelopment

#### Increase Multi-Modal Accessibility:

Shaffer Village and the Riverside neighborhood are well connected to public transit but lack contiguous, safe, multi-modal links to nearby recreational assets and amenities. It is important to invest in transit stops, intersections, bike racks, and other amenities for those who rely on alternative transportation.

#### Increase Neighborhood's Visual Identity:

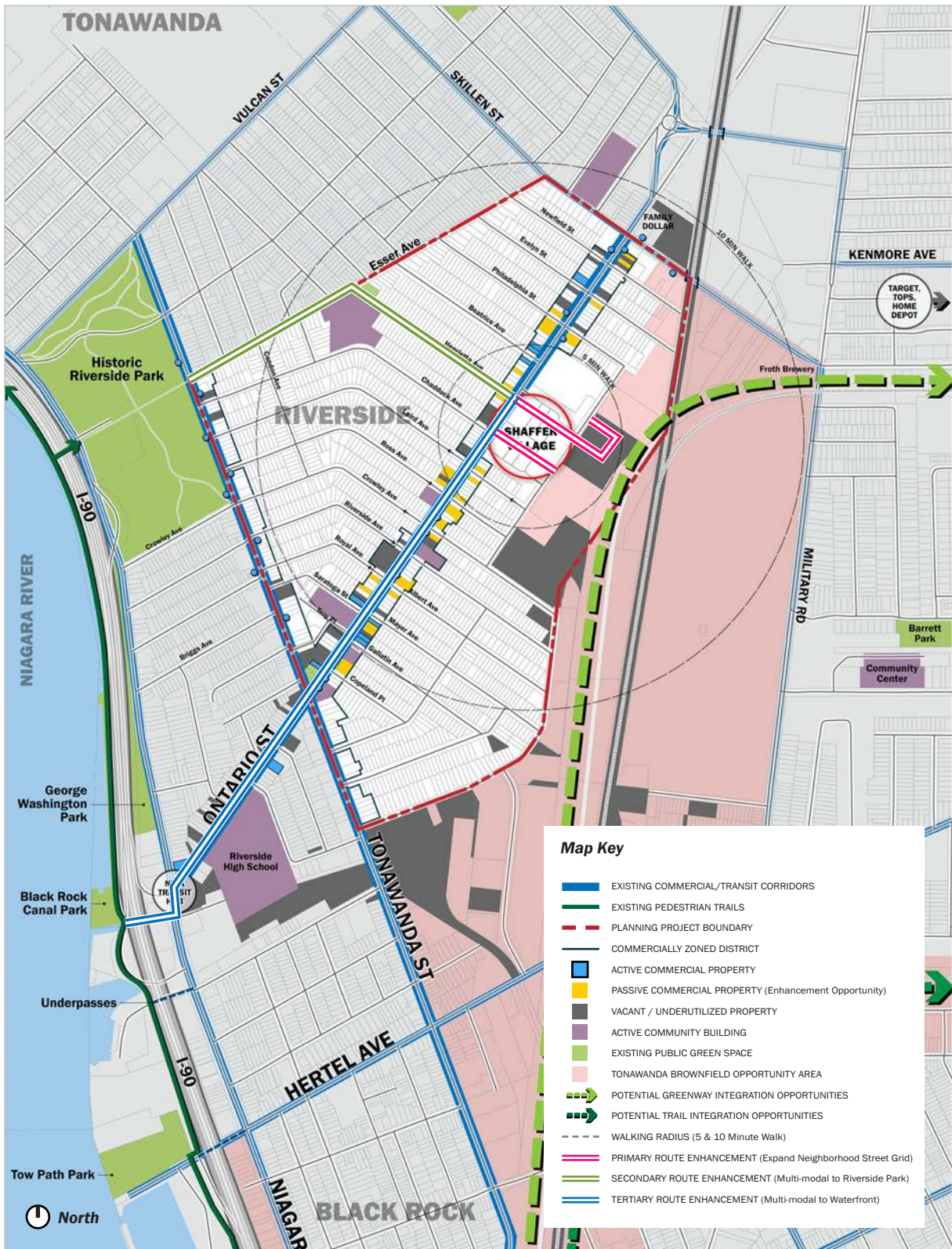
Build a visual identity with streetscape improvements along Ontario, gateways at key intersections, and strategic amenities/attractions that activate areas without negative impacts to residents such as noise and surface parking lots.

#### Increase Commercial Density & Flexibility:

The residential fabric throughout Riverside is stable and dense but a lack of contiguous commercial facade and occupancy along both Tonawanda and Ontario Streets makes these commercial corridors less stable and productive. Aesthetic and activity gaps that break up an otherwise continuous commercial facade have cumulative consequences including increased literal and perceived distance to goods and services, reduced local business opportunities, and visible disinvestment from public-facing streets and buildings.

*\* Residents indicated they walked more when there were more amenities and destinations along Ontario Street like the public grocery store.*





**Above: Map of Primary Transit Routes and Key Connecting Corridors to be Enhanced**

As part of the outreach and engagement process local residents helped confirm key linkages and gaps within the neighborhood circulation to be addressed as part of this planning effort. The map establishes a route enhancement hierarchy to be further explored in the design phase.

## Connectivity - Identifying Assets & Obstacles

### ✓ ASSETS

The larger Riverside neighborhood has a good housing density and areas with a balanced hierarchy of street sizes and types that can support infrastructure for all modes of transportation including walking, cycling, and vehicular mobility.



✓ Dense residential street grid throughout Riverside neighborhood.



✓ Close proximity to public transit lines for all neighborhood residents.



✓ High demand for multi-modal transportation options especially in Shaffer Village area.

### ✗ OBSTACLES

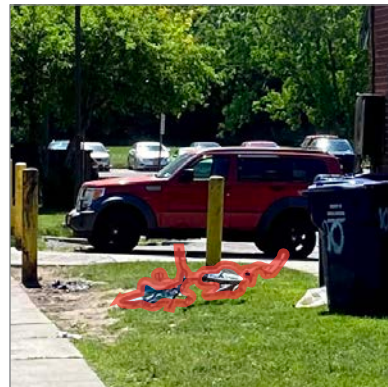
Many Shaffer Village residents rely on public transit but local land use caters more to personal vehicles. Gas stations, surface lots, and auto-shops are purposeful but should be balanced with investments in the more human-scale multi-modal experience.



✗ Shaffer Village is disconnected from the larger neighborhood street grid.



✗ Public transit stop amenities and pedestrian street crossings could be improved.



✗ Very limited bicycle infrastructure including bicycle lanes, racks, repair shops, and bike-share programs.

## Accessibility - Assessing Proximity to Amenities

We sought to identify how and where Shaffer Village residents currently travel to meet basic needs. The objective being if residents spend the most time where they live, then meeting basic social and physical needs all within walking distance from Shaffer Village (without isolating Shaffer from the larger neighborhood in negative ways) becomes priority. Alternatively the redevelopment can introduce new amenities and foster healthier habits and patterns of daily life through improved connections to priority destinations.



This public charrette board prompted attendees to place a sticker on the local greenspace visit most often. Circular sticker colors reflect the mode of transportation used to get there (red=bus/blue=car/green=bike/yellow=walk). Most neighborhood residents visit Riverside Park but indicated multi-modal route improvements to the park would be welcome, especially to improve safety for children traveling there from Shaffer Village.



This public charrette board highlighted grocery, household, and convenience stores within 5 miles of the project boundary. Residents indicated that very few amenities exist within walking distance. The majority of residents visit a big-box shopping center in North Delaware which is harder to negotiate for residents without cars. One resident committed to supporting local business takes public transit once monthly to the fresh food markets on Hertel Avenue. Their journey takes twice as long as it would with a personal vehicle and if attempted, would require more than an hour long walk in each direction.

## STRATEGIC NEIGHBORHOOD DEVELOPMENT

A core goal of the redevelopment plan is integrating the BMHA housing and residents into the broader Riverside neighborhood. To help support this objective, the project team evaluated additional redevelopment potential in the blocks surrounding Shaffer Village. Three (3) strategic neighborhood sites were selected for further study. These sites are each highly distinct from one another and offer varied redevelopment opportunities ranging in scale and complexity. These sites have been evaluated conceptually for their redevelopment potential, including their capacity to fit appropriate programs. For each site, two (2) site plan alternatives are conceptualized.



### STRATEGIC SITE A: 308 CROWLEY STREET

308 Crowley Street is a significant industrial property in the Riverside neighborhood. A former sewing machine factory, the complex has served many uses during its life. Though constricted by existing warehouse buildings in disrepair, this opportunity is driven by the presence of public ownership through the Buffalo Urban Development Corporation.



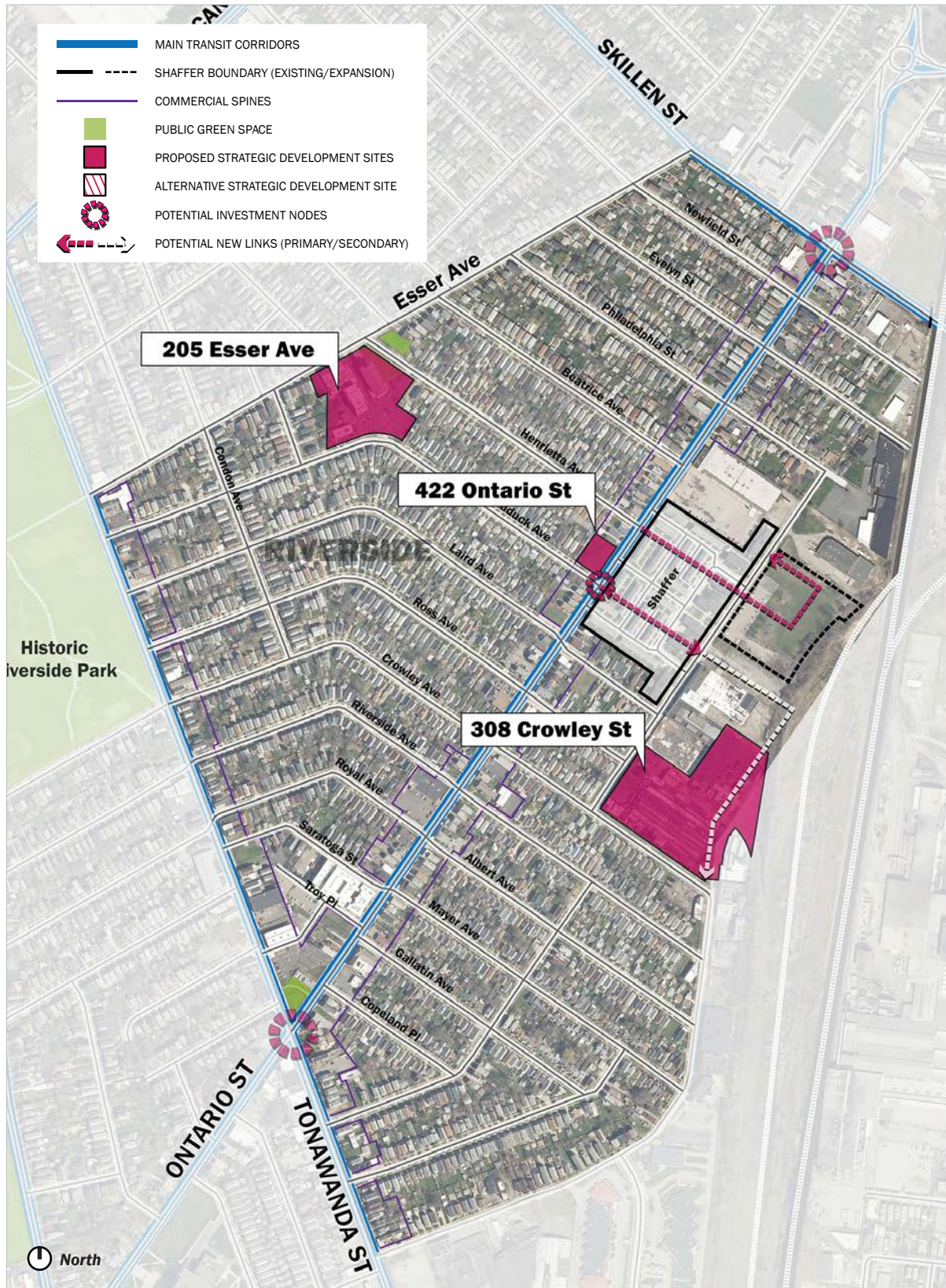
### STRATEGIC SITE B: 422 ONTARIO STREET

422 Ontario Street is ideally located directly across the street from Shaffer Village. It offers the opportunity for the redevelopment to impact both sides of Ontario Street and instigate a more transformational impact to the neighborhood. An unimproved site, it is the location of a former filling station with potential opportunity to enter a redevelopment project into the New York State Brownfield Cleanup Program.



### STRATEGIC SITE C: 205 ESSER AVE.

205 Esser Avenue is a potential adaptive reuse project of the former All Saints Parish Elementary School. Two existing school buildings, connected, sit on the site and total just under 50,000 square feet. A project here would have the potential of qualifying for historic tax credits for its redevelopment. Existing parking is on the site with some potential room to expand. However, all existing parking is presently dedicated to the church facility.



Above: Location of Strategic Development Sites within the Neighborhood Planning Boundary

# 308 CROWLEY STREET

## Site A Design Alternatives



### Existing Conditions:

The sprawling industrial campus at 308 Crowley is a landmark of the Riverside neighborhood. The property offers an opportunity for significant reuse and redevelopment. The Buffalo Urban Development Corporation has recently approved the demolition of several areas of the former complex. This includes Area C, the former tool room and former electroplating and polishing room, Area D, the former Laboratory and Area E, a major part of the former factory. This will open up approximately 1.2 acres for new development, including a prominent corner of Crowley and Isabelle streets.

### Redevelopment Considerations:

The complex is presently vacant and in severely deteriorating condition to the point where components are hazards to public health. There is a plan in place for the Buffalo Urban Development Corporation to partially demolish the complex while maintaining several iconic elements, including the Crowley Street tower, the boiler house and the chimney.

Two alternatives for redevelopment are proposed for the site. However, the demolition plan provides limited acreage for flexibility in new development.

### Design Objectives

- Preserve iconic architectural features of the original factory and use materials that balance modern needs with reference to the historical structures.
- Build in pedestrian and vehicular circulation that contains most activity within the inner areas of the site to prevent significant increases in noise or vehicular congestion on adjacent residential streets.
- Provide one comprehensive redevelopment plan for the full site: Alternative A2 provides a concept for the redevelopment of 90% of the site, offering a larger opportunity, while saving the iconic tower on Crowley Street, the smokestack and the boiler house.
- Provide one more targeted redevelopment plan for addressing only planned demo areas: Alternative A1 conceptualizes redevelopment of only the areas currently slated for demolition.

### Design Solutions

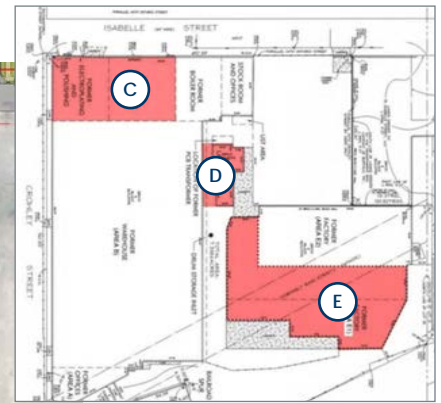
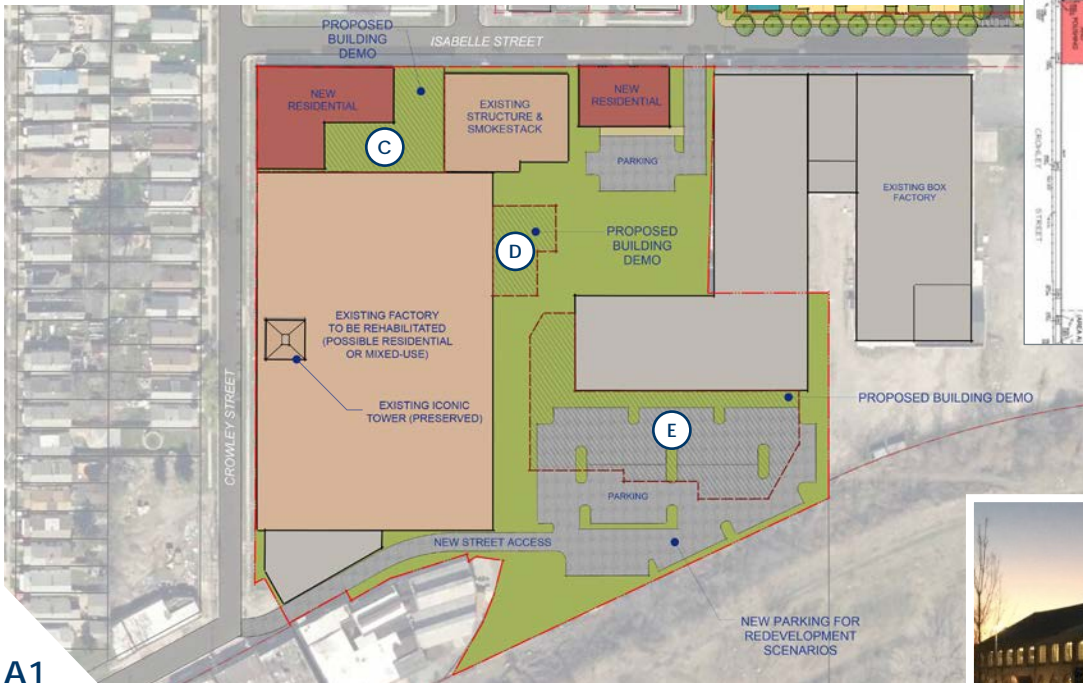


Diagram Above: Demolition site plan. Areas outlined in red are already designated for partial demolition.

**A1**

Modest redevelopment of spaces cleared by the current demolition plan. Anticipates a 3-story, 40,000 square foot apartment building wrapping the corner of Crowley and Isabelle Streets. The building would be single use and take design and material precedent from surrounding factory structures, paying homage to the sites heritage and providing nice contrast against newer builds. The project would accommodate approximately 30-35 new apartments in the ground-up structure. Some constraints of a lighter approach include more square footage of the larger site unused and vehicular parking being more remote and vast when compared with concept A2.



Image Above: Precedent showcasing one example of a historic building retrofit that preserves more of the original building details and floorplan configuration.



**A2**

Major redevelopment on 90% of factory property. Stakeholder feedback favored this approach as it more comprehensively considers the site and balances structural, vehicular, and open space. The main constraint is this approach requires further demolition at an eligible historic property but could preserve the iconic chimney, boiler house, and factory tower on Crowley Street. Introduces new 3-story structures built around preserved icons and includes 20 townhouses along the potential future greenway and across Crowley Street. Totalling just under 200,000 total square feet, this project could accommodate a mixed use approach or 150-175 new apartments, plus the townhouses.



Image Below: Precedent showcasing how architectural detailing can be preserved and referenced in the redevelopment plans. Desirable features of this precedent include streetscape enhancements that could also improve the relationship of this site to the residential environments along Crowley and Isabelle Streets.

## 422 ONTARIO STREET

### Site B Design Alternatives



#### Existing Conditions:

Directly across from the primary Shaffer Village site, 422 Ontario Street offers a strategic opportunity for the redevelopment to restore building density on both sides of the Ontario Streetscape.

Adding building density and additional units here would help break the reality and perception of Shaffer Village as an island unto itself. This intersection has the opportunity to be both an inviting, active, and useful neighborhood hub as well as a welcoming gateway to Shaffer Village.

Existing benefits at this intersection include a traffic signal and popular bus stop. Limited commercial space could be added on the ground floor of both 422 Ontario and the Senior Living Complex on the East side of the street, diversifying activity on the ground level and presenting a more public-facing, welcoming environment to residents and visitors.

#### Redevelopment Considerations:

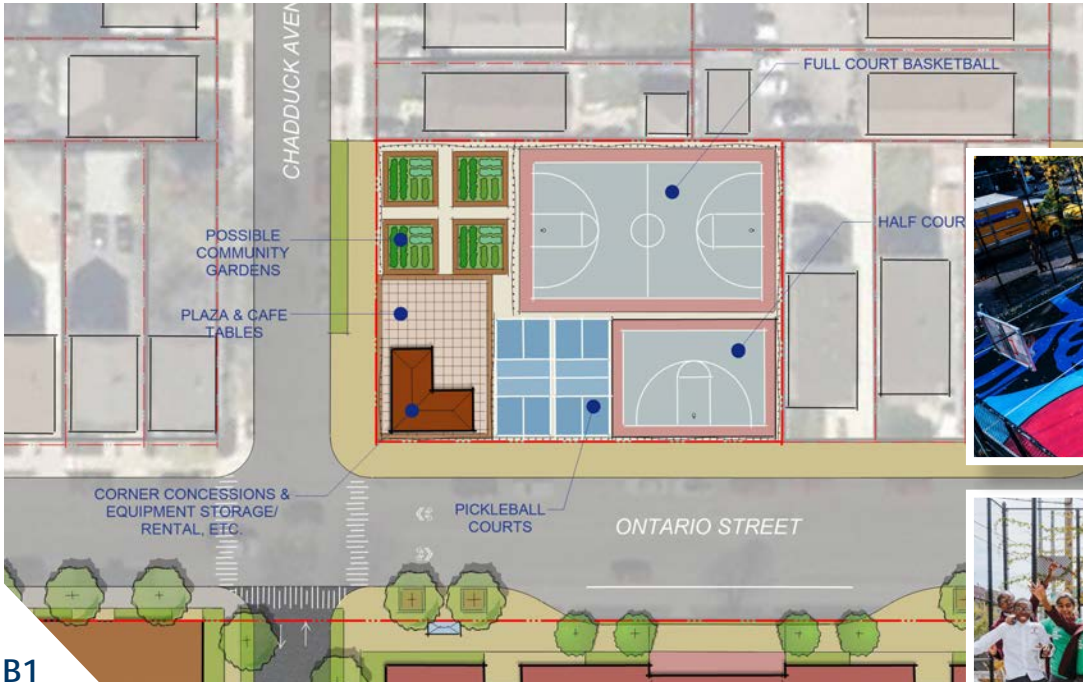
At present the site is an unimproved, grassy lot. The non-local owner has placed concrete barriers around the street-facing perimeter as a measure to prevent cars from accessing and parking on the lot. Being a former gasoline filling station, it is presumed that environmental contaminants exist on the site.

#### Design Objectives

- Create new opportunities for organized, safe, and inviting youth recreation.
- Creatively re-purpose the former gasoline station in a way that is safe, accessible, and useful to the community.
- Activate the corner of Ontario Street and Chaddock Avenue and infill to close this gap in a main commercial corridor.
- Provide safe access to the site from both sides of Ontario Street and utilize the site redevelopment to also improve the public transit stop(s) fronting Ontario in this location.
- Design with the existing neighborhood residents and proposed future Shaffer Village building tenants in the Senior Complex in mind. Try and design to limit undesirable noise and congestion while also promoting positive activity that helps increase visibility and safety in this area.

#### Design Solutions

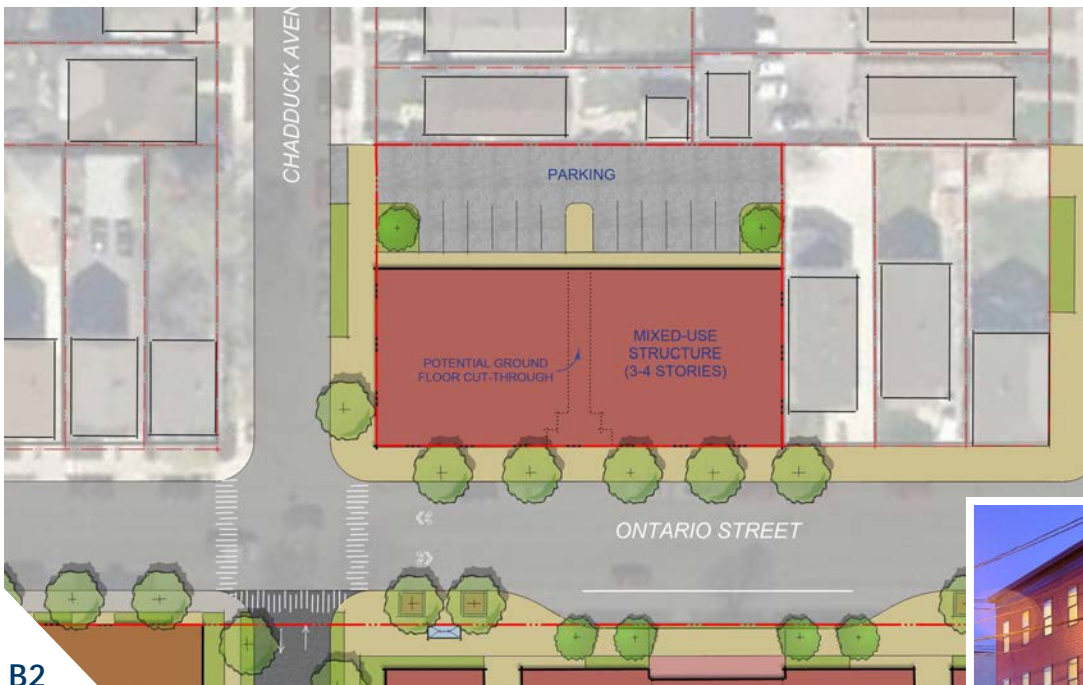




**B1**

This concept helps to fill a void for community and youth recreational assets while making a statement investment along Ontario Street. The corner is anchored by a new concession and storage building, which would also enhance amenities for adjacent public transit stops. A number of urban courts could be accommodated, such as basketball (full and half courts), multi-purpose courts, and pickleball courts as shown. Alternative amenities like a community garden could also be accommodated. Sound buffering from these activities should be addressed along the site boundaries.

*Images Above: Precedents showcasing how recreational facilities can be integrated within a more urban context using tall fencing. Useful if site cannot be overly excavated or structurally developed. Sport courts can be more easily accessed, viewed, maintained, and policed if situated near public transit along main roads like Ontario. Presents unique grant funding and art opportunities.*



**B2**

3-4 story infill opportunity. This concept proposes an urban apartment building with limited commercial space on the first floor. Aims to re-establish quality urban form and re-activate both sides of the street in addition to adding residential density. The new build includes 21,000 square feet of space with 13 apartments and 3,000 square feet of restaurant/retail space on the ground floor. Architectural character should reflect the planned senior apartment complex on the opposite side of the street.

*Image Below: Precedent showcasing an example of a mixed use building activating a street corner between commercial and residential streets. The new building incorporates historical detailing and offers inviting retail space for small business or local amenities like laundry, hair styling, dining, medical, or even a bicycle shop that could also create jobs.*

## 205 ESSER AVENUE

### Site C Design Alternatives



#### Existing Conditions:

The former All Saints Elementary School was closed in 2015 and has remained largely unoccupied since. The adjacent church on the property remains open and a very active part of the community. In addition to the buildings, which appear to remain in good condition, the site features a striped asphalt parking lot. The grounds are well cared for and maintained. It is also possible that the buildings would qualify for Historic Properties Tax Credits for adaptive reuse.

#### Redevelopment Considerations:

The former school is made up of two buildings totaling nearly 50,000 square feet of space. The property would make an ideal candidate for conversion to a mix of community and residential space.

The rear building, just less than 20,000 square feet offers ideal dimensions for apartments. The depth of the front building, 120'x 130', presents moderate challenges for residential conversion due to the need for integrating natural light to the core, but presents other unique opportunities for reuse as a new Community Center.

As an adaptive reuse project, the site could accommodate between 25-35 units without creation of a community center or 10-12 units with a community center plus the incorporation of townhouses fronting Chadduck Avenue.

#### Design Objectives

- Site development alternatives for Strategic Site C are each driven by adaptive reuse potential of the former All Saints Elementary School building.
- Both alternatives envision full redevelopment of the school buildings, including opening up the core of the north building to allow more natural light into the building, enabling creation of a Community Center and additional residential units to be constructed.
- Both concepts for redevelopment envision additional site improvements to the surrounding lot. Recognizing the property's location on the bend of Chadduck Avenue, there is potential for a connecting terminal view to Shaffer Village.

#### Design Solutions



Left: Concept C1 envisions green space development at the rear of the site, on the bend of Chadduck Avenue, softening the impact of the asphalt parking lot while providing the opportunity for an iconic terminal view from the primary Shaffer Village site. Existing buildings are rehabilitated and considered for alternative use as a Community Center and/or for additional housing options.

Image Below: Precedent showcasing one example of a creative reuse of expansive surface parking lots located near churches and or schools. The asphalt can be marked with paint to provide road maps for games or in this case, to help children learn how to ride their bicycles and understand the 'rules of the road' to more safely bicycle in the larger neighborhood.



Left: Concept C2 envisions five additional townhomes constructed at the bend on Chadduck Avenue, infilling the gap in the residential fabric of the street. Parking is reconfigured to accommodate additional spaces on the west side of the site that were lost due to the new structures. This alternative also imagines the rehabilitation and reuse of existing structures for a Community Center in the heart of the neighborhood.

Image Below: Precedent showcases another strategy to activate under-performing spaces like surface parking lots. Especially in the Riverside neighborhood where walkable fresh food resources are scarce, coordinating with fresh food vendors to take part in a weekly market or mobile drop-off program would be a great way to program the space and provide a community service.



C1

C2

## Public Investment Opportunities

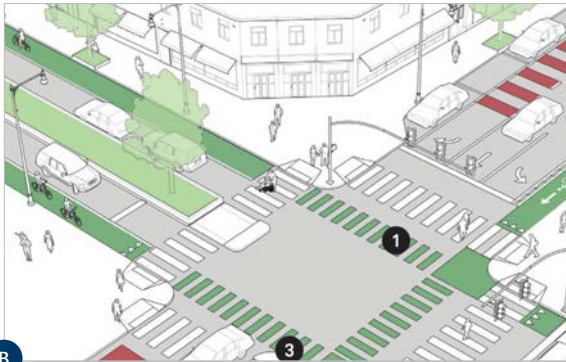
This plan identifies a selection of “quick win” strategies that could be implemented as part of or even prior to the larger Shaffer Village complex redevelopment project. The items below aim to address needs identified by community members beyond those directly related to the housing complex itself. A few opportunities to improve the site and neighborhood experience include:



A

### Install Bicycle Racks & Secure Bicycle Storage Areas

Forward-looking cities promote cycling as a way to reduce problems ranging from air pollution to traffic deaths. But investment in urban bike infrastructure tends to first benefit wealthier riders before lower-income residents and people of color. This happens even though most residents who bike to work or shop live in low-income households. The Shaffer Village area especially would benefit from design interventions that help residents more safely ride, park, and store bicycles. These interventions could include secure bike storage lockers, cages or racks at Shaffer Village, and expansion of the Reddy Bike Share service boundary to add a hub at the popular Riverside Park and another along Ontario Street.



B

### Improve Pedestrian Crossings at Key Intersections

In Buffalo and many other U.S. cities there has been a recent increase in pedestrian fatalities, an impact that often disproportionately affects low-income and minority neighborhoods where residents rely on alternative transportation modes. Problems contributing to this issue include broken or missing sidewalks, inadequate outdoor lighting and signage, distracted drivers and pedestrians, and wide streets that facilitate speeding. Targeted improvements to the pedestrian environment near Shaffer Village could be made at the Ontario St. and Chadduck Ave. intersection where a traffic light already exists. Improvements could include adding curb cuts, curb extensions, high-visibility crosswalk and advance markings, audio-enhanced crossing signals, signage, and crosswalk approach parking restrictions.



C

### Improve Public Transit Stops at Key Intersections

The intersection of Ontario Street and Chadduck Avenue was heavily referenced in the public input sessions as an important transit stop, especially for use by Shaffer Residents. There are opportunities here beyond improving pedestrian access to the transit stops to also introduce amenities of other highly utilized and visible transit stops throughout the city. As seen in the image at left, NFTA bus shelters help to protect individuals from the elements and also offer branding and marketing opportunities. This could be a location where prioritizing installation of a shelter would help to better serve the needs of Shaffer Village residents.



Above: Map Identifying Priority Public Investment Nodes

# SHAFFER VILLAGE MASTER PLAN



The future vision for Shaffer Village is as a community that has re-established itself as a desirable place to live in Buffalo's Riverside district and a standard-bearer for mixed-income affordable housing communities in the City of Buffalo.

The master plan for Shaffer Village presents a newly-constructed urban campus, integrated with the surrounding neighborhood. Reflective of the surrounding urban fabric and the diverse local population, the new Shaffer village offers varied living and lifestyle opportunities.

The objective of this plan is to make Shaffer Village a place that not only inclusively welcomes people to live, but also becomes a desirable neighborhood location to view, pass through, and visit for people from all walks of life.

Concept diagrams were the starting point for developing our design approach. Concepts were informed by gathered field data, supporting plans, and preliminary meetings to establish guiding principals. A series of analytical sketches helped to visualize parameters and opportunities for each redevelopment parcel. These initial ideas were presented to the stakeholder committee for review. Following an exploration of alternatives, the design approach was refined into a series of targeted solutions and detailed in the comprehensive site plan.

## Preliminary Concept Ideas

1. Early redevelopment concept retaining some existing structural footprints but diffusing density across either side of Isabelle Street in favor of pockets of green space, integrated parking, and vehicular connections to Ontario Street.
2. This concept design also spans Isabelle Street but consolidates green space into a central campus-like quadrangle with lots of building frontage to increase visibility and safety.
3. Another iteration of the urban framework with a balance of structural density, varied housing types, and common green spaces at the heart of each organizing block.
4. This concept further explores extension of the neighborhood street grid into Shaffer Village to enhance the overall urban fabric, while providing an internal green space fronted by residential units.
5. This concept retained much of the existing site layout, while providing diversity of unit types, and focused on activating the development with amenities along Ontario Street.
6. This concept further explored 'campus' layout components, shifting orientation inward and pulling circulation and housing towards central community gathering areas.

## Preliminary Concept Sketches

# Shaffer Village Concept Development



Maintain Building Footprints and Redistribute Green Spaces, Vehicular Parking, and Traffic Patterns

Anchoring Site with Community Buildings and Central Greenspace



Urban Framework and Building Distribution with Central Organizing Greenspace

Focus on Connecting Shaffer with a Residential Street Grid



Focus on Enhanced Amenities Along Ontario Street

Focus on Integrating Green Spaces and Anchoring Community Buildings



Above: Shaffer Village Master Plan Boundary - Existing Conditions



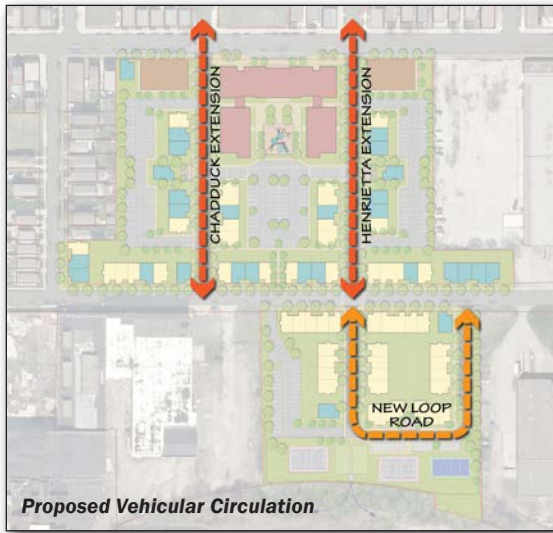




Above: Shaffer Village Master Plan - Comprehensive Site Plan Design



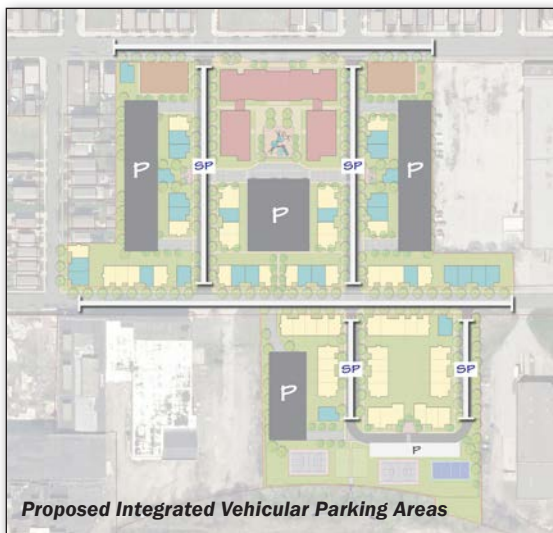
## Shaffer Village Master Plan - Elements of the Design



### SITE CIRCULATION - EXTENSION OF THE STREET GRID

The central concept of the redevelopment plan is extending the Riverside neighborhood street grid into the Shaffer Village parcels. The plan will see both Henrietta and Chaddock extend all the way through to Isabelle Street. The extension of Henrietta across Isabelle Street will also form a new 'loop road' through the expanded section of residential development.

These street grid extensions will improve both general mobility and the neighborhood character. A neighborhood scale street grid throughout Shaffer Village will allow the residential development to more seamlessly blend into the existing neighborhood and promote increased mobility and visibility throughout the entire development to also improve security.



### LAND USE & OPEN SPACE

Recognizing the context of a mixed-use commercial nature along Ontario Street, buildings fronting Ontario will be of larger scale and feature a slight mix of uses with some commercial and/or community space at the ground floor. Deeper into the interior of the site and across Isabelle, uses will be strictly residential, akin to the residential streets found throughout the community. Structures will be complemented by a balanced mix of greenspace, programmed plaza spaces, a playground and sports courts. The most prominent public space will be in the center of the site and feature an enclosed playground and plaza space.

An important element of maintaining this dense residential fabric is integrating vehicular parking within the site to avoid pressure on surrounding streets. Streets within the development will feature alternate-side parking and connect to central and periphery lots on either side of the development. This is a significant improvement from present conditions which limited parking to a single loop road to the rear of the site and a remote lot across Isabelle street.



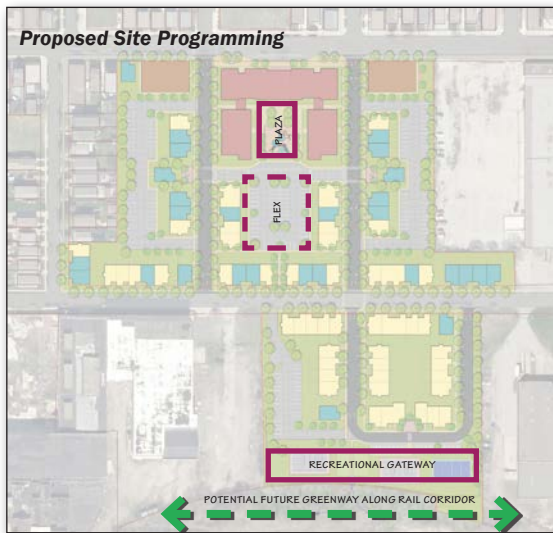
### LANDSCAPE ENHANCEMENTS

The design cautions against the integration of vast open spaces that can feel empty and unsafe, while presenting a challenge to maintain. Instead, the site is designed to reflect a more urban setting, utilizing smaller greenspaces in key locations to provide universal access, enhance viewsheds, and promote a sense of ownership amongst the residents.

It is recommended that the development establish a beautification committee, that can work with maintenance staff to identify improvements while also fostering volunteer stewardship of the space.

In addition, streetscape improvements, including trees, along existing and newly proposed road extensions will further serve to make the neighborhood feel inviting, and reflect a commitment to building a healthy, beautiful, and well-integrated development.

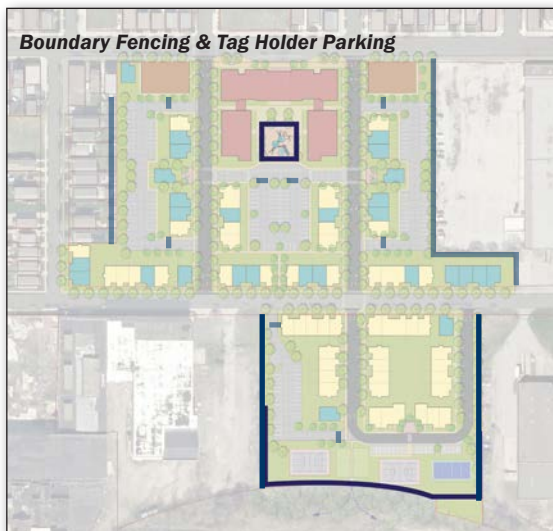
## Shaffer Village Master Plan - Elements of the Design



### SITE PROGRAMMING & ACTIVITY ZONES

As noted in land use, a central square adjacent to the Senior Apartment Building is a defining feature of the new development. This space will cater to families and senior residents looking for safe, secure, and well-lit spaces for play, small gatherings and picnics. It will feature a signature playground, and for special occasions, the adjacent lot can be closed off to create a central community or neighborhood event space.

Development restrictions near active rail lines limited housing potential in the southern portion of the site, so the area has been re-imagined to provide recreational amenities. Located across Isabelle Street towards the Tonawanda Rail Corridor where a future greenway is proposed, space has been specifically designated to serve as a community garden. Other amenities proposed here include multi-purpose sports courts to host basketball, street hockey, box soccer, etc. This location is envisioned to serve as a future recreational gateway to the neighborhood if the Tonawanda Railroad Corridor Greenway vision is realized.



### SAFETY & SECURITY CONSIDERATIONS

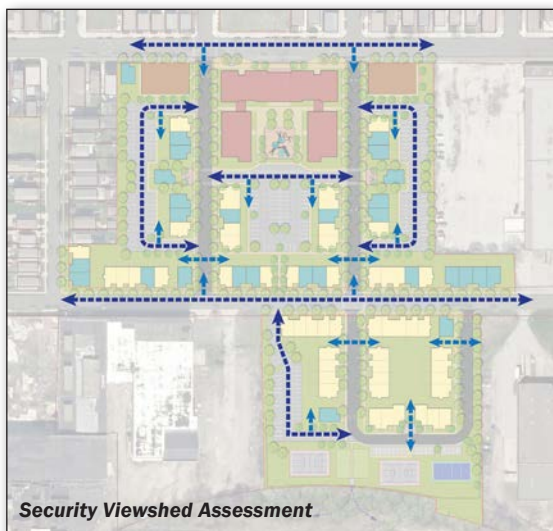
While design strategies alone cannot be expected to eliminate crime it is important to remain cognizant of site attributes that facilitate both negative and positive behaviors. As part of a commitment to designing through the lens of safety and security, this plan has been reviewed by a certified Crime Prevention Through Environmental Design (CPTED) professional who has provided the following feedback:

*"In the efforts to decrease crime within the project boundaries, the design team is incorporating crime prevention through environmental design (CPTED) strategies. CPTED is the process of designing the built environment with the intent to reduce the opportunity for crime and reduce the fear of crime for the users. CPTED goes beyond the traditional target-hardening approach, which utilizes physical and artificial barriers to prevent crime, and further considers the behavior of people in relationship to their environment. The ideal design solution produces a better-designed and used environment that enhances the use of the space for the legitimate users, while at the same time prevents crime."*

The success of CPTED is based on implementing a combination of three classifications of security measures: 1) mechanical measures, such as hardware and technology, 2) organizational or human measures, which are procedural or learned techniques for invested user groups, and 3) natural measures, which are design solutions that increase the perception of risk and detection for offenders.

Security measures featured in the design include:

- Fronting buildings to public spaces and right of ways for "eyes on street"
- Limiting hidden spaces that are out of plain view
- Integrating centrally located play and public space within the community
- Maintaining open sight-lines through the development
- Ensuring each space can be policed effectively by car or foot
- Preventing spaces are inaccessible and ensuring there are no "dead-ends"
- Establishing boundary fencing and barriers at key locations, including around children's play areas and the southern perimeter to prevent all-terrain-vehicle access from the rail corridor in and out of the neighborhood.



## Shaffer Village Master Plan - Elements of the Design



### BUILDING TYPES & PLACEMENT

Shaffer village will primarily be a residential community but will offer significant choices in lifestyles. Four primarily building configurations are proposed and they include:

- 3-Story Senior Apartment Complex
- 3-Story Stacked Unit
- 1-2 Story Townhouse Groupings
- 2-Story Stacked Unit

The ‘Senior Apartment Complex’ building is located fronting Ontario Street and features 74 one and two bedroom units with commercial/community space on the ground floor. This building will have two entrances and elevator access to all floors. It is adjacent to the Ontario Street bus line and includes vehicular drop-offs on all four sides. The building also frames the signature public space of the development.

The ‘3-Story Stacked Unit’ buildings are also located fronting Ontario, adjacent to the Senior Apartment Complex on both sides. These structures feature 26 apartments, each with four ADA-accessible flats on the ground floor and eight two-story apartments on floors two and three. These units will typically cater to singles and couples without children.

‘Townhouse Groupings’ are placed throughout the site and reflect the rhythm and density of surrounding residential streets. These townhomes range from one to five bedrooms and are generally two stories tall with potential opportunities for one story structures as well.

All townhomes have dedicated yard space and proximate access to parking. There are 81 townhouse-style buildings proposed containing a total of 109 units. The ‘2-story Stacked Unit’ feature two apartments, one on each floor with separate building entrances. First floor units are able to be ADA-accessible. 28 of the 81 townhouse-style buildings are proposed to be 2-story stacked units.

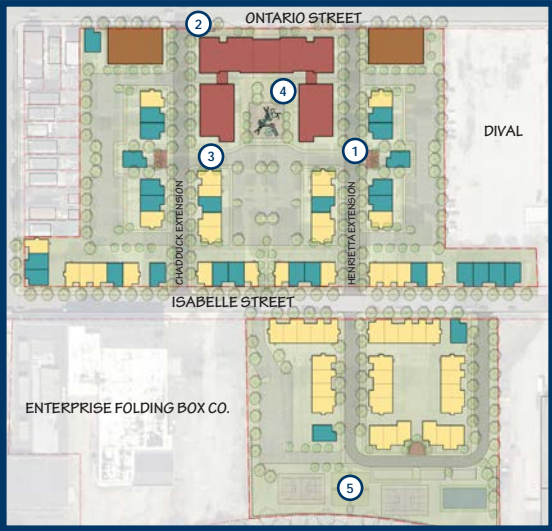


### DEVELOPMENT PHASING OPPORTUNITIES

The Shaffer site master plan envisions the replacement of all buildings presently on the site. By incorporating the additional land east of Isabelle Street in the redevelopment (shown at left via a black dashed line), the plan offers the opportunity for a strategic phasing approach in which new units can be incrementally constructed, residents move in, and then their former units demolished.

This type of approach will enable as many residents as possible to move into new units without being relocated away from Shaffer Village during construction. A phasing plan should be defined in collaboration with the BMHA and development team.

# Shaffer Village Master Plan - 3D Site Modeling



## Shaffer Village Housing Typologies



*Above: Existing Structures at the Shaffer Village Housing Complex off Ontario Street*

Providing a mix of accommodation typologies that consider the varied needs of existing residents is crucial. Those needs vary both in terms of mobility accommodations and overall space required to live comfortably.

It is a goal for these unit types to provide everyone with comfortable accommodation, accessible amenities such as laundry, and adequate opportunities for safe interaction with other residents in public open and green spaces. Seniors and singles can comfortably occupy more compact unit typologies that are easier to maintain and more proximate to public transit while families benefit from larger layouts and outdoor space to accommodate children playing and personal vehicles.

We are proposing a number of unit types to accommodate the needs of Seniors, Families with Children, Extended Families, Couples and Singles. This planning effort worked with existing Shaffer Village residents to identify the current strengths and weaknesses of the development.

It was important for existing residents to see the design plan address mobility differences and improve building access for those with disabilities.

To address varied mobility levels we have designed an urban, walkable site plan that integrates Shaffer into the larger Riverside neighborhood. ADA accessibility has been considered throughout, ensuring there are plenty of units available at ground level, without stairs, and with elevators. The Senior Apartment Complex has also been located adjacent to public transit stops along Ontario Street and car, taxi, and/or ride share drop-off access provided as well. Throughout the site vehicular parking has been integrated closer to the units and individual entrances provided on townhome units.

We have also taken steps to proposed a balance of public and private spaces, including public central greenspace and community recreation/garden areas, semi-public front porches facing the larger community, and private backyards incorporated into many of the townhouse units.



Above: Shaffer Redevelopment Master Plan - Summary of Unit Counts by Bedroom and Building Type



## Recommended Architectural Elements





## Housing Types in Site Development Context



*View at Intersection of Chadduck Avenue and Ontario Street*

### Perspective: Mixed-Use Senior Anchor Building

The section of the building running along Ontario Street will have the look and feel of traditional mixed-use structures throughout the city. It will have a clearly defined base with recessed entrances and maximum transparency. The upper residential units will define a rhythm and vertical expression of the exterior facade along the street.



*View of Isabelle Street and New Loop Extension*

### Perspective: Townhouse Groupings

Townhouse plans are desired in such a way that countless combinations of unit types can be arranged in a row. This will help distinguish one row of townhouses to the next.



*View of Interior Development Spaces off Chadduck Ave. Extension*

### Perspective: Open Space & Accessibility

Townhouses will be arranged and grouped to create comfortable shared green spaces. All of the one story unit floor plans would be completely accessible and entered from grade. The other townhouse types currently shown have a combination of unit entrances at grade or on raised first floors.



 SENIOR APARTMENT COMPLEX

The Senior Apartment Complex will be a 3-story structure located centrally at the NW end of the project site. The building section fronting Ontario Street will contain entrance lobbies, services such as a mail room, community space and dedicated mechanical space.

The building will be primarily wood construction. The exterior skin will have durable masonry and aluminum storefront systems making up the ground floor and appropriate cost-effective materials cladding the upper floors.

Two 3-story return wings will run along new extensions of Chadduck and Henrietta Avenues. These 3-story wings will have a townhouse look to them and be comprised of 1& 2 bedroom units. All the ground floor units will be accessible from the street or courtyard.

The gross square foot total of the Senior Apartment building complex is 73,709.



*Image Above: Precedent image showing a mixed-use commercial and residential building that engages the streetscape.*



TOWNHOUSE UNITS

In addition to the Senior Building Complex, a variety of one, two and three story building types are proposed throughout the site that contain different configurations of 1,2,3,4 and 5 bedroom units.

The three-story stacked unit buildings are proposed to anchor intersections with Ontario Street while the smaller-scale one and two story townhouses are proposed to line mid-block and interior streets. Most if not all townhouses are proposed to include ample front porch and rear patio space.

Close attention will be given to the exterior treatment of the townhouses making sure they have an urban character. Brick, stone, clapboard and shingle siding will be incorporated with traditional elements such as gables, dormers, cornices, bay windows and porches, to establish a strong sense of place and community.

Maximizing daylight in the townhouses will be another key design feature, intended to make units more inviting while also improving visibility and security of the neighborhood as a whole.



*Image Above: Precedent image showcasing the importance of semi-private/semi-public porch spaces that allow for some individual expression and public interaction. Helps units meld into the surrounding residential landscape.*



2-Story Stacked Unit Perspective (View from Laird Ave.)



3-Story Stacked Unit Building Perspective (view from Ontario Street)



2-Story Stacked Unit Building Precedent

2-STORY STACKED UNITS

Distinguishing Features:

- Townhouses arranged and placed to encourage social interaction
- Create townhouse rows using a variety of unit types
- Slide townhouse units forward and back to create unique massing arrangements
- Direct gabled roofs and dormers towards the street
- Use similar palette of materials in a variety of ways to distinguish units
- Place front doors no more than 60' apart and direct towards street
- Incorporate large windows to maximize daylight and provide security on the street



3-Story Stacked Unit Building Precedent

3-STORY STACKED UNITS

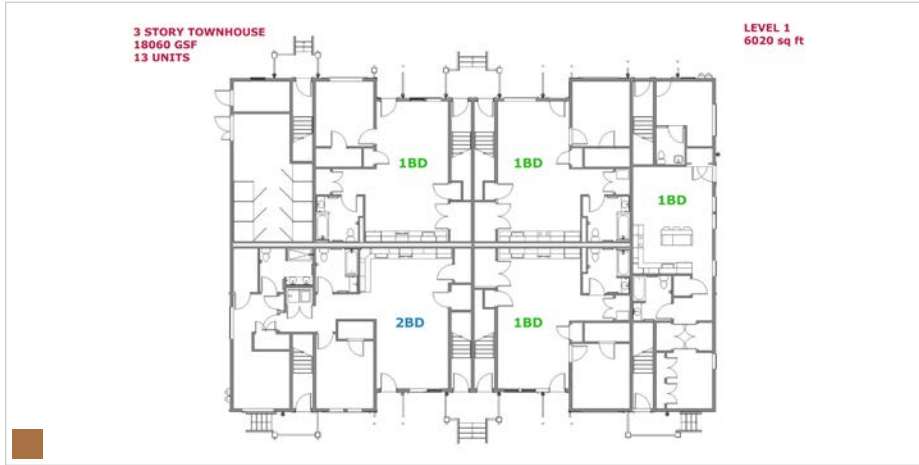
Distinguishing Features:

- Demarcate street corners and transition building scale to more narrow residential streets
- Incorporate styles and characters of existing neighborhood
- Express individual townhouses through changes in plane, surface articulations and roof line
- Use covered porches and stoops to encourage neighborhood interaction and provide semi-private outdoor space
- Compose building elements (windows, bays, materials etc.) to reinforce a vertical articulation and rhythm on the street
- Use dormers and turrets to create unique identifying elements for townhouses and neighborhood markers

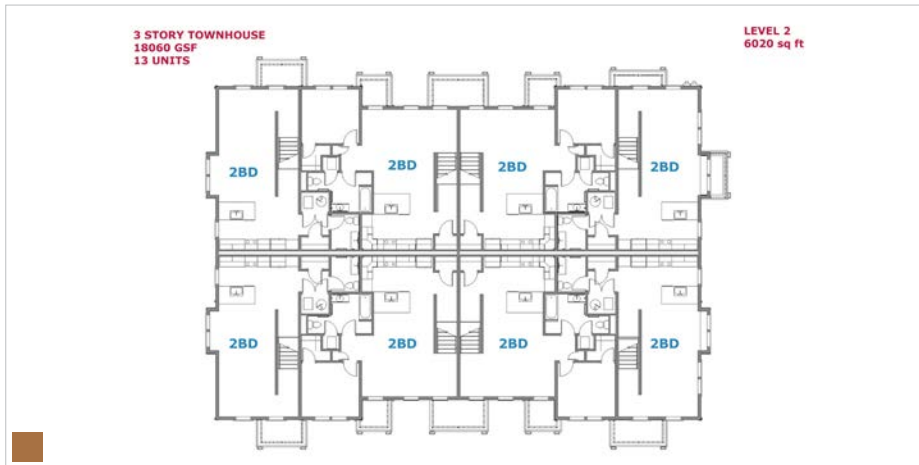
# Unit Layout Configurations by Building Type



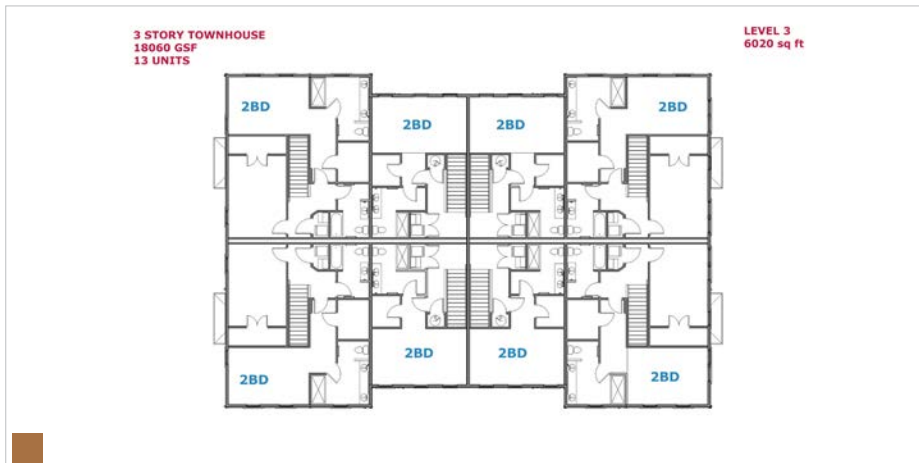
 1-STORY TOWNHOUSE UNIT LAYOUTS



First Floor Layout

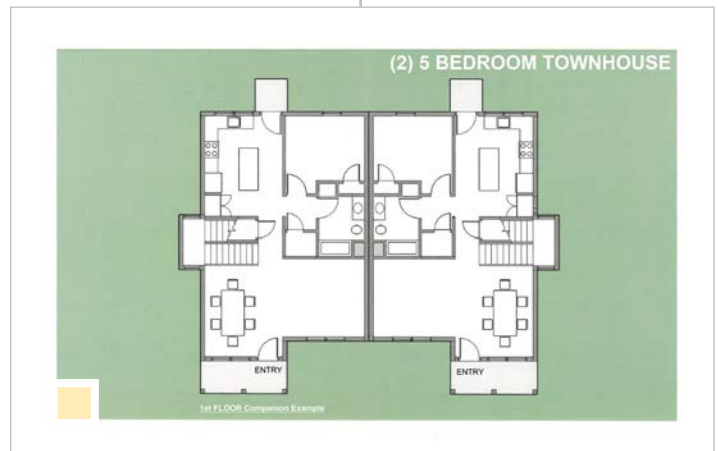


Second Floor Layout



Third Floor Layout

 3-STORY STACKED UNIT LAYOUTS



Side-by-side Units: (2) 4-Bedroom Townhouse Model

Side-by-side Units: (2) 5-Bedroom Townhouse Model

**2-STORY TOWNHOUSE UNIT LAYOUTS**

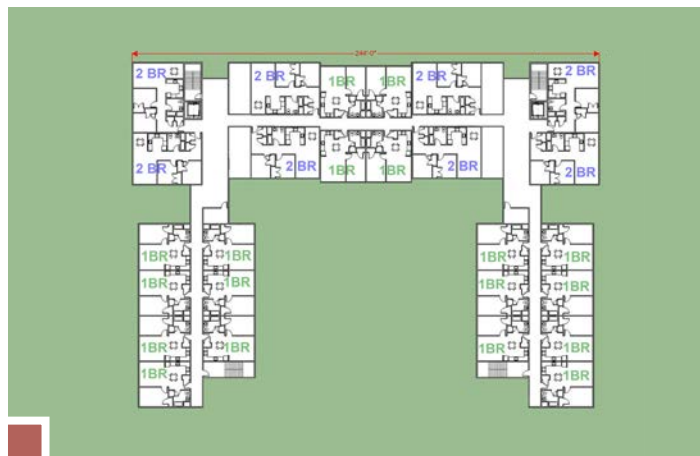
\* This proposed master plan has been updated to reflect an anticipated additional need for 3-bedroom units. Updates to the original plan propose adding more 3-bedroom units with a new unit type, the 3-bedroom townhouse unit. While a unit layout for this specific type was not originally developed, it is anticipated the 3-bedroom townhouse unit layout would reflect slight adaptations to the 2&3 bedroom double layout shown here.



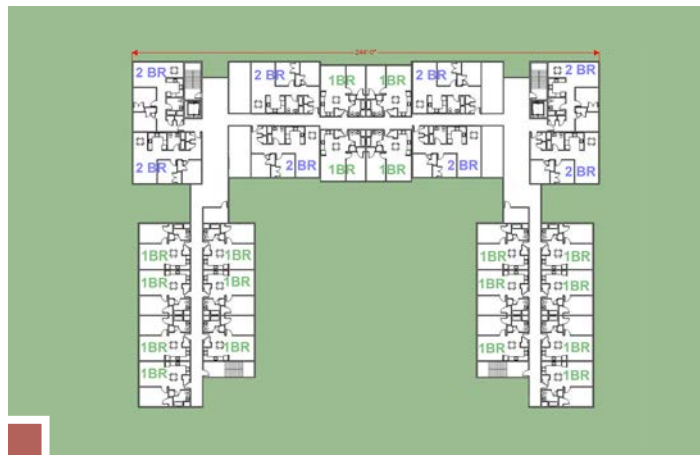
**BUILDING LAYOUT: Building Total = 73,709 GSF**



First Floor Layout 24,333 sq. ft.

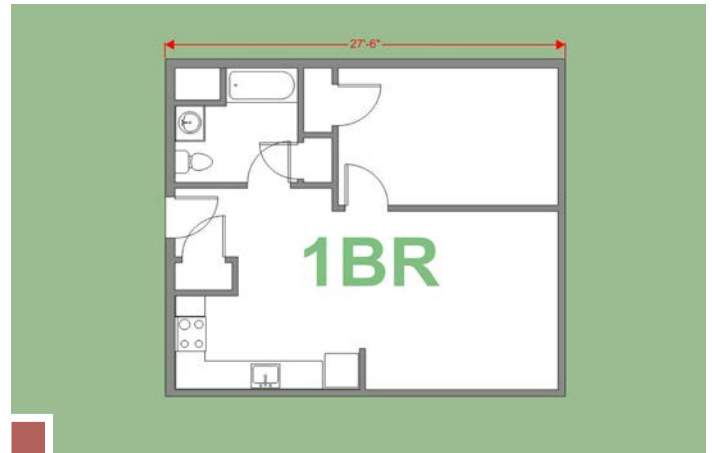


Second Floor Layout 24,688 sq. ft.



Third Floor Layout 24,688 sq. ft.

**UNIT LAYOUTS:**



1-Bedroom Senior Unit Layout 688 sq. ft.



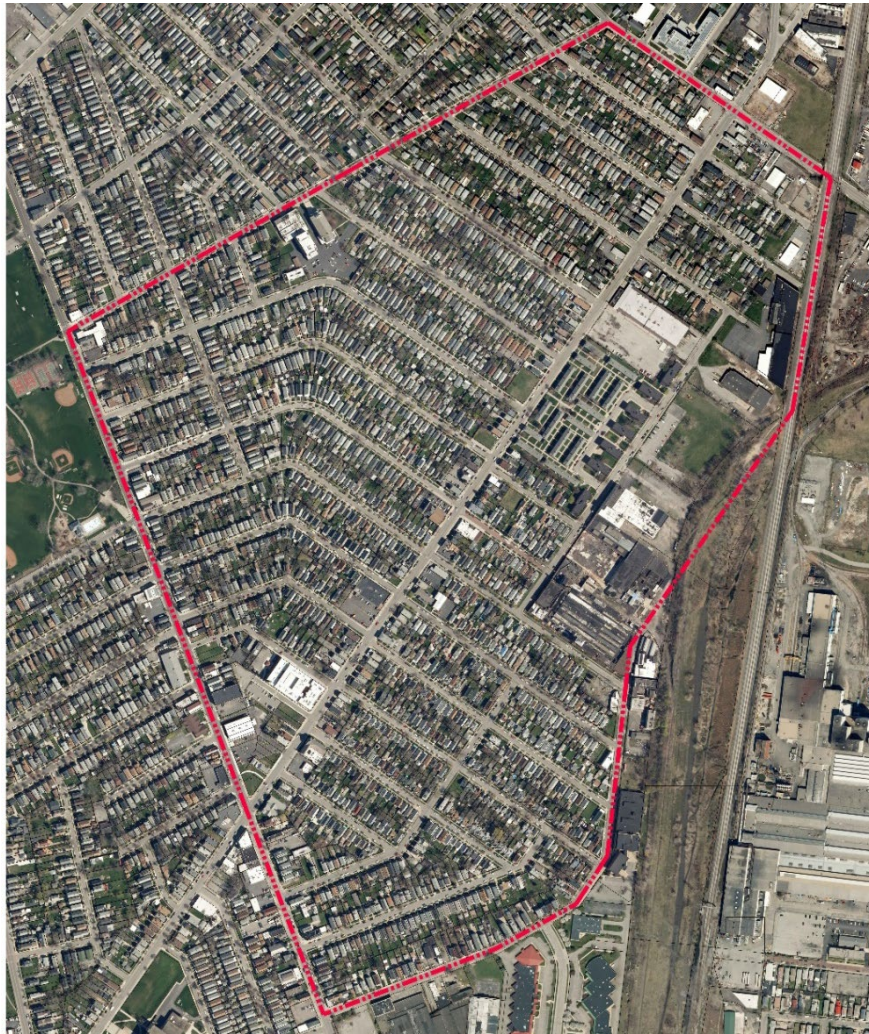
2-Bedroom Senior Unit Layout 1012 sq. ft.

**SENIOR APARTMENT COMPLEX UNIT LAYOUTS**

## APPENDIX ITEM A: SUPPORTING PLAN ANALYSIS

Follows is a summary of plans and reports that have been done within the City of Buffalo between 2010 and 2020. Each of these documents outlines guidelines or philosophies that should be considered while developing a Master Plan for the neighborhood surrounding Shaffer Village.

In general, the reports call for revitalization efforts to focus on a walkable, mixed use residential community with connections to the water and existing or proposed greenspace. An emphasis should be placed on access to public transportation and employment centers as well as access to various commercial needs to support the residential neighborhood (grocery, services, etc.).





## River Rock RFP - 2020

The Buffalo Urban Renewal Agency released an RFP “River Rock Connections” in late 2020 for a project that would focus on creating connections within the Black Rock and Riverside neighborhoods. The project site is within the Black Rock neighborhood, so language and information provided in this RFP is relevant. The RFP provides the following Overview of the neighborhood:

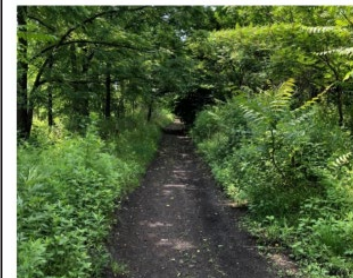
The Black Rock and Riverside neighborhoods (River Rock) are defined by their access to the Niagara River, Scajaquada Creek, and Black Rock Canal. This access initiated the industrial development that drove the growth of these neighborhoods but has also left a legacy of vacant and underutilized former manufacturing sites and rail corridors. The result is limited public access to the water due to brownfields, rail corridors, private property, and I-190 Niagara Thruway.

The City of Buffalo and County of Erie have recently created or invested in five public parks in River Rock: Unity Island Park, Tow Path Park, Riverside Park, George Washington Park, and Black Rock Canal Park. Although widely used by the community, these parks are poorly connected. Park users often must drive to each park despite being part of a predominantly walkable, pre-1950s community. Navigation between the parks also usually requires a car trip even though each is within a mile and a half of the others. Between each park are a series of privately held parcels with limited public access.

Beyond the parks, vacant and underutilized former manufacturing sites pose a risk to public health and quality of life due to deteriorating building conditions, contaminated brownfields, and the potential for crime. They negatively affect adjacent property values and limit the potential economic growth of the surrounding neighborhoods. All of this is happening while the city and its partners have made considerable investments in public parks, affordable housing, schools, and infrastructure in River Rock. Toward the interior of the neighborhood is a rail corridor that forms their eastern boundary. This large rail corridor is only partially used for rail purposes (along its eastern flank) and is informally used by the community as a multi-purpose trail.



Despite recent investments in waterfront parks, key gaps in public access remain along the edge of the Niagara River.



The CSX rail corridor is only partially utilized with vacant rail rights-of-way on its western edge. They are informally used as trails.

The RFP calls for a focus on several objectives which reinforce overall Objectives identified by the City of Buffalo.

### Neighborhood Objectives:

- Riverfront Public Access
- Complete Streets
- Rails-to-Trails



City Objectives:

- Increase public access to the waterfront and improve connections between these locations so that there is continuous waterfront connectivity from Broderick Park to Vulcan Street.
- Stimulate the creation of water-enhanced and water-dependent uses along the water so that people are near the water and engaged with programming at the water's edge at various points in intervals measured by walking distance.
- Implement the [Tonawanda Street Corridor BOA](#) by targeting brownfields and other former manufacturing sites for productive social and economic reuse. New development does not have to be specifically related to the water as much as a hub of activity for employment, housing, or recreation that can take advantage of new connectivity option created in this plan. Sites along the water's edge must maximize that advantage as noted in the second bullet point above.
- Implement the [Local Waterfront Revitalization Program's](#) call for a water-enhanced mixed-use development area for the Black Rock Harbor so that waterfront connectivity extends inland, along Scajaquada Creek, and leverages the existing Jesse Kregal bike path.
- Reconnect fragmented neighborhoods through a comprehensive access plan that uses current and future public rights-of-way, as well as vacant rail corridors, so that a web of connectivity is formed giving people an array of multi-modal options to access various strategic locations.
- Ensure that the inclusion of every resident – regardless of race, ethnicity, age, gender, and ability – is considered and given the full opportunity to experience and enjoy the investments.



## Riverside Community Plan “Rediscover Riverside” - 2010

This Riverside-focused report was drafted in 2010 in response to a larger Black Rock-Riverside planning document first started in 2007 in response to the City of Buffalo’s “Good Neighbors Planning Alliance” initiative. This report was a grass-roots effort to plan for the future of Riverside. While this document is now 11 years old, it still serves as a good reference point for on-going planning efforts.

The vision statement in the report states:

***Riverside is a safe thriving community of choice where residents know and respect each other. We are proud of our flourishing neighborhoods. There is cooperation among churches, schools, block clubs, businesses, neighbors, and all level of government in improving community spirit, wellness and lifelong learning.***

***Riverside enjoys enhanced access to its beautiful waterfront and green spaces for youth, families and older adults. These are integrated with well kept, walkable, high home ownership communities, prosperous business districts, and environmentally sensitive industrial areas.***

***Riverside is a community that plans, works, and redefines itself on an ongoing basis to remain a thriving, livable community. (Adopted June 10, 2009)***



Figure 20: Word cloud for what people believe needs to change “for us to have a healthier and more sustainable community” (Question 7).

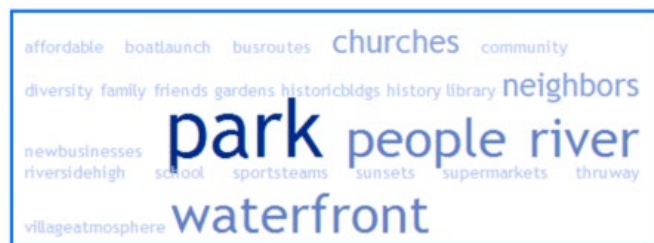


Figure 21: Word cloud for Riverside Community assets (Question 8.)

Some general points from the document:



- Infill housing should be characterized by consistent setbacks and architectural features that allow new builds to blend in with existing, more historic homes
  - Inappropriate infill detracts from functionality (larger setbacks, incorrect scale for the street, etc.)
- Driveways have become an important amenity for most homeowners
- Diversity of housing choices is desired
- Recreational and community-oriented spaces are lacking
- Enhanced neighborhood bicycle routes would provide increased access to Riverwalk Bike Trail and provide safer transportation to Riverside Park, which is a major recreational hub for the neighborhood.
- Report found that there are deficiencies in the everyday walkability of Riverside.
  - Walkability survey was performed in 2009 that covered areas within the Shaffer Village Master Plan boundary
  - It is important for pedestrian infrastructure to be maintained and improved
- Creation of additional greenspace throughout the community is desired through targeted development.
- Skillen identified as a major entry and exit gateway for Riverside.
  - Street ripe for beautification
  - Improved connectivity
  - Add landscaping
- Recommendations and Implementation, many of which are still valid today, are included below

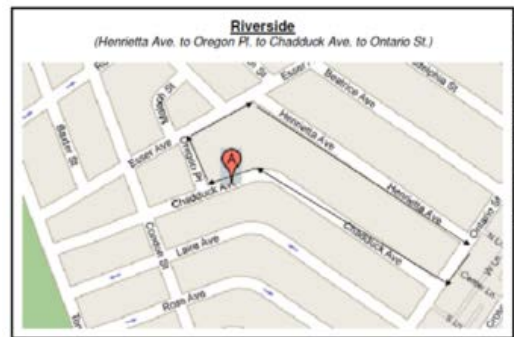


Figure 63: The route taken for walkability survey on September 22, 2009. Many deficiencies were identified that diminishes the area's walkability. Since the area included a residential as well as a commercial street, it is likely representative of conditions in the Riverside neighborhood. Overall, walkability was summarized in a written report as having a score of "Fair".



REDISCOVER RIVERSIDE: 2010 RIVERSIDE COMMUNITY PLAN

REDISCOVER RIVERSIDE: 2010 RIVERSIDE COMMUNITY PLAN

**CHAPTER 3: RECOMMENDATIONS**

**CHAPTER 3: RECOMMENDATIONS**

INTRODUCTION

Recommendations for the *Rediscover Riverside: 2010 Riverside Community Plan* were arrived at through extensive public involvement, planning research and analysis, and refinement.

On March 31, 2010, at a meeting of Rediscover Riverside, attendees were provided with a slideshow of Chapters 1 and 2 as it existed at that time, and then a list of "Preliminary Neighborhood Planning Ideas for Riverside Plan — 3/31/2010" was shared, which incorporated a tear off section where comments and suggestions were encouraged. In addition, Phil Haberstro of the Wellness Institute of Greater Buffalo, recorded notes from the discussion of the idea s on newsprint for later reference. Feedback from the March 31 meeting was then incorporated into a subsequent list, which was then distributed on May 25, 2010 to a group of Riverside residents and property owners who have been involved in creation of the Riverside Plan from the time of completion of the Vision Statement in June, 2009, i.e. the "Riverside Planning Project Team" (see Page i under "Acknowledgements" for a list of members). The list was initially prioritized in a meeting involving the "Riverside Planning Project Team" held on June 27, 2010 and confirmed in a meeting of the general membership of Rediscover Riverside on June 30, 2010.

The ultimate goal of the *Rediscover Riverside: 2010 Riverside Community Plan* is to join with other neighborhood plans of the Black Rock-Riverside Good Neighbors Planning Alliance (BRR GNPA) to form a single BRR GNPA neighborhood plan to become a component of the *Buffalo Comprehensive Plan*, in accordance with its "Restore Neighborhoods" section. (see Appendix 4) Until that time, and even afterwards, this is a "living document," and additional suggestions from the community are welcome to it, so that Riverside can have the most informed, brightest future possible.

The recommendations below are divided into the following categories:

1. Housing
2. Land Use, Zoning, and Urban Design
3. Historic Preservation
4. Transportation and Infrastructure
5. Commercial and Economic Development
6. Parks, Recreation, and Waterfront
7. Quality of Life and Public Safety
8. Marketing

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SHORT TERM = 1 YR OR LESS  
LONG TERM = 1 YR TO 5 YR

HOUSING

SHORT TERM:

- ✓ Support provision of housing for a diversity of populations (example: veterans) and all age groups, including senior housing.
- ✓ Address narrow street issues and their connection to housing issues by exploring use of vacant lots for parking, carefully designing new infill housing development, converting doubles and triples to singles to reduce demand for parking, and looking at zoning changes long-term.
- ✓ Incorporate public housing in a more positive way or seek removal. Monitor Section 8 housing and work to address emerging issues.
- ✓ Help create more block clubs where needed.
- ✓ Develop partnership with city government regarding inspections, demolitions, foreclosed properties, and maintenance and reuse of vacant properties.
- ✓ Address vacant lot issues by supporting enforcement of and improvement of laws on the books regarding specifications for doing a demolition and removing debris, grading land, adding topsoil and facilitating reuse of land.
- ✓ Take advantage of code enforcement opportunities and support existing or new approaches to address problem properties, working cooperatively with housing liaison.
- ✓ Create diverse housing types, including patio homes, condos, etc. where appropriate.
- ✓ Support Judge Nowak housing court initiative.

LONG TERM:

- ✓ Work to increase homeownership levels, connect homeseekers with available properties, promote better housing opportunities and conditions, create targeted streets programs, and engage in housing-related planning. Work with BRR NHS, others.
- ✓ Promote conversion of doubles and triples into singles to adapt housing to changing needs of homeowners.
- ✓ Do inventories of problem properties with the help of block clubs and review periodically with North District Council Member to identify solutions to specific situations.
- ✓ Explore programs and funding that can work with special situations involving housing, like Safe Routes to Schools, Better Schools, Better Neighborhoods, and others.

- ✓ Develop an inventory of infill lots and procedure for keeping it updated.
- ✓ Create concept plans for new housing development.
- ✓ Track owner occupancy ratios, in an effort to keep owner occupancy at 75% or above.
- ✓ Partner with the Town of Tonawanda to leverage activities that benefit Old Town and Riverside.
- ✓ Track trends in property ownership, to ensure good performance of owners of large number of properties.
- ✓ Encourage programs that improve accountability and improvement in landlord-neighborhood, landlord-tenant and tenant-neighborhood relations.
- ✓ Support and add to local memorials and public art installations that promote civic pride.
- ✓ Document and celebrate historic and famous Riversiders.
- ✓ Look into landmarking Engine 26 Fire House at 703 Tonawanda.
- ✓ Research and promote improvements that highlight Riverside's history: Native American, War of 1812, Erie Canal, industrial, waterfront (ferry boats), and Pan Am history, to name a few.
- ✓ Advocate for the maintenance and preservation of key historic assets, like St. John the Baptist Church at 60 Hertel, a designated Buffalo landmark.

LAND USE, ZONING AND URBAN DESIGN

SHORT TERM:

- ✓ Monitor major planning initiatives and promote public participation opportunities involving them.
- ✓ Ensure plan provisions are consistent with Buffalo Comprehensive Plan and City initiatives and policies.
- ✓ Explore ways to improve off street parking.
- ✓ Advocate for the development of community-wide design standards for residential and commercial areas.

LONG TERM:

- ✓ Work with the City of Buffalo and community stakeholders to effect positive changes in land use, zoning, and urban design in the community, especially through the pending zoning rewrite process with the Camiros firm.
- ✓ Protect environmental landscapes and resources.

HISTORIC PRESERVATION

SHORT TERM:

- ✓ Restore lighthouse feature in Riverside Park.
- ✓ Develop historic document/photo library of historic features of Riverside to inform future improvements, in partnership with Grant Amherst Business Association's "The Historic Project".
- ✓ Explore renovation/reuse/redevelopment of former School 60/Riverside Academy.
- ✓ In light of the changing condition of the waterfront over the past 100 years, identify and compile information on the waterfront aspects of the community before the Thruway construction as a basis for future planning.

LONG TERM:

- ✓ Undertake a historic resources survey.
- ✓ Add signage commemorative plaques to historic homes.
- ✓ Position properties to take advantage of NYS historic rehab tax credit, both residential and commercial.

TRANSPORTATION AND INFRASTRUCTURE

SHORT TERM:

- ✓ Make streetscape improvements to Niagara St., Ontario St., and Tonawanda St. (See "Why Elmwood Works") Block grant funds can provide an improved street infrastructure, consisting of brighter street lighting, plantings, trees, benches, gardens, sidewalks, security cameras, 19th century styled light and power poles.
- ✓ Develop mile-long Vulcan Street as a grand boulevard, taking advantage of its width, lack of signals, and available grassy right of ways. Add infrastructure features that make it a local model for environmentally-sustainable street design. Extend boulevard treatments from Vulcan to Kenmore, Ontario, and Skillen.
- ✓ Undertake activities to improve transportation and infrastructure improve walkability, and provide infrastructure for a variety of users consistent with the Complete Streets concept. For example, restoring sidewalks, painting lines for crosswalks, etc. improves the walkability for all users, including seniors, which helps them stay independent and in their homes.
- ✓ Promote traffic calming changes to existing streets where appropriate.
- ✓ Create a bicycle lane network.
- ✓ Organize litter reduction/cleanup/beautification activities.

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REDISCOVER RIVERSIDE: 2010 RIVERSIDE COMMUNITY PLAN

CHAPTER 3: RECOMMENDATIONS

LONG TERM:

- ✓ Do branding banners featuring the lighthouse image.
- ✓ Maintain existing lights (call 311; Mr. Golombek has National Grid number/information)
- ✓ Add or improve signage to effectively inform travelers as to highway entrances, neighborhood gateways, park entrances, historic and cultural attractions, and other neighborhood amenities.
- ✓ Support efforts to investigate the feasibility of relocating the I-190 inland to the Tonawanda Rail Corridor, or otherwise minimize the I-190's negative effects on Riverside.
- ✓ Support improvements to roads, bridges, highways, recreational trails, and parks that act in concert to improve access to the waterfront and other destinations.
- ✓ Ensure all crosswalk markings and traffic lights are maintained to ensure pedestrian safety.
- ✓ Encourage the use of mass transit.
- ✓ Inventory the capacity of infrastructure and utilities (electric, gas, sewer, water) to ensure they are up to par for redevelopment needs of companies.

COMMERCIAL AND ECONOMIC DEVELOPMENT

SHORT TERM

- ✓ Encourage planning for redevelopment of each of the four key commercial nodes (Niagara & Ontario, Ontario & Tonawanda, Ontario & Skillen, Tonawanda & Vulcan) and three key commercial corridors (Niagara, Ontario, and Tonawanda Sts.); for example, seek Main Street grant program money for "Riverside Marketplace Square" at Ontario & Tonawanda; develop a "Riverside Village" commercial strip between Ontario & Tonawanda and Riverside Park.
- ✓ Conduct inventories of local manufacturing/industry and work with economic development officials to promote them.
- ✓ Expand business incubators in Riverside since our three are full to capacity.
- ✓ Support Tonawanda Street Corridor Brownfield Opportunity Area program, so that developable land and employment grow and market demand follows.
- ✓ Promote creation of a development fund, so that key properties can be purchased, improved, and public-private partnerships can lead to development.
- ✓ Support redevelopment of properties at the former Riverside Men's Shop site at the

intersection of Tonawanda & Ontario Sts. in a way that is positive for the community, includes improvements that maintains corner identity, and ensures access to shopping activity for all users (pedestrians, automobiles and bicycles)

- ✓ Partner with economic development agencies to bring small business development programs and opportunities to Riverside.
- ✓ Improve facades, lighting, property upkeep, and tidiness in key commercial corridors and gateways to help enliven them. Strengthen Riverside Business Association and encourage participation of local business and other partners in activities to promote revitalization.
- ✓ Support streetscape/transportation-related improvements that will positively impact commercial corridors. (see Transportation)

LONG TERM:

- ✓ Bring more focus on the coming green economy. Solar, wind, energy efficiency hold the jobs of the future. Riverside could get out in front on these initiatives.
- ✓ Support Riverside High School's "School of Entrepreneurship" program.
- ✓ Open up more storefront businesses with attractive signage.
- ✓ Encourage infill that acts to strengthen commercial activity.
- ✓ Hold educational sessions/distribute brochure-newsletter/do articles on good practices like the National Trust for Historic Preservation's Main Street Four-Point Approach™, Why Elmwood Works initiative, the Erie Niagara Framework for Regional Growth, local economic development-related programs, and area advantages like demographics and neighborhood recreational and cultural attractions. For example, storefront businesses should have attractive, appealing signage above the street windows, which should be maximum open to show displays of the goods and/or services available in that store. Other examples: cleanliness, beautification, promoting/marketing the district to outside patrons, nourishing a sense of community within the neighborhood, façade improvements, and repairing the urban fabric.
- ✓ Encourage development/expansion of commercial activity that accommodates incidental business that arrives from visitors to improve neighborhood attraction as a destination.
- ✓ Address public safety needs of visitors as well as residents.

REDISCOVER RIVERSIDE: 2010 RIVERSIDE COMMUNITY PLAN

CHAPTER 3: RECOMMENDATIONS

- ✓ Transition businesses from incubators into vacant business spaces in Riverside by implementing timeframes in incubators.
- ✓ Encourage visibility of second floor business activity to add to the density of commercial corridors.

PARKS, RECREATION, AND WATERFRONT

SHORT TERM:

- ✓ Expand park, garden and greenspace opportunities, taking advantage of emerging vacant lots.
- ✓ Promote safety in the parks.
- ✓ Facilitate new improvements to parks, for example by inventorying existing recreational assets and matching them up with trends and changing demand.
- ✓ Support new recreational trails/bike paths and expansion and improvement of existing ones, like the Scajaquada Creek Bike Path, Seaway Trail, Riverwalk.
- ✓ Interface with Buffalo Riverkeepers on waterfront activities.
- ✓ Integrate activities with Greenway Commission goals and objectives.
- ✓ Work with Buffalo Olmsted Conservancy and City of Buffalo to explore: relocating Senior Center/Pool/Rink from Riverside Park in a way that realizes the tremendous potential to the Park and to redeveloping Riverside; adding new uses like an amphitheatre in the park; bringing back the casino to the park.
- ✓ Support creation and maintenance of clean, safe parks, playgrounds, community gardens, specialized gardens (rain gardens, sculpture gardens, etc.), and other recreational assets, and access to same.
- ✓ Have successful community volunteer involvement in maintenance of parks and their features.
- ✓ Maintain and manage activities in the park to avoid messes, i.e. grill use, trash disposal.

LONG TERM:

- ✓ Create enhanced access to the waterfront.
- ✓ Take parking lots out of parks where feasible.
- ✓ Improve use of the parks.
- ✓ Promote waterfront development that is consistent with local plans.
- ✓ Encourage enhanced waterfront activities that would benefit the economics of the community, i.e. Black Rock Canal Park enhancements to boat launch and addition of restaurant and other facilities.

- ✓ Encourage more sports- and recreation-oriented programming, i.e. boating, kayaking, walking exercise routes, and biking, even boatbuilding and boat restoration, to take advantage of our waterfront community location.

QUALITY OF LIFE AND PUBLIC SAFETY

SHORT TERM:

- ✓ Develop community initiatives with positive impact (Faces project, July 4th festivities, National Night Out, Financial Literacy, "Riverside Home Days", water quality and conservation, etc.).
- ✓ Increase presence and visibility of public safety officers.
- ✓ Improve the communication and relationships between residents and the police force, by monitoring crime trends, and promoting community policing, and enforcing curfews to address crime categories and geographic areas undergoing a rise in crime rates.
- ✓ Raise community awareness of ways to reduce crime and encourage participation in them (effective crime reporting, use of tip sheets, graffiti/litter monitoring and removal, neighborhood walks and cleanups, etc.). Cleanups can be held in spring and fall and coordinated between City DPW (large trash pickup), neighborhood, and Buffalo Olmsted Parks Conservancy.
- ✓ Promote steps to maintain police presence in Riverside, i.e. keep D-District in Riverside, develop a police satellite in Riverside, ensure patrol patterns include Riverside.
- ✓ Support youth activities and engage more adolescents in neighborhood life and its quality of life goals, by partnering with schools, after school programs, NWBCC, and Boys and Girls Clubs.

LONG TERM:

- ✓ Promote neighborhood schools, which among other benefits provide more convenience and the potential for parent involvement in the education of their children.
- ✓ Help provide immigrants with housing, education, social, and employment services by collaborating with resettlement agencies.
- ✓ Encourage prosecution of more criminals by working with the District Attorney's Office.
- ✓ Take steps to facilitate police being more responsive to residential calls for assistance, including loud vehicles, loud music.





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REDISCOVER RIVERSIDE: 2010 RIVERSIDE COMMUNITY PLAN

**CHAPTER 3: RECOMMENDATIONS**

- ✓ Embrace Clean Sweeps as a way to address concentrations of problem properties.
- ✓ Increase awareness of Homeland Security operations in the planning neighborhood, and encourage their siting here.
- ✓ Develop knowledge and support of community policing and law enforcement best practices and techniques so that the best ones can be implemented locally. (for example, Crime Prevention Through Environmental Design, Community Oriented Policing, Situational Crime Prevention, and Problem-Oriented Policing).
- ✓ Coordinate policing with block clubs, property owners, businesses and business association so that they can be more pro-active in their security measures.
- ✓ Develop awareness of crime trends and incidences so that better crime fighting information is obtained.
- ✓ Explore best practices (Elmwood Village Strategic Plan 2009-2012) and the use of programs like "Asset Based Community Development" (ABCD) and others applicable to Riverside to increase the capacity, performance, and outcomes of individuals, groups, and organizations.
- ✓ Seek ways to partner with organizations to offer programs that benefit the community while providing positive economic impacts (example: An exercise center at All Saints or Riverside Park?).
- ✓ Promote local achievements and character development activities (Sports programs, Be-A-Sport, sport achievements like Riverside Frontiers football, faith community initiatives and events, etc.).
- ✓ Look at health information system statistics with eye toward improving air quality and other environmental factors.

- to its location east of the lake and on the waterfront.
- ✓ Sponsor a community festival along one or a series of closed-off streets with community service groups and businesses renting tables.

**LONG TERM:**

- ✓ Market the neighborhood with aid of real estate professionals.
- ✓ Work to increase tourism in the area by interfacing with City- and County-wide activities, for example Bass Masters fishing tournament and War of 1812 commemorative activities. Locations might include Harry's Harbourfront or Riverside Park.
- ✓ Raise awareness of green aspects of urban design and living in Riverside.
- ✓ Undertake activities that help capture neighborhood identity.
- ✓ Take a Continuous Quality Improvement approach to neighborhood improvement.

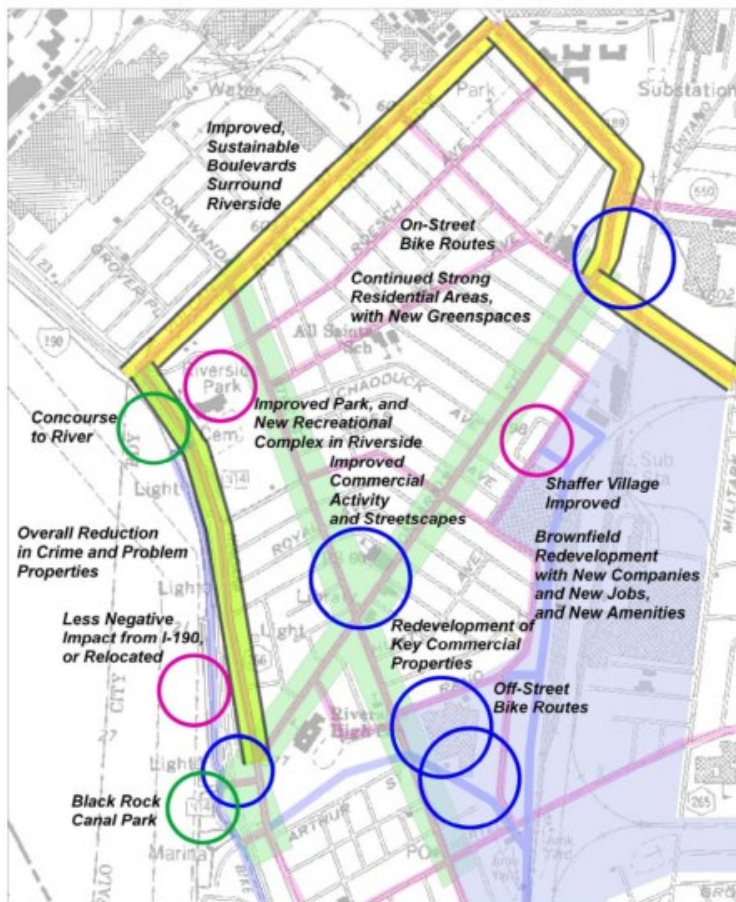
**MARKETING**

**SHORT TERM:**

- ✓ Start or promote existing community public interest activities, e.g. garden walks, health fairs, farmer's markets, homebuyer seminars, business days with discounts, school and community center open houses, park programming like theatre/concerts
- ✓ Seek funding. A 501c3 corporation can receive loans and grants.
- ✓ Brand the neighborhood with a logo and other marketing techniques. Bring attention to the unique experience of sunsets in Riverside due

**CHAPTER 4: PLAN IMPLEMENTATION**

SECTION 1: GLIMPSE INTO THE FUTURE



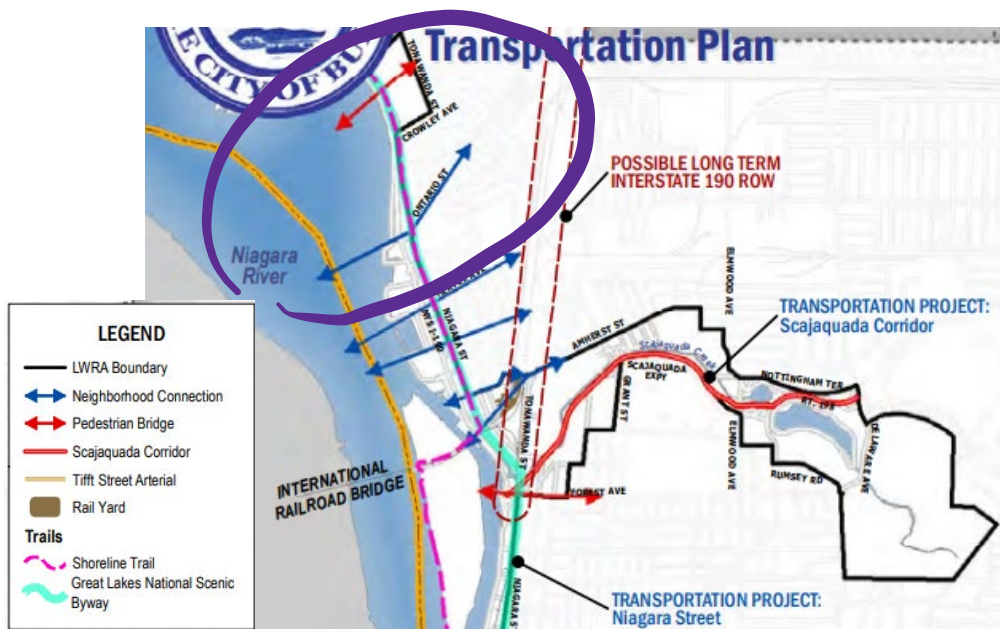
Glimpse into the Future - Selected Improvements from Plan Recommendations that Illustrate a Better Riverside

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### LWRP (Local Waterfront Revitalization Plan) – July 24, 2018

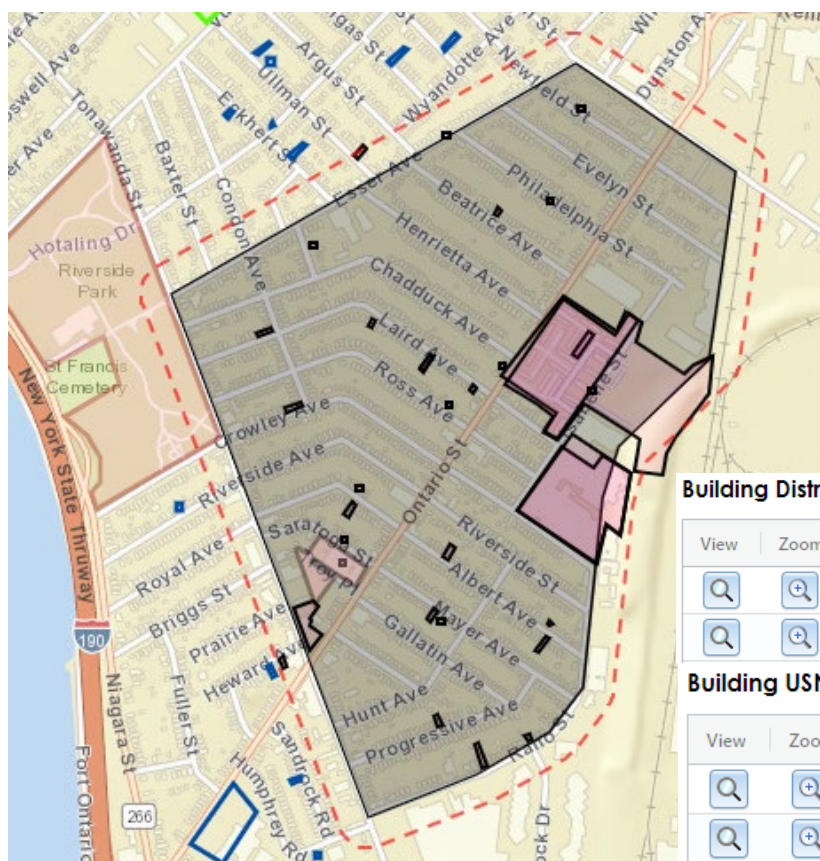
This report focused on the City of Buffalo Local Waterfront Revitalization Area, a portion of which is within Black Rock and adjacent to the project area. This plan focuses on connections to the waterfront and Black Rock Canal Park improvements, particularly along Ontario St. Note the proximity of the neighborhood to the LWRA (Local Waterfront Revitalization Area) boundary along a portion of Crowley and Tonawanda. While this neighborhood is not within the LWRA, or on the waterfront, a focus should be placed on physical and visual connections to the waterfront.





## SHPO/CRIS

The neighborhood is within an Archaeologically Sensitive Area and includes 1 listed building, and 3 that are eligible. Not all buildings in this area have been assessed, therefore as the plan is developed and moves into implementation, there will be a need for additional coordination with SHPO. While SHPO consultation may not be required as part of New York’s State Environmental Quality Review Process (SEQR), The National Environmental Policy Act (NEPA) will require SHPO consultation. If a project disturbs more than .25 acres within the city, a Stormwater Pollution Prevention Plan (SWPPP) will be required and will also require SHPO sign-off.



### Building Districts (2)

[Download Results](#)

| View | Zoom | USN          | Name                              | Status       |
|------|------|--------------|-----------------------------------|--------------|
|      |      | 02940.029561 | King Sewing Machine Company       | Eligible     |
|      |      | 02940.031114 | Shaffer Village Community Housing | Undetermined |

### Building USNs (62)

[Download](#)

| View | Zoom | USN          | Name                                | Status   |
|------|------|--------------|-------------------------------------|----------|
|      |      | 02940.024190 | Public School #65 1922/1928 - ...   | Eligible |
|      |      | 02940.029398 | King Sewing Machine Co. - 308 ...   | Eligible |
|      |      | 02940.005978 | ENGINE NO. 26 - 693 Tonawand...     | Eligible |
|      |      | 02940.005963 | Public School #60 / Riverside Ac... | Listed   |



## Tonawanda Street Corridor BOA – December 2016

In 2011 The City of Buffalo was awarded funding from the NYS Dept of State to establish the Tonawanda Street Corridor Brownfield Opportunity Area (BOA). This strategy that was developed using this funding provides expanded eligibility for state-sponsored environmental and economic development programs, including favorable tax and investment incentives for private development. The Tonawanda Street Corridor BOA encompasses 650 acres in the northwest section of the city. While the project area for the Master Plan is not entirely within the boundary of the BOA, the industrial parcels along the railroad tracks are within the Corridor.

The Tonawanda Street BOA established 3 main goals: grow the economy, strengthen neighborhoods and repair the environment.



“The need to generate employment opportunities and tax revenues must be balanced with strengthening neighborhoods, expanding recreational opportunities, preserving industrial heritage, ensuring waterfront access, and improving habitats and watershed ecology”



The consultant team developed three (3) scenarios for guiding future development and asked the public to comment. Each of these scenarios reflect the goals of the plan and were evaluated under the following directions and principles:

#### Visioning Directions

- The residential neighborhoods surrounding the BOA are important and should be strengthened.
- Significant historic resources exist and are a defining characteristic of the area.
- Emerging commercial strips serving local neighborhoods should be encouraged.
- Conflicting land uses have resulted in weakened neighborhood edges, and should be addressed.
- Buffalo State College is an important asset that should be better connected to the community.

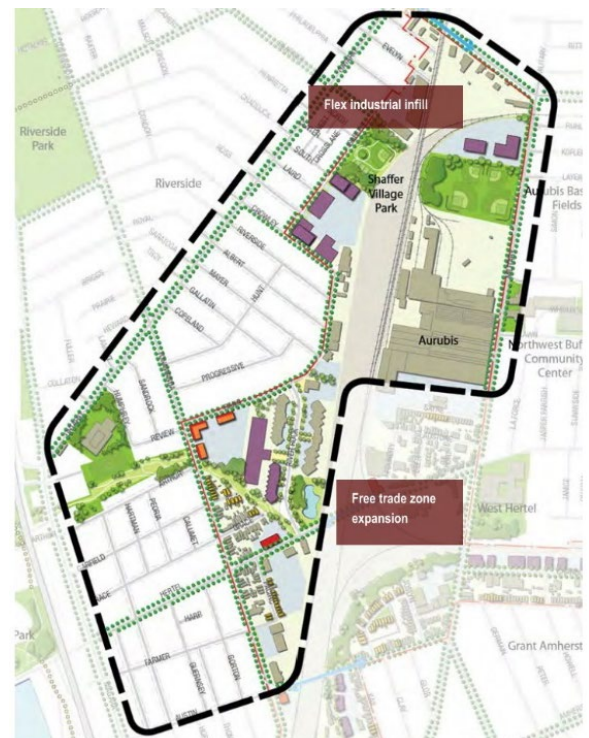
#### Emerging Principles

- Restore environmental quality and improve community health.
- Enhance employment opportunities by redeveloping brownfields.
- Improve access and connectivity to destinations within and beyond the BOA, particularly to the water.
- Celebrate and enhance the character and history of the area.
- Promote housing revitalization and target residential infill.
- Examine opportunities for enhanced recreational amenities.
- Recognize Buffalo State College as an important community anchor, employer, and educator.

The scenario preferred by the general public was the ‘Campus Employment and Residential’ scenario.

#### Industrial Expansion Scenario

- General expansion of industrial uses adjacent to Shaffer Village
- Modest residential intensification supported by environmental, park and waterfront access improvements





*Employment Diversification Scenario*

- Mixed-use, live/work, and small-scale retail opportunities along key east-west corridors
- Greater levels of environmental, park and waterfront access improvement; with new rail corridor trail linked to expanded Shaffer Village Park



*Campus Employment and Residential Scenario*

- Expansion of employment opportunities at Free Trade Zone and adjacent to Shaffer Village
- Greater incorporation of mixed-use, live/work opportunities
- Highest levels of park, community gardens, and trail improvements.





Highlights from the input provided by residents who attended the open house include:

- Desire for a cleaner economy, restoration of Scajaquada Creek, improved waterfront access, and new linkages – green and otherwise – within neighborhoods.
- Very strong support for environmental improvements to Scajaquada Creek, including repair of the watercourse and expansion of riparian areas.
- Improvements, new connections, and better access to the Jesse Kregal Trail was the quintessential “no-brainer” of the plan.
- Support for both the Scajaquada Village innovation and educational campuses, but significant opposition to the development of an industrial precinct.
- Housing infill concepts were seen as means to reweave the fabric of the overall district.
- Chandler Street drew both support and opposition to all three options for this contaminated, rail-side corridor.
- Support for proposals to improve safety, security, and comfort of railway underpasses connecting different sides of the community.
- Scattered support for ideas such as daylighting Cornelius Creek, and creating a new recreational facility to relocate the pools and ice rink from Riverside Park.
- “Campus Employment and Residential” had the support of 54 percent of open house participants, while 38 percent favored “Employment Diversification,” and just 8 percent selected “Industrial Expansion.”

|                 | <i>Industrial Expansion</i>         | <i>Employment Diversification</i>    | <i>Campus Employment and Residential</i> |
|-----------------|-------------------------------------|--------------------------------------|--|
| <b>Likes</b>    | Environmental improvements          | Scajaquada innovation campus         | Scajaquada parkland                      |
|                 | Mixed-use nodes                     | Rails to trails expansion            | Scajaquada Village                       |
|                 | Scajaquada industrial precinct      | Park and trail improvements          | Hertel-Military mixed-use                |
|                 | Free Trade Zone intensification     | Letchwork-Watts connection           | Community gardens on Chandler            |
|                 | Job creation                        | Live/work opportunities              | Residential infill                       |
|                 | Street trees                        | Free Trade Zone expansion            | Live/work opportunities                  |
|                 | Live/work opportunities             | Cornelius Creek daylighting          | Rails to trails expansion                |
|                 | Residential infill                  | Shaffer Village Park expansion       | Shaffer Village Park expansion           |
|                 | Connectivity improvements           | Aurubis baseball fields expansion    | Free Trade Zone intensification          |
|                 | Public art                          |                                      |  |
|                 | Retention of recycling uses         |                                      |  |
| <b>Dislikes</b> | Too much industrial                 | Chandler live/work                   | Community gardens on Chandler            |
|                 | Retention of recycling uses         | Scajaquada innovation campus         | Hertel-Military mixed use                |
|                 | Lack of rails to trails             | Shaffer Village Park expansion       | Too costly, not feasible                 |
|                 | Chandler industrial intensification | Rails to trails for security reasons | Lack of boat launch                      |
|                 | Scajaquada industrial precinct      | Free Trade Zone expansion            | Free Trade Zone expansion                |
|                 |                                     | Commercial development               | Residential infill                       |



The plan further identified three Strategic Locations: Niagara Street, Scajaquada Creek, and the Free Trade Zone. The Master Plan project area is part of the Free Trade Zone which is located along a partially abandoned rail corridor and is characterized by a mix of industrial, commercial, and vacant uses with an approximately 72-acre area. The strategy plans for the rail corridor to be transformed into a linear multi-modal trail and naturalized open space that connects neighborhoods. And could function as the central hub for adjacent areas and provide connections to the transportation corridors that extend to other parts of the City. This area has the potential to become the neighborhood/employment center for Riverside, Black Rock and other North Buffalo Communities. The proposed redevelopment of the study area includes:

- enhanced connections to the surrounding community
- adaptive reuse of abandoned buildings
- redevelopment of underutilized former industrial land
- recreational uses to support the surrounding community

Potential redevelopment opportunities include:

- Transform abandoned rail corridor into trail and open space connection
- BERC Rail spur multi-modal path
- Arthur Street extension
- Encourage Infill Development and Adaptive Reuse
- Strategic Site Acquisition
- Marketing

Free Trade Zone Conceptual Site Plan







The BOA drafted site profiles for several critical sites within the BOA. The largest site within the Master Plan project area is 308 Crowley.

### 308 Crowley

**Address:** 308 Crowley Street  
**Owner:** William Kraus  
**Acres:** 7.3  
**Zoning:** D-IL  
**Property class:** 710 (manufacturing)  
**Special district:** None

#### Site criteria

**Key building:** Yes  
**Major facility:** No  
**Underutilized:** Yes  
**Vacant:** Yes  
**Brownfield:** Yes  
**Strategic site:** Yes

#### Utilities

**Water:** Buffalo Water Authority  
**Sewer:** Buffalo Sewer Authority  
**Natural gas:** National Fuel  
**Electric:** National Grid  
**Phone:** Verizon  
**High speed data:** Time Warner

#### Adjacent uses

**North:** Residential, industrial  
**East:** Vacant, rail  
**South:** Residential  
**West:** Residential

#### Access

**Highways:** I-190 (0.8 mile)  
**Rail service:** None  
**Bus route:** 5 Niagara (0.2 mile)

#### Property description

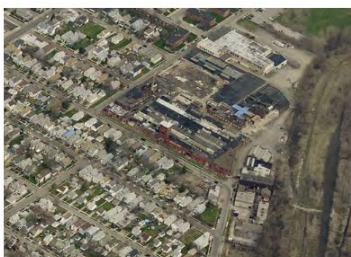
**Previous use:** Sylvania Electric's Colonial Radio and Television Division factory, including manufacturing, machine shops, storage, assembly, and offices  
**Current use:** None  
**Existing structures:** Multiple connected buildings; one to four stories; total of approximately 420,000 sf; built in 1910; poor condition  
**Notes:** Portions of complex planned for demolition; buildings with historic value and reuse potential will remain.

#### Environmental history

**Bulk storage facility:** Registered PBS/CBS facility; two unregistered 7,500 gallon USTs  
**Hazardous waste generator:** Large quantity hazardous waste generator  
**NYSDEC spill event site:** Closed; fuel, sewer impacted; petroleum, unknown impacts  
**NYSDEC remediation database:** No  
**Notes:** Environmental Site Assessment should be completed prior to redevelopment due to current and historic uses, past spills, and unknown site conditions

#### Redevelopment potential

Potential for adaptive reuse of some existing structures (primarily along Crowley); incorporation into larger redevelopment of vacant land for light industrial, commercial, residential or other uses



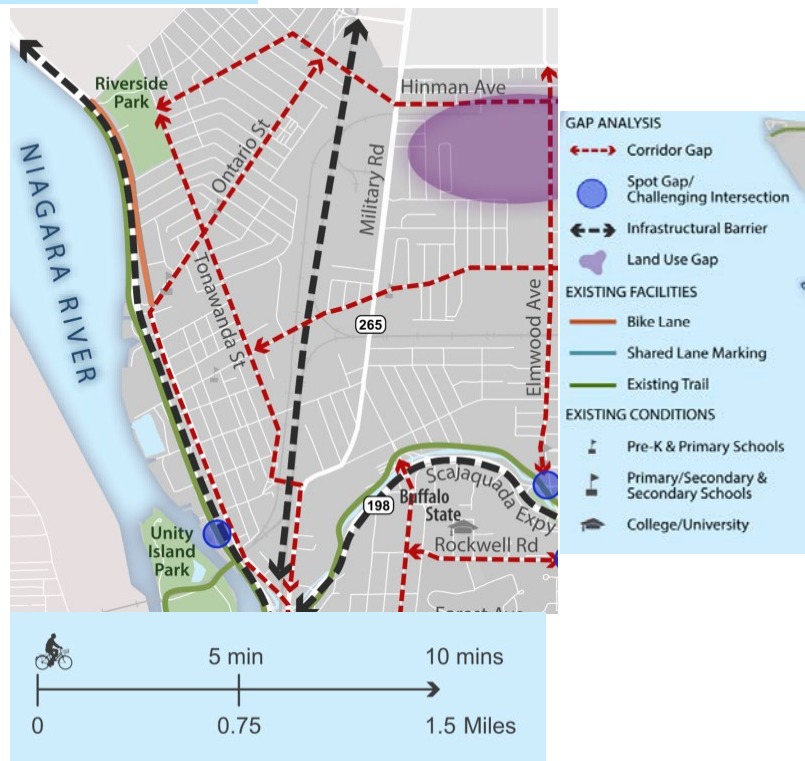
Listing of potential funding sources to implement projects identified in the BOA strategy:

- New York State
  - Brownfield Cleanup Program
  - Environmental Restoration Program
  - Consolidated Funding Application
  - Low Income Housing Tax Credits
  - Rehabilitation Tax Credit Program
- Green Innovation Grant Program
- NYC Council of the Arts
- Federal:
  - Brownfield Cleanup Funding
  - New Markets Tax Credit
  - Historic Preservation Tax Incentives
  - Great Lakes Habitat Restoration Program
- Foundations
  - Great Lakes Protection fund
  - Sustain our Great Lakes
  - Finish America Foundation



**Bike Master Plan – January 2016**

The City of Buffalo Bike Master Plan assessed location and conditions of existing bike facilities throughout the City, and developed proposed facilities in response to public input. In the master plan project area the existing facilities include Esser Ave which is considered a neighborhood bikeway (for those who are Interested but concerned), Skillen St which was identified as being for those who are “enthusied and confident” about bike riding, and Ontario St and Tonawanda St are both noted as being for those who are “Strong and fearless”. The plan identified corridor gaps along the above streets, meaning that connections can, and should be improved upon in this neighborhood. Bike Facilities (bike paths, road sharrows, etc.) should be considered within the Shaffer Village neighborhood.





## Choice Neighborhoods

An Overview of the program from <https://www.hud.gov/cn> :

“The Choice Neighborhoods program leverages significant public and private dollars to support locally driven strategies that address struggling neighborhoods with distressed public or HUD-assisted housing through a comprehensive approach to neighborhood transformation. Local leaders, residents, and stakeholders, such as public housing authorities, cities, schools, police, business owners, nonprofits, and private developers, come together to create and implement a plan that revitalizes distressed HUD housing and addresses the challenges in the surrounding neighborhood. The program helps communities transform neighborhoods by revitalizing severely distressed public and/or assisted housing and catalyzing critical improvements in the neighborhood, including vacant property, housing, businesses, services and schools.”

Choice Neighborhoods is focused on three core goals:

1. Housing: Replace distressed public and assisted housing with high-quality mixed-income housing that is well-managed and responsive to the needs of the surrounding neighborhood;
2. People: Improve outcomes of households living in the target housing related to employment and income, health, and children’s education; and
3. Neighborhood: Create the conditions necessary for public and private reinvestment in distressed neighborhoods to offer the kinds of amenities and assets, including safety, good schools, and commercial activity, that are important to families’ choices about their community.

To achieve these core goals, successful applicants must develop and implement a comprehensive neighborhood revitalization strategy, or “Transformation Plan.” This Transformation Plan becomes the guiding document for the revitalization of the public and/or HUD-assisted housing units, while simultaneously directing the transformation of the surrounding neighborhood and creating positive outcomes for families.

Experience shows that to successfully develop and implement the Transformation Plan, broad civic engagement is needed. Successful applicants need to work with public and private agencies, organizations (including philanthropic and civic organizations), banks and financial institutions, and individuals to gather and leverage the financial and human capital resources needed to support the sustainability of the plan. These efforts should build community support for and involvement in the development and implementation of the plan. Additionally, past revitalization efforts have demonstrated that even modest physical improvements and investment actions can help communities build momentum for change and transition from planning to implementation of that plan. These actions improve neighborhood confidence, sustain the community’s energy, attract further engagement, and help convince skeptical stakeholders that positive change is possible. Successful applicants should undertake such “doing while planning” projects during the grant period.



Objectives and Metrics to Measure Long Term Success:

Each Choice Neighborhoods grantee must develop a Transformation Plan that addresses the Housing, People, and Neighborhood objectives. Grantees are expected to develop performance metrics based on these objectives: Housing Objectives: Housing transformed with the assistance of Choice Neighborhoods should be:

1. Well-Managed and Financially Viable. Developments that have budgeted appropriately for the rental income that can be generated from the project and meet or exceed industry standards for quality management and maintenance of the property.
2. Mixed-Income. Housing affordable to families and individuals with a broad range of incomes including low-income, moderate-income, and market-rate or unrestricted.
3. Energy Efficient, Climate Resistant, and Sustainable. Housing that has low per unit energy and water consumption and is built to be resistant to local disaster risk.
4. Accessible, Healthy, and Free from Discrimination. Housing that is well-designed, meets the requirements of accessible design and embraces concepts of visitability and universal design, has healthy indoor air quality, has affordable broadband Internet access, and is free from discrimination.

People Objectives: Residents who live in the target and replacement housing before and after redevelopment benefit from:

1. Effective Education. A high level of resident access to high-quality early learning programs and services so children enter kindergarten ready to learn and quality schools and/or educational supports that ultimately prepare students to graduate from high school college- and/or career-ready.
2. Income and Employment Opportunities. The income of residents, particularly wage income for non-elderly/non-disabled adult residents, increases over time.
3. Quality Health Care. Residents have increased access to health services and have improved physical and mental health over time.
4. Housing Location, Quality, and Affordability. Residents of the target housing who, by their own choice, do not return to the development have housing and neighborhood opportunities as good as or better than the opportunities available to those who occupy the redeveloped site.



Neighborhood Objectives:

Through investments catalyzed by Choice Neighborhoods, the neighborhood enjoys improvement:

1. Private and Public Investment in the Neighborhood. The neighboring housing has a very low vacancy/abandonment rate, the housing inventory is of high quality, and the neighborhood is mixed-income and maintains a mixture of incomes over time.
2. Amenities. Basic services are located in or nearby the neighborhood. Basic services include grocery stores, banks, health clinics, and doctors' offices, dentist offices, public transit, and high-quality early learning programs and services.
3. Effective Public Schools: Public schools in the target neighborhood are safe and welcoming places for children and their families. In addition, schools have test scores that are as good as or better than the state average or are implementing school reforms that raise student achievement over time and graduate students from high school prepared for college and/or a career.
4. Safety: Residents are living in a safer environment as evidenced by the revitalized neighborhood having significantly lower crime rates than the neighborhood had prior to redevelopment and maintaining a lower crime rate over time.

[https://www.hud.gov/sites/dfiles/SPM/documents/Foa\\_Content\\_of\\_FR-6500-N-38.pdf](https://www.hud.gov/sites/dfiles/SPM/documents/Foa_Content_of_FR-6500-N-38.pdf)

FY2019 Implementation Award Grantees as examples

<https://www.hud.gov/sites/dfiles/PIH/documents/FY19%20Project%20Summaries.pdf>



## Land Use Plan – September 2016

The City of Buffalo Land Use Plan was part of the development of the City of Buffalo Unified Development Ordinance (UDO), also known as the “GreenCode”. It built off of previous plans as well as those occurring concurrently. The plan identified a series of goals, objectives and land use policies. Each of these shall be considering while designing the Master Plan.





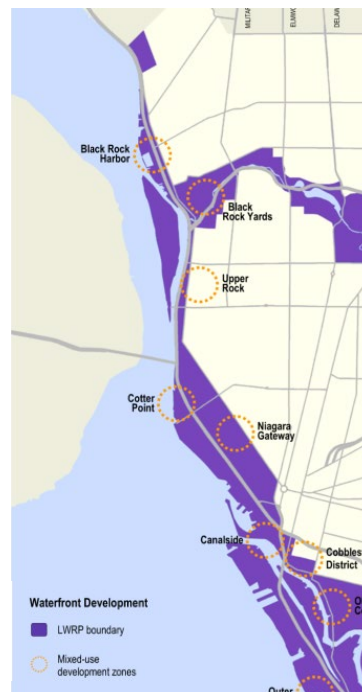
### ► Create great places on the waterfront

The city's waterfront historically developed around manufacturing and shipping. With the gradual decline of these activities, a substantial amount of land has opened up for alternative uses. Waterfront revitalization has been a community priority for decades, and progress is finally taking place, with an unprecedented number of development and public access projects underway.

The key criteria for waterfront development—codified in the city's Local Waterfront Revitalization Plan—is to maximize public access while protecting water-based

commerce and industry. The LWRP prioritizes activities that are water-dependent, encourages activities that are water-enhanced, and gently steers other activities away from the waterfront.

Redevelopment efforts along the waterfront should be targeted to areas where transportation and utility infrastructure is in place and has sufficient capacity; while land without these services should be reserved for open space, habitat restoration, or future development.



#### Land use policies

- Support a working waterfront with industrial and marine commercial uses, while minimizing adverse impacts on public access and wildlife.
- Attract development that is enhanced by a waterfront location, while steering other uses to non-waterfront sites.
- Target compact, mixed-use development to waterfront locations served by existing infrastructure.
- Improve pedestrian and bicycle connections between neighborhoods and the water; and maximize shoreline access.

### ► Leverage and repurpose former industrial assets

Industry originally grew up along the waterfront and rail lines, depending on these locations for receiving, processing, and shipping. As the city expanded outward in the late 1800s, manufacturing grew at the stops along the New York Central Belt Line.

Buffalo may no longer be a major grain port or steel producer, but emerging sectors such as advanced manufacturing can contribute to expanding the local economy. As the WNY Regional Economic Development Council notes, no region has yet reversed its fortunes without growth in advanced manufacturing.

The city has an abundance of industrial land, much of which is underutilized and requires remediation to be

placed back into productive use. Brownfield cleanup has been aggressively pursued, as shown by the successful effort to reactivate the former Republic Steel site into the largest solar panel manufacturing facility in the US.

The Land Use Plan targets industrial uses for sites adjacent to railroads, expressways, high-voltage power lines, and other infrastructure. It also encourages the reuse of former manufacturing buildings and sites into a mix of new uses such as residential, commercial, and artisan industrial. In all cases, remediation and reuse improves the environment and reduces pressure on undeveloped greenfields and farmland in suburban and rural areas.



#### Land use policies

- Prioritize strategic brownfield sites, and support their remediation and reclamation.
- Preserve industrial sites, particularly with rail or highway access; and increase the availability of reuse-ready structures and shovel-ready land.
- Reinforce employment centers along the Belt Line by encouraging a mix of uses for underutilized structures.
- Protect existing manufacturing uses from conflicting land uses.
- Support infrastructure improvements that facilitate water, rail, and highway freight movement consistent with economic development and environmental justice objectives.



**Strengthen Neighborhoods**

Buffalo benefits from diverse, walkable neighborhoods that are linked by public transit. A number have recently experienced rising demand and investment; others have remained relatively stable; while some suffer from issues that limit their potential, such as vacancy, abandonment, and absentee landlords.

It is important to preserve the unique assets that define individual neighborhoods. Supporting and maintaining strong neighborhoods is the key to attracting and retaining residents, bolstering the city's tax base, and reducing the region's carbon footprint.

The strategy for addressing Buffalo's neighborhoods was originally outlined in the Comprehensive Plan: fix the basics and build on assets. Neighborhoods that are doing well should be closely monitored to make sure that they remain attractive locations for residential and commercial investment.

Stable neighborhoods must receive attention to ensure that they continue on the right path. Public investments should be targeted to upgrade infrastructure and community facilities. Infill development that is pedestrian-scaled, and capable of supporting a range of transportation options should be encouraged to repair any tears in the neighborhood fabric.

Neighborhoods that have experienced disinvestment require special attention, with an emphasis on long-term recovery. Homeowners must feel confident that investments in repairs and upgrades will remain secure. Vacant land must be managed creatively, keeping as much as possible in active uses to reduce the negative impacts on neighboring properties, while land banking key parcels to maximize long-term development potential.

**Promote diversity and affordability**

Buffalo's housing market has tremendous potential for growth, just as the two largest generations in American history—the baby boomers and millennials—reach a point where urban housing matches their life stages.

Outdated policies have made it difficult for Buffalo to respond to these changing demographics. The current zoning, which reflects the priorities of the 1950s, makes it challenging to construct infill housing, and generally allows for only a limited set of housing types, each zoned for separate sections of the city.

This is in contrast to the wide variety of housing options available in Buffalo's historic neighborhoods. These typically include a mix of singles, doubles, and apartments at a range of heights and lot sizes, resulting in choice for households of every type and income level.

To remain competitive, neighborhoods must offer housing choices that target multiple market segments. By offering a mix, each neighborhood could potentially meet an individual's housing needs over a lifetime—or, for that matter, the needs of many generations over time. This adds to community character, and encourages social and economic diversity.



**Land use policies**

- Encourage neighborhoods to provide housing options for a range of income levels, household sizes, ages, and abilities.
- Continue the city's inclusionary strategies with respect to supportive housing for the disabled, seniors, and veterans.
- Remove barriers to affordable housing, such as off-street parking requirements, restrictions on multi-family and accessory dwelling units, and inappropriate density limitations.
- Locate workforce housing close to transit routes to foster combined housing and transportation savings; and encourage home occupations to allow for zero-commute housing.
- Allow for farmers' markets, mobile food vending, urban agriculture, supermarkets, and healthy corner shops to provide fresh and affordable food, particularly in neighborhoods considered to be food deserts.





## Reinforce neighborhood centers

Mixed-use neighborhoods, where daily needs can be met close to home, are highly valued by residents across the city. As a result, the Land Use Plan identifies a mixed-use center for every neighborhood—where one already exists, or where one previously existed and should be restored.

Historically, mom-and-pop stores opened at streetcar stops in the heart of a neighborhood. Many of these mixed-use centers remain vital today, with shops and services that make the surrounding neighborhood attractive; but others have suffered due to population loss and the trend towards auto-oriented retail strips, often located beyond the city line.

Neighborhood centers have a greater chance for success when they are based on sound urban design principles and surrounded by compact residential areas with a mix of housing options. Density must be high enough to support a full range of retail, services, and public transit; and design must ensure that buildings and public spaces work together to appeal to pedestrians.

The design of context-sensitive infill development is particularly important to revitalizing these areas, since vital neighborhood centers lead to increases in both property values and quality of life.



### Neighborhood Centers

*Shaded areas are within a five-minute walk of parcels zoned for mixed-use neighborhood centers; many of these are located along the NFTA's priority bus routes.*

### Land use policies

- Cluster diverse land uses in neighborhood centers to minimize auto dependence and facilitate walking, biking, and transit use.
- Support an active public realm by placing buildings close to the sidewalk, requiring ground-floor windows and doors, limiting blank walls, and providing generous shaded sidewalks.
- Maximize on-street parking, prohibit surface parking lots between buildings and the street, and minimize pedestrian conflicts with parking and loading.
- Eliminate minimum parking requirements to encourage transportation alternatives and remove barriers to infill development and adaptive reuse.
- Improve public safety by using Crime Prevention Through Environmental Design (CPTED) principles; and encourage Universal Design that accommodates seniors, the disabled, and children.

## Reclaim vacant buildings and land

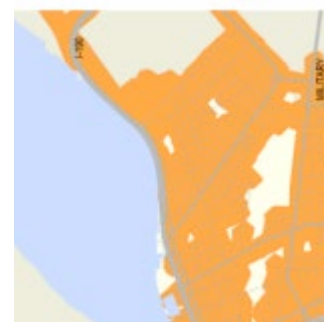
Buffalo's loss of employers and households to the suburbs has led to an abundance of vacant structures and land. It is unlikely that there will be sufficient growth to reclaim these assets over the next 20 years, so it is critical to identify strategies that support neighborhood stability.

Demolition has been successful in selectively addressing blighted structures that threaten public health and safety. Yet even after abandoned and unsafe buildings are removed, the vacant land that is left behind presents its own challenges.

Depending on the scale of abandonment and the market for alternative land uses, approaches ranging from infill

development to community gardens to urban agriculture and forestry will be considered. Strategies that allow for the adaptive reuse of existing structures must be strengthened, and new tools for the appropriate management of vacant land introduced.

This will help to ensure that vacant structures are quickly placed back into productive use before deteriorating beyond repair, and that vacant lots add value to adjacent properties. In neighborhoods that have lost most of their traditional uses and structures, land banking will be employed until the market stabilizes and alternatives can be implemented.



### Transit Access

*Shaded areas are within a five-minute walk of an NFTA bus or transit stop. Over 93 percent of all residential parcels have easy access to public transportation.*

### Land use policies

- Minimize regulatory barriers to the adaptive reuse of vacant structures and land to prevent abandonment and blight.
- Encourage homesteading as an option for renovating abandoned structures, building new housing on vacant lots, and adding yard space for homeowners who have lived in the community.
- Land bank parcels in areas where the traditional neighborhood structure has eroded, to allow for future redevelopment.
- Allow interim and permanent reuses for vacant land, such as market or community gardens, stormwater management, habitat restoration, open space, renewable energy generation, or district heating and cooling systems.



» Encourage transportation choice

The number of persons using transportation alternatives is a good indicator of a city's livability, which can have a profound impact on attracting investment, talent, residents, and tourists. Providing a range of transportation options also saves residents time, money, and energy.

In 2008, Buffalo became the first city in New York State to adopt a complete streets policy, which ensures that public rights-of-way are designed to be safe, comfortable, and convenient for persons of all ages and abilities, using a variety of modes. This plan commits the city to strengthen-

ing its network of continuous and interconnected streets to improve access and distribute traffic more evenly.

Neighborhoods must be relatively compact to allow for cost-effective and convenient transportation choices. Higher residential and employment densities make walking, biking, and transit more appealing. In turn, neighborhoods that are populated by a diverse mix of uses, and connected by a network of complete streets, are both healthier and more functional.

Land use policies

- Support public transit by focusing compact neighborhood development and employment density in areas with high transit accessibility.
- Design streets for safe target speeds that calm traffic, accommodate pedestrians and cyclists, and minimize the frequency and severity of collisions.
- Encourage road diets in response to reduced traffic volumes; reallocate space for transportation alternatives; convert one-way streets to two-way; and downgrade highways where feasible.
- Install bicycle facilities as part of routine road reconstruction and maintenance, with a goal of establishing a complete network of bike routes.
- Minimize block sizes; add mid-block passages to break up long blocks; avoid selling public rights-of-way for private development; and limit dead ends, gated streets, and culs-de-sac.

» Enhance open spaces

Buffalo's open spaces—including civic squares, parks and playgrounds, sports fields, and natural habitat areas—must be repaired, enhanced, and protected. Much work remains to ensure that all residents have access to open space, including a continued emphasis on public-private partnerships and affordable solutions.

The open space network provides opportunities for physical activity, mental restoration, and social interaction, which are important assets for any place seeking to attract and retain residents. Cities are also finding that recreational and natural amenities help spur investment and maintain property values.

The amount of potential open space has been growing in recent years. Vacant land in public ownership can assist with stormwater management, former rail lines can become trails and nature corridors, and the contraction of manufacturing and shipping opens up opportunities for greater public access to the waterfront.



**Park Access**  
 Shaded areas are within a 10-minute walk of an existing or proposed public park. Over 80 percent of all residential parcels are located within this walk zone.

Land use policies

- Inventory and create protections for permanent open spaces, prioritize open space planning in neighborhoods that lack sufficient parks or playgrounds, and ensure the provision of open space for residents and employees in new developments.
- Design open spaces to promote user comfort, safety, accessibility, and year-round use; encourage active lifestyles; enhance access to nature and the waterfront.
- Complete the greenway network, and protect potential rail-to-trail opportunities.
- Preserve and expand sites for habitat restoration, and reconnect fragmented ecosystems.



### Northwest Planning Area

- Black Rock
- Grant-Amherst
- Riverside
- West Hertel



### Northwest Zoning Map

- Black Rock
- Grant-Amherst
- Riverside
- West Hertel

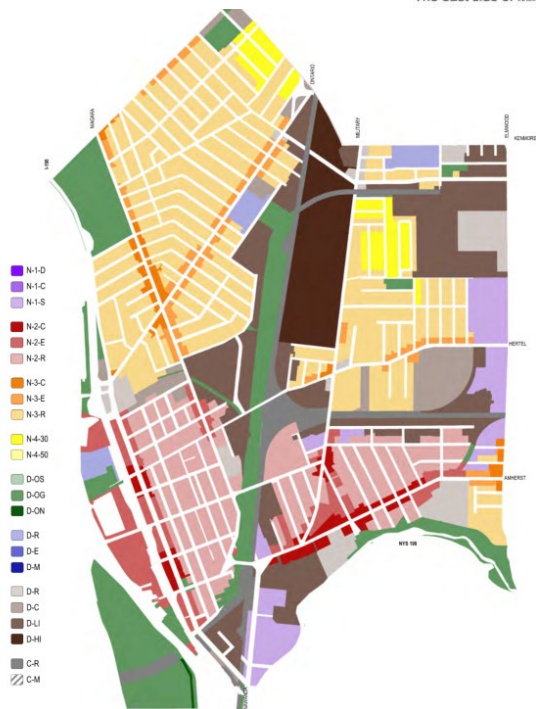


### Land use recommendations

- Designate walkable, mixed-use centers on Amherst, Hertel, Military, Niagara, Ontario, and Tonawanda
- Convert Black Rock Harbor and Black Rock Yards from manufacturing to mixed-use
- Reserve former industrial areas on Amherst and Elmwood as retail districts
- Reserve extensive industrial lands and rail lines
- Reserve part of Scajaquada Creek, northern tip of Squaw Island, sections of Black Rock Harbor, and former New York Central rail right-of-way as open space

### Place-type characteristics

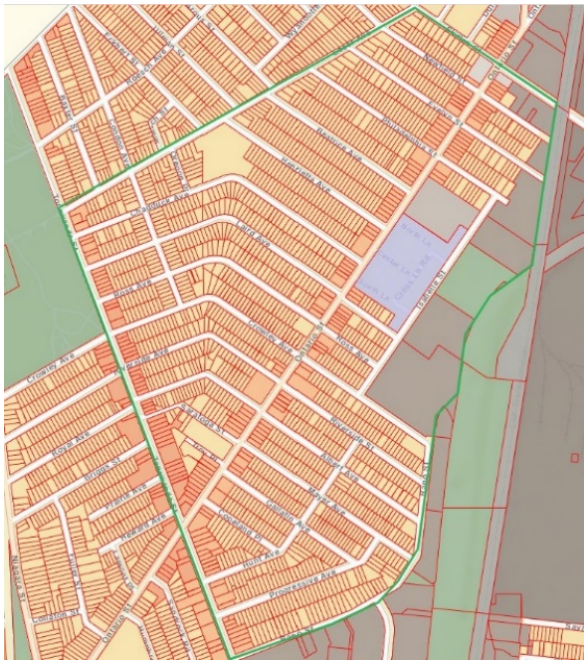
- Industrial loft clusters at Black Rock Yards and Great Arrow are mapped N-1S
- Neighborhood centers along Amherst, Grant, Hertel, Niagara, and Tonawanda are mapped N-2C, N-2E, N-3C, or N-3E, depending on intensity
- The oldest residential sections of Black Rock, adjacent to Scajaquada Creek and Black Rock Harbor, are mapped N-2R
- Newer residential sections of Riverside and West Hertel are mapped N-3R, with some lower-intensity areas mapped N-4-30
- Black Rock Harbor is mapped N-2E and D-OG
- Riverside Park, Unity Island, and the banks of Scajaquada Creek are mapped D-OG
- Vacant rail corridors are mapped D-OG
- Various parcels adjacent to rail facilities are mapped D-IL
- The east side of Military, north of Hertel, is mapped D-1H





## City of Buffalo UDO – December 2016

The City of Buffalo developed the Unified Development Ordinance (UDO) also known as the GreenCode in conjunction with, and in response to, the Land Use Plan completed in September 2016. The Shaffer Village neighborhood is considered a “Streetcar Neighborhood” that is dominated by residential zones. The zones are: N-3R, N-3C and N-3E. Several Districts can also be found in this area: D-S, D-C, D-IL and D-OS.



**Streetcar neighborhoods** were developed along streetcar lines at the turn of the 20th century, have strong mixed-use centers at their cores, and are located near the outskirts of the city. These neighborhoods have slightly larger lots—typically 35 to 50 feet wide. Homes have more space between them with deeper setbacks, and building heights rarely exceed three stories. Examples include Hamlin Park, Kaisertown, Riverside, South Buffalo, and University Heights.

### Districts

Districts are divided into three basic types, each with a pre-dominant use. Although districts are often separate from the prevailing street grid, their structure parallels the adjacent neighborhoods, sometimes with an identifiable focus that provides orientation, identity, and clear boundaries.

Summary of zoning districts within the Shaffer Village Neighborhood:

- N3R - majority of parcels
  - Defined by moderately compact residential blocks
  - Occasional mixed-use bldgs.
  - Allowable uses:
    - Single fam, multi fam residential, community gardens
    - Special use: assembly space, school, public safety facility
  - Ht up to 3 stories

#### N-3R: Residential

Located in a predominantly residential area with a variety of housing options (single-family to multi-family), occasional civic structures (schools, places of worship), and mixed-use buildings on corner lots.

Able to support density at a human scale, with buildings of up to three stories.

On lots of between 30 and 75 feet.

On blocks of up to 800 feet.



- N3C - parcels fronting Tonawanda St from Ontario St to Ross Ave, 5 parcels on Ontario at the corner of Tonawanda
  - Allowable uses:
    - Single fam, multi fam residential, residential care facility, college/university, hotel, retail, offices
  - Small-scale mixed-use bldgs. close to sidewalk
  - Up to 3 stories
  - Pedestrian-oriented

**N-3C: Mixed-Use Center**

Accessible to at least one high-frequency Metro Bus line.

Located along a neighborhood main street, characterized by small-scale, mixed-use buildings placed close to the sidewalk and designed for pedestrian access.

Able to support density at a human scale, with buildings of up to three stories. New construction should be between one and three stories, to protect the scale and character of the neighborhood and support a range of transportation options.

Appropriate for development as a consistent streetscape of pedestrian-oriented shop fronts.

Amenable to design standards promoting walkability to attract pedestrian activity and boost retail sales.

On blocks of between 200 and 400 feet.

- N3E - parcels fronting Ontario and some on Tonawanda from Ross Ave to Esser
  - Transitional zone defined primarily by mix of homes and stores
  - Allowable uses
    - Single fam, multi fam residential, residential care facility, college/university, hotel, retail, offices
  - Mixed residential and commercial character
  - Transitional zone
  - Up to 3 stories

**N-3E: Mixed-Use Edge**

Accessible to at least one Metro Bus line.

Located at less intensely developed areas, where a diverse set of building types and setbacks reflects a mixed residential and commercial character.

Able to offer a transition between a neighborhood main street and principally residential areas.

Able to support density at a human scale, with buildings of up to three stories.

Amenable to design standards promoting walkability, while providing flexibility to respond to a more residential context.

On blocks of up to 800 feet.



- DR - Shaffer Village
  - Allowable uses
    - Single fam, multi fam residential, residential care facility, school
    - Special use: limited retail
  - 3 stories, with ability to add height based on adjacent thoroughfare

**D-R: Residential Campus**

Located in a predominantly residential area, usually under single ownership, with occasional civic and commercial uses that support campus residents.

Able to support a range of building types and heights.

On blocks of up to 1,200 feet.

- DS – Corner of Ontario and Skillen
  - Allowable uses
    - Single fam, multi fam residential, residential care facility, school, public safety facility, retail and services, professional offices, some industrial
  - Large-scale strip development that may be mixed use, big box format bldgs.
  - Height 4 stories
  - Mix of residential and commercial, not industrial

**D-S: Strip Retail**

Located at a highway interchange or along a major arterial with little or no on-street parking.

Developed for large-scale retail establishments that draw upon markets beyond the immediate neighborhood.

Appropriate for an intense mix of residential and commercial uses, but not for industrial uses.

Over 10,000 square feet in area, and more than 200 feet deep.

On blocks of up to 1,200 feet.

- DC – 491 Ontario, parcel adjacent to Shaffer Village
  - Defined by Commercial and mixed use that are separate from, but within proximity to residential
  - Allowable uses
    - Single fam, multi fam residential, residential care facility, school, public safety facility, retail and services, professional offices, some industrial
  - Bldg ht: 4 stories
  - Transition between industrial and residential

**D-C: Flex Commercial**

Located at a highway interchange, along a major arterial with little or no on-street parking, or along a truck route.

Identified as an appropriate transition area between industrial and residential zones.

Appropriate for a mix of uses, including industrial in some cases.

Over 10,000 square feet in area, and more than 200 feet deep.

On blocks up to or exceeding 1,200 feet.



- D-IL – parcels on Isabelle St
  - Allowable uses
    - No residential
    - Some civic uses, light industrial, professional offices, retail & service

**D-IL: Light Industrial**

Appropriate for light industrial uses.

Accessible to a truck route, rail or water

Over 10,000 square feet in area, and more than 200 feet deep.

On blocks up to or exceeding 1,200 feet.

- D-OG – parcel on Isabelle St and adjacent to rail corridor
  - Allowable uses
    - Primary use: Public Space
    - Open space, public safety facility, govt offices
    - Special use: some retail, professional offices, civic uses
    - No residential

**D-OG: Green**

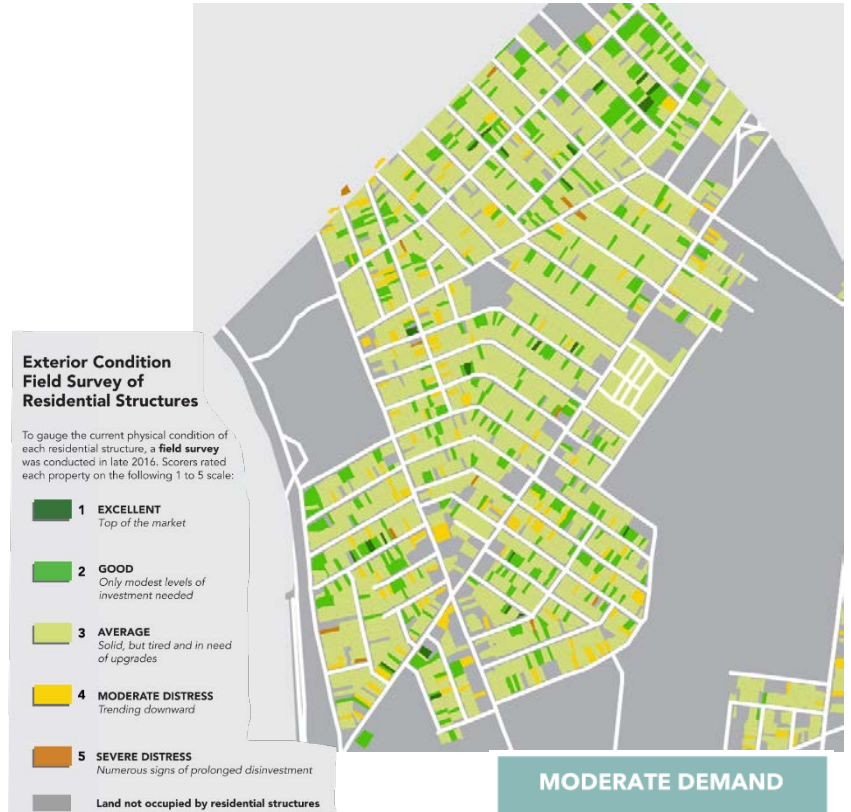
Intended for a formal civic green, often identified as a public park.

Appropriate for some civic and commercial uses, in support of its primary use as a public space.

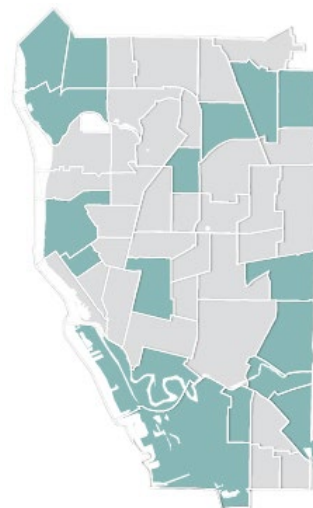


**Buffalo Housing Opportunity Strategy – December 2017**

This document provided an analysis of the existing housing market in the City of Buffalo in 2017, and developed principles to help guide strategy and decision making. The Master Plan project area was identified as having a mix of housing conditions consisting mostly of Average, Good and excellent conditions, with a smaller amount that are considered to be in moderate or severe distress.



The report also established five sub-market types based on neighborhood conditions, providing guidance on what interventions to use where. The subject area was considered to be a neighborhood in “Moderate demand”. The report identified realistic targets for improvement, general strategies, and outlined new/expanded interventions to take.



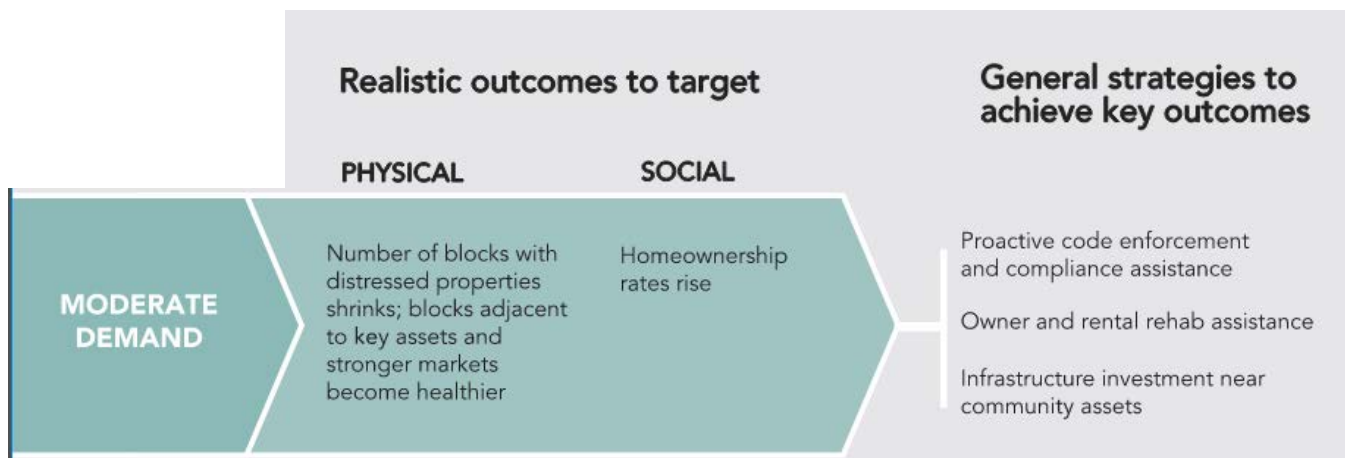
**MODERATE DEMAND**

Neighborhoods in this sub-market are located throughout the city and contain 40% of the population. Though each has a distinct history, all began as bastions for working-class families employed in the industrial economy.

The erosion of that economy has taken its toll on these areas, with many becoming progressively poorer and older. Homeowners remain, but rentals are on the rise. Average levels of maintenance predominate, but one-in-four properties show signs of prolonged disinvestment.

Whether parts of this sub-market improve or decline over the next decade depends to a large extent on proximity to stronger sub-markets, the inherent character and durability of the housing stocks, and if distress spreads or can be contained.





| MODERATE DEMAND | EXISTING INTERVENTIONS   | NEW OR EXPANDED INTERVENTIONS   |
|-----------------|--|---|
|                 | <p><b>Code Enforcement</b><br/>Provide robust compliance assistance</p>  | <p><b>Community Land Trust</b><br/>Use as long-term hedge against loss of affordability</p>   |
|                 | <p><b>CDBG Rehab Loans</b><br/>Target well-maintained properties on relatively stable blocks</p>                           | <p><b>Micro Mortgages</b><br/>Help low-income renters reduce housing cost burdens through targeted homeownership assistance</p>                               |
|                 | <p><b>Low Income Housing Tax Credits</b><br/>Only if 100% of units are available at or above median neighborhood rents</p> | <p><b>Rental Inspections</b><br/>Use routine inspections to improve rental standards, identify lead hazards, and encourage energy efficiency improvements</p> |
|                 | <p><b>HOME Multi-family</b><br/>Only if 100% of units are available at or above median neighborhood rents</p>              |   |
|                 | <p><b>HOME Single-family</b><br/>Use for scattered site infill</p>   |   |
|                 | <p><b>In rem foreclosure</b><br/>Provide rehab loans and micro mortgages to owner occupants</p>                            |   |
|                 | <p><b>Demolition</b><br/>Targeted demolition of blighted and unsalvageable homes</p>                                       |   |



## Working Toward Equality: Race, Employment, & Public Transportation in Erie County

This report, completed in 2017 offers an assessment of the state of Race, Employment, and public Transportation throughout Erie County. It places focus on the City of Buffalo and questions of accessibility to job centers via public transportation. It is essential for low income and communities of color to have fair access to jobs throughout the county.



The report and following maps demonstrate that the west side of Buffalo is connected via public transportation to 13 out of 17 major employment centers in Erie County. Residents can take high-frequency routes to Down Buffalo and the edge of the River Road employment center and moderate frequency routes to some suburban centers. However, getting to the edge of these centers is often not enough, and does provide access to ALL jobs within that center. Minor employment centers are also accessible from the west side, with varying frequency.

It should be noted many residents on the West Side rely on public transportation for groceries and other daily activities. The report recommends increased funding to NFTA for additional routes/stops and increased outreach to identify needs. When evaluating the Shaffer Redevelopment specifically, resident reliance on public transit need by considered and an influencing factor in how the design of the complex is formed and also how it influences connections between Shaffer Village and the larger neighborhood. Residents have good proximity to various stops and routes but upon closer inspection throughout the day it was observed and overheard the stops themselves could be made more accessible, safe, and comfortable.

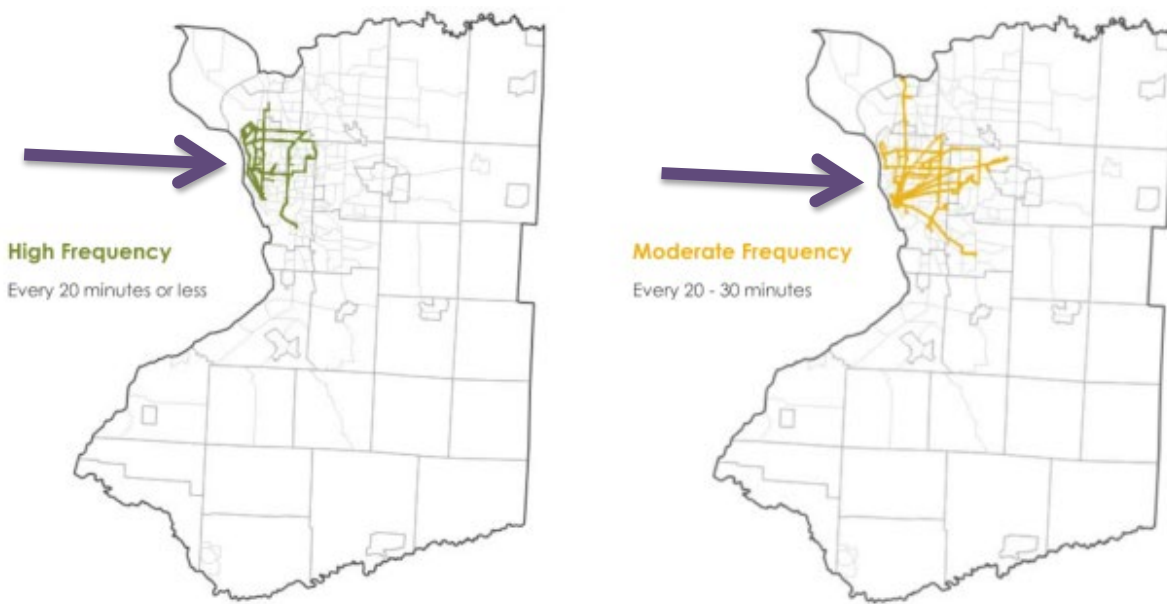
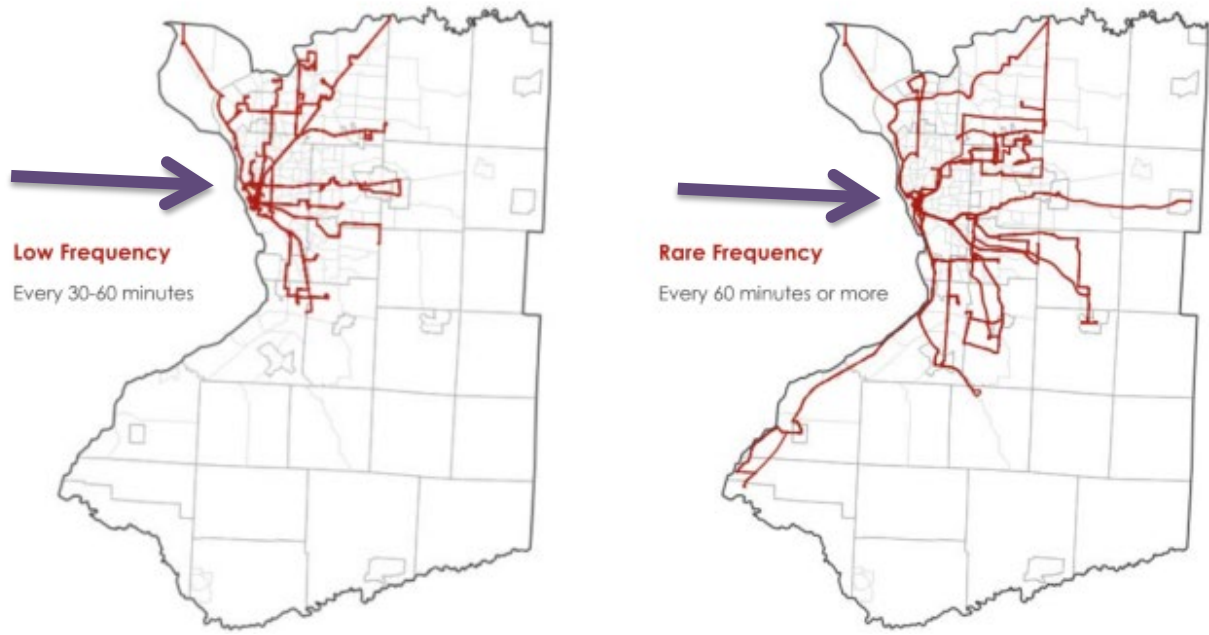


Figure 10. Maps of low- and rare-frequency public transit routes in Erie County

Data Source: NFTA Public Datasets

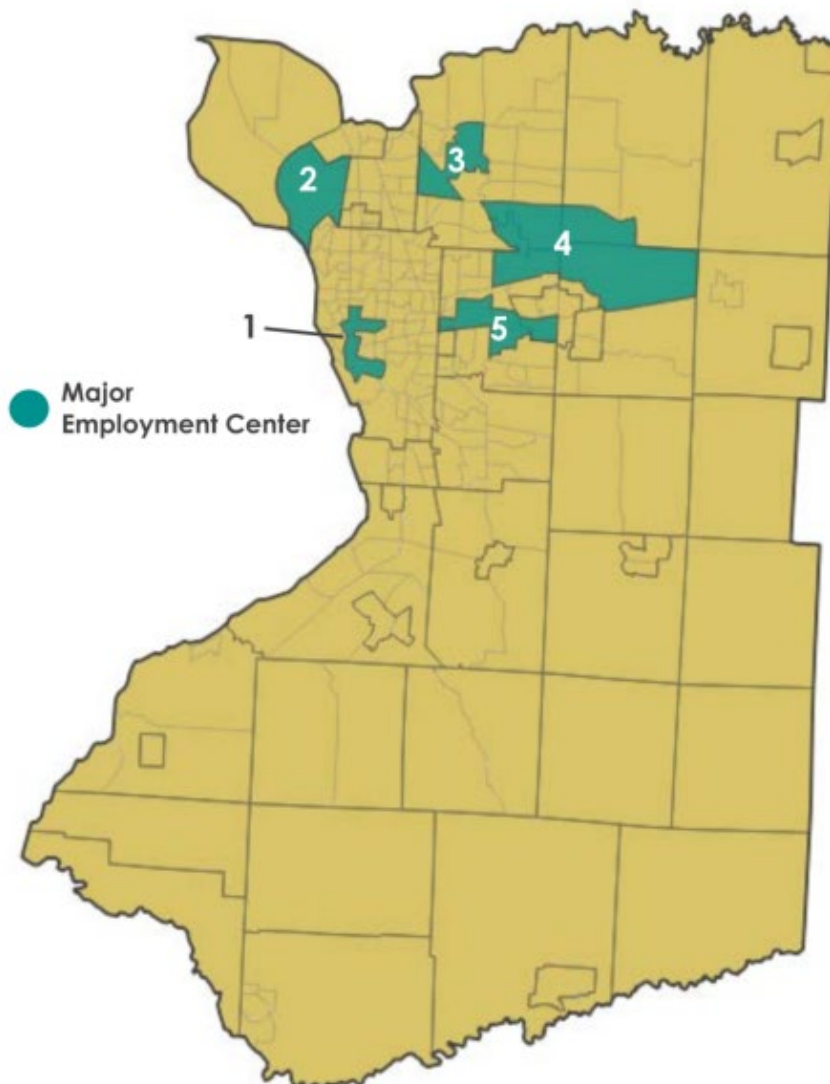
Low and rare frequency lines reach the first- and second-ring suburbs, but may not run often enough for adequate workforce support.





**Figure 11. Major employment centers in Erie County**

Data Source: US Census Bureau, 2014 Worker Area Characteristics, LODES



- 1) Downtown Buffalo**  
 58,373 workers

Prominent employers include the State of New York, the federal government, Buffalo City School District, M&T Bank, Kaleida Health, Catholic Health System, Roswell Park Cancer Institute, HSBC Bank, Erie County, and Seneca Gaming.
- 2) River Road - Tonawanda**  
 14,826 workers

Prominent employers include General Motors, Sumitomo Rubber Industries, Dupont, FedEx, UPS, NOCO, Aramark, LaFarge North America, Unifrax, and 3M.
- 3) Sweet Home Road - Amherst**  
 32,390 workers

Prominent employers include the University at Buffalo, GEICO, Fidelis Care, Citigroup, as well as retail shops at the Boulevard Mall and along Niagara Falls Boulevard.
- 4) Airport - Main - Wehrle - Transit**  
 46,225 workers

Prominent employers include the Buffalo Niagara Falls International Airport, TOPS Friendly Markets, Buffalo Crushed Stone Quarry, Erie Community College, US Postal Service, and Ingram Micro.
- 5) Walden Ave - Cheektowaga**  
 21,946 workers

Prominent employers include API Heat Transfer and Niagara Transformer, as well as retail shops at the Galleria Mall and along Walden, Union, and Transit.

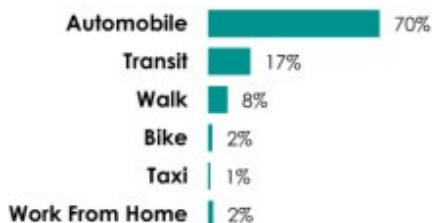


COMMUNITY

1) West Side - Buffalo

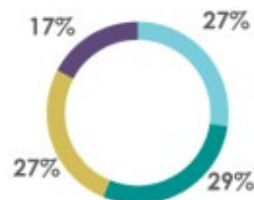
50,406 residents  
 66% of the population is non-White

COMMUTING METHOD



EDUCATION

Less than HS  
 HS/Equiv.      Some College  
 Bachelors +



RACE & ETHNICITY

White      Black      Other Groups

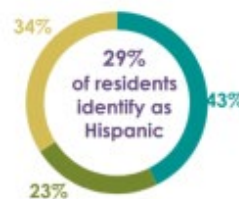
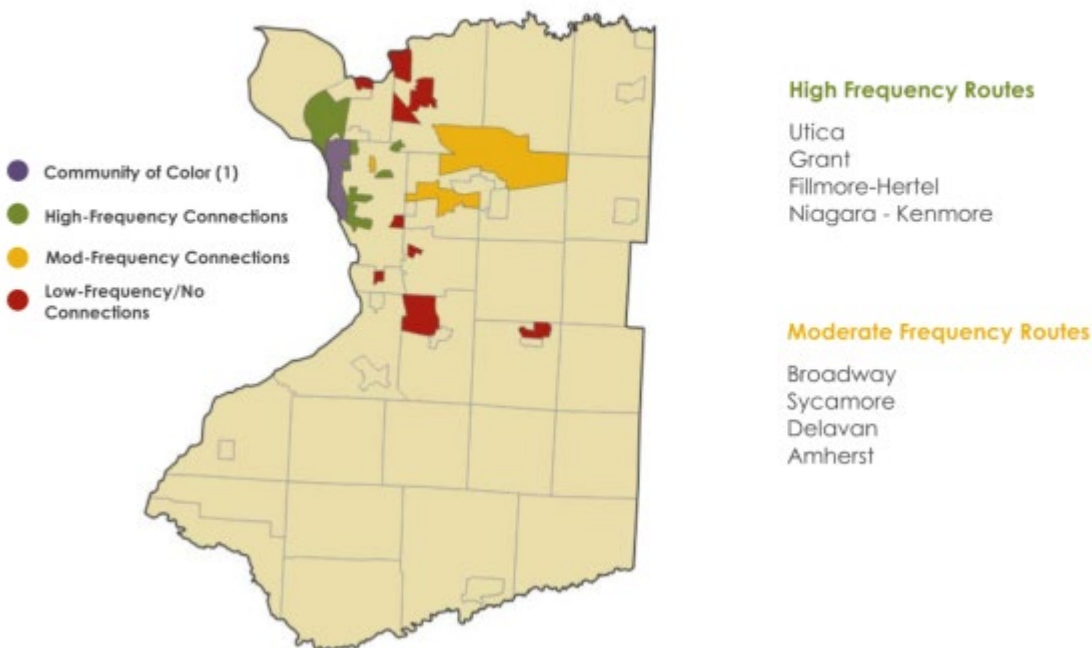


Figure 16. Connections and comparisons between "West Side - Buffalo" and Erie County major and minor employment centers.

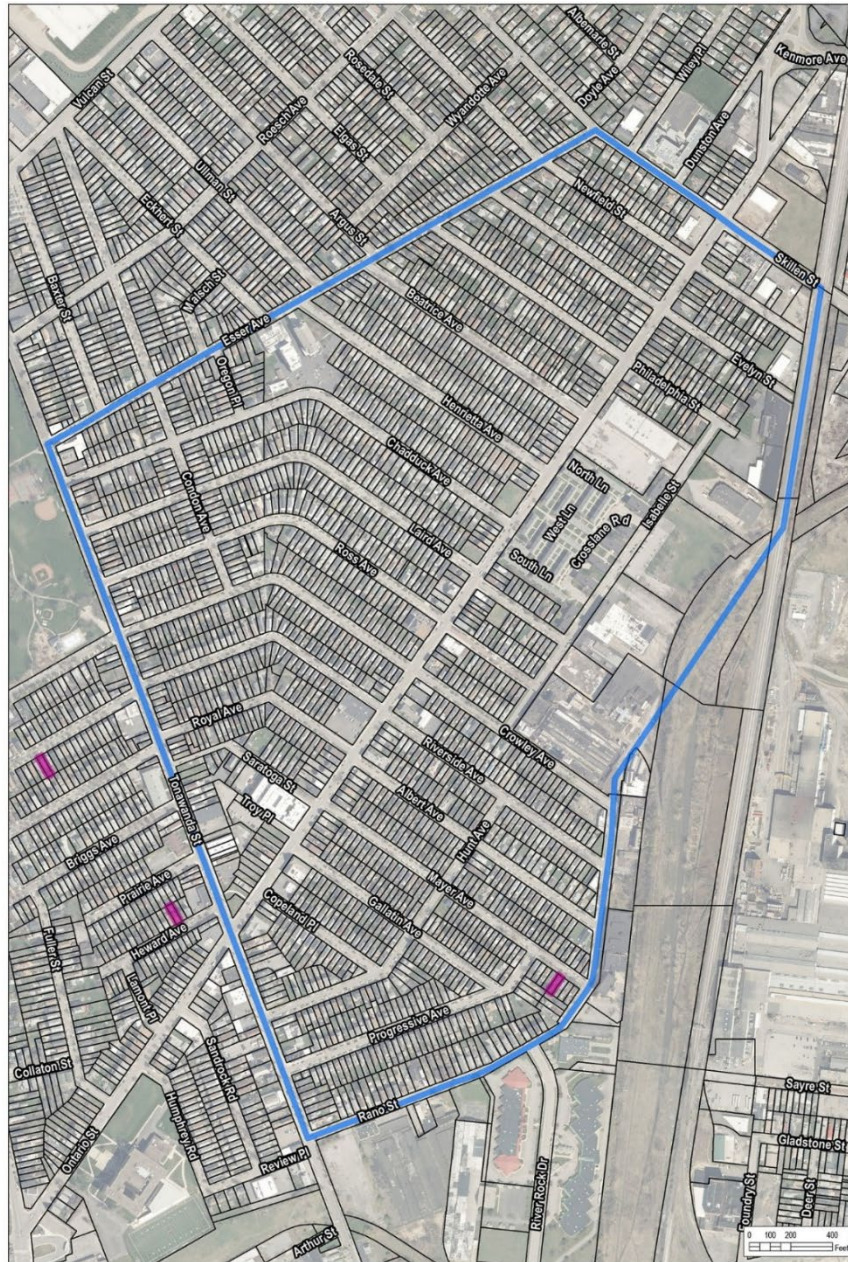
Data Source: US Census Bureau, American Community Survey, 2015 5-yr estimates; NFTA





GIS Mapping – 2021

The initial GIS assessment performed by Wendel shows that there are very few adjacent groupings of vacant, in-rem or publicly owned parcels that could be combined for a larger project.



|  |   |   |
|--|---|---|
| <b>Shaffer Village Neighborhood Revitalization Strategy</b><br>Buffalo, New York<br>In Rem Parcels | <b>LEGEND</b><br>[White Box] Parcels (2020)<br>[Blue Outline Box] Neighborhood Planning Area<br>[Pink Box] In Rem Parcels (362 of 390 Mapped) | <br><br>WND Project # 610002<br>Map Created: May 2021 |
|  |   |   |

Wendel LLC Architecture, Engineering, Surveying & Landscape Architecture. P.C. does not assume any liability for 1. Any errors, omissions, or inaccuracies in the information provided regardless of how caused or 2. Any decisions or actions taken or not taken by the reader in reliance upon any information or data furnished hereunder. Data Sources: Erie County GIS, WFS GIS Program Office, NYS Office of Information Technology Services



**Shaffer Village Neighborhood Revitalization Strategy**  
 Buffalo, New York  
 Vacant Parcel Types

| LEGEND |  |
|--------|--|
|        | Neighborhood Planning Area                           |
|        | Parcels (2020)                                       |
|        | 311 - Residential vacant land                        |
|        | 312 - Residential land including a small improvement |
|        | 330 - Vacant land located in commercial areas        |
|        | 331 - Commercial vacant land with minor improvements |
|        | 340 - Vacant land located in industrial areas        |
|        | 341 - Industrial vacant land with minor improvements |
|        | 342 - Public utility vacant land                     |



**Shaffer Village Neighborhood Revitalization Strategy**  
 Buffalo, New York  
 Publicly Owned Parcels

| LEGEND |                             |
|--------|-----------------------------|
|        | Parcels (2020)              |
|        | Neighborhood Planning Area  |
|        | Publicly Owned Parcels      |
|        | BUFFALO ERIE NIAGARA LAND   |
|        | BUFFALO MUNICIPAL HOUSING   |
|        | CITY OF BUFFALO PERFECTING  |
|        | CITY OF BUFFALO             |
|        | ERIE NIAGARA PUBLIC BENEFIT |
|        | STATE OF NEW YORK           |

## APPENDIX ITEM B: ENGAGEMENT OUTCOMES

### Shaffer Village & Neighborhood Master Plan

#### Public Engagement Summary

Follows is a high-level summary of the public outreach process and feedback received during the engagement activities related to the Shaffer Village neighborhood Master Plan. The primary objective of engagement for this project was to connect the key stakeholders within Shaffer Village and the surrounding community with the design team and Steering committee to gather input in relation to the Master Plan. Key areas of focus included:

- Master Plan of Shaffer Village
- Housing typology in Shaffer Village
- Master Plan of the larger neighborhood

#### Steering committee

The committee was made up of key stakeholders including the Buffalo Municipal Housing Authority and City of Buffalo. Weekly meetings were held with the Wendel design team where the committee discussed redevelopment of the Shaffer village site and priorities for the neighborhood.

#### Additional stakeholder meetings

The design team held additional stakeholder meetings with the Shaffer Village Tenants Council to gather input on tenant needs and the Black Rock Riverside Alliance (BRRRA) to gain insight into the needs of the overall community.

#### Public Charette

The purpose of the public charette held at Shaffer Village on June 15<sup>th</sup> was to work directly with the Shaffer Village Community to gain input on:

- Links and amenities within the local and larger site context;
- Opportunities and obstacles to navigating and utilizing services throughout the neighborhood area;
- Attributes and concerns related to the relationship between Shaffer Village and the larger neighborhood;
- Features of proposed residential spaces and site layout

The Community Cook Out style of the Charette also served to energize the residents and get them excited for the future of the neighborhood. A total of four stations were located within the gathering area of Shaffer Village:

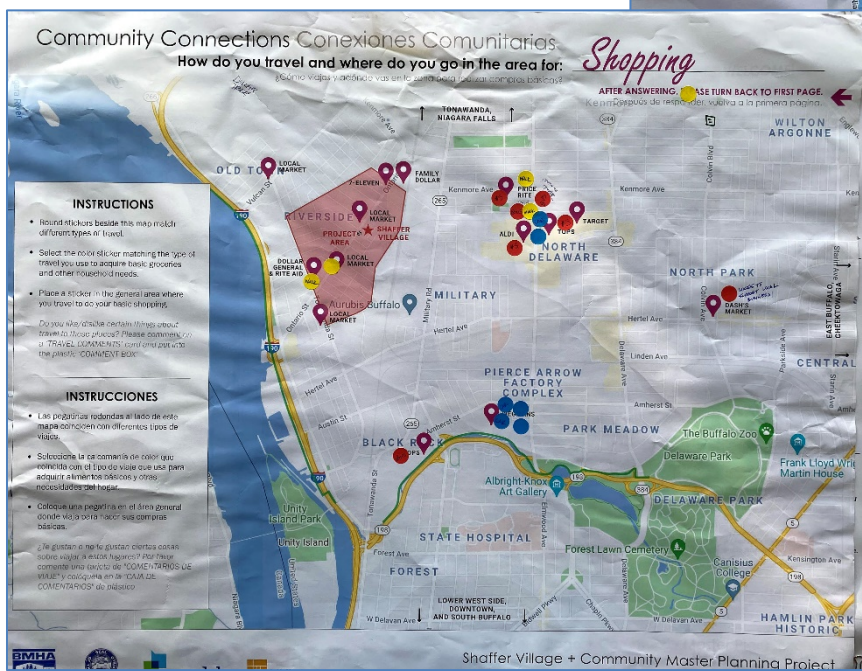
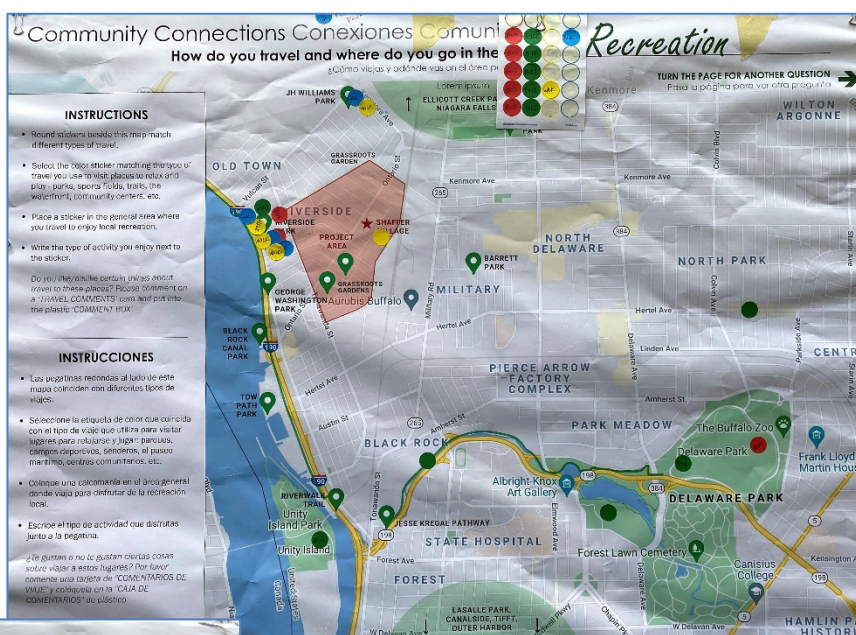






1. Neighborhood Plan

- o Discussion focused on modes of transportation within and beyond the neighborhood
- o Where do you shop? Work? Play?
- o Key Takeaways:
  - We learned that the majority of Riverside neighborhood residents have personal vehicles, whereas the majority of residents of Shaffer village (particularly senior citizens) do not have personal vehicles and rely on public transit to shop and work.
  - Access and connectivity to local parks and greenspace, especially Riverside park can be improved.
  - There is a desire and need for additional recreational opportunities in the community

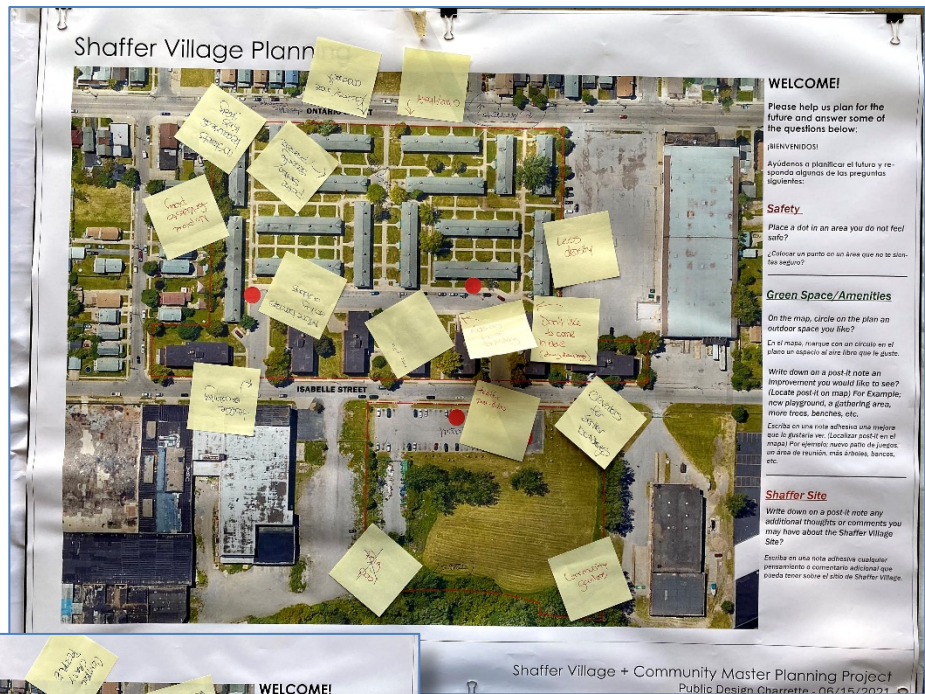


Shaffer Village + Community Master Planning Project  
HHL Architects  
Public Design Charrette - 06/15/2021



2. Site Master Plan

- Focused on amenities and ideas within Shaffer Village
- Key Takeaways:
  - The residents were largely concerned with safety issues; walking comfortably, lighting, parking far from the units, kids playing, crime, and police access.
  - Need for central gathering space
  - Number of families is increasing, therefore there is a need for more activity areas for kids
  - Accessibility is a priority





- 3. Housing options
  - o Focused on unit and building amenities
  - o Key Takeaways
    - Open concept
    - More storage
    - In unit washer/dryer
    - Porches are desired
    - ADA Accessibility
    - More bathrooms
    - Large units

### Typical Bedroom & Bathroom Layout

Disposición típica de dormitorio y baño

*Too Small!*  
*Wider!*

**Comments:**  
**Comentarios:**

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**Typical Room Standards**

**Primary Bedroom:**  
10'0" x 10'0" square foot minimum

**Secondary Bedroom:**  
8'0" square foot minimum

**Bathroom Closet:**  
2'0" deep x 4'0" wide minimum

**Window Size:**  
20" wide x 48" tall minimum window (Approximate)

**Bathroom's must contain at a minimum:**  
• 30" x 60" tub/shower with showerhead  
• 4.0 gallon cold mixed medicine cabinet  
• Vanity sink with cabinet  
• Mirror

**Bathroom Count:**  
1 Bath / 1 Bathroom / 77 Bathroom Units  
• 1 Full Bathroom  
• 5 Bedroom Units  
• 1 Full & 1 Bath Bathroom

**linen Closet:**  
Minimum 18" x 24" wide with at least 6 linear feet of shelving

**Estándares típicos de la habitación**

**Dormitorio principal:**  
10' x 10' (100 square foot minimum)

**Dormitorios secundarios:**  
Mínimo de 8'0" cuadrados

**Dormitorio más cercano:**  
2' de profundidad x 4' de ancho mínimo

**Tamaño de ventana:**  
Ventana mínima de 20 pulgadas de ancho y 48 pulgadas de alto (Aproximado)

**Las bañeros deben contener como mínimo:**  
• Bañero de 30" pulgadas con cabezal de ducha  
• Un baflo de 30" pulgadas de alto con espejo  
• Lavatorio con mueble  
• Espejo

**Recuento de baños:**  
Unidades de estudio / 1 habitación / 2 unidades completas  
• 1 baño completo  
• 5 unidades de 1 habitación  
• 1 baño completo y 1 baño

**Armario de la ropa:**  
Mínimo 18" x 24" pulgadas, 2' de ancho con al menos 6 pies lineales de estantería

Shaffer Village + Community Master Planning Project  
Public Design Charrette - 06/15/2021

### Typical Kitchen & Living Room

Cocina típica y sala de estar

**Comments:**  
**Comentarios:**

- 4 Bedr... (yellow sticky)
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**Typical Room Standards**

**Kitchen's must contain:**  
• Upper & lower cabinets  
• 30" wide range hood  
• 42" wide sink  
• 42" wide oven  
• 1/2" x 1/2" two door refrigerator with freezer  
• 18" x 24" x 24" minimum cabinet  
• No wall light, or be open to the living room

**Dining Room:**  
Must be sized accordingly for unit occupancy  
• 1 unit occupancy is 2 persons per bedroom

**Living Room:**  
Must be sized accordingly for unit occupancy  
• 1 unit occupancy is 2 persons per bedroom

**Living Room Window Size:**  
Two 30" wide x 48" tall minimum windows  
• 20" x 48" minimum window  
• 18" x 24" minimum window  
• 18" x 24" minimum window

**Entry Closet:**  
2'0" deep x 4'0" wide minimum

**Estándares típicos de la habitación**

**La cocina debe contener:**  
• Armario superior y inferior  
• Cocina / Horno de 30 pulgadas de ancho  
• Cuchara de 42" pulgadas con estufa  
• Refrigerador de 42" pulgadas de ancho como mínimo  
• 1/2" x 1/2" x 24" mínimo gabinete de cocina con congelador  
• No luz de pared, o debe estar abierta a la sala de estar

**Comedor:**  
Debe ser el tamaño correspondiente para la ocupación de la unidad  
• 1 persona por dormitorio

**Sala de estar:**  
Debe ser el tamaño correspondiente para la ocupación de la unidad  
• 1 persona por dormitorio

**Tamaño de la ventana de la sala de estar:**  
Dos ventanas de 30" pulgadas de ancho x 48" pulgadas de alto como mínimo  
• 20" x 48" mínimo ventana  
• 18" x 24" mínimo ventana  
• 18" x 24" mínimo ventana

**Armario de entrada:**  
2' de profundidad x 4' de ancho mínimo

Shaffer Village + Community Master Planning Project  
Public Design Charrette - 06/15/2021



- 4. Children’s Engagement
  - o Focused on play and recreation amenities for children
  - o Key Takeaways
    - Traditional Playground is desired
    - Improved and relocated basketball courts
    - The residents and children were very excited about the opportunities to improve the opportunities for play and recreation within the development



Information gathered at this public event was used to influence the final master plan/layout for Shaffer Village. In general, the reports call for revitalization efforts to focus on a walkable, mixed use residential community with connections to the water and existing or proposed greenspace. An emphasis should be placed on access to public transportation and employment centers as well as access to various commercial needs to support the residential neighborhood (grocery, services, etc). Residents are supportive of a walkable and safe development that is more closely connected to the community.





**Open House**

An Open House was held July 22 to provide the residents of Shaffer Village and the larger community with an opportunity to review and discuss the redevelopment Plan. The residents were able to see how their input inspired the plan.

Representatives of the project team were on hand with displays for each of the following elements of the plan:

- Site Connectivity & Strategic neighborhood improvements
- Shaffer Village Concept Plan
- Shaffer Village 3D model views
- Shaffer Village Housing Typologies

**Site Connectivity & Strategic Neighborhood Improvements**  
Conexiones del sitio y mejoras estratégicas del vecindario

**NEIGHBORHOOD PLANNING FOCUS**  
El enfoque de planificación del vecindario

- Identificar y mejorar las áreas de desarrollo de alto potencial.
- Identificar y mejorar las áreas de desarrollo de alto potencial.
- Identificar y mejorar las áreas de desarrollo de alto potencial.

**Strategic Opportunity Sites**  
Ampliando la cuadrícula de calles

**Strategic Opportunity Ideas**  
Ampliando la cuadrícula de calles

**ESTABLISHING A LOCAL COMMUNITY CENTER**  
Establecer un centro comunitario local

**FLEXIBLE OPEN SPACE PROGRAMMING**  
Programación flexible de espacios abiertos

**IMPROVED MULTI-MODAL NETWORK**  
Mejorar redes de bicicletas y peatrones

**TARGETED STRUCTURAL REDEVELOPMENT**  
Reurbanización selectiva de edificios

**Shaffer Village + Community Master Planning Project**  
Open House - 07/22/2021



Village + Community Master Planning Project  
 Open House - 07/22/2021



### Shaffer Village Housing Typologies (Tipologías de vivienda de Shaffer Village)

**HOUSING TYPOLOGIES (Tipologías de vivienda)**

- ROW TOWNHOUSES (hileras de casas adosadas)
- DUPLEX UPPER/LOWER FLATS (pisos dúplex superior / inferior)
- 3-OR 4-UNIT MINI-COMPLEX (conjunto de apartamentos mini-complejos)
- 3-STORY STACKED UNIT (unidades apiladas de 3 pisos)

**ROW Townhouses** (hileras de casas adosadas)

The townhouses each have dedicated yard space and close proximity access to parking. There are 74 total townhouses envisioned.

Las viviendas de casas adosadas tienen un patio dedicado y un acceso cercano al estacionamiento. Se prevé un total de 74 casas adosadas.

Las características arquitectónicas recomendadas incluyen una variedad de tipos de techos, balcones, copetes y moldurados variados, iluminación exterior, tratamiento de ventanas y porches delanteros.

**Duplex Upper/Lower Flats** (pisos dúplex superior / inferior)

The upper-lower duplex units are located in gap areas of the site and each feature two apartments, one in each floor. The less floor units are going to be ADA-accessible. There are 18 of these unit types on the current plan.

Las unidades dúplex superior-inferior están ubicadas en áreas vacías del sitio y cada una cuenta con dos apartamentos, uno en cada piso. Las unidades del primer piso pueden ser accesibles según la ADA. Hay 18 de estos tipos de unidades en los planes actuales.

**3-Story Stacked Units** (unidades apiladas de 3 pisos)

The 3-story stacked units are located on Ontario, on either side of the Senior Apartment building and feature 24 apartments. These structures each feature four ADA-accessible flats on the ground floor with eight two-story apartments on floors two and three. These units will typically cater to singles and couples without children.

Las unidades apiladas de 3 pisos están ubicadas en Ontario, a ambos lados del edificio de apartamentos para personas mayores y cuentan con 24 apartamentos. Cada una de estas estructuras cuenta con cuatro apartamentos accesibles según la ADA en el primer piso con ocho apartamentos en los pisos dos y tres. Estas unidades suelen atender a solteros y parejas sin niños, sin hijos.

**Senior Apartment Complex** (conjunto de apartamentos para personas mayores)

The Senior Apartment Complex is located facing Ontario Street and features 100 one and two bedroom units with commercial/community space on the ground floor. This building will have two entrances and elevator access to all floors. It is adjacent to the Ontario Street bus line and includes wheelchair drop-offs on all four sides. The building surrounds the signature public space of the development.

El complejo de apartamentos para personas mayores está ubicado frente a Ontario Street y cuenta con 100 unidades de una y dos habitaciones con espacio comercial / comunitario en la planta baja. Este edificio tendrá dos entradas y acceso por ascensor a todos los pisos. Es adyacente a la línea de autobuses de Ontario Street e incluye rampas de vehículos en sus cuatro lados. El edificio rodea el espacio público característico del desarrollo.

### Shaffer Village Housing Typologies (Tipologías de vivienda de Shaffer Village)

**ROW Townhouses** hileras de casas adosadas

2 BEDROOM TOWNHOUSE 1100 sq ft

2BR

4 BEDROOM TOWNHOUSE UNIT

4BR

5 BEDROOM TOWNHOUSE UNIT

5BR

(2) 4 BEDROOM TOWNHOUSE

**Duplex Upper/Lower Flats** Pisos dúplex superior / inferior

2 & 3 BEDROOM DOUBLET (or TOWNHOUSE)

2BR & 3BR

3-Story Stacked Units 3 unidades apiladas

**Senior Apartment Complex** complejo de apartamentos para personas mayores

1 BEDROOM SENIOR 400 sq ft

1BR

2 BEDROOM SENIOR 600 sq ft

2BR

Small apartment, 100 sq ft

Senior Apartment, 1200 sq ft

Senior Apartment, 1000 sq ft

e + Community Master Planning Project  
 Open House - 07/22/2021

Shaffer Village + Community Master Planning Project  
 Open House - 07/22/2021



After residents and community members had a chance to view the displays, a brief presentation was given that covered the following topics:

- Existing Planning Review
- Market Analysis
- Housing Program
- Shafer Village Site master plan & 3-D model
- Strategic Sites
- Neighborhood Concept Plan
- Stakeholder Engagement

The purpose of the presentation was to give attendees more of an opportunity to hear the “why” behind the ideas presented by the team. This led to fruitful conversations and resulted in the attendees being in support of the plans presented. Positives of note include:

- Importance of ADA integration
- Inclusion of elevators
- Senior buildings being proximate to public transit
- Integration of parking, bringing it closer to the units
- Inclusion fencing around the southern boundary for safety
- Potential use of speed tables to slow down traffic
- Diversity of housing types

The entire presentation is attached.



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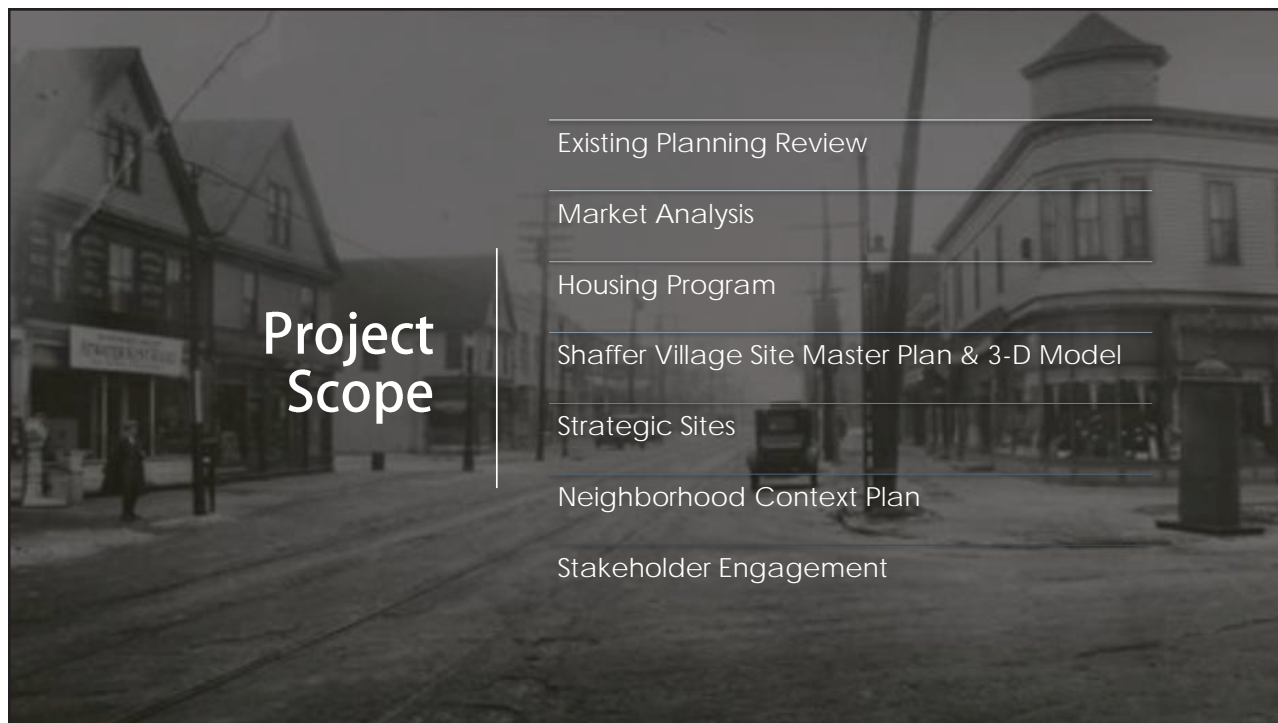


# Shaffer Village

Neighborhood Revitalization Strategy  
July 22, 2021 • Public Open House



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## Project Scope

- Existing Planning Review
- Market Analysis
- Housing Program
- Shaffer Village Site Master Plan & 3-D Model
- Strategic Sites
- Neighborhood Context Plan
- Stakeholder Engagement

2

### Project Area

- Tonawanda St.
- Esser Ave.
- Skillen St.
- Rano St.
- Tonawanda Rail Corridor



3







## Project Goals

1. Build a Stronger Riverside Community
2. Provide Quality Housing for All Income Levels
3. Establish Varied Lifestyle Opportunities
4. Make Shaffer a Preferred Place to Live
5. Integration with the Neighborhood

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7/28/2021

## Project Goals

6. Strengthen Character & Brand
7. Safety & Crime Prevention
8. Mixed Income Community
9. Community Improvements
10. Revitalize Vacant & Dilapidated Properties

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## Planning Context

Tonawanda Brownfield Opportunity Area





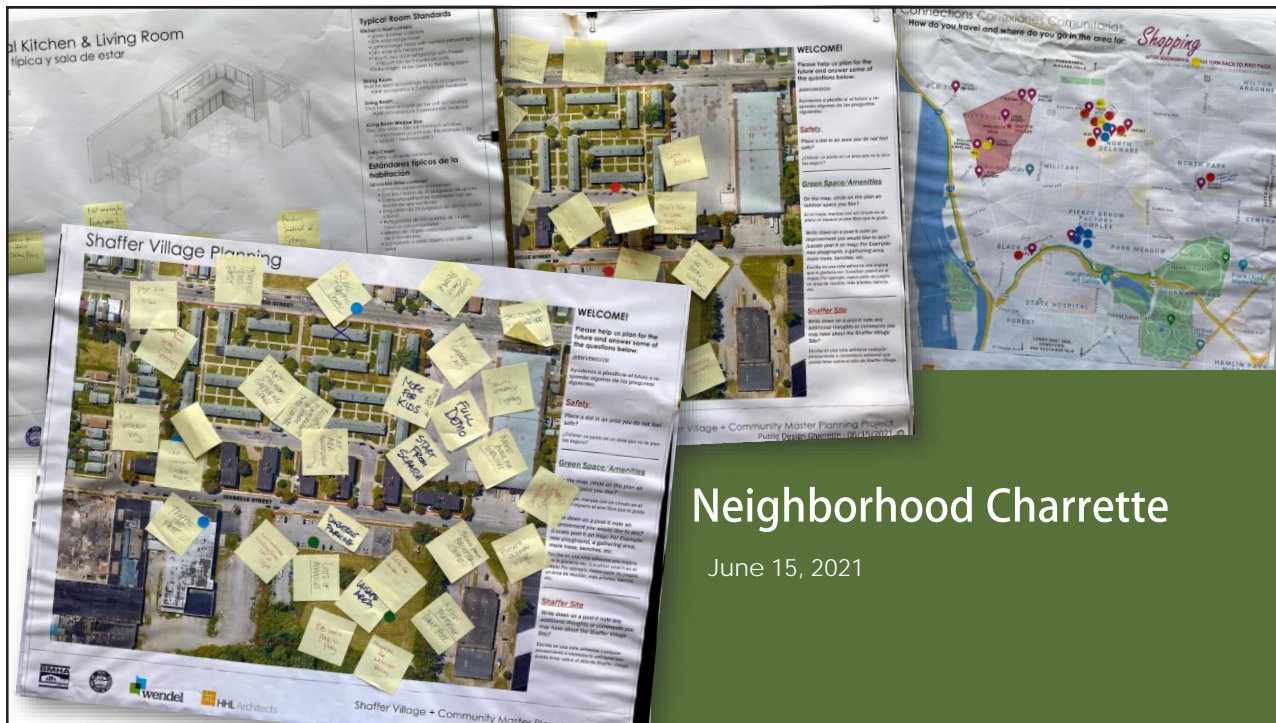
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## Community Context Key Concepts



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## Community Context Land Use & Conditions



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## Community Context

### Assets & Opportunities



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## Community Context

### Connectivity



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## Community Context

Strategic Development Sites





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**Shaffer  
Redevelopment**

**Core Principles**

- Extension of Neighborhood Streets
- Elimination of Dead-Ends & Hidden Spaces

This aerial photograph shows the Shaffer Village area with yellow dashed lines overlaid on the map. The lines indicate the proposed extension of neighborhood streets and the elimination of dead-ends and hidden spaces. The streets shown are Ontario Street and Shaffer Street. The area includes residential buildings, commercial buildings, and a large open lot.

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**Shaffer  
Redevelopment**

**Core Principles**

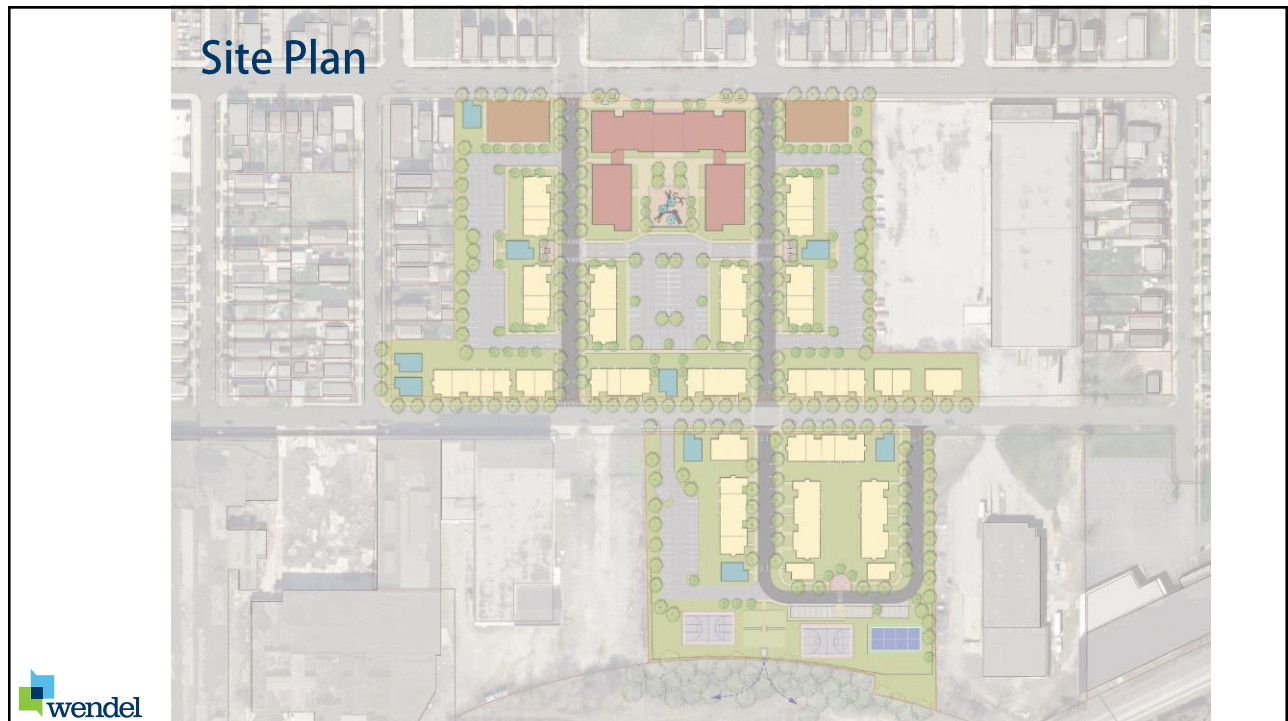
- Extension of Neighborhood Streets
- Elimination of Dead-Ends & Hidden Spaces
- Continuation of the Neighborhood Pattern
- Opportunity for Housing Type Varieties
- Reduction of Shaffer Site Density

This aerial photograph shows the Shaffer Village area with yellow solid lines overlaid on the map. The lines indicate the proposed extension of neighborhood streets, the elimination of dead-ends and hidden spaces, and the continuation of the neighborhood pattern. The streets shown are Ontario Street and Shaffer Street. The area includes residential buildings, commercial buildings, and a large open lot.

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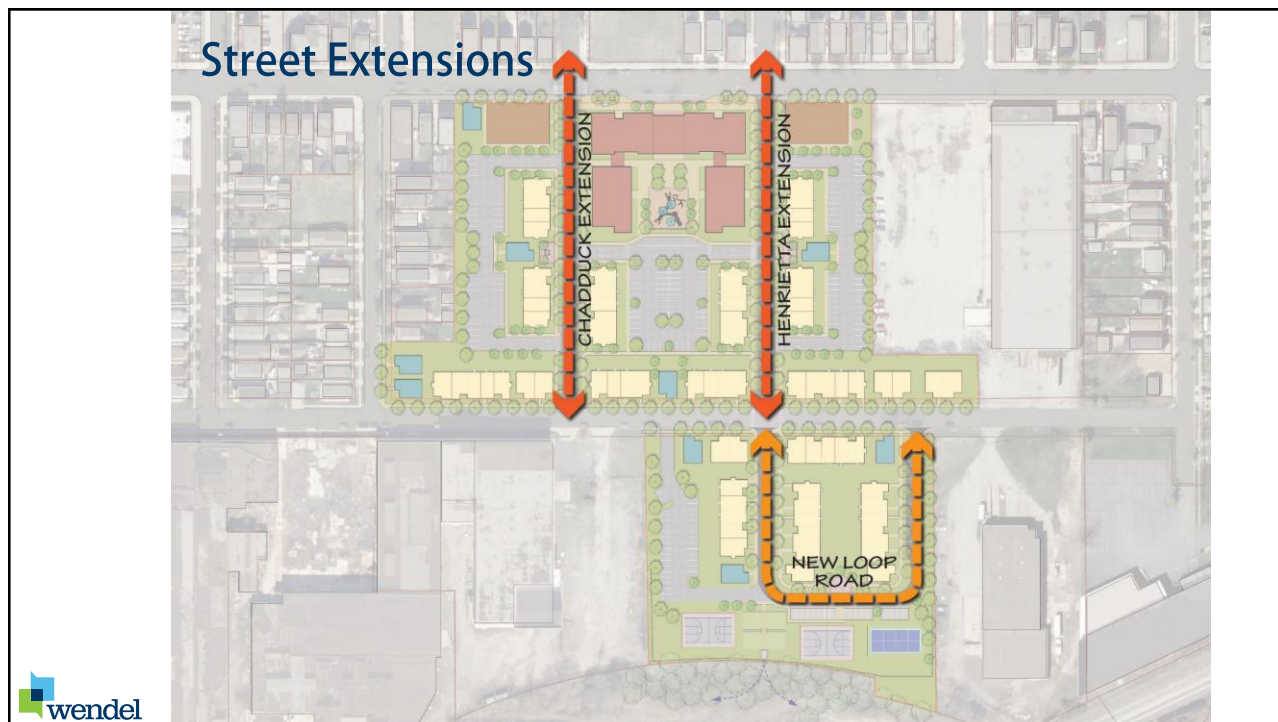


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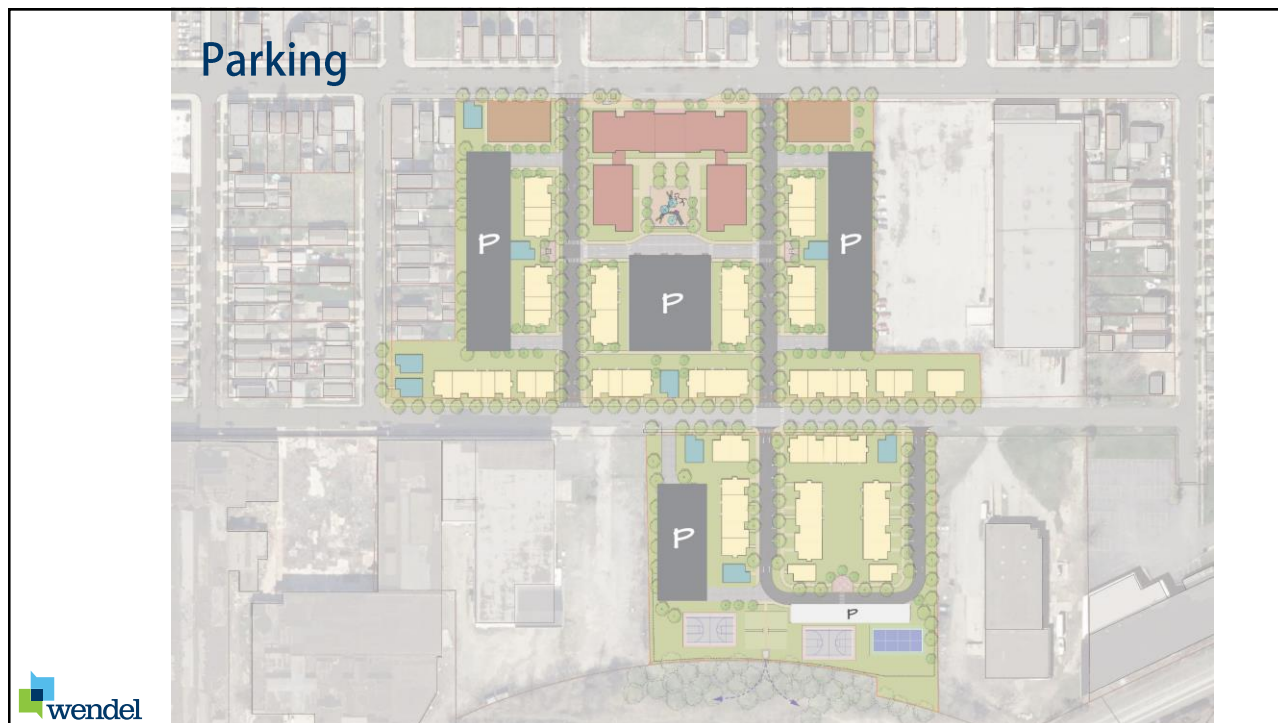


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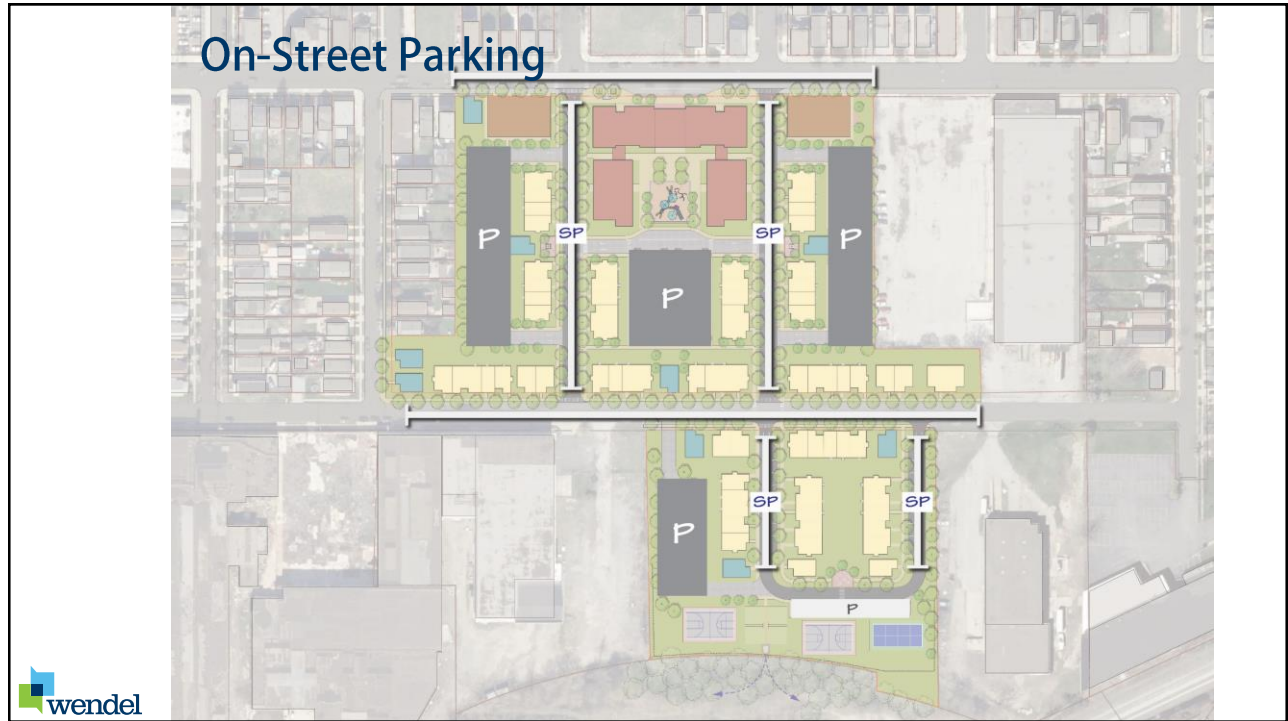
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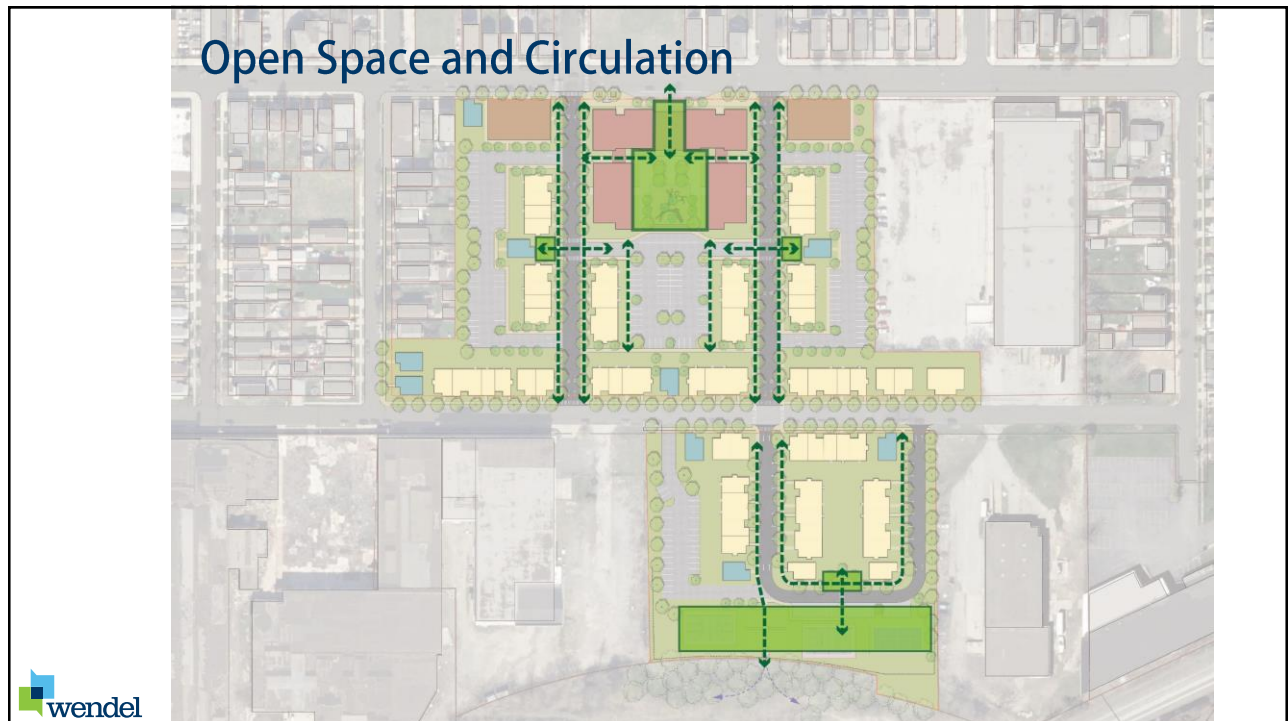
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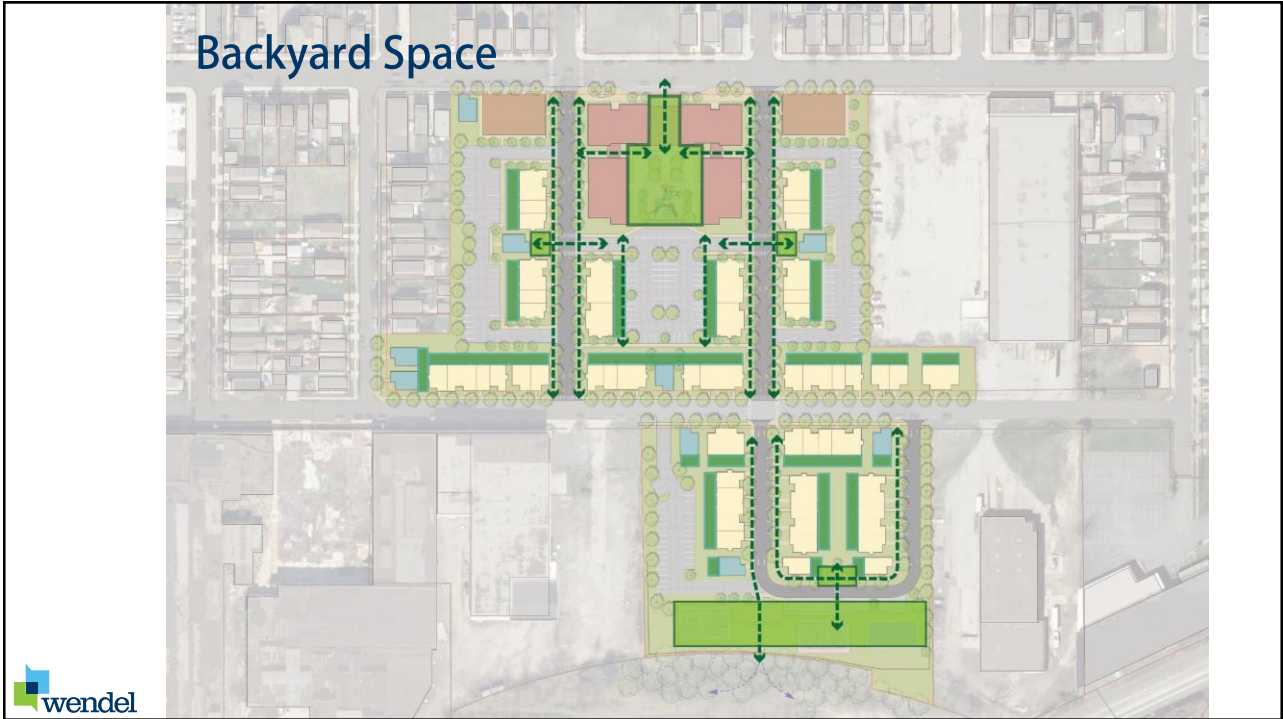


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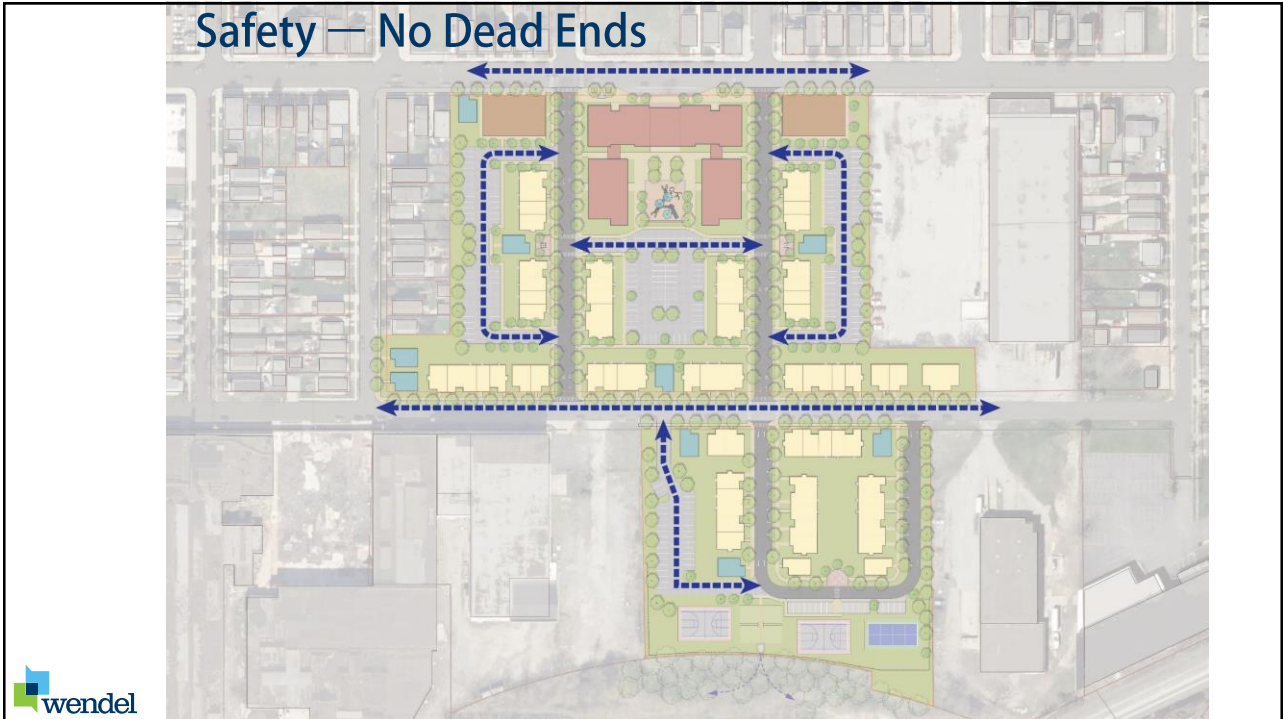


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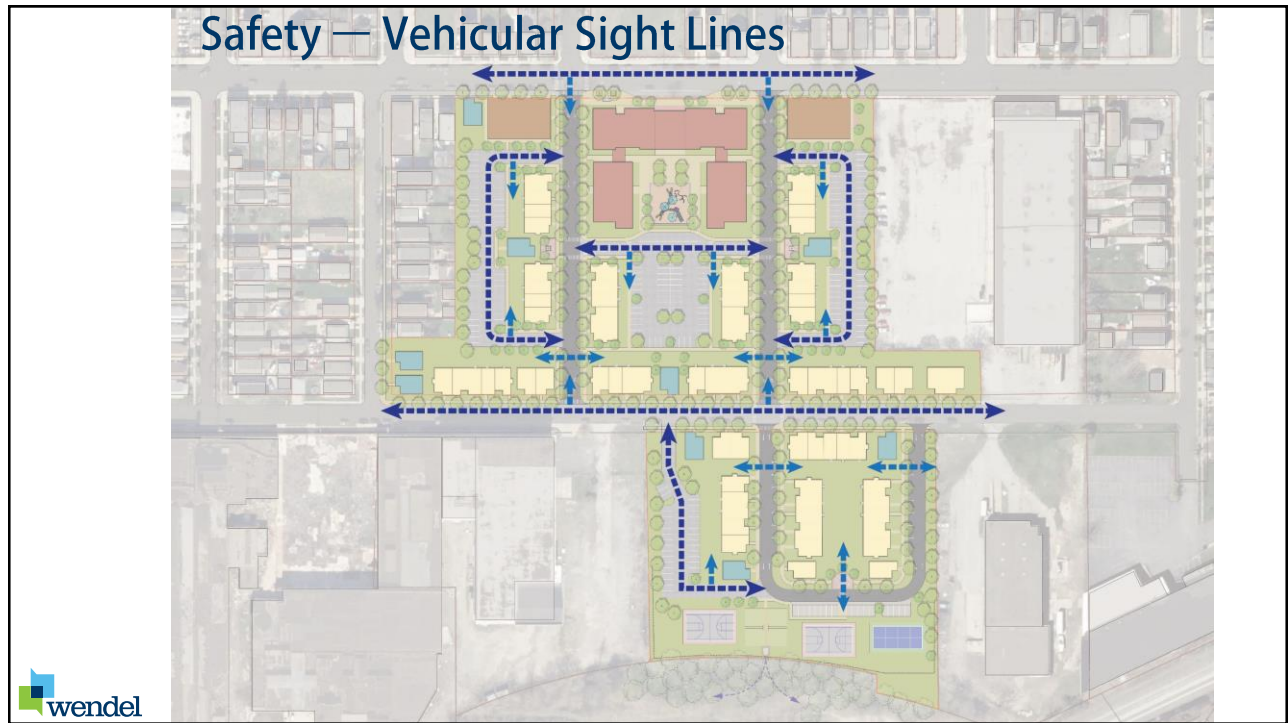
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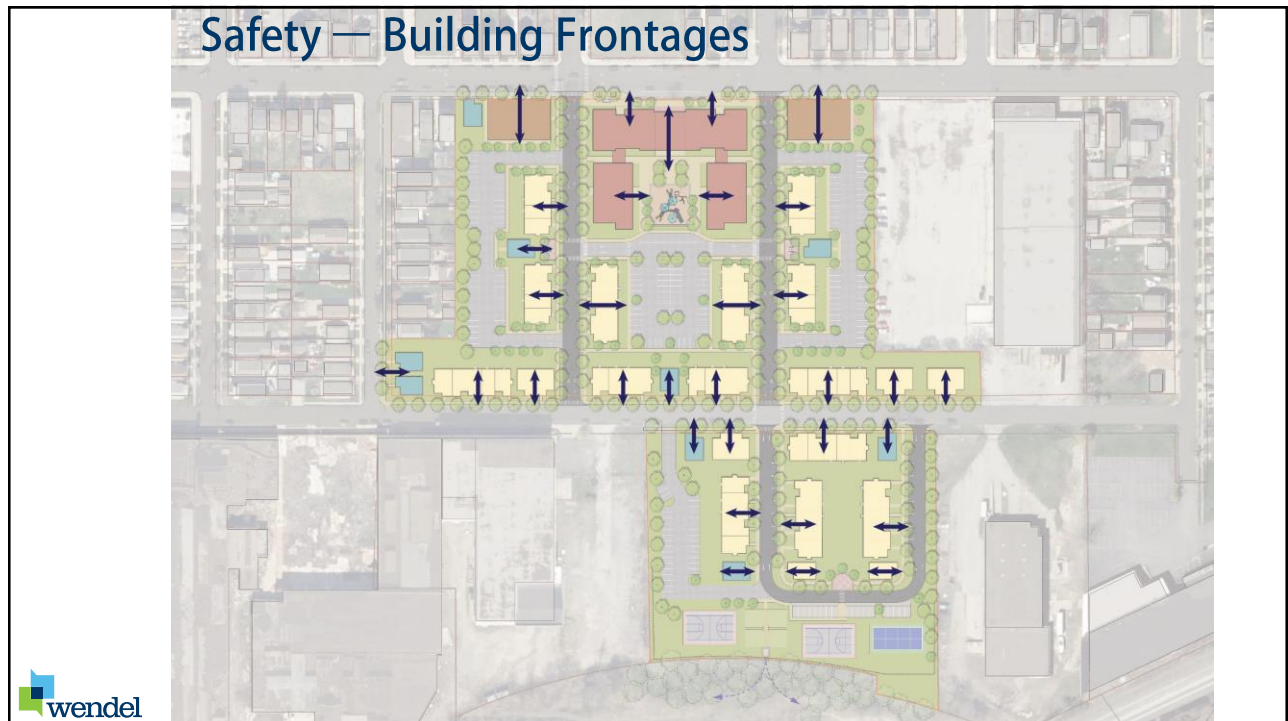
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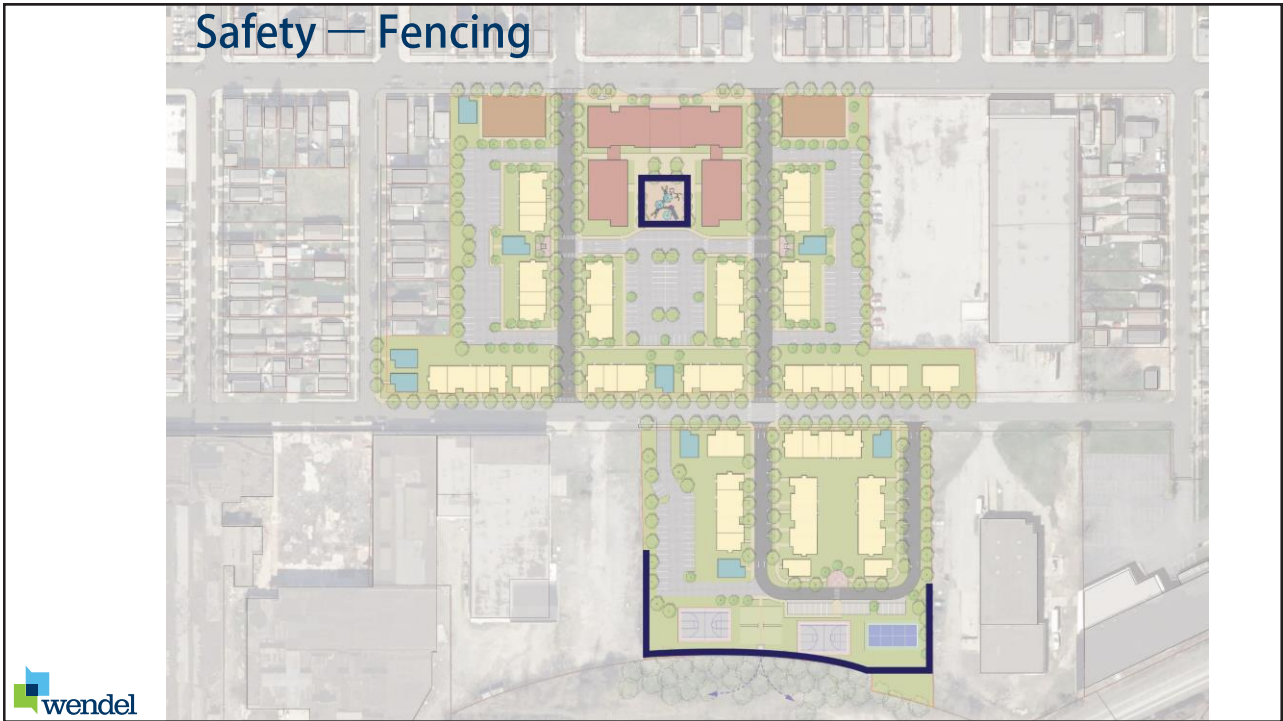


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Henrietta and Isabelle

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Plaza & Playground

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Interior Parking and Drop-off

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Recreation Amenities

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## Shaffer Redevelopment

### Core Principles

- Diversity of housing
- Meet different lifestyles
- Upgrade look and feel, blending with the neighborhood
- Individual entrances (except for senior complex)

Site Legend:

- Senior Apartment Complex (3-4 Stories)
- Stacked Units (3 Stories)
- Row Townhouses (2 Stories)
- Duplex, Upper-Lower Flats (2 Stories)
- Dedicated Yard Space

The site plan shows a rectangular layout with various housing units. A legend in the bottom left corner identifies the colors used in the plan: red for Senior Apartment Complex, brown for Stacked Units, yellow for Row Townhouses, teal for Duplex, Upper-Lower Flats, and green for Dedicated Yard Space. The plan also shows streets, trees, and a central area with a playground.

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## Shaffer Redevelopment

### Townhouses

- 2 Stories (potential 1 story units possible)
- Front porches
- Private backyard space
- Close proximate parking
- Variety of types: 2,3,4,5 bedroom units



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## Shaffer Redevelopment

### 3-Story Stacked Units

- Fronting Ontario Street
- Individualized entrances
- 1 and 2 bedroom units
- Couples and singles
- 1<sup>st</sup> floor ADA units

### Senior Apartment Complex

- Fronting Ontario and street extensions
- 1<sup>st</sup> floor amenities
- Car drop-off accessibility
- All ADA units



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APPENDIX ITEM C: MARKET STUDY



**PRELIMINARY MARKET STUDY  
PROPOSED WORKFORCE & SENIOR  
HOUSING DEVELOPMENT  
SHAFFER VILLAGE  
BUFFALO, NEW YORK 14207**

**Analysis Prepared For:**

Mr. Bruce Levine  
3D Development Group  
4549 Main Street, Suite 100  
Amherst, New York 14226

**Analysis Prepared By:**

**Newmark Knight Frank**  
Valuation & Advisory  
2410 North Forest Road, Suite 204  
Amherst, New York 14068

**NKF Job No.: 21-0134227**

**Date of Report: May 28, 2021**



May 28, 2021

Mr. Bruce Levine  
3D Development Group  
4549 Main Street, Suite 100  
Amherst, New York 14226

Re: Preliminary Market Study  
Proposed Family and Senior Housing Development  
Shaffer Village  
Buffalo, New York 14207  
NKF Job No.: 21-0134227

Dear Mr. Levine:

At your request, we have completed a **Preliminary Market Study** to identify market support for the proposed redevelopment of the existing Shaffer Village public housing complex and the surrounding neighborhood to create new affordable housing that will target both families and seniors.

The redevelopment will likely include multiple building types with 1/2BR units in multistory elevator buildings and 3/4BR units in townhouse or duplex buildings for workforce family households. Development plans have yet to be finalized so we will establish a supported rent and unit mix for one, two, three and four bedroom apartments at 30%, 50%, 60% and 80% of area median income (AMI). The units themselves will be typical of recent projects from the developer with good quality finishes, larger floorplans, common laundry, tenant community space, a fitness center, outdoor recreation areas, onsite management, service provider offices and surface parking.

The subject location is in the Riverside neighborhood on the northwesternmost end of the city of Buffalo and has general boundaries of Vulcan Street to the north, train tracks to the east, Hertel Avenue to the south and the Niagara River to the west. Nearby properties on Ontario Street include smaller retail and service based businesses, with larger industrial uses to the south and east near Military Road. Much of the neighborhood is constituted of 1-4 family homes and converted residences that generally reflect basic upkeep and maintenance as opposed to comprehensive renovations and there are fewer instances of deferred maintenance or vacancy compared to other parts of the city. The site and greater neighborhood has good access to public transportation with Ontario and Tonawanda Streets serving as main routes which connect south to Hertel Avenue and east to Military Road which provide connection to highways into downtown Buffalo and

**Newmark Knight Frank**  
**2410 North Forest Road, Suite 204**  
**Amherst, NY 14068**  
**[www.ngkf.com](http://www.ngkf.com)**

May 28, 2021  
Mr. Bruce Levine

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northern suburban markets. Multiple parks and recreational sites are located nearby. The heavy concentration of industrial uses to the north including GM Powertrain, Linde Air, NOCO and Riverview Solar Tech Park serve as a base employment site for the region.

Rental options in the greater neighborhood relate almost exclusively to 2-4 family homes and smaller mixed-use and multifamily walkup buildings that remain well supported without larger updates or comprehensive renovations. Some townhouse projects farther south on Hertel have been sold and renovated in recent years and the newest developments are to the west around Elmwood Avenue in various building reuse projects including the continued development of parts of the Pierce Arrow Complex. Other development is farther south on Grant Street related to mixed-use building renovations, a small infill elevator building and the new development of larger student housing complexes on and near the SUNY Buffalo State campus.

Affordable housing is generally limited to older deep subsidy developments and smaller tax credit/supportive housing complexes for family households with similar older options for seniors. Nearby developments are farther south related to a school conversion for seniors, various scattered site redevelopments for a range of family households and a building redevelopment catering to immigrant households on Niagara Street.

The **Primary Market Area (PMA)** is expected to provide up to 75% of the eventual tenant base with the remainder coming from outside of the area through relocations. This **PMA** considers NCHMA guidelines, historical movement patterns, housing development trends, existing rental options and our general knowledge of the region. The primary market area includes the immediate Riverside, Black Rock, Military, Forest and Grant-Ferry neighborhoods, Park Meadow and Delaware North and Park Meadow in Buffalo, with some adjacent tracts in the town of Tonawanda and Village of Kenmore with limited affordable housing options. The PMA covers just under 5 square miles with general boundaries of the Niagara River to the west, city of Tonawanda to the north, Delaware Avenue to the east and Forest/Ferry Avenue to the south.

For this preliminary market study we have derived rents from the market based on comparison with unrestricted and affordable rental housing in the area and performed demand analyses for workforce family households age 18-61 and age 55+ seniors independently. We apply typical HCR underwriting criteria for the various targeted income tiers and utilize the 2020 AMI maximum limits. Notes include:

- ❖ The combined 50%/60% AMI unit count represents the maximum number of units per type that can be supported from the low to high end of the overall band.
- ❖ Rents were established based on the overall income band from low to high to prevent double counting of qualified households in the unit type.



May 28, 2021  
Mr. Bruce Levine

❖ **Capture rates for 106 age-restricted units correlate to 8.29%, while 480 workforce family units are supported at 8.29%.** There is some overlap of age 55-16 households that are included in both analyses, however these renter households would not be expected to have an outsized influence on the overall development prospect.

The **recommended rent and unit mix** is as follows:

| FAMILY UNIT MIX / RENT SUMMARY  |            |              |        |                  |                              |                   |                        |                            |                |                                     |                                    |                         |                               |                                   |
|---|------------|--------------|--------|------------------|------------------------------|-------------------|------------------------|----------------------------|----------------|-------------------------------------|------------------------------------|-------------------------|-------------------------------|-----------------------------------|
| Unit Type   | # of Units | (1)<br>% AMI | Sq.Ft. | Net Tenant Rents | (2)<br>Tenant Paid Utilities | Total Gross Rents | Gross Rents/<br>Sq.Ft. | (3)<br>Tax Credit Maximums | (4)<br>HUD FMR | (5)<br>Unrestricted Market Averages | (5a)<br>Achievable Market Rent/Adj | (6)<br>% Disc to TC MAX | (7)<br>% Disc to MKT Averages | (8)<br>% Disc to ADJ MKT Averages |
| 1 BRM – Tax Credit  | 94         | 30%          | 700    | \$436            | \$0                          | \$436             | \$0.62                 | \$436                      | \$772          | \$1,109                             | \$925                              | 0.00%                   | 60.69%                        | 52.86%                            |
| 1 BRM – Tax Credit  | 58         | 50%          | 700    | \$630            | \$0                          | \$630             | \$0.90                 | \$728                      | \$772          | \$1,109                             | \$925                              | 13.46%                  | 43.19%                        | 31.89%                            |
| 1 BRM – Tax Credit  | 52         | 60%          | 700    | \$750            | \$0                          | \$750             | \$1.07                 | \$873                      | \$772          | \$1,109                             | \$925                              | 14.09%                  | 32.37%                        | 18.92%                            |
| 1 BRM – Tax Credit  | 14         | 80%          | 700    | \$900            | \$0                          | \$900             | \$1.29                 | \$1,165                    | \$772          | \$1,109                             | \$925                              | 22.75%                  | 18.85%                        | 2.70%                             |
| 2 BRM – Tax Credit  | 36         | 30%          | 900    | \$524            | \$0                          | \$524             | \$0.58                 | \$524                      | \$920          | \$1,426                             | \$1,200                            | 0.00%                   | 63.25%                        | 56.33%                            |
| 2 BRM – Tax Credit  | 45         | 50%          | 900    | \$725            | \$0                          | \$725             | \$0.81                 | \$873                      | \$920          | \$1,426                             | \$1,200                            | 16.95%                  | 49.16%                        | 39.58%                            |
| 2 BRM – Tax Credit  | 45         | 60%          | 900    | \$900            | \$0                          | \$900             | \$1.00                 | \$1,048                    | \$920          | \$1,426                             | \$1,200                            | 14.12%                  | 36.89%                        | 25.00%                            |
| 2 BRM – Tax Credit  | 6          | 80%          | 900    | \$1,100          | \$0                          | \$1,100           | \$1.22                 | \$1,398                    | \$920          | \$1,426                             | \$1,200                            | 21.32%                  | 22.86%                        | 8.33%                             |
| 3 BRM – Tax Credit  | 24         | 30%          | 1100   | \$605            | \$0                          | \$605             | \$0.55                 | \$605                      | \$1,144        | \$1,708                             | \$1,325                            | 0.00%                   | 64.58%                        | 54.34%                            |
| 3 BRM – Tax Credit  | 34         | 50%          | 1100   | \$825            | \$0                          | \$825             | \$0.75                 | \$1,009                    | \$1,144        | \$1,708                             | \$1,325                            | 18.24%                  | 51.70%                        | 37.74%                            |
| 3 BRM – Tax Credit  | 46         | 60%          | 1100   | \$1,025          | \$0                          | \$1,025           | \$0.93                 | \$1,211                    | \$1,144        | \$1,708                             | \$1,325                            | 15.36%                  | 39.99%                        | 22.64%                            |
| 3 BRM – Tax Credit  | 6          | 80%          | 1100   | \$1,225          | \$0                          | \$1,225           | \$1.11                 | \$1,615                    | \$1,144        | \$1,708                             | \$1,325                            | 24.15%                  | 28.28%                        | 7.55%                             |
| 4 BRM – Tax Credit  | 10         | 50%          | 1300   | \$950            | \$0                          | \$950             | \$0.73                 | \$833                      | \$1,284        | \$1,708                             | \$1,450                            | -14.05%                 | 44.38%                        | 34.48%                            |
| 4 BRM – Tax Credit  | 10         | 60%          | 1300   | \$1,100          | \$0                          | \$1,100           | \$0.85                 | \$1,000                    | \$1,284        | \$1,708                             | \$1,450                            | -10.00%                 | 35.60%                        | 24.14%                            |
| (1) this is the % AMI that the rent falls at or below<br>(2) Estimated tenant paid utilities based on provided data<br>(3) Tax credit max based on the 2020 AMI levels<br>(4) 2021 HUD FMR effective as of 8/2020<br>(5) Equal to street rents, these are un-adjusted for location, quality, etc - they are simple averages.<br>(5A) Achievable market rent adjusted to subject amenities/quality/condition<br>(6) The % that the intended subject rent is below the tax credit maximum allowable levels.<br>(7) The % that the intended subject rent is below the average unrestricted market rent in the area before adjustments to achievable.<br>(8) The % that the intended subject rent is below the average unrestricted market rent in the area post adjustments to achievable. |            |              |        |                  |                              |                   |                        |                            |                |                                     |                                    |                         |                               |                                   |

May 28, 2021  
Mr. Bruce Levine

| SENIOR UNIT MIX / RENT SUMMARY   |            |           |        |                  |                           |                   |                     |                         |             |                                  |                                 |                      |                            |                                |
|--|------------|-----------|--------|------------------|---------------------------|-------------------|---------------------|-------------------------|-------------|----------------------------------|---------------------------------|----------------------|----------------------------|--------------------------------|
| Unit Type  | # of Units | (1) % AMI | Sq.Ft. | Net Tenant Rents | (2) Tenant Paid Utilities | Total Gross Rents | Gross Rents/ Sq.Ft. | (3) Tax Credit Maximums | (4) HUD FMR | (5) Unrestricted Market Averages | (5a) Achievable Market Rent/Adj | (6) % Disc to TC MAX | (7) % Disc to MKT Averages | (8) % Disc to ADJ MKT Averages |
| 1 BRM – Tax Credit   | 42         | 30%       | 700    | \$436            | \$0                       | \$436             | \$0.62              | \$436.00                | \$920       | \$1,426                          | \$0                             | 0.00%                | 69.42%                     | #DIV/0!                        |
| 1 BRM – Tax Credit   | 34         | 50%       | 700    | \$630            | \$0                       | \$630             | \$0.90              | \$873.00                | \$920       | \$1,426                          | \$0                             | 27.84%               | 55.82%                     | #DIV/0!                        |
| 1 BRM – Tax Credit   | 30         | 60%       | 700    | \$750            | \$0                       | \$750             | \$1.07              | \$1,048.00              | \$920       | \$1,426                          | \$0                             | 28.44%               | 47.41%                     | #DIV/0!                        |
| (1) this is the % AMI that the rent falls at or below<br>(2) Estimated tenant paid utilities based on provided data<br>(3) Tax credit max based on the 2020 AMI levels<br>(4) 2021 HUD FMR effective as of 8/2020<br>(5) Equal to street rents, these are un-adjusted for location, quality, etc - they are simple averages.<br>(6) The % that the intended subject rent is below the tax credit maximum allowable levels.<br>(7) The % that the intended subject rent is below the average unrestricted market rent in the area before adjustments to achievable.<br>(8) The % that the intended subject rent is below the average unrestricted market rent in the area post adjustments to achievable. |            |           |        |                  |                           |                   |                     |                         |             |                                  |                                 |                      |                            |                                |

Gross rents are presented and any change to the utility structure would impact the tenant paid or net rents. Unit sizes were based on standard projects of this nature and are subject to change. The goal of this study is to provide documentation to assist your group in establishing the development strategy for this property. **Key aspects** that will be evaluated and overviewed within the document include:

- ❖ Analysis of the primary market draw area (PMA) and identification of demographics from this established area.
- ❖ Support for the project based on the unit mix/rents, the likely resident base and absorption projections.
- ❖ Discussions with local property managers, planning officials and others related to the local economics, needs and housing options including planned/proposed developments.

It is important to recognize that this study represents a compilation of data gathered from various sources, including competitive properties surveyed, local municipal records, and interviews with market participants, town officials and review of secondary demographic data. Although the sources used are felt to be reliable, it is impossible to thoroughly verify and authenticate all data utilized. The analysis does not guarantee the data and assumes no liability for errors of a factual nature, analysis, or judgment provided. Among the sources utilized and cited throughout this study are the U.S. Census of Population and Housing, demographic information compiled (2000 and 2010 Census and forecasts for the market).

We have also utilized HISTA Data (Households by Income, Tenure, Age and Size). This information was used in part to establish the demand model, and capture analysis. The data reflects current projections prepared by Claritas in conjunction with Ribbon Demographics. The

May 28, 2021  
Mr. Bruce Levine

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information used applies predominately to the 2021 operating year, but we also referenced some of the data that they consolidated from the 2010 Census and forecasts through 2026.

Further, it must be recognized that the recommendations and conclusions provided in this market analysis are objective opinions based on the data gathered and interpretation of current and prospective supply and demand variables. Real estate markets are very dynamic in nature and continually effected by demographic, economic and developmental changes. The research and analysis undertaken was completed in May 2021. Utilization of this report and the recommendations/ conclusions undertaken are reflective of trends at this time.

The results are being presented in a summary report, and we do issue some caution in using this report for specific application to finance or funding, as the unit mix, product concept, rent structures and other variables may differ.

Based on the preliminary nature of the project, we would recommend that the report be reviewed and updated to apply specifically to your advanced development concept.

Respectfully,

**Newmark Knight Frank**



David M. Carlon  
Senior Vice President  
Analyst



Joseph D. Sievert  
Vice President  
Analyst



M. Scott Allen, MAI  
Executive Vice President  
Review Analyst

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**Addenda**

- A. Demand Analysis Glossary
- B. Additional HISTA Information
- C. Qualifications

# Summary of Findings

This analysis is considered preliminary as the development strategy has yet to be advanced so we are making recommendations on physical product types, unit count, and rents/unit mix. We have based the analysis on the following:

- ❖ Our general knowledge of the local Erie County and greater Buffalo metro market. We have completed work throughout the city and county over the past few years.
- ❖ HCR/HFA and other agency requirements and regulations related to Federal and State Tax Credit guidelines.
- ❖ Knowledge of the potential tenant base and mobility patterns.
- ❖ Knowledge of planned/proposed housing and recent development.

## Favorable Characteristics:

- ❖ The **demand methodology** employed in this report will analyze support for a senior and workforce family housing project separately. Each analysis considered the unit type/rent tier individually and applies typical agency requirements for income qualification (30% to 48% affordability) for the 30%/60% AMI units with the middle income units having the low end set at the 60% AMI maximum up to the 80% AMI limit. The results support the following:

|                  |                                       |
|------------------|---------------------------------------|
| Senior 55+       | Up to 106 units with capture of 8.29% |
| Family/Workforce | Up to 480 units with capture of 8.29% |

- ❖ **There remains a significant unmet need for age-restricted and workforce housing** in this part of the city as most options are older deep subsidy developments and **only one new 60-unit tax credit project has been added in the PMA in the past 10 years**. There are fewer rental options in the immediate neighborhood that has Buffalo area, so support would likely be provided from these households commuting to the area for work and commerce.
- ❖ **The subject would represent a superior physical product type to the existing complex and the most prevalent older rental options in the area** with elevator service or private entrances and common amenities.
- ❖ There is a **rent advantage for all unit types**. Rents have increased in recent years in the city with some increases in the neighborhood related to renovation of existing properties with limited new development.
- ❖ The combined support for 586 units represents a **significant increase from the current operation and the range of unit types would increase population density**.
- ❖ Nearly 59% of age 55+ renters and 48% of family renters earn less than \$30,000 in the PMA, and around 47% of renters in Buffalo pay more than 35% of their income on rent.



Summary of Findings

- ❖ The **location is supported** with base employers nearby, good access to parks, schools, public transportation and other city services. The subject site and neighborhood is part of a larger community plan to improve economic activity locally.
- ❖ The **housing market is strong which has increased sales activity and interest in the area which promotes neighborhood stability and benefits seniors who may seek to downsize and transition into a rental.**

Potential Issues & Concerns:

- ❖ Population and household changes for family-age residents of the PMA project moderate losses into 2026 as households continue aging out of this cohort.
- ❖ Rent thresholds are more moderate in this neighborhood compared to others to the east and south where ongoing development has taken place with more planned and proposed for the coming years.

Rent and Unit Mix:

The **recommended rent and unit mix** is as follows:

| FAMILY UNIT MIX / RENT SUMMARY |            |           |        |                  |                           |                   |                     |                         |             |                                  |                                 |                      |                            |                                |
|--------------------------------|------------|-----------|--------|------------------|---------------------------|-------------------|---------------------|-------------------------|-------------|----------------------------------|---------------------------------|----------------------|----------------------------|--------------------------------|
| Unit Type                      | # of Units | (1) % AMI | Sq.Ft. | Net Tenant Rents | (2) Tenant Paid Utilities | Total Gross Rents | Gross Rents/ Sq.Ft. | (3) Tax Credit Maximums | (4) HUD FMR | (5) Unrestricted Market Averages | (5a) Achievable Market Rent/Adj | (6) % Disc to TC MAX | (7) % Disc to MKT Averages | (8) % Disc to ADJ MKT Averages |
| 1 BRM – Tax Credit             | 94         | 30%       | 700    | \$436            | \$0                       | \$436             | \$0.62              | \$436                   | \$772       | \$1,109                          | \$925                           | 0.00%                | 60.69%                     | 52.86%                         |
| 1 BRM – Tax Credit             | 58         | 50%       | 700    | \$630            | \$0                       | \$630             | \$0.90              | \$728                   | \$772       | \$1,109                          | \$925                           | 13.46%               | 43.19%                     | 31.89%                         |
| 1 BRM – Tax Credit             | 52         | 60%       | 700    | \$750            | \$0                       | \$750             | \$1.07              | \$873                   | \$772       | \$1,109                          | \$925                           | 14.09%               | 32.37%                     | 18.92%                         |
| 1 BRM – Tax Credit             | 14         | 80%       | 700    | \$900            | \$0                       | \$900             | \$1.29              | \$1,165                 | \$772       | \$1,109                          | \$925                           | 22.75%               | 18.85%                     | 2.70%                          |
| 2 BRM – Tax Credit             | 36         | 30%       | 900    | \$524            | \$0                       | \$524             | \$0.58              | \$524                   | \$920       | \$1,426                          | \$1,200                         | 0.00%                | 63.25%                     | 56.33%                         |
| 2 BRM – Tax Credit             | 45         | 50%       | 900    | \$725            | \$0                       | \$725             | \$0.81              | \$873                   | \$920       | \$1,426                          | \$1,200                         | 16.95%               | 49.16%                     | 39.58%                         |
| 2 BRM – Tax Credit             | 45         | 60%       | 900    | \$900            | \$0                       | \$900             | \$1.00              | \$1,048                 | \$920       | \$1,426                          | \$1,200                         | 14.12%               | 36.89%                     | 25.00%                         |
| 2 BRM – Tax Credit             | 6          | 80%       | 900    | \$1,100          | \$0                       | \$1,100           | \$1.22              | \$1,398                 | \$920       | \$1,426                          | \$1,200                         | 21.32%               | 22.86%                     | 8.33%                          |
| 3 BRM – Tax Credit             | 24         | 30%       | 1100   | \$605            | \$0                       | \$605             | \$0.55              | \$605                   | \$1,144     | \$1,708                          | \$1,325                         | 0.00%                | 64.58%                     | 54.34%                         |
| 3 BRM – Tax Credit             | 34         | 50%       | 1100   | \$825            | \$0                       | \$825             | \$0.75              | \$1,009                 | \$1,144     | \$1,708                          | \$1,325                         | 18.24%               | 51.70%                     | 37.74%                         |
| 3 BRM – Tax Credit             | 46         | 60%       | 1100   | \$1,025          | \$0                       | \$1,025           | \$0.93              | \$1,211                 | \$1,144     | \$1,708                          | \$1,325                         | 15.36%               | 39.99%                     | 22.64%                         |
| 3 BRM – Tax Credit             | 6          | 80%       | 1100   | \$1,225          | \$0                       | \$1,225           | \$1.11              | \$1,615                 | \$1,144     | \$1,708                          | \$1,325                         | 24.15%               | 28.28%                     | 7.55%                          |
| 4 BRM – Tax Credit             | 10         | 50%       | 1300   | \$950            | \$0                       | \$950             | \$0.73              | \$833                   | \$1,284     | \$1,708                          | \$1,450                         | -14.05%              | 44.38%                     | 34.48%                         |
| 4 BRM – Tax Credit             | 10         | 60%       | 1300   | \$1,100          | \$0                       | \$1,100           | \$0.85              | \$1,000                 | \$1,284     | \$1,708                          | \$1,450                         | -10.00%              | 35.60%                     | 24.14%                         |

(1) this is the % AMI that the rent falls at or below  
 (2) Estimated tenant paid utilities based on provided data  
 (3) Tax credit max based on the 2020 AMI levels  
 (4) 2021 HUD FMR effective as of 8/2020  
 (5) Equal to street rents, these are un-adjusted for location, quality, etc - they are simple averages.  
 (5A) Achievable market rent adjusted to subject amenities/quality/condition  
 (6) The % that the intended subject rent is below the tax credit maximum allowable levels.  
 (7) The % that the intended subject rent is below the average unrestricted market rent in the area before adjustments to achievable.  
 (8) The % that the intended subject rent is below the average unrestricted market rent in the area post adjustments to achievable.



| SENIOR UNIT MIX / RENT SUMMARY   |            |           |        |                  |                           |                   |                     |                         |             |                                  |                                 |                      |                            |                                |
|--|------------|-----------|--------|------------------|---------------------------|-------------------|---------------------|-------------------------|-------------|----------------------------------|---------------------------------|----------------------|----------------------------|--------------------------------|
| Unit Type  | # of Units | (1) % AMI | Sq.Ft. | Net Tenant Rents | (2) Tenant Paid Utilities | Total Gross Rents | Gross Rents/ Sq.Ft. | (3) Tax Credit Maximums | (4) HUD FMR | (5) Unrestricted Market Averages | (5a) Achievable Market Rent/Adj | (6) % Disc to TC MAX | (7) % Disc to MKT Averages | (8) % Disc to ADJ MKT Averages |
| 1 BRM – Tax Credit   | 42         | 30%       | 700    | \$436            | \$0                       | \$436             | \$0.62              | \$436.00                | \$920       | \$1,426                          | \$0                             | 0.00%                | 69.42%                     | #DIV/0!                        |
| 1 BRM – Tax Credit   | 34         | 50%       | 700    | \$630            | \$0                       | \$630             | \$0.90              | \$873.00                | \$920       | \$1,426                          | \$0                             | 27.84%               | 55.82%                     | #DIV/0!                        |
| 1 BRM – Tax Credit   | 30         | 60%       | 700    | \$750            | \$0                       | \$750             | \$1.07              | \$1,048.00              | \$920       | \$1,426                          | \$0                             | 28.44%               | 47.41%                     | #DIV/0!                        |
| (1) this is the % AMI that the rent falls at or below<br>(2) Estimated tenant paid utilities based on provided data<br>(3) Tax credit max based on the 2020 AMI levels<br>(4) 2021 HUD FMR effective as of 8/2020<br>(5) Equal to street rents, these are un-adjusted for location, quality, etc - they are simple averages.<br>(6) The % that the intended subject rent is below the tax credit maximum allowable levels.<br>(7) The % that the intended subject rent is below the average unrestricted market rent in the area before adjustments to achievable.<br>(8) The % that the intended subject rent is below the average unrestricted market rent in the area post adjustments to achievable. |            |           |        |                  |                           |                   |                     |                         |             |                                  |                                 |                      |                            |                                |

Gross rents are presented and any change to the utility structure would impact the tenant paid or net rents. Unit sizes were based on standard projects of this nature and are subject to change.

**Market Draw Area:**

The **Primary Market Area (PMA)** is expected to provide up to 75% of the eventual tenant base with the remainder coming from outside of the area through relocations. This **PMA** considers NCHMA guidelines, historical movement patterns, housing development trends, existing rental options and our general knowledge of the region. The primary market area includes the immediate Riverside, Black Rock, Military, Forest and Grant-Ferry neighborhoods, Park Meadow and Delaware North and Park Meadow in Buffalo, with some adjacent tracts in the town of Tonawanda and Village of Kenmore with limited affordable housing options. The PMA covers just under 5 square miles with general boundaries of the Niagara River to the west, city of Tonawanda to the north, Delaware Avenue to the east and Forest/Ferry Avenue to the south.

**Local Market Conditions:**

The local market is reflecting overall stability as follows:

- ❖ Rent thresholds are stabilized in the immediate neighborhood with increasing rents related to new development and renovation in recent years in the North Buffalo and Black Rock neighborhoods related to adaptive reuse projects and pending new construction.
- ❖ Stable occupancy overall with typical turnover reported at most complexes with availability in mostly smaller unit types.
- ❖ Good absorption at recent affordable developments with increasing wait lists at all properties for families and seniors.

We have referenced a wide variety of information for this study summarized to include:



## Summary of Findings

4

**Market Rate** complexes include some older walkup buildings that have been renovated to varying degrees and some more recently completed adaptive reuse projects closer to the commercial thoroughfares. The sample does include some projects just outside the PMA for comparison and achievable rent analysis. **The most comparable market rate projects include:**

- ❖ Hertel Avenue Townhomes
- ❖ Delsan Court
- ❖ Black Rock Freight House
- ❖ 257 Lafayette
- ❖ 425 Porter

**Affordable** complexes in the PMA mostly include older deep subsidy buildings that have not been renovated or updated in recent years so we are including recent developments elsewhere in the city for comparison to the subject rent levels. We also include the recent and pending Waterfront redevelopment project closer to downtown. **The most comparable affordable projects include:**

- ❖ Mass Ave Community Homes
- ❖ West Side Homes
- ❖ Waterfront I
- ❖ Waterfront II
- ❖ GDZ Homes
- ❖ Forge on Broadway
- ❖ 1140 Jefferson
- ❖ ELIM Townhomes
- ❖ School 75

### Summary of Supply

The rents in the following chart are converted to gross for comparative purposes with the subject. Utility adjustments are: 1BR: \$110 (\$35 /\$75), 2BR: \$130 (\$45/\$85), and 3BR: \$150 (\$55/\$95).





Summary of Findings

| Unit Type: 1 Bedroom         |              |                |            |        |         |                 |             |            |             |             |
|------------------------------|--------------|----------------|------------|--------|---------|-----------------|-------------|------------|-------------|-------------|
| Property Name                | Municipality | Yr. Built      | Occ. (Avg) | Utils* | Sq. Ft. | Rent Range      | Rent(Mid)   | \$/SF(Mid) | Gross Rent  | Gross \$/SF |
| Mount St. Mary's Senior Apts | Tonawanda    | Converted 2005 | 100%       | H      | 650     | \$660           | \$ 660.00   | \$ 1.02    | \$ 695.00   | \$ 1.07     |
| Hertel Avenue Townhomes      | Buffalo      | 1958           | 95%        |        | 1149    | \$950           | \$ 950.00   | \$ 0.83    | \$ 1,060.00 | \$ 0.92     |
| 425 Porter Avenue            | Buffalo      | 1900/2016      | 85%        | H      | 575     | \$800 - \$850   | \$ 825.00   | \$ 1.43    | \$ 860.00   | \$ 1.50     |
| 425 Porter Avenue            | Buffalo      | 1900/2016      |            | H      | 600     | \$750 - \$850   | \$ 800.00   | \$ 1.33    | \$ 835.00   | \$ 1.39     |
| Delsan Court                 | Buffalo      | 1958/2012      | 95%        |        | 800     | \$925           | \$ 925.00   | \$ 1.16    | \$ 1,035.00 | \$ 1.29     |
| 960 Busti Apartments         | Buffalo      | 2016           | 100%       |        | 828     | \$1195 - \$1700 | \$ 1,447.50 | \$ 1.75    | \$ 1,557.50 | \$ 1.88     |
| Black Rock Freight House     | Buffalo      | 2020           | 100%       |        | 750     | \$950 - \$995   | \$ 972.50   | \$ 1.30    | \$ 1,082.50 | \$ 1.44     |
| 257 Lafayette Center Lofts   | Buffalo      | 2009           | 100%       |        | 796     | \$800 - \$990   | \$ 895.00   | \$ 1.12    | \$ 1,005.00 | \$ 1.26     |
| Horsefeathers                | Buffalo      | 2012           | 95%        |        | 671     | \$900 - \$985   | \$ 942.50   | \$ 1.40    | \$ 1,052.50 | \$ 1.57     |
| Horsefeathers                | Buffalo      | 2012           |            |        | 672     | \$900 - \$925   | \$ 912.50   | \$ 1.36    | \$ 1,022.50 | \$ 1.52     |
| Horsefeathers                | Buffalo      | 2012           |            |        | 704     | \$925 - \$960   | \$ 942.50   | \$ 1.34    | \$ 1,052.50 | \$ 1.50     |
| Horsefeathers                | Buffalo      | 2012           |            |        | 752     | \$950 - \$990   | \$ 970.00   | \$ 1.29    | \$ 1,080.00 | \$ 1.44     |
| Sanders Courtyard Apartments | Buffalo      | 1933           | 100%       | H      | 645     | \$865           | \$ 865.00   | \$ 1.34    | \$ 900.00   | \$ 1.40     |
| Houk Lofts                   | Buffalo      | 2013           | 100%       |        | 753     | \$975 - \$1150  | \$ 1,062.50 | \$ 1.41    | \$ 1,172.50 | \$ 1.56     |
| Foundry Lofts                | Buffalo      | 2014           | 100%       |        | 650     | \$975           | \$ 975.00   | \$ 1.50    | \$ 1,085.00 | \$ 1.67     |
| ARCO Lofts                   | Buffalo      | 1911/2014      | 100%       |        | 770     | \$975 - \$1250  | \$ 1,112.50 | \$ 1.44    | \$ 1,222.50 | \$ 1.59     |
| Siano Building               | Buffalo      | 2017           | 100%       | HE     | 650     | \$925 - \$1100  | \$ 1,012.50 | \$ 1.56    | \$ 1,012.50 | \$ 1.56     |
| Mentholatum                  | Buffalo      | 2017           | 92%        |        | 933     | \$1605          | \$ 1,605.00 | \$ 1.72    | \$ 1,715.00 | \$ 1.84     |
| Mentholatum                  | Buffalo      | 2017           |            |        | 1204    | \$1520 - \$1530 | \$ 1,525.00 | \$ 1.27    | \$ 1,635.00 | \$ 1.36     |
| 1 Bedroom Averages:          |              |                | 97%        |        | 765.9   |                 | \$ 1,021.05 | \$ 1.33    | \$ 1,109.47 | \$ 1.45     |
| Unit Type: 2 Bedroom         |              |                |            |        |         |                 |             |            |             |             |
| Property Name                | Municipality | Yr. Built      | Occ. (Avg) | Utils* | Sq. Ft. | Rent Range      | Rent(Mid)   | \$/SF(Mid) | Gross Rent  | Gross \$/SF |
| Mount St. Mary's Senior Apts | Tonawanda    | Converted 2005 | 100%       | H      | 725     | \$760           | \$ 760.00   | \$ 1.05    | \$ 805.00   | \$ 1.11     |
| Hertel Avenue Townhomes      | Buffalo      | 1958           | 95%        |        | 1334    | \$1100          | \$ 1,100.00 | \$ 0.82    | \$ 1,230.00 | \$ 0.92     |
| 425 Porter Avenue            | Buffalo      | 1900/2016      | 85%        | H      | 700     | \$900 - \$1000  | \$ 950.00   | \$ 1.36    | \$ 995.00   | \$ 1.42     |
| Delsan Court                 | Buffalo      | 1958/2012      | 95%        |        | 990     | \$1050          | \$ 1,050.00 | \$ 1.06    | \$ 1,180.00 | \$ 1.19     |
| 960 Busti Apartments         | Buffalo      | 2016           | 100%       |        | 1231    | \$1575 - \$1700 | \$ 1,637.50 | \$ 1.33    | \$ 1,767.50 | \$ 1.44     |
| Black Rock Freight House     | Buffalo      | 2020           | 100%       |        | 1130    | \$1320 - \$1735 | \$ 1,527.50 | \$ 1.35    | \$ 1,657.50 | \$ 1.47     |
| 257 Lafayette Center Lofts   | Buffalo      | 2009           | 100%       |        | 919     | \$1090 - \$1250 | \$ 1,170.00 | \$ 1.27    | \$ 1,300.00 | \$ 1.41     |
| 257 Lafayette Center Lofts   | Buffalo      | 2009           |            |        | 1282    | \$1090 - \$1250 | \$ 1,170.00 | \$ 0.91    | \$ 1,300.00 | \$ 1.01     |
| Horsefeathers                | Buffalo      | 2012           | 95%        |        | 941     | \$1095 - \$1400 | \$ 1,247.50 | \$ 1.33    | \$ 1,377.50 | \$ 1.46     |
| Horsefeathers                | Buffalo      | 2012           |            |        | 1007    | \$1195 - \$1400 | \$ 1,297.50 | \$ 1.29    | \$ 1,427.50 | \$ 1.42     |
| Sanders Courtyard Apartments | Buffalo      | 1933           | 100%       | H      | 660     | \$895           | \$ 895.00   | \$ 1.36    | \$ 940.00   | \$ 1.42     |
| Houk Lofts                   | Buffalo      | 2013           | 100%       |        | 1069    | \$1275 - \$1450 | \$ 1,362.50 | \$ 1.27    | \$ 1,492.50 | \$ 1.40     |
| Foundry Lofts                | Buffalo      | 2014           | 100%       |        | 965     | \$1335 - \$1385 | \$ 1,360.00 | \$ 1.41    | \$ 1,490.00 | \$ 1.54     |
| Foundry Lofts                | Buffalo      | 2014           |            |        | 1010    | \$1350 - \$1450 | \$ 1,400.00 | \$ 1.39    | \$ 1,530.00 | \$ 1.51     |
| ARCO Lofts                   | Buffalo      | 1911/2014      | 100%       |        | 1100    | \$1375 - \$1600 | \$ 1,487.50 | \$ 1.35    | \$ 1,617.50 | \$ 1.47     |
| Siano Building               | Buffalo      | 2017           | 100%       | HE     | 1071    | \$1500          | \$ 1,500.00 | \$ 1.40    | \$ 1,500.00 | \$ 1.40     |
| Mentholatum                  | Buffalo      | 2017           | 92%        |        | 1126    | \$2035          | \$ 2,035.00 | \$ 1.81    | \$ 2,165.00 | \$ 1.92     |
| Mentholatum                  | Buffalo      | 2017           |            |        | 1386    | \$2010          | \$ 2,010.00 | \$ 1.45    | \$ 2,140.00 | \$ 1.54     |
| Lafayette Barton             | Buffalo      | 2019           | 100%       |        | 1050    | \$995 - \$1100  | \$ 1,047.50 | \$ 1.00    | \$ 1,177.50 | \$ 1.12     |
| 2 Bedroom Averages:          |              |                | 97%        |        | 1,036.6 |                 | \$ 1,316.18 | \$ 1.27    | \$ 1,425.92 | \$ 1.38     |
| Unit Type: 3 Bedroom         |              |                |            |        |         |                 |             |            |             |             |
| Property Name                | Municipality | Yr. Built      | Occ. (Avg) | Utils* | Sq. Ft. | Rent Range      | Rent(Mid)   | \$/SF(Mid) | Gross Rent  | Gross \$/SF |
| Hertel Avenue Townhomes      | Buffalo      | 1958           | 95%        |        | 1521    | \$1250          | \$ 1,250.00 | \$ 0.82    | \$ 1,400.00 | \$ 0.92     |
| 425 Porter Avenue            | Buffalo      | 1900/2016      | 85%        | H      | 1000    | \$1095          | \$ 1,095.00 | \$ 1.10    | \$ 1,150.00 | \$ 1.15     |
| Delsan Court                 | Buffalo      | 1958/2012      | 95%        |        | 1280    | \$1200          | \$ 1,200.00 | \$ 0.94    | \$ 1,350.00 | \$ 1.05     |
| 960 Busti Apartments         | Buffalo      | 2016           | 100%       |        | 1642    | \$2345          | \$ 2,345.00 | \$ 1.43    | \$ 2,495.00 | \$ 1.52     |
| Black Rock Freight House     | Buffalo      | 2020           | 100%       |        | 1624    | \$1995          | \$ 1,995.00 | \$ 1.23    | \$ 2,145.00 | \$ 1.32     |
| 3 Bedroom Averages:          |              |                | 95%        |        | 1,413.4 |                 | \$ 1,577.00 | \$ 1.12    | \$ 1,708.00 | \$ 1.21     |

\* Utils: (H)eat, (E)lectric Paid by Landlord



**Market Rent Summary:**

| <b>Market Rent Analysis Compared to Subject</b> |                       |               |                   |
|---|-----------------------|---------------|-------------------|
| <b>Unit Type</b>                                | <b>Gross Rent (1)</b> | <b>Sq.Ft.</b> | <b>Rent/Sq.Ft</b> |
| 1 BRM Market Averages                           | \$1,109               | 766           | \$1.45            |
| 1 BRM – Achievable Market Rent                  | \$925                 | 700           | \$1.32            |
| <b>1 BRM Subject – 30% AMI</b>                  | <b>\$436</b>          | <b>700</b>    | <b>\$0.54</b>     |
| <b>1 BRM Subject – 50% AMI</b>                  | <b>\$630</b>          | <b>700</b>    | <b>\$0.80</b>     |
| <b>1 BRM Subject – 60% AMI</b>                  | <b>\$750</b>          | <b>700</b>    | <b>\$0.90</b>     |
| <b>1 BRM Subject – 80% AMI</b>                  | <b>\$900</b>          | <b>700</b>    | <b>\$1.14</b>     |
|   |                       |               |                   |
| 2 BRM Market Averages                           | \$1,426               | 1,037         | \$1.38            |
| 2 BRM – Achievable Market Rent                  | \$1,200               | 900           | \$1.33            |
| <b>2 BRM Subject – 30% AMI</b>                  | <b>\$524</b>          | <b>900</b>    | <b>\$0.50</b>     |
| <b>2 BRM Subject – 50% AMI</b>                  | <b>\$725</b>          | <b>900</b>    | <b>\$0.71</b>     |
| <b>2 BRM Subject – 60% AMI</b>                  | <b>\$900</b>          | <b>900</b>    | <b>\$0.80</b>     |
| <b>2 BRM Subject – 80% AMI</b>                  | <b>\$1,100</b>        | <b>900</b>    | <b>\$1.06</b>     |
|   |                       |               |                   |
| 3 BRM Market Averages                           | \$1,708               | 1,413         | \$1.21            |
| 3 BRM – Achievable Market Rent                  | \$1,325               | 1,100         | \$1.20            |
| <b>3 BRM Subject – 30% AMI</b>                  | <b>\$605</b>          | <b>1,100</b>  | <b>\$0.58</b>     |
| <b>3 BRM Subject – 50% AMI</b>                  | <b>\$825</b>          | <b>1,100</b>  | <b>\$0.97</b>     |
| <b>3 BRM Subject – 60% AMI</b>                  | <b>\$1,025</b>        | <b>1,100</b>  | <b>\$1.16</b>     |
| <b>3 BRM Subject – 80% AMI</b>                  | <b>\$1,225</b>        | <b>1,100</b>  | <b>\$1.22</b>     |
|   |                       |               |                   |
| 4 BRM – Achievable Market Rent                  | \$1,450               | 1,300         | \$1.12            |
| <b>4 BRM Subject – 50% AMI</b>                  | <b>\$950</b>          | <b>1,300</b>  | <b>\$0.58</b>     |
| <b>4 BRM Subject – 60% AMI</b>                  | <b>\$1,130</b>        | <b>1,300</b>  | <b>\$0.97</b>     |

- ❖ The properties in the sample are all within Buffalo mostly on the greater West Side and North Buffalo markets closest to the subject neighborhood.
- ❖ The subject units are smaller on a square footage basis than the market averages which include a wide range of floorplans and layouts.
- ❖ There were no comparable 4BR units available so populate the market averages so the achievable market rent was established from the 3BR types with assumed larger unit sizes, 2 full baths and the additional bedroom.

**Planned and Proposed Housing:**

There are multiple proposals for new affordable housing in the city, only one of which is expected to be directly competitive in the PMA for the subject, the recently approved West Side Homes project on scattered sites south of the subject neighborhood with 49 total units, half of which are reserved for supportive housing. Other nearby competition includes mixed-income housing at the Richardson Complex that has yet to be funded and a proposal for 150 units on a site between Delaware and Colvin Avenues which includes the relocation of supportive housing units.



**Achievable Market Rents:**

The achievable market rents consider adjustments for items such as location, the condition of the proposed units, amenities, and other factors and features. Below is a summary of the adjustments applied, an analysis of the adjustments and supporting documentation.

| <b>Achievable Market Rents</b> |                |                      |                  |                      |                      |                   |
|--------------------------------|----------------|----------------------|------------------|----------------------|----------------------|-------------------|
|                                | <b>Mkt Avg</b> | <b>Hertel Ave TH</b> | <b>Delsan Ct</b> | <b>Black Rock FH</b> | <b>257 Lafayette</b> | <b>425 Porter</b> |
| <b>1 BR 700 SF</b>             |                |                      |                  |                      |                      |                   |
| <b>Rent</b>                    | \$ 1,109.00    | \$ 1,060.00          | \$ 1,035.00      | \$ 1,083.00          | \$ 1,005.00          | \$ 860.00         |
| <b>Concessions</b>             | \$ -           | \$ -                 | \$ -             | \$ -                 | \$ -                 | \$ -              |
| <b>Location</b>                | \$ -           | \$ -                 | \$ -             | \$ -                 | \$ -                 | \$ -              |
| <b>Condition/Appeal</b>        | \$ -           | \$ -                 | \$ -             | \$ (108.30)          | \$ -                 | \$ 86.00          |
| <b>Amenities</b>               | \$ -           | \$ -                 | \$ -             | \$ -                 | \$ -                 | \$ -              |
| <b>Parking</b>                 | \$ -           | \$ -                 | \$ 10.00         | \$ -                 | \$ -                 | \$ -              |
| <b>Elevator</b>                | \$ -           | \$ -                 | \$ -             | \$ -                 | \$ -                 | \$ -              |
| <b>Cable/Internet</b>          | \$ -           | \$ -                 | \$ -             | \$ (50.00)           | \$ (50.00)           | \$ -              |
| <b>Laundry</b>                 | \$ -           | \$ -                 | \$ -             | \$ (50.00)           | \$ -                 | \$ -              |
| <b>Community Space</b>         | \$ -           | \$ 25.00             | \$ 25.00         | \$ -                 | \$ -                 | \$ 25.00          |
| <b>Other</b>                   | \$ -           | \$ -                 | \$ -             | \$ -                 | \$ -                 | \$ -              |
| <b>Unit Size</b>               | \$ (23.10)     | \$ (157.15)          | \$ (35.00)       | \$ (18.00)           | \$ (33.60)           | \$ 43.75          |
| <b>Utilities</b>               | \$ -           | \$ -                 | \$ -             | \$ -                 | \$ -                 | \$ -              |
| <b>Total</b>                   | \$ 1,085.90    | \$ 927.85            | \$ 1,035.00      | \$ 856.70            | \$ 921.40            | \$ 1,014.75       |
| <b>Adopted Gross</b>           | \$ 925.00      |                      |                  |                      |                      |                   |
| <b>Net of Utilities</b>        | \$ 925.00      |                      |                  |                      |                      |                   |
| <b>2 BR 900 SF</b>             |                |                      |                  |                      |                      |                   |
| <b>Rent</b>                    | \$ 1,426.00    | \$ 1,230.00          | \$ 1,180.00      | \$ 1,658.00          | \$ 1,300.00          | \$ 995.00         |
| <b>Concessions</b>             | \$ -           | \$ -                 | \$ -             | \$ -                 | \$ -                 | \$ -              |
| <b>Location</b>                | \$ -           | \$ -                 | \$ -             | \$ -                 | \$ -                 | \$ -              |
| <b>Condition/Appeal</b>        | \$ -           | \$ -                 | \$ -             | \$ (165.80)          | \$ -                 | \$ 99.50          |
| <b>Amenities</b>               | \$ -           | \$ -                 | \$ -             | \$ -                 | \$ -                 | \$ -              |
| <b>Parking</b>                 | \$ -           | \$ -                 | \$ 10.00         | \$ -                 | \$ -                 | \$ -              |
| <b>Elevator</b>                | \$ -           | \$ -                 | \$ -             | \$ -                 | \$ -                 | \$ -              |
| <b>Cable/Internet</b>          | \$ -           | \$ -                 | \$ -             | \$ (50.00)           | \$ (50.00)           | \$ -              |
| <b>Laundry</b>                 | \$ -           | \$ -                 | \$ -             | \$ (50.00)           | \$ -                 | \$ -              |
| <b>Community Space</b>         | \$ -           | \$ 25.00             | \$ 25.00         | \$ -                 | \$ -                 | \$ 25.00          |
| <b>Other</b>                   | \$ -           | \$ -                 | \$ -             | \$ -                 | \$ -                 | \$ -              |
| <b>Unit Size</b>               | \$ (47.95)     | \$ (151.90)          | \$ (31.50)       | \$ (80.50)           | \$ (6.65)            | \$ 70.00          |
| <b>Utilities</b>               | \$ -           | \$ -                 | \$ -             | \$ -                 | \$ -                 | \$ -              |
| <b>Total</b>                   | \$ 1,378.05    | \$ 1,103.10          | \$ 1,183.50      | \$ 1,311.70          | \$ 1,243.35          | \$ 1,189.50       |
| <b>Adopted Gross</b>           | \$ 1,200.00    |                      |                  |                      |                      |                   |
| <b>Net of Utilities</b>        | \$ 1,200.00    |                      |                  |                      |                      |                   |
| <b>3 BR 1100 SF</b>            |                |                      |                  |                      |                      |                   |
| <b>Rent</b>                    | \$ 1,708.00    | \$ 1,400.00          | \$ 1,350.00      | \$ 2,145.00          | \$ 1,300.00          | \$ 1,150.00       |
| <b>Concessions</b>             | \$ -           | \$ -                 | \$ -             | \$ -                 | \$ -                 | \$ -              |
| <b>Location</b>                | \$ -           | \$ -                 | \$ -             | \$ -                 | \$ -                 | \$ -              |
| <b>Condition/Appeal</b>        | \$ -           | \$ -                 | \$ -             | \$ (214.50)          | \$ -                 | \$ 115.00         |
| <b>Amenities</b>               | \$ -           | \$ -                 | \$ -             | \$ -                 | \$ -                 | \$ -              |
| <b>Parking</b>                 | \$ -           | \$ -                 | \$ 10.00         | \$ -                 | \$ -                 | \$ -              |
| <b>Elevator</b>                | \$ -           | \$ -                 | \$ -             | \$ -                 | \$ -                 | \$ -              |
| <b>Cable/Internet</b>          | \$ -           | \$ -                 | \$ -             | \$ (50.00)           | \$ (50.00)           | \$ -              |
| <b>Laundry</b>                 | \$ -           | \$ -                 | \$ -             | \$ (50.00)           | \$ -                 | \$ -              |
| <b>Community Space</b>         | \$ -           | \$ 25.00             | \$ 25.00         | \$ -                 | \$ -                 | \$ 25.00          |
| <b>Other</b>                   | \$ -           | \$ -                 | \$ -             | \$ -                 | \$ 100.00            | \$ -              |
| <b>Unit Size</b>               | \$ (109.55)    | \$ (147.35)          | \$ (63.00)       | \$ (183.40)          | \$ (63.70)           | \$ 35.00          |
| <b>Utilities</b>               | \$ -           | \$ -                 | \$ -             | \$ -                 | \$ -                 | \$ -              |
| <b>Total</b>                   | \$ 1,598.45    | \$ 1,277.65          | \$ 1,322.00      | \$ 1,647.10          | \$ 1,286.30          | \$ 1,325.00       |
| <b>Adopted Gross</b>           | \$ 1,325.00    |                      |                  |                      |                      |                   |
| <b>Net of Utilities</b>        | \$ 1,325.00    |                      |                  |                      |                      |                   |



**Adjustment Explanation:**

- ❌ **Concession:** No concession adjustment required, as they are not typically offered, and this is a sign of strength in the market and an indication of overall support for the development.
- ❌ **Location:** All have similar access to commercial services, healthcare, employment and transportation linkages compared to the subject.
- ❌ **Condition:** The subject units will reflect new construction at the time of completion and considered to be in good overall condition consistent with most properties that have been built and/or renovated in recent years but not to the level of Black Rock Freight House which was adjusted downward. We apply an upward adjustment for 425 Porter for overall condition and appeal. We do consider the additional half bath or full bathroom in some larger unit types in this line item.
- ❌ **Amenities:** Amenity adjustments were applied for various instances including parking, laundry, cable/internet, elevator service and community spaces. We have considered market costs and paired analysis to determine the adjustments. Common area adjustments apply to those that have no common areas.
- ❌ **Unit Size:** We adjusted unit sizes based on \$.35 for every square foot of difference.
- ❌ **Utilities:** the rents have been adjusted to gross based on the allowances above.
- ❌ **4BR rents were adopted based on the larger square footage (\$75), 2 full baths (\$50) and additional bedroom compared to the 3BR unit types.**

**Conclusion – Market Rent**

The achievable gross rents range from \$857 to \$1,035 for a 1BR with a mean of \$951, range from \$1,103 to \$1,311 with a mean of \$1,206 for a 2BR and from \$1,276 to \$1,647 with a mean of \$1,372 for a 3BR. Adopted rents are towards the low end of the range and summarized below:

| <b>Rent Advantage</b>      |                   |                   |                     |
|----------------------------|-------------------|-------------------|---------------------|
| <b>Unit Type AMI Level</b> | <b>Subject TC</b> | <b>Achievable</b> | <b>Advantage(1)</b> |
| 1 BR 30%                   | \$ 436            | \$ 925            | 52.86%              |
| 1 BR 50%                   | \$ 630            | \$ 925            | 31.89%              |
| 1 BR 60%                   | \$ 750            | \$ 925            | 18.92%              |
| 1 BR 80%                   | \$ 900            | \$ 925            | 2.70%               |
| 2 BR 30%                   | \$ 524            | \$ 1,200          | 56.33%              |
| 2 BR 50%                   | \$ 725            | \$ 1,200          | 39.58%              |
| 2 BR 60%                   | \$ 900            | \$ 1,200          | 25.00%              |
| 2 BR 80%                   | \$ 1,100          | \$ 1,200          | 8.33%               |
| 3 BR 30%                   | \$ 605            | \$ 1,325          | 54.34%              |
| 3 BR 50%                   | \$ 825            | \$ 1,325          | 37.74%              |
| 3 BR 60%                   | \$ 1,025          | \$ 1,325          | 22.64%              |
| 3 BR 80%                   | \$ 1,225          | \$ 1,325          | 7.55%               |
| 4 BR 50%                   | \$ 950            | \$ 1,450          | 34.48%              |
| 4 BR 60%                   | \$ 1,130          | \$ 1,450          | 22.07%              |

**(1) The advantage applies to the estimated Tax Credit Rents only**



Summary of Findings

**Affordable Housing Rent Summary**

Below is a summary of all comparable affordable developments in the area targeting family households for comparison. The summary applies the same utility adjustments as the market rate summary above.

| Property Name                        | Municipality | Proj. Type              | AMI | Unit Type: 1 Bedroom |                     | Wait List                              | Occ. (Avg) | Utils* | Sq. Ft. | Gross Rent† | Gross \$/SF‡ |         |
|--------------------------------------|--------------|-------------------------|-----|----------------------|---------------------|--|------------|--------|---------|-------------|--------------|---------|
|                                      |              |                         |     | Units: Type/Prft     | Yr. Built           |  |            |        |         |             |              |         |
| Marina Vista (formerly Watergate II) | Buffalo      | Family Tax Credit       | 60% | 98 / 194             | 1973                | 6 months - 1 year                      | 100%       | H E    | 721     | \$ 627.50   | \$ 0.87      |         |
| Mass Ave Community Homes             | Buffalo      | Family Tax Credit       | 40% | 5 / 46               | 2015                | 1BR - 37, 2BR - 42, 3BR - 31, 4BR - 20 | 91%        |        | 710     | \$ 494.00   | \$ 0.70      |         |
| Mass Ave Community Homes             | Buffalo      | Family Tax Credit       | 60% | 3 / 46               | 2015                | 1BR - 37, 2BR - 42, 3BR - 31, 4BR - 20 |            |        | 710     | \$ 564.00   | \$ 0.79      |         |
| Mass Ave Community Homes             | Buffalo      | Family Tax Credit       | 70% | 4 / 46               | 2015                | 1BR - 37, 2BR - 42, 3BR - 31, 4BR - 20 |            |        | 710     | \$ 592.00   | \$ 0.83      |         |
| Mass Ave Community Homes             | Buffalo      | Family Tax Credit       | 80% | 1 / 46               | 2015                | 1BR - 37, 2BR - 42, 3BR - 31, 4BR - 20 |            |        | 710     | \$ 608.00   | \$ 0.86      |         |
| Massachusetts Ave Development Bldgs  | Buffalo      | Family Tax Credit       | 50% | 5 / 11               | 2009                | 1BR - 98, 2BR - 405, 3BR - 138         | 100%       |        | 677     | \$ 491.00   | \$ 0.73      |         |
| Niagara Gateway Apts.                | Buffalo      | Family Tax Credit       | 50% | 39 / 53              | 1905                | one year                               | 96%        |        | 685     | \$ 595.00   | \$ 0.87      |         |
| Waterfront Apartments Phase I        | Buffalo      | Family Tax Credit       | 50% | 6 / 48               | 2016                | 97 applicants                          | 99%        |        | 664     | \$ 593.00   | \$ 0.89      |         |
| Waterfront Apartments Phase I        | Buffalo      | Family Tax Credit       | 60% | 4 / 48               | 2016                | 97 applicants                          |            |        | 664     | \$ 673.00   | \$ 1.01      |         |
| The Forge on Broadway                | Buffalo      | Family Tax Credit       | 90% | 8 / 158              | 2020                |  | 90%        | H      | 710     | \$ 935.00   | \$ 1.32      |         |
| The Forge on Broadway                | Buffalo      | Family Tax Credit       | 50% | 6 / 158              | 2020                |  |            | H      | 710     | \$ 700.00   | \$ 0.99      |         |
| The Forge on Broadway                | Buffalo      | Family Tax Credit       | 60% | 67 / 158             | 2020                |  |            | H      | 710     | \$ 768.00   | \$ 1.08      |         |
| 1140 Jefferson                       | Buffalo      | Family Tax Credit       | 90% | 4 / 89               | 2020                | 12-14 months for both types            | 97%        |        | 636     | \$ 885.00   | \$ 1.39      |         |
| 1140 Jefferson                       | Buffalo      | Family Tax Credit       | 50% | 7 / 89               | 2020                | 12-14 months for both types            |            |        | 636     | \$ 635.00   | \$ 1.00      |         |
| 1140 Jefferson                       | Buffalo      | Family Tax Credit       | 60% | 44 / 89              | 2020                | 12-14 months for both types            |            |        | 636     | \$ 735.00   | \$ 1.16      |         |
| 1140 Jefferson                       | Buffalo      | Special Needs           | PBA | 16 / 89              | 2020                | 12-14 months for both types            |            |        | 636     | \$ 635.00   | \$ 1.00      |         |
| Waterfront Village Phase II          | Buffalo      | Family Tax Credit       | 60% | 41 / 156             | 2020                |  |            | H      | 676     | \$ 652.00   | \$ 0.96      |         |
| Waterfront Village Phase II          | Buffalo      | Family Tax Credit       | 50% | 35 / 156             | 2020                |  |            | H      | 676     | \$ 632.00   | \$ 0.93      |         |
| Waterfront Village Phase II          | Buffalo      | Family Tax Credit       | 90% | 10 / 156             | 2020                |  |            | H      | 676     | \$ 831.00   | \$ 1.23      |         |
| School 75 Neighborhood               | Buffalo      | Family Tax Credit       | 50% | 12 / 65              | 2022                |  |            |        | 700     | \$ 573.00   | \$ 0.82      |         |
| School 75 Neighborhood               | Buffalo      | Special Needs           | PBA | 33 / 65              | 2022                |  |            |        | 700     | \$ 573.00   | \$ 0.82      |         |
| West Side Homes                      | Buffalo      | Family Tax Credit       | PBA | 4 / 49               | 2023                |  |            | H E    | 678     | \$ 722.00   | \$ 1.06      |         |
| West Side Homes                      | Buffalo      | Family Tax Credit       | 50% | 4 / 49               | 2023                |  |            | H E    | 678     | \$ 610.00   | \$ 0.90      |         |
| Riverview Manor                      | Buffalo      | HUD Sec. 8              |     | 110 / 110            | 1977                | 6-8 months.                            | 94%        |        | 575     | \$ 746.00   | \$ 1.30      |         |
| Austin Manor Apts.                   | Buffalo      | Special Needs           | 50% | 20 / 24              | 1999                | 15 Applicants                          | 100%       |        |         | \$ 630.00   |              |         |
| Gratwick Manor Apts                  | Buffalo      | Special Needs           | 50% | 20 / 24              | 1996                | 15 Applicants                          | 100%       |        |         | \$ 620.00   |              |         |
| Vulcan Street Apartments             | Buffalo      | Special Needs           | 50% | 7 / 13               | Awards 2011 Funding | yes see comments                       | 100%       | H E    | 600     | \$ 580.00   | \$ 0.97      |         |
| Vulcan Street Apartments             | Buffalo      | Special Needs           | 30% | 3 / 13               | Awards 2011 Funding | yes see comments                       |            | H E    | 600     | \$ 350.00   | \$ 0.58      |         |
| Vulcan Street Apartments             | Buffalo      | Special Needs           | 40% | 3 / 13               | Awards 2011 Funding | yes see comments                       |            | H E    | 600     | \$ 470.00   | \$ 0.78      |         |
| Riverside Apartments                 | Buffalo      | Special Needs           | 40% | 35 / 68              | 2013/2014           | through DePaul network                 | 100%       | H E    | 660     | \$ 350.00   | \$ 0.53      |         |
| Riverside Apartments                 | Buffalo      | Special Needs           | 50% | 22 / 68              | 2013/2014           | through DePaul network                 |            | H E    | 660     | \$ 596.00   | \$ 0.90      |         |
| School House Commons Senior Apts     | Buffalo      | HUD 202 - Senior        |     | 64 / 64              | Renovated in 1997   | 3-5 applicants                         | 100%       | H      | 550     | \$ 645.00   | \$ 1.17      |         |
| Elmhurst Apartments                  | Buffalo      | Public Housing - Senior |     | 24 / 24              | 1971                | 85 people                              | 100%       | H E    |         |             |              |         |
| St. Timothy's Park Villas            | Tonawanda    | HUD 202 - Senior        | 50% | 49 / 49              | 1996                | 2-3 Months                             | 98%        | H      | 550     | \$ 397.00   | \$ 0.72      |         |
| Mount St. Mary's Senior Apts         | Tonawanda    | HUD 202 - Senior        | 50% | 29 / 39              | Converted 2005      | 6 Months to 1 Year                     | 100%       | H      | 650     | \$ 637.00   | \$ 0.98      |         |
| Westchester Park Apartments          | Tonawanda    | HUD Sec. 8              | 50% | 184 / 201            | 1980                | 50 person                              | 100%       |        | 624     | \$ 879.00   | \$ 1.41      |         |
| <b>1 Bedroom Averages:</b>           |              |                         |     |                      |                     |  |            | 97%    |         | 659.9       | \$ 629.24    | \$ 0.95 |

Shaffer Village  
Buffalo, Erie County, NY



**APPENDIX C: MARKET STUDY**

SHAFFER VILLAGE REDEVELOPMENT & NEIGHBORHOOD MASTER PLAN

Summary of Findings

| Unit Type: 2 Bedroom                 |              |                         |     |                  |           |  |            |         |         |             |              |         |
|--------------------------------------|--------------|-------------------------|-----|------------------|-----------|--|------------|---------|---------|-------------|--------------|---------|
| Property Name                        | Municipality | Proj. Type              | AMI | Units: Type/Prjt | Yr. Built | Wait List                              | Occ. (Avg) | Utills* | Sq. Ft. | Gross Rent† | Gross \$/SF‡ |         |
| Marina Vista (formerly Watergate II) | Buffalo      | Family Tax Credit       | 60% | 97 / 194         | 1973      | 6 months - 1 year                      | 100%       | HE      | 821     | \$ 736.00   | \$ 0.90      |         |
| Mass Ave Community Homes             | Buffalo      | Family Tax Credit       | 60% | 5 / 46           | 2015      | 1BR - 37, 2BR - 42, 3BR - 31, 4BR - 20 | 91%        |         | 880     | \$ 706.00   | \$ 0.80      |         |
| Mass Ave Community Homes             | Buffalo      | Family Tax Credit       | 80% | 1 / 46           | 2015      | 1BR - 37, 2BR - 42, 3BR - 31, 4BR - 20 |            |         | 880     | \$ 739.00   | \$ 0.84      |         |
| Mass Ave Community Homes             | Buffalo      | Family Tax Credit       | 40% | 5 / 46           | 2015      | 1BR - 37, 2BR - 42, 3BR - 31, 4BR - 20 |            |         | 880     | \$ 603.00   | \$ 0.69      |         |
| Mass Ave Community Homes             | Buffalo      | Family Tax Credit       | 70% | 1 / 46           | 2015      | 1BR - 37, 2BR - 42, 3BR - 31, 4BR - 20 |            |         | 880     | \$ 723.00   | \$ 0.82      |         |
| Massachusetts Ave Development Bldgs  | Buffalo      | Family Tax Credit       | 50% | 3 / 11           | 2009      | 1BR - 98, 2BR - 405, 3BR - 138         | 100%       |         | 920     | \$ 600.00   | \$ 0.65      |         |
| Niagara Gateway Apts.                | Buffalo      | Family Tax Credit       | 50% | 14 / 53          | 1905      | one year                               | 96%        |         | 960     | \$ 736.00   | \$ 0.77      |         |
| Waterfront Apartments Phase I        | Buffalo      | Family Tax Credit       | 50% | 5 / 48           | 2016      | 97 applicants                          | 99%        |         | 955     | \$ 740.00   | \$ 0.77      |         |
| Waterfront Apartments Phase I        | Buffalo      | Family Tax Credit       | 60% | 5 / 48           | 2016      | 97 applicants                          |            |         | 955     | \$ 820.00   | \$ 0.86      |         |
| Waterfront Apartments Phase I        | Buffalo      | Family Tax Credit       | 60% | 2 / 48           | 2016      | 97 applicants                          |            |         | 955     | \$ 754.00   | \$ 0.79      |         |
| GDZ Homes                            | Buffalo      | Family Tax Credit       | 50% | 5 / 11           | 2019      |  |            |         | 800     | \$ 590.00   | \$ 0.74      |         |
| GDZ Homes                            | Buffalo      | Family Tax Credit       | 60% | 4 / 11           | 2019      |  |            |         | 800     | \$ 740.00   | \$ 0.93      |         |
| The Forge on Broadway                | Buffalo      | Family Tax Credit       | 60% | 40 / 158         | 2020      |  | 90%        | H       | 890     | \$ 925.00   | \$ 1.04      |         |
| The Forge on Broadway                | Buffalo      | Family Tax Credit       | 90% | 6 / 158          | 2020      |  |            | H       | 890     | \$ 1,120.00 | \$ 1.26      |         |
| The Forge on Broadway                | Buffalo      | Family Tax Credit       | 50% | 8 / 158          | 2020      |  |            | H       | 890     | \$ 825.00   | \$ 0.93      |         |
| 1140 Jefferson                       | Buffalo      | Family Tax Credit       | 50% | 4 / 89           | 2020      | 12-14 months for both types            | 97%        |         | 890     | \$ 755.00   | \$ 0.85      |         |
| 1140 Jefferson                       | Buffalo      | Family Tax Credit       | 90% | 6 / 89           | 2020      | 12-14 months for both types            |            |         | 890     | \$ 985.00   | \$ 1.11      |         |
| 1140 Jefferson                       | Buffalo      | Family Tax Credit       | 60% | 8 / 89           | 2020      | 12-14 months for both types            |            |         | 890     | \$ 830.00   | \$ 0.93      |         |
| ELIM Townhomes                       | Buffalo      | Family Tax Credit       | 50% | 13 / 30          | TBD       | 2BR - 22, 3BR - 16, 3BR - 8            | 100%       |         | 1051    | \$ 754.00   | \$ 0.72      |         |
| Waterfront Village Phase II          | Buffalo      | Family Tax Credit       | 90% | 5 / 156          | 2020      |  |            | H       | 936     | \$ 1,121.00 | \$ 1.20      |         |
| Waterfront Village Phase II          | Buffalo      | Family Tax Credit       | 60% | 5 / 156          | 2020      |  |            | H       | 936     | \$ 787.00   | \$ 0.84      |         |
| Waterfront Village Phase II          | Buffalo      | Family Tax Credit       | 60% | 23 / 156         | 2020      |  |            | H       | 1122    | \$ 746.00   | \$ 0.66      |         |
| Waterfront Village Phase II          | Buffalo      | Family Tax Credit       | 90% | 10 / 156         | 2020      |  |            | H       | 1122    | \$ 1,080.00 | \$ 0.96      |         |
| School 75 Neighborhood               | Buffalo      | Family Tax Credit       | 50% | 2 / 65           | 2022      |  |            |         | 1000    | \$ 687.00   | \$ 0.69      |         |
| School 75 Neighborhood               | Buffalo      | Family Tax Credit       | 50% | 7 / 65           | 2022      |  |            |         | 1000    | \$ 700.00   | \$ 0.70      |         |
| School 75 Neighborhood               | Buffalo      | Family Tax Credit       | 60% | 7 / 65           | 2022      |  |            |         | 1000    | \$ 850.00   | \$ 0.85      |         |
| West Side Homes                      | Buffalo      | Family Tax Credit       | 50% | 11 / 49          | 2023      |  |            | HE      | 904     | \$ 730.00   | \$ 0.81      |         |
| West Side Homes                      | Buffalo      | Family Tax Credit       | PBA | 6 / 49           | 2023      |  |            | HE      | 904     | \$ 866.00   | \$ 0.96      |         |
| Austin Manor Apts.                   | Buffalo      | Special Needs           | 50% | 4 / 24           | 1999      | 15 Applicants                          | 100%       |         |         | \$ 696.00   |              |         |
| Gratwick Manor Apts                  | Buffalo      | Special Needs           | 50% | 4 / 24           | 1996      | 15 Applicants                          | 100%       |         |         | \$ 685.00   |              |         |
| Riverside Apartments                 | Buffalo      | Special Needs           | 50% | 1 / 68           | 2013/2014 | through DePaul network                 | 100%       | HE      | 800     | \$ 700.00   | \$ 0.88      |         |
| Camden Apartments                    | Buffalo      | Public Housing - Senior |     | 12 / 12          | 1972      | 3                                      | 100%       | HE      |         |             |              |         |
| Westchester Park Apartments          | Tonawanda    | HUD Sec. 8              | 50% | 8 / 201          | 1980      | 50 person                              | 100%       |         | 746     | \$ 999.00   | \$ 1.34      |         |
| <b>2 Bedroom Averages:</b>           |              |                         |     |                  |           |  |            | 97%     |         | 918.2       | \$ 791.50    | \$ 0.86 |

Shaffer Village  
Buffalo, Erie County, NY



Summary of Findings

| Unit Type: 3 Bedroom   |              |                   |     |                  |           |  |           |         |         |             |              |
|--|--------------|-------------------|-----|------------------|-----------|--|-----------|---------|---------|-------------|--------------|
| Property Name  | Municipality | Proj. Type        | AMI | Units: Type/Pri† | Yr. Built | Wait List                              | Occ.(Avg) | Utils*‡ | Sq. Ft. | Gross Rent‡ | Gross \$/SF‡ |
| Mass Ave Community Homes   | Buffalo      | Family Tax Credit | 60% | 11 / 46          | 2015      | 1BR - 37, 2BR - 42, 3BR - 31, 4BR - 20 | 91%       |         | 1175    | \$ 876.00   | \$ 0.75      |
| Mass Ave Community Homes   | Buffalo      | Family Tax Credit | 40% | 9 / 46           | 2015      | 1BR - 37, 2BR - 42, 3BR - 31, 4BR - 20 |           |         | 1175    | \$ 702.00   | \$ 0.60      |
| Cynthia Gardens  | Buffalo      | Family Tax Credit | 50% | 1 / 8            | 2013      | 2BR - 100, 3BR - 91                    | 100%      |         |         | \$ 685.00   |              |
| Cynthia Gardens  | Buffalo      | Family Tax Credit | 60% | 3 / 8            | 2013      | 2BR - 100, 3BR - 91                    |           |         | 1100    | \$ 710.00   | \$ 0.65      |
| Massachusetts Ave Development Bldgs                                    | Buffalo      | Family Tax Credit | 50% | 3 / 11           | 2009      | 1BR - 98, 2BR - 405, 3BR - 138         | 100%      |         | 1095    | \$ 689.00   | \$ 0.63      |
| Waterfront Apartments Phase I  | Buffalo      | Family Tax Credit | 60% | 18 / 48          | 2016      | 97 applicants                          | 99%       |         | 1276    | \$ 890.00   | \$ 0.70      |
| Waterfront Apartments Phase I  | Buffalo      | Family Tax Credit | 50% | 6 / 48           | 2016      | 97 applicants                          |           |         | 1276    | \$ 855.00   | \$ 0.67      |
| Waterfront Apartments Phase I  | Buffalo      | Family Tax Credit | 60% | 1 / 48           | 2016      | 97 applicants                          |           |         | 1276    | \$ 890.00   | \$ 0.70      |
| Waterfront Apartments Phase I  | Buffalo      | Family Tax Credit | 50% | 1 / 48           | 2016      | 97 applicants                          |           |         | 1276    | \$ 855.00   | \$ 0.67      |
| The Forge on Broadway  | Buffalo      | Family Tax Credit | 60% | 17 / 158         | 2020      |  | 90%       | H       | 960     | \$ 1,050.00 | \$ 1.09      |
| The Forge on Broadway  | Buffalo      | Family Tax Credit | 90% | 3 / 158          | 2020      |  |           | H       | 960     | \$ 1,267.00 | \$ 1.32      |
| The Forge on Broadway  | Buffalo      | Family Tax Credit | 50% | 3 / 158          | 2020      |  |           | H       | 960     | \$ 925.00   | \$ 0.96      |
| ELIM Townhomes   | Buffalo      | Family Tax Credit | 50% | 13 / 30          | TBD       | 2BR - 22, 3BR - 16, 3BR - 8            | 100%      |         | 1250    | \$ 875.00   | \$ 0.70      |
| Waterfront Village Phase II  | Buffalo      | Family Tax Credit | 60% | 28 / 156         | 2020      |  |           | H       | 1320    | \$ 798.00   | \$ 0.60      |
| Waterfront Village Phase II  | Buffalo      | Family Tax Credit | 90% | 9 / 156          | 2020      |  |           | H       | 1320    | \$ 1,180.00 | \$ 0.89      |
| School 75 Neighborhood   | Buffalo      | Family Tax Credit | 60% | 4 / 65           | 2022      |  |           |         | 1050    | \$ 948.00   | \$ 0.90      |
| West Side Homes  | Buffalo      | Family Tax Credit | 50% | 13 / 49          | 2023      |  |           | HE      | 1094    | \$ 825.00   | \$ 0.75      |
| West Side Homes  | Buffalo      | Family Tax Credit | PBA | 5 / 49           | 2023      |  |           | HE      | 1094    | \$ 1,000.00 | \$ 0.91      |
| <b>3 Bedroom Averages:</b>   |              |                   |     |                  |           |  | 96%       |         | 1,156.3 | \$ 890.00   | \$ 0.77      |
| Unit Type: 4 Bedroom   |              |                   |     |                  |           |  |           |         |         |             |              |
| Property Name  | Municipality | Proj. Type        | AMI | Units: Type/Pri† | Yr. Built | Wait List                              | Occ.(Avg) | Utils*‡ | Sq. Ft. | Gross Rent‡ | Gross \$/SF‡ |
| Mass Ave Community Homes   | Buffalo      | Family Tax Credit | 60% | 1 / 46           | 2015      | 1BR - 37, 2BR - 42, 3BR - 31, 4BR - 20 | 91%       |         | 1403    | \$ 955.00   | \$ 0.68      |
| GDZ Homes  | Buffalo      | Family Tax Credit | 60% | 2 / 11           | 2019      |  |           |         | 1500    | \$ 826.00   | \$ 0.55      |
| ELIM Townhomes   | Buffalo      | Family Tax Credit | 50% | 4 / 30           | TBD       | 2BR - 22, 3BR - 16, 3BR - 8            | 100%      |         | 1389    | \$ 979.00   | \$ 0.70      |
| West Side Homes  | Buffalo      | Family Tax Credit | 50% | 5 / 49           | 2023      |  |           | HE      | 1280    | \$ 950.00   | \$ 0.74      |
| West Side Homes  | Buffalo      | Family Tax Credit | PBA | 1 / 49           | 2023      |  |           | HE      | 1280    | \$ 1,116.00 | \$ 0.87      |
| <b>4 Bedroom Averages:</b>   |              |                   |     |                  |           |  | 96%       |         | 1,370.4 | \$ 965.20   | \$ 0.70      |
| † # of Units: this Unit Type / whole Project                           |              |                   |     |                  |           |  |           |         |         |             |              |
| * Utils: (H)eat, (E)lectric Paid by Landlord                           |              |                   |     |                  |           |  |           |         |         |             |              |
| ‡ Where there is a range of rents for a unit, the average is displayed |              |                   |     |                  |           |  |           |         |         |             |              |



**Maximum Income / Rent Thresholds:**

The location in Buffalo has a median income of \$77,600 for 2020 and \$78,900 for 2021. HCR requires the lower of the two for comparison to the subject rent and demand analysis, so the 2020 limits apply and are shown below:

| MAXIMUM INCOMES 2021                      |           |           |           |           |
|---|-----------|-----------|-----------|-----------|
| BUFFALO-CHEEKTOWAGA-NIAGARA FALLS, NY MSA |           |           |           |           |
|   | 30% AMI   | 50% AMI   | 60% AMI   | 80% AMI   |
| 1 Person                                  | \$ 16,590 | \$ 27,650 | \$ 33,180 | \$ 44,240 |
| 2 Person                                  | \$ 18,960 | \$ 31,600 | \$ 37,920 | \$ 50,560 |
| 3 Person                                  | \$ 21,330 | \$ 35,550 | \$ 42,660 | \$ 56,880 |
| 4 Person                                  | \$ 23,670 | \$ 39,450 | \$ 47,340 | \$ 63,120 |
| 5 Person                                  | \$ 25,590 | \$ 42,650 | \$ 51,180 | \$ 68,240 |

| MAXIMUM RENTS 2021                        |         |          |          |          |          |
|---|---------|----------|----------|----------|----------|
| BUFFALO-CHEEKTOWAGA-NIAGARA FALLS, NY MSA |         |          |          |          |          |
|   | 30% AMI | 50% AMI  | 60% AMI  | 80% AMI  | 2021 FMR |
| 1 Bedroom                                 | \$ 444  | \$ 740   | \$ 888   | \$ 1,185 | \$772    |
| 2 Bedrooms                                | \$ 533  | \$ 888   | \$ 1,066 | \$ 1,422 | \$920    |
| 3 Bedrooms                                | \$ 615  | \$ 1,026 | \$ 1,231 | \$ 1,642 | \$1,144  |
| 4 Bedrooms                                | \$ 687  | \$ 1,145 | \$ 1,374 | \$ 1,832 | \$1,284  |

**Achievable Tax Credit Rents**

Regarding *achievable tax credit rent* it is difficult to compare to many of the projects in the area since there are different targeted income levels at the existing projects related to the funding used at the time of development that requires that certain rent thresholds be maintained. Other considerations include the following:

- ❖ Locational variables, onsite amenities and the age/condition of the complex
- ❖ Competitive nature of the funding process in New York State with preference given to projects that can provide low rent levels in comparison to market and objectives of the development group to provide affordable housing to the local population and those agencies that are being served.
- ❖ Variable AMI levels for the city of Buffalo and other communities in the MSA.

The subject tax credits units will qualify at or below the 30%, 50%, 60% and 80% AMI threshold and we did only consider those with similar rent guidelines. **All rents are converted to gross rents that include the cost for housing, rent plus utilities. This is necessary for comparison to AMI maximum thresholds, and for comparison since tax credit projects provide a utility allowance (which is not distinguished between heat or electric) but can be used to convert to the gross rent.**





A summary of the tax credit rents in the area are below:

| Tax Credit Rent Analysis (all Gross Rents) |          |          |          |          |          |          |          |          |          |          |          |          |          |          |
|--|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| Project Name (1)                           | 1 BR 30% | 1 BR 50% | 1 BR 60% | 1 BR 80% | 2 BR 30% | 2 BR 50% | 2 BR 60% | 2 BR 80% | 3 BR 30% | 3 BR 50% | 3 BR 60% | 3 BR 80% | 4 BR 50% | 4 BR 60% |
| Mass Ave Community                         | \$494    |          | \$564    | \$608    | \$603    |          | \$706    | \$739    | \$702    |          | \$876    |          |          | \$955    |
| West Side Homes                            |          | \$610    |          |          |          | \$730    |          |          |          | \$825    |          |          | \$950    |          |
| Waterfront I                               |          | \$593    | \$673    |          |          | \$740    | \$820    |          |          | \$855    | \$890    |          |          |          |
| Waterfront II                              |          | \$632    | \$652    | \$831    |          |          | \$787    | \$1,121  |          |          | \$798    | \$1,180  |          |          |
| GDZ Homes                                  |          |          |          |          |          | \$590    | \$740    |          |          |          |          |          |          | \$826    |
| Forge on Broadway                          |          | \$700    | \$768    | \$935    |          | \$825    | \$925    | \$1,120  |          | \$925    | \$1,050  | \$1,267  |          |          |
| 1140 Jefferson                             |          | \$635    | \$735    | \$885    |          | \$755    | \$925    | \$985    |          |          |          |          |          |          |
| ELIM TH                                    |          |          |          |          |          | \$754    |          |          |          | \$875    |          |          | \$979    |          |
| School 75                                  |          | \$573    |          |          |          | \$700    | \$850    |          |          | \$869    | \$948    |          | \$919    |          |
| Average - Primary Comps                    | \$494    | \$624    | \$678    | \$815    | \$603    | \$728    | \$822    | \$991    | \$702    | \$870    | \$912    | \$1,224  | \$949    | \$891    |
| Subject Rents - TC projections             | \$436    | \$600    | \$750    | \$900    | \$524    | \$725    | \$900    | \$1,100  | \$605    | \$825    | \$1,025  | \$1,225  | \$950    | \$1,100  |
| Variation/ subject advantage (2)           | 13.30%   | 3.97%    | -9.55%   | -9.47%   | 15.08%   | 0.37%    | -8.68%   | -9.89%   | 16.03%   | 5.43%    | -10.99%  | -0.12%   | -0.07%   | -19.05%  |

(1) Projects placed in service prior to 01/01/2009 are eligible for "HERA Special" income and rent limit.  
(2) Negatives indicate the subject rent is higher than the averages, positives indicate an advantage.

Compared with the overall average, the subject rents are higher, although there have been limited increases at these most recently developed properties and only two projects, West Side Homes and School 75 have yet to open and achieve these rents. Most comparable properties would be like the subject in terms of locational variables and the assumed physical product type and overall condition. The rents at both phases of Waterfront were established based on the incomes of the existing tenants prior to renovation. There are fewer complexes in the city offering rents at 30% AMI and 80% AMI.

**Project Timing / Absorption:**

For a community of this nature, we are anticipating an absorption rate around **6 to 8 units per month if reabsorption were required. in this market units below 60% AMI typically lease up faster than those at 80% AMI.** This absorption can be tracked either from the point of Certificate of Occupancy issuance or from the point of initial marketing efforts which will begin around 2 to 3 months prior to completion. A more expedient lease up period is feasible with referrals from a service provider, and the age-restricted product type would be dependent on former homeowners downsizing into a rental scenario which is accounted for in this range. There are some direct competitors in the pipeline however this estimated absorption may be impacted if additional new product is approved/built in the interim. Some recent leasing trends are presented below:



Summary of Findings

| Complex                         | Type of Project   | Location         | Year Built | # of Units | Average Absorption   |
|---------------------------------|-------------------|------------------|------------|------------|--|
| <b>Erie County</b>              |                   |                  |            |            |  |
| True Bethel Townhomes           | Family Tax Credit | Buffalo, NY      | 2013       | 30         | 5 units per month, 6 months to stabilization   |
| Bethune Lofts                   | Market Rate       | Buffalo, NY      | 2013       | 87         | 6-7 per month initially. Slowed to 3 per month in Winter 2014.                         |
| St. Johns Townhomes Phase II    | Family Tax Credit | Buffalo, NY      | 2014       | 49         | 5.5 units/month, 9 months to stabilization   |
| True Bethel Estates             | Senior Tax Credit | Buffalo, NY      | 2015       | 50         | 280 applicants, 5-6 units/mo from April to December                                    |
| Mt. Aaron Manor                 | Senior Tax Credit | Buffalo, NY      | 2016       | 10         | all units filled during construction, occupied 7/1                                     |
| Waterfront Phase I              | Family Tax Credit | Buffalo, NY      | 2016       | 48         | all units filled by existing tenants from Waterfront/Shoreline                         |
| Bellamy Commons                 | Family Tax Credit | Buffalo, NY      | 2016       | 30         | 40+ interested applicants, all units preleased prior to opening                        |
| 301 Ohio Street                 | Market Rate       | Buffalo, NY      | 2016       | 21         | 2-3 units per month starting in June, stabilization expected early 2017                |
| 960 Busti Ave                   | Market Rate       | Buffalo, NY      | 2016       | 18         | 1-2 units/month starting in June, stabilization expected early 2017                    |
| Turner Bros. Lofts              | Market Rate       | Buffalo, NY      | 2016       | 40         | 13/month. Occupancy began in May fully occupied by July with few preleases             |
| School Lofts @ Parkside         | Market Rate       | Buffalo, NY      | 2016       | 21         | 7 per month from October until stabilization by January counting preleases             |
| Crescendo Apartments            | Market Rate       | Buffalo, NY      | 2016       | 41         | 20% preleasing, 21 units leased over 8 months, or 2 to 3 per month.                    |
| Bosche Building                 | Market Rate       | Buffalo, NY      | 2016       | 23         | 2.5 per month from leasing in July to stabilization in April                           |
| Strathmore Apartments           | Market Rate       | Buffalo, NY      | 2016/17    | 78         | 4-5/month for first 2 buildings, opened after UB classes started, 1 still under const. |
| Muir Lake                       | Market Rate       | Amherst, NY      | 2016/17    | 90         | 7 units per month through August 2017. 86 units leased over 12 months.                 |
| Lockwood Villas                 | Market Rate       | Amherst, NY      | 2016       | 69         | 5 per month. 69 units leased over 14 months.   |
| 1350 Eggert                     | Market Rate       | Buffalo, NY      | 2016       | 26         | 3 units per month opened late fall   |
| Heron Pointe                    | Market Rate       | Grand Island, NY | 2016       | 232        | 8-10 per month for 232 units at Phase I  |
| Evergreen Loft Apartments       | Family Tax Credit | Buffalo, NY      | 2016       | 56         | 10 units per month   |
| Parkview Apartments             | Family Tax Credit | Buffalo, NY      | 2017       | 26         | All 26 units pre-leased in May 2017. Wait list with 200+ households.                   |
| Fireside Apartments             | Market Rate       | Lancaster, NY    | 2017       | 112        | No Pre-leasing. 75 leased in 3 months from May 15 - Aug 15. 25 per month.              |
| One Delaware Road               | Market Rate       | Kenmore, NY      | 2016       | 21         | 2 per month  |
| Allentown Square at Maryland Pl | Market Rate       | Buffalo, NY      | 2017       | 58         | Initially 10 units/mo including preleased - from open to full 6 units per month        |
| Highland School                 | Family Tax Credit | Tonawanda, NY    | 2017       | 38         | over 300 applicants, 5 units per month from opening to stabilization (7 months)        |
| Phoenix Brewery Apartments      | Market Rate       | Buffalo, NY      | 2017       | 31         | 5 units per month over 6 month leasing period  |
| Linwood Lafayette Senior        | Senior Tax Credit | Buffalo, NY      | 2018       | 37         | 110 applicants, 3/mo over 11 months, 50% & OPWDD units filled first, MIHP took longer  |
| School 77                       | Senior Tax Credit | Buffalo, NY      | 2018       | 30         | 5 per month from marketing, leased up over 7 units per month to stabilization          |

**Project Support/Capture:**

The capture rate is defined by NCHMA guidelines as:

*“The percentage of age, size, and income qualified renter households in the primary market area that the property must capture to fill the units. Funding agencies may require restrictions to the qualified households used in the calculation including age, income, living in substandard housing, mover-ship and other comparable factors. The Capture Rate is calculated by dividing the total number of units at the property by the total number of age, size and income qualified renter households in the primary market area.”*

We will evaluate each product type independently. Other notes include:

**Age Qualification:**

Age 18-61 for all family units, age 55+ for senior.

**Household Size:**

Family 1BR units include 1-2 persons, 2BR units include 2-3 persons, 3BR units include 3-4 persons and 4BR units include 4+ persons. For the senior application we use 1-person in 1BR units



**Income Qualification:** We applied HCR underwriting criteria where the 30%, 50% and 60% AMI units are set with 48% of income at the low end up to 30% for the upper limit. The middle income units have the lower end at the 60% AMI maximum up to the 80% AMI maximum.

**Project Elimination:** presented for each product concept below.

| Project Elimination - All Family |                     |            |            |            |           |
|----------------------------------|---------------------|------------|------------|------------|-----------|
| Project Name                     | Type of Development | 1 BR       | 2 BR       | 3 BR       | 4 BR      |
| Marina Vista                     | Family Tax Credit   | 98         | 97         | 0          | 0         |
| West Side Homes                  | Family Tax Credit   | 8          | 17         | 18         | 6         |
| Jasper Parrish                   | Public Housing      | 6          | 51         | 92         | 34        |
| Austin Manor                     | Special Needs       | 20         | 4          | 0          | 0         |
| Gratwick Manor                   | Special Needs       | 20         | 4          | 0          | 0         |
| Vulcan Street                    | Special Needs       | 13         | 0          | 0          | 0         |
| Riverside Apts                   | Special Needs       | 67         | 1          | 0          | 0         |
| Lasalle Courts                   | Public Housing      | 12         | 121        | 45         | 0         |
| <b>TOTAL HOUSING</b>             |                     | <b>244</b> | <b>295</b> | <b>155</b> | <b>40</b> |

| Project Elimination - Senior |                     |            |
|------------------------------|---------------------|------------|
| Project Name                 | Type of Development | 1 BR       |
| Riverview Manor              | HUD Section 8       | 110        |
| Schoolhouse Commons          | HUD 202             | 64         |
| Elmhurst                     | Public Housing      | 24         |
| Camden                       | Public Housing      | 12         |
| St. Timothy's                | HUD 202             | 49         |
| Mt. St. Mary's               | HUD 202             | 29         |
| Westchester Park             | HUD Section 8       | 193        |
| <b>TOTAL HOUSING</b>         |                     | <b>481</b> |

**Mobility:** The 30%, 50%, 60% AMI units included 100% of the income eligible renter households while the 80% AMI units are applied a 20% ratio to account for other options and the willingness to move. We apply a 10% homeowner contribution for the senior project.

The Demand Model is outlined on the following pages.



**APPENDIX C: MARKET STUDY**

Summary of Findings

| <b>Summary Analysis-Senior Specific Demand for Studio, 1 and 2 Bedroom apartments</b>   |   |                                   |                                   |                     |
|---|---|-----------------------------------|-----------------------------------|---------------------|
| <i>Note: The numbers apply to the demand glossary in addendum.</i>  |   |                                   |                                   |                     |
|   | <b>1 BRM – Tax Credit @ \$436</b>                           | <b>1 BRM – Tax Credit @ \$630</b> | <b>1 BRM – Tax Credit @ \$750</b> |                     |
| <b>1</b>  | Total Number of HH in the Market: Aged 55+                  | 10,361                            | 10,361                            | 10,361              |
| <b>2</b>  | % of Renters  | 43.96%                            | 43.96%                            | 43.96%              |
| <b>3</b>  | % of Owners   | 56.04%                            | 56.04%                            | 56.04%              |
| <b>4</b>  | Number of HH for the unit size(1)                           | 5412                              | 5412                              | 5412                |
| <b>5</b>  | % of Renters for the unit size                              | 56.61%                            | 56.61%                            | 56.61%              |
| <b>6</b>  | % of Owners for the unit size                               | 43.39%                            | 43.39%                            | 43.39%              |
| <b>Renter Contribution</b>  |   |                                   |                                   |                     |
| <b>7</b>  | Total number of renters based on HH size/Unit type          | 3,064                             | 3,064                             | 3,064               |
| <b>8</b>  | Estimated Rents for Target Market - Gross Rent(2)           | \$436/\$436                       | \$630/\$630                       | \$750/\$750         |
| <b>9</b>  | Income Qual. Range: (3)-Specific Range based on rents       | \$10,900 - \$17,440               | \$15,750 - \$25,200               | \$18,750 - \$30,000 |
| <b>10</b>   | Income Range to account for elimination:                    | \$0 - \$17,440                    | \$0 - \$25,200                    | \$0 - \$30,000      |
| <b>11</b>   | <b>Total Income Qualified HH (From 2021 HISTA)(4)</b>       | <b>1403</b>                       | <b>1837</b>                       | <b>2023</b>         |
| <b>12</b>   | <b>Elimination of Existing/Planned Competitors</b>          | <b>-481</b>                       | <b>-481</b>                       | <b>-481</b>         |
| <b>13</b>   | <b>Net Demand</b>   | <b>922</b>                        | <b>1356</b>                       | <b>1542</b>         |
| <b>14</b>   | <b>Income qual based on the specific band above</b>         | <b>42.20%</b>                     | <b>31.95%</b>                     | <b>24.77%</b>       |
| <b>15</b>   | <b>Mobility Factor</b>                                      | <b>100%</b>                       | <b>100%</b>                       | <b>100%</b>         |
| <b>16</b>   | <b>Net Demand</b>   | <b>389</b>                        | <b>433</b>                        | <b>382</b>          |
| <b>Senior Homeowner Contribution</b>  |   |                                   |                                   |                     |
| <b>17</b>   | <b>Total Income Qualified HH (From 2021 HISTA)(5)</b>       | <b>321</b>                        | <b>375</b>                        | <b>380</b>          |
| <b>18</b>   | <b>Mobility Factor</b>                                      | <b>10%</b>                        | <b>10%</b>                        | <b>10%</b>          |
| <b>19</b>   | <b>Net Demand</b>   | <b>32</b>                         | <b>38</b>                         | <b>38</b>           |
| <b>3) Market Growth/Contraction (senior renters)</b>  |   |                                   |                                   |                     |
| <b>20</b>   | <b>Applicable Growth (2 of the 5 years)</b>                 | <b>0</b>                          | <b>0</b>                          | <b>0</b>            |
| <b>21</b>   | <b>Total Demand By Unit Type</b>                            | <b>421</b>                        | <b>471</b>                        | <b>420</b>          |
| <b>22</b>   | <b>Number of Units</b>                                      | <b>42</b>                         | <b>34</b>                         | <b>30</b>           |
| <b>23</b>   | <b>Capture for unit type</b>                                | <b>9.97%</b>                      | <b>7.22%</b>                      | <b>7.14%</b>        |
| <b>24</b>   | <b>Ratio of total project (unit type compared to total)</b> | <b>39.6226%</b>                   | <b>32.0755%</b>                   | <b>28.3019%</b>     |
| <b>25</b>   | <b>Weighted Average Market Capture(pro-rated by type)</b>   | <b>8.29%</b>                      |                                   |                     |
| <b>(1) 1 Person HH for the 1 br apts., and 2 for the 2 bedroom units (renters and owners)</b>   |   |                                   |                                   |                     |
| <b>(2) Gross Rent is necessary in order to establish the income qualified range.</b>  |   |                                   |                                   |                     |
| <b>(3) Low end for affordability based on specific funding objectives</b>   |   |                                   |                                   |                     |
| <b>The maximum is based on the lesser of 30% of the gross rent or the tax credit maximum allowable</b>  |   |                                   |                                   |                     |
| <b>(4) The total here goes from 0-Max in order to eliminate competition from deep subsidy projects. We will apply a second income qual. Based on the contribution for our specific income band.</b> |   |                                   |                                   |                     |
| <b>(5) This applies to the income band in question</b>  |   |                                   |                                   |                     |



Summary of Findings

| <b>Summary Analysis Family</b>                                     |  |                                   |                                   |                                   |                                   |
|--|--|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|
| <b>Demand for S/1, 2, 3/4 Bedroom apartments</b>                   |  |                                   |                                   |                                   |                                   |
| <b>Note: The numbers apply to the demand glossary in addendum.</b> |  |                                   |                                   |                                   |                                   |
|  |  | <b>1 BRM – Tax Credit @ \$436</b> | <b>1 BRM – Tax Credit @ \$630</b> | <b>1 BRM – Tax Credit @ \$750</b> | <b>1 BRM – Tax Credit @ \$900</b> |
| 1  | Total Number of HH in the Market - 2021 (All HH)   | 24,658                            | 24,658                            | 24,658                            | 24,658                            |
| 2  | % of Renters   | 54.40%                            | 54.40%                            | 54.40%                            | 54.40%                            |
| 3  | % of Owners  | 45.60%                            | 45.60%                            | 45.60%                            | 45.60%                            |
| 4  | <b>Renter Mobility Contribution</b>  |                                   |                                   |                                   |                                   |
| 5  | Number of Renters based on HH size/Unit type(1)  | 9373                              | 9373                              | 9373                              | 9373                              |
| 6  | Less Senior HH aged 62+: See narrative for details   | -2745                             | -2745                             | -2745                             | -2745                             |
| 7  | Net Renter HH  | 6628                              | 6628                              | 6628                              | 6628                              |
| 8  | Estimated Rents for Target Market - Gross Rent(2)  | \$436                             | \$630                             | \$750                             | \$900                             |
| 9  | Income Qual. Range: (3)-Specific Range based on rents  | \$10,900 - \$18,630               | \$15,750 - \$25,200               | \$18,750 - \$30,000               | \$37,260 - \$49,680               |
| 10   | Income Range to account for elimination:   | \$0 - \$18,630                    | \$0 - \$25,200                    | \$0 - \$30,000                    | \$0 - \$49,680                    |
| 11   | <b>Total Income Qualified HH (From 2021 HISTA)(4)</b>  | <b>2554</b>                       | <b>3067</b>                       | <b>3368</b>                       | <b>4735</b>                       |
| 12   | <b>Elimination of Existing/Planned Competitors</b>   | <b>-244</b>                       | <b>-244</b>                       | <b>-244</b>                       | <b>0</b>                          |
| 13   | <b>Net Demand</b>  | <b>2310</b>                       | <b>2823</b>                       | <b>3124</b>                       | <b>4735</b>                       |
| 14   | <b>Income qual based on the specific band above</b>  | <b>41.35%</b>                     | <b>29.57%</b>                     | <b>23.69%</b>                     | <b>15.95%</b>                     |
| 15   | <b>Mobility Factor</b>   | <b>100%</b>                       | <b>100%</b>                       | <b>100%</b>                       | <b>20%</b>                        |
| 16   | <b>Net Demand</b>  | <b>955</b>                        | <b>835</b>                        | <b>740</b>                        | <b>151</b>                        |
|  | <b>3) Market Growth/Contraction</b>  |                                   |                                   |                                   |                                   |
| 17   | <b>Applicable Growth (2 of the 5 years)</b>  | -                                 | -                                 | -                                 | -                                 |
| 18   | <b>Total Demand By Unit Type</b>   | <b>955</b>                        | <b>835</b>                        | <b>740</b>                        | <b>151</b>                        |
| 19   | <b>Number of Units</b>   | <b>94</b>                         | <b>58</b>                         | <b>52</b>                         | <b>14</b>                         |
| 20   | <b>Capture for unit type</b>   | <b>9.84%</b>                      | <b>6.95%</b>                      | <b>7.03%</b>                      | <b>9.27%</b>                      |
| 21   | <b>Ratio of total project (unit type compared to total)</b>  | <b>19.5833%</b>                   | <b>12.0833%</b>                   | <b>10.8333%</b>                   | <b>2.9167%</b>                    |
| 22   | <b>Weighted Average Market Capture(pro-rated by type)</b>  | <b>8.29%</b>                      |                                   |                                   |                                   |
|  | (1) 1/2 person HH for the 1br, 2/3 person HH for 2br and 3/4 person HH for the 3br units, 4+ person HH for the 4br units. Renters only.  |                                   |                                   |                                   |                                   |
|  | (2) Gross Rent is necessary in order to establish the income qualified range.  |                                   |                                   |                                   |                                   |
|  | (3) Low end for affordability based on specific funding objectives<br>The maximum is based on the lesser of 30% of the gross rent or the tax credit maximum allowable                        |                                   |                                   |                                   |                                   |
|  | (4) The total here goes from 0-Max in order to eliminate competition from deep subsidy projects. We will apply a second income qual. Based on the contribution for our specific income band. |                                   |                                   |                                   |                                   |



**APPENDIX C: MARKET STUDY**

Summary of Findings

| <b>Summary Analysis Family</b>                                     |   |                                   |                                   |                                   |                                     |
|--|---|-----------------------------------|-----------------------------------|-----------------------------------|-------------------------------------|
| <b>Demand for S/1, 2, 3/4 Bedroom apartments</b>                   |   |                                   |                                   |                                   |                                     |
| <i>Note: The numbers apply to the demand glossary in addendum.</i> |   |                                   |                                   |                                   |                                     |
|  |   | <b>2 BRM – Tax Credit @ \$524</b> | <b>2 BRM – Tax Credit @ \$725</b> | <b>2 BRM – Tax Credit @ \$900</b> | <b>2 BRM – Tax Credit @ \$1,100</b> |
| 1  | Total Number of HH in the Market - 2021 (All HH)  | 24,658                            | 24,658                            | 24,658                            | 24,658                              |
| 2  | % of Renters  | 54.40%                            | 54.40%                            | 54.40%                            | 54.40%                              |
| 3  | % of Owners   | 45.60%                            | 45.60%                            | 45.60%                            | 45.60%                              |
| 4  | <b>Renter Mobility Contribution</b>   |                                   |                                   |                                   |                                     |
| 5  | Number of Renters based on HH size/Unit type(1)   | 5062                              | 5062                              | 5062                              | 5062                                |
| 6  | Less Senior HH aged 62+: See narrative for details  | -822                              | -822                              | -822                              | -822                                |
| 7  | Net Renter HH   | 4240                              | 4240                              | 4240                              | 4240                                |
| 8  | Estimated Rents for Target Market - Gross Rent(2)   | \$524                             | \$725                             | \$900                             | \$1100                              |
| 9  | Income Qual. Range: (3)-Specific Range based on rents   | \$13,100 - \$20,970               | \$18,125 - \$29,000               | \$22,500 - \$36,000               | \$41,940 - \$55,920                 |
| 10   | Income Range to account for elimination:  | \$0 - \$20,970                    | \$0 - \$29,000                    | \$0 - \$36,000                    | \$0 - \$55,920                      |
| 11   | <b>Total Income Qualified HH (From 2021 HISTA)(4)</b>   | <b>1248</b>                       | <b>1680</b>                       | <b>2125</b>                       | <b>2808</b>                         |
| 12   | <b>Elimination of Existing/Planned Competitors</b>  | <b>-295</b>                       | <b>-295</b>                       | <b>-295</b>                       | <b>0</b>                            |
| 13   | <b>Net Demand</b>   | <b>953</b>                        | <b>1385</b>                       | <b>1830</b>                       | <b>2808</b>                         |
| 14   | <b>Income qual based on the specific band above</b>   | <b>39.50%</b>                     | <b>35.95%</b>                     | <b>37.41%</b>                     | <b>13.25%</b>                       |
| 15   | <b>Mobility Factor</b>  | <b>100%</b>                       | <b>100%</b>                       | <b>100%</b>                       | <b>20%</b>                          |
| 16   | <b>Net Demand</b>   | <b>376</b>                        | <b>498</b>                        | <b>685</b>                        | <b>74</b>                           |
|  | <b>3) Market Growth/Contraction</b>   |                                   |                                   |                                   |                                     |
| 17   | <b>Applicable Growth (2 of the 5 years)</b>   | -                                 | -                                 | -                                 | -                                   |
| 18   | <b>Total Demand By Unit Type</b>  | <b>376</b>                        | <b>498</b>                        | <b>685</b>                        | <b>74</b>                           |
| 19   | <b>Number of Units</b>  | <b>36</b>                         | <b>45</b>                         | <b>45</b>                         | <b>6</b>                            |
| 20   | <b>Capture for unit type</b>  | <b>9.56%</b>                      | <b>9.04%</b>                      | <b>6.57%</b>                      | <b>8.06%</b>                        |
| 21   | <b>Ratio of total project (unit type compared to total)</b>   | <b>7.5000%</b>                    | <b>9.3750%</b>                    | <b>9.3750%</b>                    | <b>1.2500%</b>                      |
| 22   | <b>Weighted Average Market Capture(pro-rated by type)</b>   |                                   |                                   |                                   |                                     |
|  | <i>(1) 1/2 person HH for the 1br, 2/3 person HH for 2br and 3/4 person HH for the 3br units, 4+ person HH for the 4br units. Renters only.</i>  |                                   |                                   |                                   |                                     |
|  | <i>(2) Gross Rent is necessary in order to establish the income qualified range.</i>  |                                   |                                   |                                   |                                     |
|  | <i>(3) Low end for affordability based on specific funding objectives</i><br><i>The maximum is based on the lesser of 30% of the gross rent or the tax credit maximum allowable</i>                 |                                   |                                   |                                   |                                     |
|  | <i>(4) The total here goes from 0-Max in order to eliminate competition from deep subsidy projects. We will apply a second income qual. Based on the contribution for our specific income band.</i> |                                   |                                   |                                   |                                     |

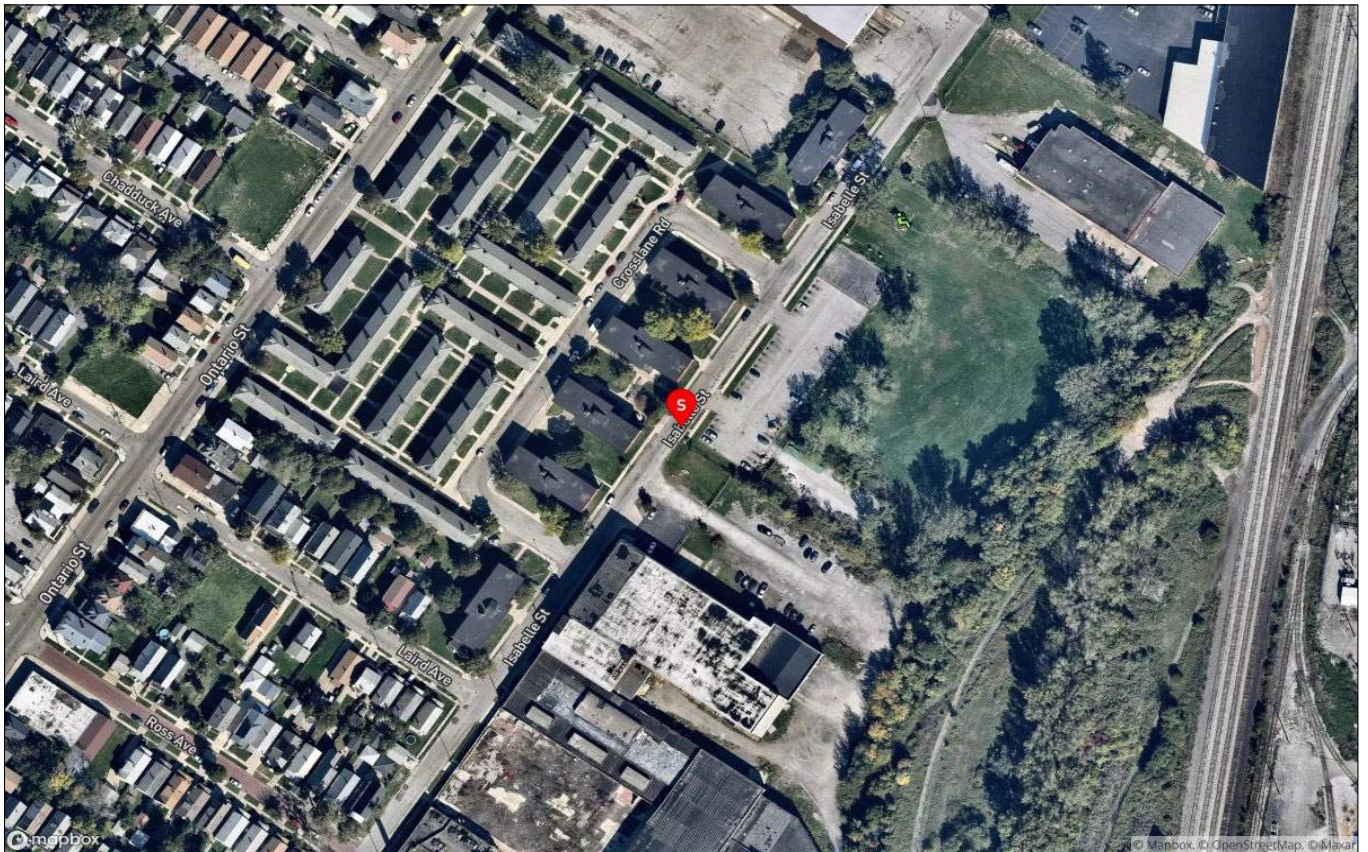


Summary of Findings

| <b>Summary Analysis Family</b>                                     |  |                                   |                                   |                                     |                                     |                                   |                                     |
|--|--|-----------------------------------|-----------------------------------|-------------------------------------|-------------------------------------|-----------------------------------|-------------------------------------|
| <b>Demand for S/1, 2, 3/4 Bedroom apartments</b>                   |  |                                   |                                   |                                     |                                     |                                   |                                     |
| <b>Note: The numbers apply to the demand glossary in addendum.</b> |  |                                   |                                   |                                     |                                     |                                   |                                     |
|  |  | <b>3 BRM - Tax Credit @ \$605</b> | <b>3 BRM - Tax Credit @ \$825</b> | <b>3 BRM - Tax Credit @ \$1,025</b> | <b>3 BRM - Tax Credit @ \$1,225</b> | <b>4 BRM - Tax Credit @ \$950</b> | <b>4 BRM - Tax Credit @ \$1,130</b> |
| 1  | Total Number of HH in the Market - 2021 (All HH)   | 24,658                            | 24,658                            | 24,658                              | 24,658                              | 24,658                            | 24,658                              |
| 2  | % of Renters   | 54.40%                            | 54.40%                            | 54.40%                              | 54.40%                              | 54.40%                            | 54.40%                              |
| 3  | % of Owners  | 45.60%                            | 45.60%                            | 45.60%                              | 45.60%                              | 45.60%                            | 45.60%                              |
| 4  | <b>Renter Mobility Contribution</b>  |                                   |                                   |                                     |                                     |                                   |                                     |
| 5  | Number of Renters based on HH size/Unit type(1)  | 4041                              | 4041                              | 4041                                | 4041                                | 2231                              | 2231                                |
| 6  | Less Senior HH aged 62+: See narrative for details   | -353                              | -353                              | -353                                | -353                                | -151                              | -151                                |
| 7  | Net Renter HH  | 3688                              | 3688                              | 3688                                | 3688                                | 2080                              | 2080                                |
| 8  | Estimated Rents for Target Market - Gross Rent(2)  | \$605                             | \$825                             | \$1025                              | \$1225                              | \$950                             | \$1130                              |
| 9  | Income Qual. Range: (3)-Specific Range based on rents  | \$15,125 - \$23,280               | \$20,625 - \$33,000               | \$25,625 - \$41,000                 | \$46,560 - \$62,080                 | \$23,750 - \$38,000               | \$28,250 - \$45,200                 |
| 10   | Income Range to account for elimination:   | \$0 - \$23,280                    | \$0 - \$33,000                    | \$0 - \$41,000                      | \$0 - \$62,080                      | \$0 - \$38,000                    | \$0 - \$45,200                      |
| 11   | Total Income Qualified HH (From 2021 HISTA)(4)   | 942                               | 1286                              | 1572                                | 1993                                | 1054                              | 1204                                |
| 12   | Elimination of Existing/Planned Competitors  | -155                              | -155                              | -155                                | 0                                   | -40                               | -40                                 |
| 13   | Net Demand   | 787                               | 1131                              | 1417                                | 1993                                | 1014                              | 1164                                |
| 14   | Income qual based on the specific band above   | 32.48%                            | 33.75%                            | 35.05%                              | 17.66%                              | 33.21%                            | 31.98%                              |
| 15   | Mobility Factor  | 100%                              | 100%                              | 100%                                | 20%                                 | 100%                              | 100%                                |
| 16   | Net Demand   | 256                               | 382                               | 497                                 | 70                                  | 337                               | 372                                 |
| 17   | 3) Market Growth/Contraction<br>Applicable Growth (2 of the 5 years)   | -                                 | -                                 | -                                   | -                                   | -                                 | -                                   |
| 18   | Total Demand By Unit Type  | 256                               | 382                               | 497                                 | 70                                  | 337                               | 372                                 |
| 19   | Number of Units  | 24                                | 34                                | 46                                  | 6                                   | 10                                | 10                                  |
| 20   | Capture for unit type  | 9.39%                             | 8.91%                             | 9.26%                               | 8.52%                               | 2.97%                             | 2.69%                               |
| 21   | Ratio of total project (unit type compared to total)   | 5.0000%                           | 7.0833%                           | 9.5833%                             | 1.2500%                             | 2.0833%                           | 2.0833%                             |
| 22   | Weighted Average Market Capture(pro-rated by type)   |                                   |                                   |                                     |                                     |                                   |                                     |
|  | (1) 1/2 person HH for the 1br, 2/3 person HH for 2br and 3/4 person HH for the 3br units, 4+ person HH for the 4br units. Renters only.  |                                   |                                   |                                     |                                     |                                   |                                     |
|  | (2) Gross Rent is necessary in order to establish the income qualified range.  |                                   |                                   |                                     |                                     |                                   |                                     |
|  | (3) Low end for affordability based on specific funding objectives<br>The maximum is based on the lesser of 30% of the gross rent or the tax credit maximum allowable                        |                                   |                                   |                                     |                                     |                                   |                                     |
|  | (4) The total here goes from 0-Max in order to eliminate competition from deep subsidy projects. We will apply a second income qual. Based on the contribution for our specific income band. |                                   |                                   |                                     |                                     |                                   |                                     |



## Aerial Photograph



Shaffer Village  
Buffalo, Erie County, NY

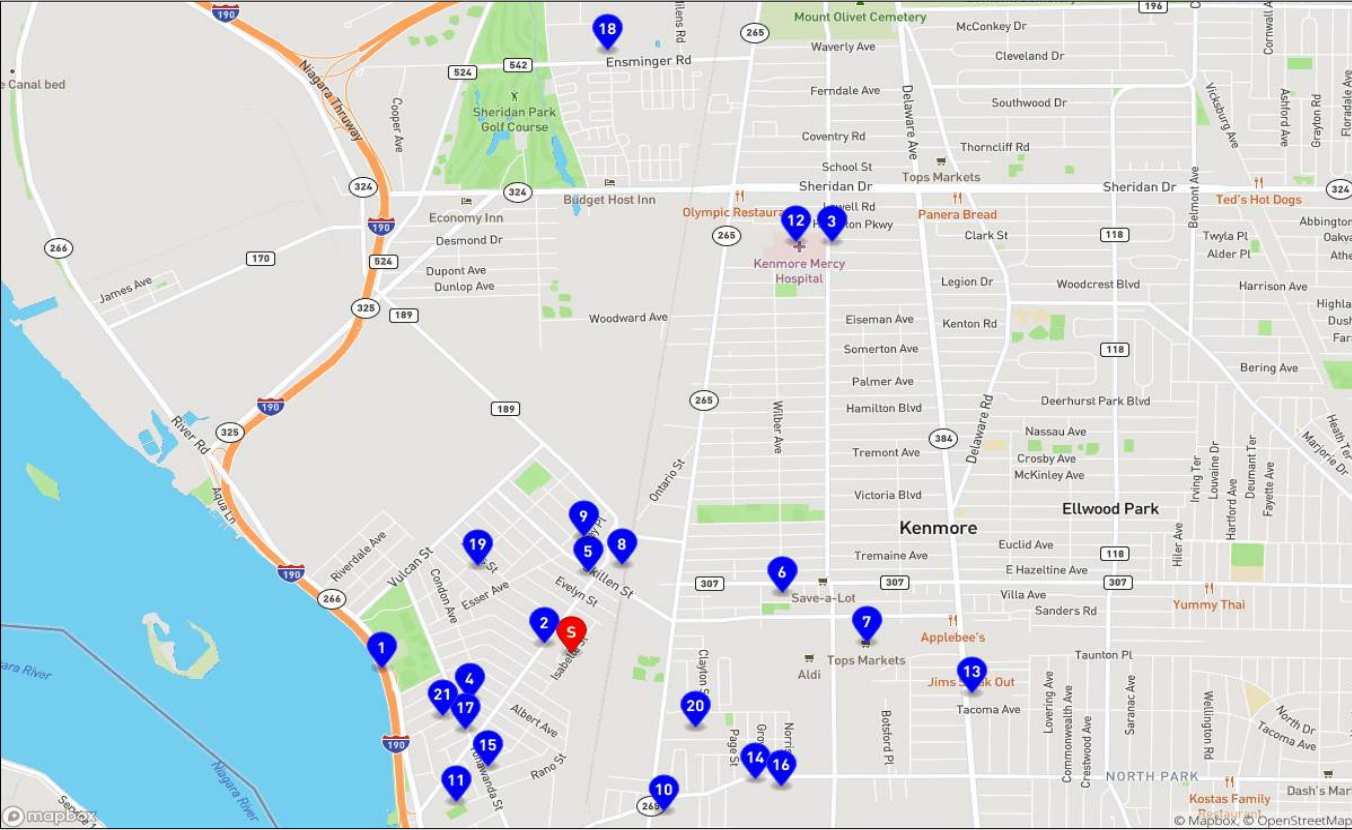




Neighborhood Map

21

# Neighborhood Map



Shaffer Village  
Buffalo, Erie County, NY



# Immediate Neighborhood:

The subject location is in the Riverside neighborhood on the northwesternmost end of the city of Buffalo and has general boundaries of Vulcan Street to the north, train tracks to the east, Hertel Avenue to the south and the Niagara River to the west.

| Surrounding Property Uses |   |                                |
|---------------------------|---|--------------------------------|
| Direction                 | Adjoining Property Uses   | Patterns/Trends                |
| To the North:             | Residential and commercial, industrial uses farther north of Kenmore Avenue | Stable /no recent development. |
| To the West:              | Single and multifamily residential, Riverside Park, Niagara River           | Stable /no recent development. |
| To the South:             | Residential and commercial uses   | Stable /no recent development. |
| To the East:              | Train tracks and industrial uses off Military Road                          | Stable /no recent development. |

Nearby properties on Ontario Street include smaller retail and service based businesses, with larger industrial uses to the south and east near Military Road. Much of the neighborhood is constituted of 1-4 family homes and converted residences that generally reflect basic upkeep and maintenance as opposed to comprehensive renovations and there are fewer instances of deferred maintenance or vacancy compared to other parts of the city. The site and greater neighborhood has good access to public transportation with Ontario and Tonawanda Streets serving as main routes which connect south to Hertel Avenue and east to Military Road which provide connection to highways into downtown Buffalo and northern suburban markets. Multiple parks and recreational sites are located nearby. The heavy concentration of industrial uses to the north including GM Powertrain, Linde Air, NOCO and Riverview Solar Tech Park serve as a base employment site for the region.

Rental options in the greater neighborhood relate almost exclusively to 2-4 family homes and smaller mixed-use and multifamily walkup buildings that remain well supported without larger updates or comprehensive renovations. Some townhouse projects farther south on Hertel have been sold and renovated in recent years and the newest developments are to the west around Elmwood Avenue in various building reuse projects including the continued development of parts of the Pierce Arrow Complex. Other development is farther south on Grant Street related to mixed-use building renovations, a small infill elevator building and the new development of larger student housing complexes on and near the SUNY Buffalo State campus. Affordable housing is generally limited to older deep subsidy developments and smaller tax credit/supportive housing complexes for family households with similar older options for seniors.



**Schools:**

The property is in part of the Buffalo City School District that provides K-12 education for approximately 32,500 students over 37e primary schools and 21 high schools, with multiple Charter schools in the area. The district ranks 758<sup>th</sup> out of 823 districts in New York State according to SchoolDigger.com and 429<sup>th</sup> out of 430 districts by Buffalo Business First.

**Medical Care**

The nearest medical care options include community health clinics and urgent care facilities nearby with larger hospitals at Kenmore Mercy to the north and the BNMC farther south.

**Community Services Chart**

| COMMUNITY SERVICES |                                      |                                 |                           |                                       |
|--------------------|--------------------------------------|---------------------------------|---------------------------|---------------------------------------|
|                    | COMMUNITY SERVICES                   | NAME                            | Address                   | TRAVEL DISTANCE* FROM SITE (IN MILES) |
| 1                  | MAJOR HIGHWAY(S)                     | Highway                         | I-190                     | 0.7                                   |
| 2                  | PUBLIC BUS STOP                      | Bus Stop                        | Ontario St & Chaddock Ave | 0.07                                  |
|                    | SUBWAY/RAIL STATION                  | Train Station                   | Humboldt Station          | 3                                     |
| 3                  | MAJOR EMPLOYERS / EMPLOYMENT CENTERS | Kenmore Mercy Hospital          | 2950 Elmwood Ave          | 1.8                                   |
| 4                  | PHARMACY                             | Rite Aid Pharmacy               | 789 Tonawanda St          | 0.5                                   |
| 5                  | CONVENIENCE STORE                    | 7-Eleven                        | 584 Ontario St            | 0.3                                   |
| 6                  | NEAREST MARKET                       | Price Rite                      | 1716 Kenmore Ave          | 0.8                                   |
| 7                  | NEAREST FULL SERVICE MARKET          | Tops Friendly Markets           | 2101 Elmwood Ave          | 1                                     |
| 8                  | DISCOUNT DEPARTMENT STORE            | Family Dollar                   | 127 Skillen St            | 0.3                                   |
|                    | <b>SCHOOLS:</b>                      |                                 |                           |                                       |
| 9                  | ELEMENTARY                           | Roosevelt Elementary K-4        | 249 Skillen Blvd          | 0.3                                   |
| 10                 | MIDDLE / JUNIOR HIGH                 | West Hertel Academy K-8         | 489 Hertel Ave            | 0.7                                   |
| 11                 | HIGH                                 | Riverside High School 9-12      | 51 Ontario St             | 0.8                                   |
| 12                 | HOSPITAL                             | Kenmore Mercy Hospital          | 2950 Elmwood Ave          | 1.8                                   |
| 13                 | URGENT CARE                          | WNY Immediate Care              | 2497 Delaware Ave         | 1.5                                   |
| 14                 | POLICE                               | Buffalo Police Dept             | 669 Hertel Ave            | 0.9                                   |
| 15                 | FIRE                                 | Buffalo Fire Dept Engine 26     | 703 Tonawanda St          | 0.6                                   |
| 16                 | POST OFFICE                          | USPS                            | 725 Hertel Ave            | 0.9                                   |
| 17                 | BANK                                 | M&T Bank                        | 788 Tonawanda St          | 0.5                                   |
| 18                 | SENIOR CENTER                        | Ensminger Senior Citizen Center | 291 Ensminger Rd          | 2.3                                   |
| 19                 | DAY CARE                             | Bibi's Miracles Daycare         | 49 Ullman St              | 0.4                                   |
| 20                 | RECREATION CENTER                    | Northwest Buffalo Community Ctr | 155 Lawn Ave              | 0.6                                   |
| 21                 | LIBRARY                              | Elaine Panty Branch Library     | 820 Tonawanda St          | 0.5                                   |

\* CALCULATED ALONG DEDICATED ROADWAYS

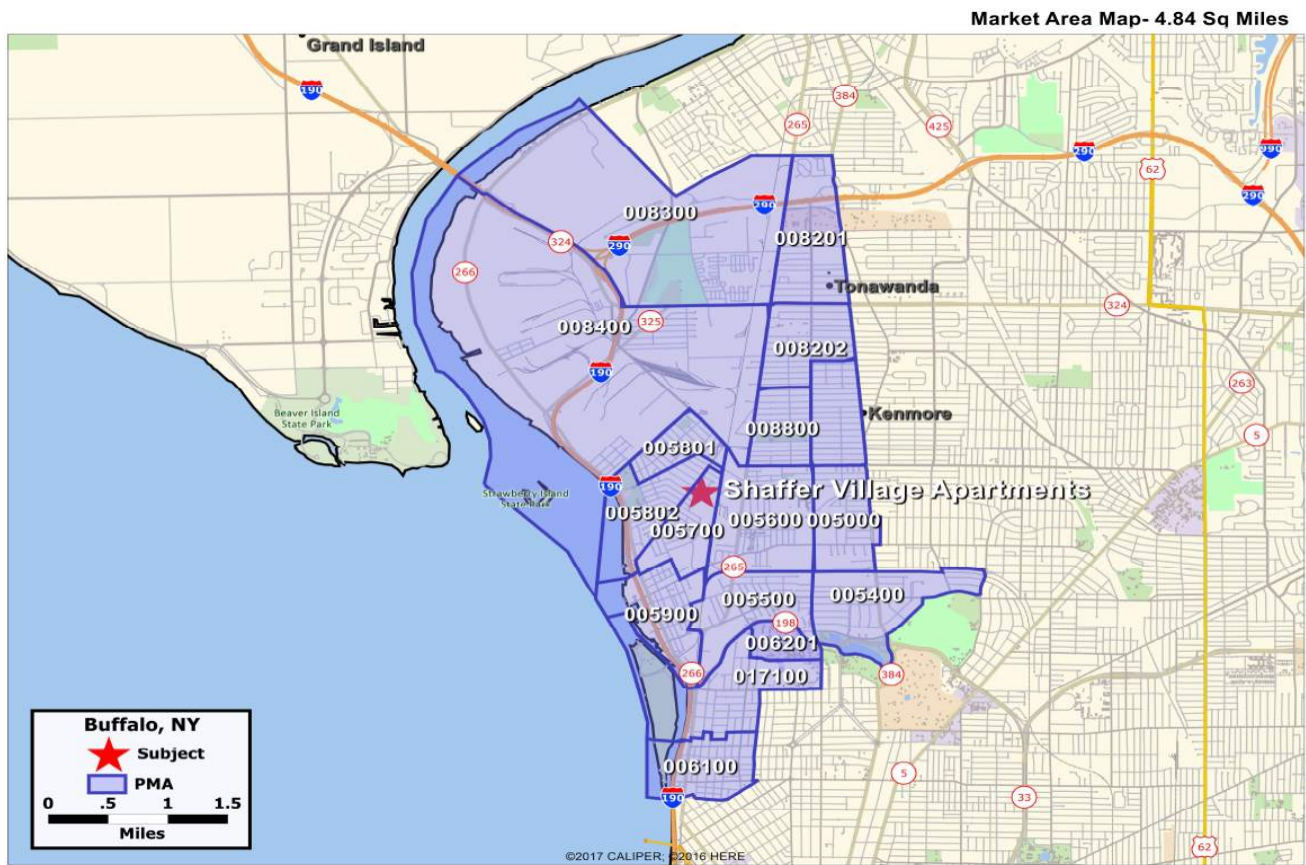
\*\*Walk Score is 64

**Conclusions – The Immediate Neighborhood**

The location is adequate to support a mixed-income development of this nature catering to families and seniors. Services are available in the immediate area and a greater concentration are offered in nearby parts of Buffalo and Tonawanda via highway linkages and public transportation.



# Primary Market Area Map



Shaffer Village  
Buffalo, Erie County, NY



# Market Area Demographics and Trends

## Market Draw Area

The **Primary Market Area (PMA)** is expected to provide up to 75% of the eventual tenant base with the remainder coming from outside of the area through relocations. This **PMA** considers NCHMA guidelines, historical movement patterns, housing development trends, existing rental options and our general knowledge of the region. The primary market area includes the immediate Riverside, Black Rock, Military, Forest and Grant-Ferry neighborhoods, Park Meadow and Delaware North and Park Meadow in Buffalo, with some adjacent tracts in the town of Tonawanda and Village of Kenmore with limited affordable housing options. The PMA covers just under 5 square miles with general boundaries of the Niagara River to the west, city of Tonawanda to the north, Delaware Avenue to the east and Forest/Ferry Avenue to the south. The PMA includes the following Census Tracts:

| CENSUS TRACTS |             |                |          |
|---------------|-------------|----------------|----------|
| Census Tract  | County      | Municipality   | Zip Code |
| 36029005000   | Erie County | Buffalo city   | 14216    |
| 36029005400   | Erie County | Buffalo city   | 14216    |
| 36029005500   | Erie County | Buffalo city   | 14207    |
| 36029005600   | Erie County | Buffalo city   | 14207    |
| 36029005700   | Erie County | Buffalo city   | 14207    |
| 36029005801   | Erie County | Buffalo city   | 14207    |
| 36029005802   | Erie County | Buffalo city   | 14207    |
| 36029005900   | Erie County | Buffalo city   | 14207    |
| 36029006100   | Erie County | Buffalo city   | 14213    |
| 36029006201   | Erie County | Buffalo city   | 14213    |
| 36029008201   | Erie County | Tonawanda town | 14217    |
| 36029008202   | Erie County | Tonawanda town | 14217    |
| 36029008300   | Erie County | Tonawanda town | 14150    |
| 36029008400   | Erie County | Tonawanda town | 14150    |
| 36029008700   | Erie County | Tonawanda town | 14217    |
| 36029008800   | Erie County | Tonawanda town | 14217    |
| 36029017100   | Erie County | Buffalo city   | 14213    |

## General Demographics

Outlined below is the summarization of some general demographic information that was obtained from the American Community Fact Finder Survey data and the 2010 census.



| DEMOGRAPHIC SUMMARIZATION                  |                                  |  |   |
|--|----------------------------------|--|---|
|  | <u>Erie County,<br/>New York</u> | <u>Buffalo city,<br/>Erie County,<br/>New York</u> | <u>Census Tract 57,<br/>Erie County, New<br/>York</u> |
| Total Housing Units                        | 425,716                          | 132,066  | 1,348   |
| Population                                 | 923,995                          | 259,574  | 2,867   |
| Total Households                           | 386,371                          | 110,636  | 1,135   |
| Median Household Income                    | \$54,006                         | \$34,268   | \$19,938  |
| Average Household Size - Owner Occupied    | 2.46                             | 2.35   | 2.61  |
| Average Household Size - Renter Occupied   | 2.06                             | 2.20   | 2.49  |
| Median Value of Owned Home                 | \$139,900                        | \$77,800   | \$52,900  |
| Median Monthly Gross Rent                  | \$778                            | \$735  | \$636   |
| % Renters Paying 35% or More(1)            | 41.70%                           | 45.60%   | 37.50%  |
| Ratio of Population Age 65+                | 16.90%                           | 12.20%   | 6.40%   |
| Median Age                                 | 40.30                            | 32.80  | 32.30   |
| Household With One or More people 65+      | 113,091                          | 24,849   | 168   |
| Ratio of Owner Occupied Households         | 65.00%                           | 41.00%   | 27.20%  |
| Ratio of Renter Occupied Households        | 35.00%                           | 59.00%   | 72.80%  |
| Ratio of Vacant Housing Units              | 9.20%                            | 16.20%   | 15.80%  |
| Ratio of Vacant Rental Units               | 4.30%                            | 4.90%  | 5.80%   |
| Tenure: Ratio of larger rental projects(2) | 14.87%                           | 14.79%   | 2.06%   |
| Ratio of Rental Units Built Post 1980      | 16.39%                           | 8.16%  | 4.60%   |
| Employed                                   | 448,392                          | 111,966  | 955   |
| Unemployment Rate                          | 5.5%                             | 8.8%   | 3.0%  |
| Mean Travel Time to Work (minutes)         | 21.3                             | 20.9   | 23.6  |
| % of All People Below Poverty Line         | 14.9%                            | 30.9%  | 55.0%   |

(1) Gross rent as a percent of income.

(2) Defined as rental units with 20 or more apartments.

**Source: 2013-2017 American Community Survey - 5 Year Estimate**

- ❖ Median income is highest in the county at \$55,006 followed by the city and subject tract.
- ❖ Median value of an owned home is highest in the county at \$139,900 compared to the city at \$77,800 and subject tract at \$52,900.
- ❖ Median monthly rents are lowest in the subject tract at \$636 compared to \$735 in the city.
- ❖ The ratio of renters paying 35% or more of their income on rent is lowest in the subject tract around 37% compared to the city at 46%.
- ❖ Poverty is heavily concentrated in the subject tract around 55% compared to 31% in the city and 15% countywide.



**HISTA Data/Demographics - Family**

| <b>Demographic Summary PMA – HISTA Data *</b>  |                |              |                 |              |                 |
|--|----------------|--------------|-----------------|--------------|-----------------|
|  | <b>2015 **</b> | <b>2021</b>  | <b>% Change</b> | <b>2026</b>  | <b>% Change</b> |
| Total Renter Households:   | 10,716         | 10,316       | -3.73%          | 9,909        | -3.95%          |
| Owner Occupied Households:   | <u>7,526</u>   | <u>7,179</u> | -4.61%          | <u>6,888</u> | -4.05%          |
| Total Households:  | 18,242         | 17,495       | -4.09%          | 16,797       | -3.99%          |
| % of Renters   | 58.74%         | 58.97%       |                 | 58.99%       |                 |
| <b>2020 Data:</b>  |                |              |                 |              |                 |
| Renters Earning \$30,000 or Less:  | 48.21%         |              |                 |              |                 |
| Renters Earning \$20,000 or Less:  | 37.42%         |              |                 |              |                 |
| Ratio of Renters with 3 or more persons  | 35.75%         |              |                 |              |                 |
| 2020 Estimated Median Income Market Draw Area:   | \$36,297       |              |                 |              |                 |
| Median Income Subject Census Tract:  | \$26,822       |              |                 |              |                 |
| * All data applies to under age 62 only  |                |              |                 |              |                 |
| ** The 2014-2019 ACS data has been used as the basis in the demographic summary for the equivalent of the 2015 household statistics. |                |              |                 |              |                 |

| <b>Population Under Age 62</b> |                   |                 |
|--------------------------------|-------------------|-----------------|
| <b>Year</b>                    | <b>Population</b> | <b>% Change</b> |
| 2010 (1)                       | 51,537            | N/A             |
| 2021 (2)                       | 48,254            | -6.37%          |
| 2026 (3)                       | 46,721            | -3.18%          |
| 1) Census                      |                   |                 |
| 2) Current Year Estimate       |                   |                 |
| 3) 5-yr Projection             |                   |                 |

Some notes and comments from this data include:

- ❖ The information applies to households age 18-61, which is the primary target market for application to our analysis.
- ❖ Projected decreases in household and population over the next 5 years at lesser rates than since 2016.
- ❖ The PMA indicates a renter ratio of 58.97%, and nearly 48% earn below \$30,000.
- ❖ The median income within the primary market draw area is low at \$36,297 annually, with the subject census tract lower yet at \$26,822.
- ❖ Population changes are consistent with household projections.



**HISTA Data/Demographics - Senior**

| <b>Demographic Summary PMA – HISTA Data *</b>  |                |              |                 |              |                 |
|--|----------------|--------------|-----------------|--------------|-----------------|
|  | <b>2015 **</b> | <b>2021</b>  | <b>% Change</b> | <b>2026</b>  | <b>% Change</b> |
| Total Renter Households:   | 3,851          | 4,555        | 18.28%          | 4,762        | 4.54%           |
| Owner Occupied Households:   | <u>5,310</u>   | <u>5,806</u> | 9.34%           | <u>5,871</u> | 1.12%           |
| Total Households:  | 9,161          | 10,361       | 13.10%          | 10,633       | 2.63%           |
| % of Renters   | 42.04%         | 43.96%       |                 | 44.79%       |                 |
| <b>2020 Data:</b>  |                |              |                 |              |                 |
| Renters Earning \$30,000 or Less:  | 59.36%         |              |                 |              |                 |
| Renters Earning \$20,000 or Less:  | 44.70%         |              |                 |              |                 |
| Ratio of Renters with 3 or more persons  | 11.46%         |              |                 |              |                 |
| 2020 Estimated Median Income Market Draw Area:   | \$36,297       |              |                 |              |                 |
| Median Income Subject Census Tract:  | \$26,822       |              |                 |              |                 |
| * All data applies to age 55 and over only   |                |              |                 |              |                 |
| ** The 2014-2019 ACS data has been used as the basis in the demographic summary for the equivalent of the 2015 household statistics. |                |              |                 |              |                 |

| <b>Population Age 55 and Over</b> |                   |                 |
|-----------------------------------|-------------------|-----------------|
| <b>Year</b>                       | <b>Population</b> | <b>% Change</b> |
| 2010 (1)                          | 13,336            | N/A             |
| 2021 (2)                          | 15,188            | 13.89%          |
| 2026 (3)                          | 15,610            | 2.78%           |
| 1) Census                         |                   |                 |
| 2) Current Year Estimate          |                   |                 |
| 3) 5-yr Projection                |                   |                 |

Some notes and comments from this data include:

- ❖ The information applies to households age 18-61, which is the primary target market for application to our analysis.
- ❖ Projected marginal decreases in household and population over the next 5 years after limited growth since 2016.
- ❖ The PMA indicates a renter ratio of 59.36%, and nearly 59% earn below \$30,000.
- ❖ Population changes are consistent with household projections.





| <b>Market Area</b>                  |        |  |        |
|-------------------------------------|--------|--|--------|
| <b>Total Population</b>             |        |  |        |
| Census 2000                         | 61,416 |  |        |
| Census 2010                         | 60,122 |  |        |
| Current Year Estimates 2021         | 58,557 |  |        |
| Five-Year Projections 2026          | 57,996 |  |        |
| <i>Change 2000 - 2010</i>           | -1,294 |  | -2.1%  |
| <i>Estimated Change 2010 - 2021</i> | -1,565 |  | -2.6%  |
| <i>Projected Change 2021 - 2026</i> | -561   |  | -1.0%  |
| <b>Population by Sex</b>            |        |  |        |
| 2021 Males                          | 28,127 |  | 48.0%  |
| 2021 Females                        | 30,430 |  | 52.0%  |
| <b>Group Quarters Population</b>    |        |  |        |
| Census 2000                         | 2,580  |  |        |
| Census 2010                         | 2,283  |  |        |
| Current Year Estimates 2021         | 2,162  |  |        |
| Five-Year Projections 2026          | 2,149  |  |        |
| <i>Change 2000 - 2010</i>           | -297   |  | -11.5% |
| <i>Estimated Change 2010 - 2021</i> | -121   |  | -5.3%  |
| <i>Projected Change 2021 - 2026</i> | -13    |  | -0.6%  |
| <b>Total Households</b>             |        |  |        |
| Census 2000                         | 25,458 |  |        |
| Census 2010                         | 24,811 |  |        |
| Current Year Estimates 2021         | 24,658 |  |        |
| Five-Year Projections 2026          | 24,551 |  |        |
| <i>Change 2000 - 2010</i>           | -647   |  | -2.5%  |
| <i>Estimated Change 2010 - 2021</i> | -153   |  | -0.6%  |
| <i>Projected Change 2021 - 2026</i> | -107   |  | -0.4%  |
| Average Household Size 2000         | 2.31   |  |        |
| Average Household Size 2010         | 2.33   |  |        |
| Average Household Size 2021         | 2.29   |  |        |
| Average Household Size 2026         | 2.27   |  |        |
| <b>Total Families</b>               |        |  |        |
| Census 2000                         | 14,689 |  |        |
| Census 2010                         | 13,663 |  |        |
| Current Year Estimates 2021         | 13,563 |  |        |
| Five-Year Projections 2026          | 13,497 |  |        |
| <i>Change 2000 - 2010</i>           | -1,026 |  | -7.0%  |
| <i>Estimated Change 2010 - 2021</i> | -100   |  | -0.7%  |
| <i>Projected Change 2021 - 2026</i> | -66    |  | -0.5%  |
| <b>Total Housing Units</b>          |        |  |        |
| Census 2000                         | 28,739 |  |        |
| Census 2010                         | 27,945 |  |        |
| Current Year Estimates 2021         | 28,185 |  |        |
| Five-Year Projections 2026          | 28,218 |  |        |
| <i>Change 2000 - 2010</i>           | -794   |  | -2.8%  |
| <i>Estimated Change 2010 - 2021</i> | 240    |  | 0.9%   |
| <i>Projected Change 2021 - 2026</i> | 33     |  | 0.1%   |
| Total Vacant Housing Units 2000     | 3,281  |  |        |
| Total Vacant Housing Units 2010     | 3,134  |  |        |
| Total Vacant Housing Units 2021     | 3,527  |  |        |
| Total Vacant Housing Units 2026     | 3,667  |  |        |
| <b>Households by Tenure</b>         |        |  |        |
| 2000 Owner                          | 12,551 |  | 49.3%  |
| 2000 Renter                         | 12,907 |  | 50.7%  |
| 2010 Owner                          | 11,319 |  | 45.6%  |
| 2010 Renter                         | 13,492 |  | 54.4%  |
| 2021 Owner                          | 11,244 |  | 45.6%  |
| 2021 Renter                         | 13,414 |  | 54.4%  |
| 2026 Owner                          | 11,194 |  | 45.6%  |
| 2026 Renter                         | 13,357 |  | 54.4%  |



Market Area Demographics and Trends

| Renter Households   |                    |                    |                    |                    |                     |              |
|---------------------|--------------------|--------------------|--------------------|--------------------|---------------------|--------------|
| Age 15 to 54 Years  |                    |                    |                    |                    |                     |              |
| Year 2021 Estimates |                    |                    |                    |                    |                     |              |
|                     | 1-Person Household | 2-Person Household | 3-Person Household | 4-Person Household | 5+-Person Household | Total        |
| \$0-10,000          | 731                | 253                | 253                | 154                | 124                 | 1,515        |
| \$10,000-20,000     | 751                | 271                | 224                | 151                | 164                 | 1,561        |
| \$20,000-30,000     | 248                | 259                | 199                | 97                 | 146                 | 949          |
| \$30,000-40,000     | 373                | 357                | 268                | 118                | 120                 | 1,236        |
| \$40,000-50,000     | 280                | 166                | 76                 | 46                 | 148                 | 716          |
| \$50,000-60,000     | 170                | 161                | 98                 | 181                | 87                  | 697          |
| \$60,000-75,000     | 214                | 286                | 131                | 68                 | 52                  | 751          |
| \$75,000-100,000    | 77                 | 309                | 84                 | 30                 | 8                   | 508          |
| \$100,000-125,000   | 28                 | 90                 | 58                 | 73                 | 95                  | 344          |
| \$125,000-150,000   | 120                | 30                 | 19                 | 13                 | 12                  | 194          |
| \$150,000-200,000   | 12                 | 32                 | 54                 | 14                 | 84                  | 196          |
| \$200,000+          | 53                 | 69                 | 26                 | 32                 | 12                  | 192          |
| <b>Total</b>        | <b>3,057</b>       | <b>2,283</b>       | <b>1,490</b>       | <b>977</b>         | <b>1,052</b>        | <b>8,859</b> |

| Renter Households   |                    |                    |                    |                    |                     |              |
|---------------------|--------------------|--------------------|--------------------|--------------------|---------------------|--------------|
| Aged 55 to 61 Years |                    |                    |                    |                    |                     |              |
| Year 2021 Estimates |                    |                    |                    |                    |                     |              |
|                     | 1-Person Household | 2-Person Household | 3-Person Household | 4-Person Household | 5+-Person Household | Total        |
| \$0-10,000          | 350                | 41                 | 10                 | 15                 | 0                   | 416          |
| \$10,000-20,000     | 224                | 120                | 24                 | 0                  | 0                   | 368          |
| \$20,000-30,000     | 71                 | 49                 | 31                 | 10                 | 3                   | 164          |
| \$30,000-40,000     | 92                 | 21                 | 6                  | 0                  | 0                   | 119          |
| \$40,000-50,000     | 77                 | 18                 | 0                  | 1                  | 1                   | 97           |
| \$50,000-60,000     | 9                  | 13                 | 1                  | 1                  | 2                   | 26           |
| \$60,000-75,000     | 17                 | 24                 | 5                  | 4                  | 1                   | 51           |
| \$75,000-100,000    | 19                 | 33                 | 11                 | 8                  | 0                   | 71           |
| \$100,000-125,000   | 24                 | 12                 | 19                 | 0                  | 0                   | 55           |
| \$125,000-150,000   | 7                  | 3                  | 1                  | 1                  | 1                   | 13           |
| \$150,000-200,000   | 14                 | 11                 | 7                  | 0                  | 2                   | 34           |
| \$200,000+          | 35                 | 4                  | 3                  | 1                  | 0                   | 43           |
| <b>Total</b>        | <b>939</b>         | <b>349</b>         | <b>118</b>         | <b>41</b>          | <b>10</b>           | <b>1,457</b> |

| Renter Households   |                    |                    |                    |                    |                     |              |
|---------------------|--------------------|--------------------|--------------------|--------------------|---------------------|--------------|
| Aged 62+ Years      |                    |                    |                    |                    |                     |              |
| Year 2021 Estimates |                    |                    |                    |                    |                     |              |
|                     | 1-Person Household | 2-Person Household | 3-Person Household | 4-Person Household | 5+-Person Household | Total        |
| \$0-10,000          | 380                | 37                 | 7                  | 2                  | 6                   | 432          |
| \$10,000-20,000     | 681                | 113                | 13                 | 7                  | 6                   | 820          |
| \$20,000-30,000     | 317                | 123                | 32                 | 27                 | 5                   | 504          |
| \$30,000-40,000     | 141                | 80                 | 11                 | 1                  | 9                   | 242          |
| \$40,000-50,000     | 101                | 55                 | 7                  | 5                  | 26                  | 194          |
| \$50,000-60,000     | 69                 | 48                 | 11                 | 17                 | 4                   | 149          |
| \$60,000-75,000     | 142                | 47                 | 65                 | 6                  | 7                   | 267          |
| \$75,000-100,000    | 99                 | 35                 | 24                 | 1                  | 5                   | 164          |
| \$100,000-125,000   | 80                 | 52                 | 26                 | 2                  | 3                   | 163          |
| \$125,000-150,000   | 42                 | 11                 | 3                  | 2                  | 5                   | 63           |
| \$150,000-200,000   | 35                 | 11                 | 0                  | 1                  | 0                   | 47           |
| \$200,000+          | 38                 | 8                  | 3                  | 0                  | 4                   | 53           |
| <b>Total</b>        | <b>2,125</b>       | <b>620</b>         | <b>202</b>         | <b>71</b>          | <b>80</b>           | <b>3,098</b> |



| <b>Owner Households</b> |                    |                    |                    |                    |                     |              |
|-------------------------|--------------------|--------------------|--------------------|--------------------|---------------------|--------------|
| Age 15 to 54 Years      |                    |                    |                    |                    |                     |              |
| Year 2021 Estimates     |                    |                    |                    |                    |                     |              |
|                         | 1-Person Household | 2-Person Household | 3-Person Household | 4-Person Household | 5+-Person Household | Total        |
| \$0-10,000              | 36                 | 23                 | 0                  | 2                  | 1                   | 62           |
| \$10,000-20,000         | 37                 | 14                 | 34                 | 36                 | 96                  | 217          |
| \$20,000-30,000         | 73                 | 88                 | 103                | 42                 | 58                  | 364          |
| \$30,000-40,000         | 160                | 118                | 113                | 44                 | 64                  | 499          |
| \$40,000-50,000         | 114                | 99                 | 62                 | 50                 | 134                 | 459          |
| \$50,000-60,000         | 92                 | 179                | 100                | 62                 | 14                  | 447          |
| \$60,000-75,000         | 49                 | 129                | 86                 | 83                 | 38                  | 385          |
| \$75,000-100,000        | 151                | 176                | 410                | 183                | 122                 | 1,042        |
| \$100,000-125,000       | 27                 | 306                | 253                | 131                | 41                  | 758          |
| \$125,000-150,000       | 43                 | 82                 | 78                 | 213                | 86                  | 502          |
| \$150,000-200,000       | 6                  | 96                 | 37                 | 112                | 102                 | 353          |
| \$200,000+              | 53                 | 88                 | 95                 | 90                 | 24                  | 350          |
| <b>Total</b>            | <b>841</b>         | <b>1,398</b>       | <b>1,371</b>       | <b>1,048</b>       | <b>780</b>          | <b>5,438</b> |

| <b>Owner Households</b> |                    |                    |                    |                    |                     |              |
|-------------------------|--------------------|--------------------|--------------------|--------------------|---------------------|--------------|
| Aged 55 to 61 Years     |                    |                    |                    |                    |                     |              |
| Year 2021 Estimates     |                    |                    |                    |                    |                     |              |
|                         | 1-Person Household | 2-Person Household | 3-Person Household | 4-Person Household | 5+-Person Household | Total        |
| \$0-10,000              | 22                 | 25                 | 3                  | 1                  | 2                   | 53           |
| \$10,000-20,000         | 68                 | 49                 | 3                  | 10                 | 1                   | 131          |
| \$20,000-30,000         | 77                 | 37                 | 1                  | 6                  | 14                  | 135          |
| \$30,000-40,000         | 97                 | 33                 | 19                 | 22                 | 9                   | 180          |
| \$40,000-50,000         | 101                | 63                 | 1                  | 12                 | 4                   | 181          |
| \$50,000-60,000         | 38                 | 113                | 2                  | 17                 | 25                  | 195          |
| \$60,000-75,000         | 70                 | 76                 | 6                  | 3                  | 8                   | 163          |
| \$75,000-100,000        | 68                 | 111                | 21                 | 2                  | 13                  | 215          |
| \$100,000-125,000       | 47                 | 70                 | 25                 | 23                 | 10                  | 175          |
| \$125,000-150,000       | 44                 | 46                 | 25                 | 1                  | 13                  | 129          |
| \$150,000-200,000       | 5                  | 64                 | 5                  | 8                  | 22                  | 104          |
| \$200,000+              | 7                  | 60                 | 5                  | 4                  | 4                   | 80           |
| <b>Total</b>            | <b>644</b>         | <b>747</b>         | <b>116</b>         | <b>109</b>         | <b>125</b>          | <b>1,741</b> |

| <b>Owner Households</b> |                    |                    |                    |                    |                     |              |
|-------------------------|--------------------|--------------------|--------------------|--------------------|---------------------|--------------|
| Aged 62+ Years          |                    |                    |                    |                    |                     |              |
| Year 2021 Estimates     |                    |                    |                    |                    |                     |              |
|                         | 1-Person Household | 2-Person Household | 3-Person Household | 4-Person Household | 5+-Person Household | Total        |
| \$0-10,000              | 135                | 80                 | 11                 | 14                 | 9                   | 249          |
| \$10,000-20,000         | 423                | 80                 | 34                 | 23                 | 6                   | 566          |
| \$20,000-30,000         | 242                | 327                | 32                 | 16                 | 9                   | 626          |
| \$30,000-40,000         | 176                | 179                | 29                 | 21                 | 8                   | 413          |
| \$40,000-50,000         | 239                | 148                | 21                 | 21                 | 5                   | 434          |
| \$50,000-60,000         | 102                | 253                | 17                 | 35                 | 7                   | 414          |
| \$60,000-75,000         | 93                 | 256                | 49                 | 11                 | 6                   | 415          |
| \$75,000-100,000        | 126                | 208                | 29                 | 18                 | 8                   | 389          |
| \$100,000-125,000       | 75                 | 77                 | 37                 | 17                 | 9                   | 215          |
| \$125,000-150,000       | 54                 | 58                 | 17                 | 5                  | 3                   | 137          |
| \$150,000-200,000       | 24                 | 37                 | 23                 | 2                  | 5                   | 91           |
| \$200,000+              | 15                 | 81                 | 17                 | 2                  | 1                   | 116          |
| <b>Total</b>            | <b>1,704</b>       | <b>1,784</b>       | <b>316</b>         | <b>185</b>         | <b>76</b>           | <b>4,065</b> |



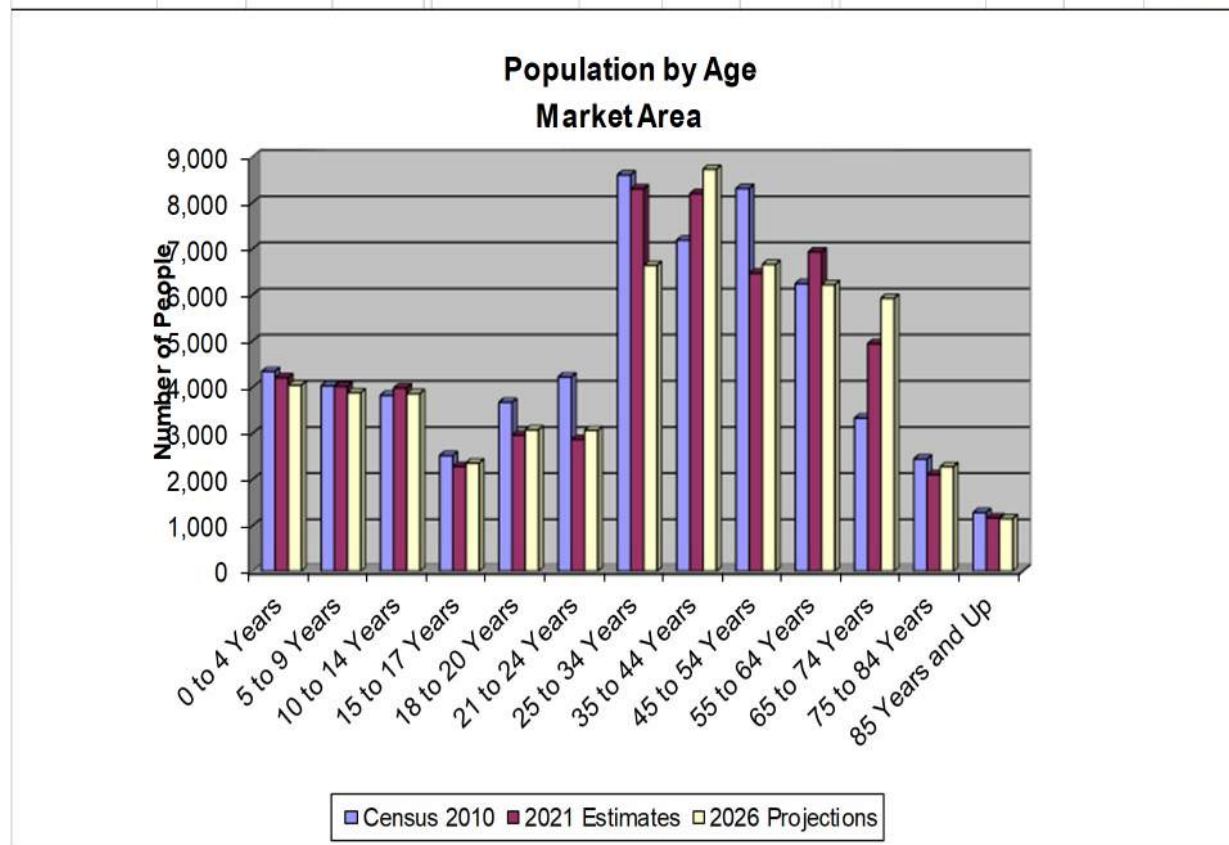
| Population by Age & Sex |               |               |               |                               |               |               |               |                              |               |               |               |
|-------------------------|---------------|---------------|---------------|-------------------------------|---------------|---------------|---------------|------------------------------|---------------|---------------|---------------|
| Market Area             |               |               |               |                               |               |               |               |                              |               |               |               |
| Census 2010             |               |               |               | Current Year Estimates - 2021 |               |               |               | Five Year Projections - 2026 |               |               |               |
| Age                     | Male          | Female        | Total         | Age                           | Male          | Female        | Total         | Age                          | Male          | Female        | Total         |
| 0 to 4 Years            | 2,181         | 2,168         | <b>4,349</b>  | 0 to 4 Years                  | 2,138         | 2,078         | <b>4,216</b>  | 0 to 4 Years                 | 2,061         | 1,993         | <b>4,054</b>  |
| 5 to 9 Years            | 2,055         | 1,985         | <b>4,040</b>  | 5 to 9 Years                  | 2,049         | 1,979         | <b>4,028</b>  | 5 to 9 Years                 | 1,980         | 1,909         | <b>3,889</b>  |
| 10 to 14 Years          | 1,940         | 1,895         | <b>3,835</b>  | 10 to 14 Years                | 2,014         | 1,978         | <b>3,992</b>  | 10 to 14 Years               | 1,974         | 1,897         | <b>3,871</b>  |
| 15 to 17 Years          | 1,294         | 1,235         | <b>2,529</b>  | 15 to 17 Years                | 1,160         | 1,132         | <b>2,292</b>  | 15 to 17 Years               | 1,179         | 1,187         | <b>2,366</b>  |
| 18 to 20 Years          | 1,730         | 1,952         | <b>3,682</b>  | 18 to 20 Years                | 1,377         | 1,594         | <b>2,971</b>  | 18 to 20 Years               | 1,424         | 1,661         | <b>3,085</b>  |
| 21 to 24 Years          | 2,025         | 2,206         | <b>4,231</b>  | 21 to 24 Years                | 1,416         | 1,464         | <b>2,880</b>  | 21 to 24 Years               | 1,528         | 1,544         | <b>3,072</b>  |
| 25 to 34 Years          | 4,112         | 4,497         | <b>8,609</b>  | 25 to 34 Years                | 4,035         | 4,271         | <b>8,306</b>  | 25 to 34 Years               | 3,298         | 3,350         | <b>6,648</b>  |
| 35 to 44 Years          | 3,495         | 3,701         | <b>7,196</b>  | 35 to 44 Years                | 3,904         | 4,299         | <b>8,203</b>  | 35 to 44 Years               | 4,157         | 4,574         | <b>8,731</b>  |
| 45 to 54 Years          | 4,146         | 4,169         | <b>8,315</b>  | 45 to 54 Years                | 3,152         | 3,329         | <b>6,481</b>  | 45 to 54 Years               | 3,229         | 3,441         | <b>6,670</b>  |
| 55 to 64 Years          | 3,011         | 3,240         | <b>6,251</b>  | 55 to 64 Years                | 3,375         | 3,568         | <b>6,943</b>  | 55 to 64 Years               | 2,981         | 3,248         | <b>6,229</b>  |
| 65 to 74 Years          | 1,437         | 1,902         | <b>3,339</b>  | 65 to 74 Years                | 2,314         | 2,639         | <b>4,953</b>  | 65 to 74 Years               | 2,809         | 3,126         | <b>5,935</b>  |
| 75 to 84 Years          | 912           | 1,541         | <b>2,453</b>  | 75 to 84 Years                | 833           | 1,281         | <b>2,114</b>  | 75 to 84 Years               | 935           | 1,352         | <b>2,287</b>  |
| 85 Years and Up         | 376           | 917           | <b>1,293</b>  | 85 Years and Up               | 360           | 818           | <b>1,178</b>  | 85 Years and Up              | 358           | 801           | <b>1,159</b>  |
| <b>Total</b>            | <b>28,714</b> | <b>31,408</b> | <b>60,122</b> | <b>Total</b>                  | <b>28,127</b> | <b>30,430</b> | <b>58,557</b> | <b>Total</b>                 | <b>27,913</b> | <b>30,083</b> | <b>57,996</b> |
| 62+ Years               | n/a           | n/a           | 8,585         | 62+ Years                     | n/a           | n/a           | 10,303        | 62+ Years                    | n/a           | n/a           | 11,275        |
| <b>Median Age:</b>      |               |               | <b>33.6</b>   | <b>Median Age:</b>            |               |               | <b>35.7</b>   | <b>Median Age:</b>           |               |               | <b>37.3</b>   |

Source: Claritas; Ribbon Demographics

Ribbon Demographics, LLC

www.ribbondata.com

Tel: 916-880-1644

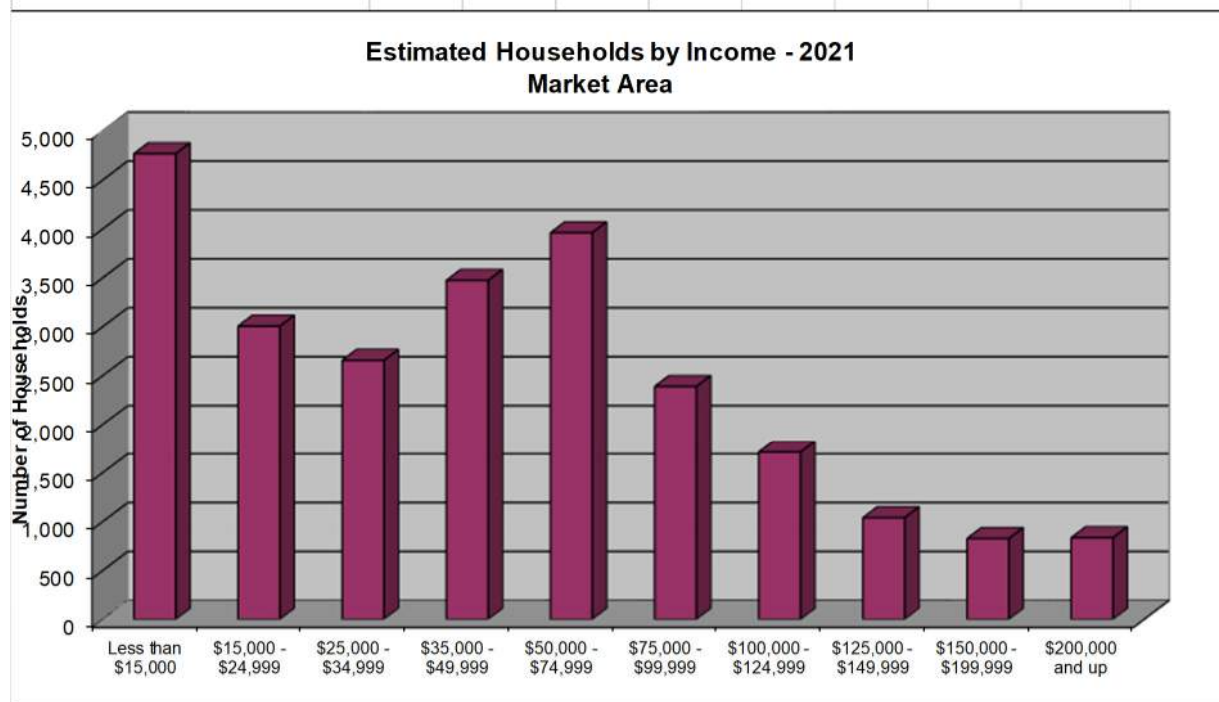


Source: Claritas; Ribbon Demographics



| Households by Income and Age<br>Market Area |                         |                         |                         |                         |                         |                         |                         |                     |               |               |
|---|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|---------------------|---------------|---------------|
| Current Year Estimates - 2021               |                         |                         |                         |                         |                         |                         |                         |                     |               |               |
| Income                                      | Age<br>15 - 24<br>Years | Age<br>25 - 34<br>Years | Age<br>35 - 44<br>Years | Age<br>45 - 54<br>Years | Age<br>55 - 64<br>Years | Age<br>65 - 74<br>Years | Age<br>75 - 84<br>Years | Age<br>85+<br>Years | Total         | Percent       |
| Less than \$15,000                          | 453                     | 760                     | 746                     | 686                     | 1,138                   | 514                     | 277                     | 194                 | 4,768         | 19.3%         |
| \$15,000 - \$24,999                         | 154                     | 367                     | 399                     | 380                     | 553                     | 560                     | 350                     | 242                 | 3,005         | 12.2%         |
| \$25,000 - \$34,999                         | 196                     | 512                     | 418                     | 395                     | 431                     | 369                     | 219                     | 116                 | 2,656         | 10.8%         |
| \$35,000 - \$49,999                         | 215                     | 691                     | 674                     | 532                     | 605                     | 449                     | 206                     | 101                 | 3,473         | 14.1%         |
| \$50,000 - \$74,999                         | 153                     | 756                     | 754                     | 617                     | 628                     | 679                     | 256                     | 117                 | 3,960         | 16.1%         |
| \$75,000 - \$99,999                         | 28                      | 491                     | 630                     | 401                     | 401                     | 312                     | 89                      | 37                  | 2,389         | 9.7%          |
| \$100,000 - \$124,999                       | 17                      | 262                     | 434                     | 389                     | 313                     | 223                     | 56                      | 16                  | 1,710         | 6.9%          |
| \$125,000 - \$149,999                       | 3                       | 182                     | 304                     | 207                     | 193                     | 104                     | 33                      | 12                  | 1,038         | 4.2%          |
| \$150,000 - \$199,999                       | 14                      | 105                     | 210                     | 220                     | 184                     | 70                      | 17                      | 5                   | 825           | 3.3%          |
| \$200,000 and up                            | 0                       | 99                      | 261                     | 182                     | 165                     | 98                      | 23                      | 6                   | 834           | 3.4%          |
| <b>Total</b>                                | <b>1,233</b>            | <b>4,225</b>            | <b>4,830</b>            | <b>4,009</b>            | <b>4,611</b>            | <b>3,378</b>            | <b>1,526</b>            | <b>846</b>          | <b>24,658</b> | <b>100.0%</b> |
| <b>Percent</b>                              | <b>5.0%</b>             | <b>17.1%</b>            | <b>19.6%</b>            | <b>16.3%</b>            | <b>18.7%</b>            | <b>13.7%</b>            | <b>6.2%</b>             | <b>3.4%</b>         | <b>100.0%</b> |               |

Source: Claritas; Ribbon Demographics



Source: Claritas; Ribbon Demographics



| <b>Median Household Income by Area</b> |                    |                      |                        |
|--|--------------------|----------------------|------------------------|
| <b>Market Area - Buffalo, NY</b>       |                    |                      |                        |
| <b>Geography ID</b>                    | <b>Census 2000</b> | <b>2021 Estimate</b> | <b>2026 Projection</b> |
| 36029005000                            | \$28,934           | \$64,015             | \$72,669               |
| 36029005400                            | \$43,887           | \$71,934             | \$82,392               |
| 36029005500                            | \$21,204           | \$34,063             | \$37,010               |
| 36029005600                            | \$22,626           | \$32,344             | \$35,595               |
| <b>36029005700</b>                     | <b>\$23,463</b>    | <b>\$26,822</b>      | <b>\$30,080</b>        |
| 36029005801                            | \$25,639           | \$30,864             | \$33,214               |
| 36029005802                            | \$30,707           | \$31,979             | \$34,973               |
| 36029005900                            | \$18,549           | \$28,838             | \$32,370               |
| 36029006100                            | \$19,584           | \$36,297             | \$40,427               |
| 36029006201                            |                    |                      |                        |
| 36029008201                            | \$40,091           | \$61,068             | \$67,644               |
| 36029008202                            | \$33,835           | \$50,226             | \$55,656               |
| 36029008300                            | \$18,990           | \$28,037             | \$30,455               |
| 36029008400                            | \$36,007           | \$53,825             | \$59,795               |
| 36029008700                            | \$38,118           | \$72,377             | \$81,568               |
| 36029008800                            | \$39,636           | \$62,273             | \$68,387               |
| 36029017100                            | \$17,969           | \$37,631             | \$40,298               |
| <b>Median:</b>                         | <b>\$25,639</b>    | <b>\$36,297</b>      | <b>\$40,298</b>        |



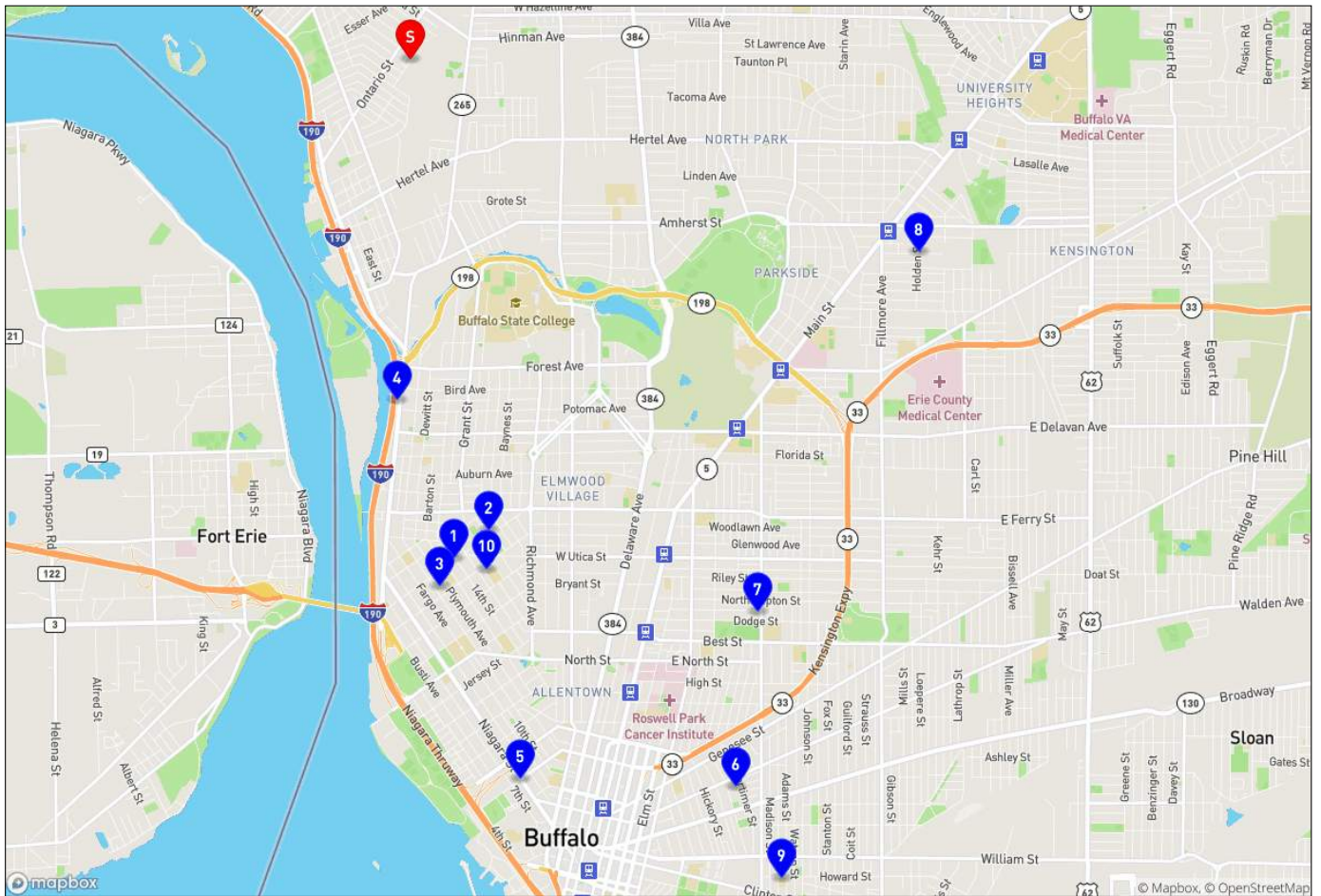
# Supply/ Competitive Projects

The location map for each project type is followed by details of these comparable properties.

| <b>PRIMARY AFFORDABLE COMPARABLE PROJECTS</b>   |                                      |              |  |
|---|--------------------------------------|--------------|--|
| <b>Map #</b>                                    | <b>Project Name</b>                  | <b>Map #</b> | <b>Project Name</b>                        |
| 1   | <i>Mass Ave Community Homes</i>      | 6            | <i>The Forge on Broadway</i>               |
| 2   | <i>GDZ Homes</i>                     | 7            | <i>1140 Jefferson</i>                      |
| 3   | <i>West Side Homes</i>               | 8            | <i>ELIM Townhomes</i>                      |
| 4   | <i>Waterfront Apartments Phase I</i> | 9            | <i>School 75 Neighborhood</i>              |
| 5   | <i>Waterfront Village Phase II</i>   | 10           | <i>Massachusetts Ave Development Bldgs</i> |
| <b>SECONDARY AFFORDABLE COMPARABLE PROJECTS</b> |                                      |              |  |
| 1   | Marina Vista                         | 9            | Riverside Apartments                       |
| 2   | Cynthia Gardens                      | 10           | Lasalle Courts                             |
| 3   | Niagara Gateway Apts.                | 11           | School House Commons Senior Apts           |
| 4   | Riverview Manor                      | 12           | Elmhurst Apartments                        |
| 5   | Jasper Parrish                       | 13           | Camden Apartments                          |
| 6   | Austin Manor Apts.                   | 14           | St. Timothy's Park Villas                  |
| 7   | Gratwick Manor Apts                  | 15           | Mount St. Mary's Senior Apts               |
| 8   | Vulcan Street Apartments             | 16           | Westchester Park Apartments                |
| <b>MARKET RATE COMPARABLE PROJECTS</b>          |                                      |              |  |
| <b>Map #</b>                                    | <b>Project Name</b>                  | <b>Map #</b> | <b>Project Name</b>                        |
| 1   | <i>Hertel Avenue Townhomes</i>       | 10           | Sanders Courtyard Apartments               |
| 2   | <i>425 Porter Avenue</i>             | 11           | Houk Lofts                                 |
| 3   | <i>Delsan Court</i>                  | 12           | Foundry Lofts                              |
| 4   | <i>Black Rock Freight House</i>      | 13           | ARCO Lofts                                 |
| 5   | <i>257 Lafayette Center Lofts</i>    | 14           | Siano Building                             |
| 6   | 960 Busti Apartments                 | 15           | Mentholatum                                |
| 7   | Bell Tower Lofts                     | 16           | Lafayette Barton                           |
| 8   | Horsefeathers                        | 17           |  |



Primary Affordable Competitor Map

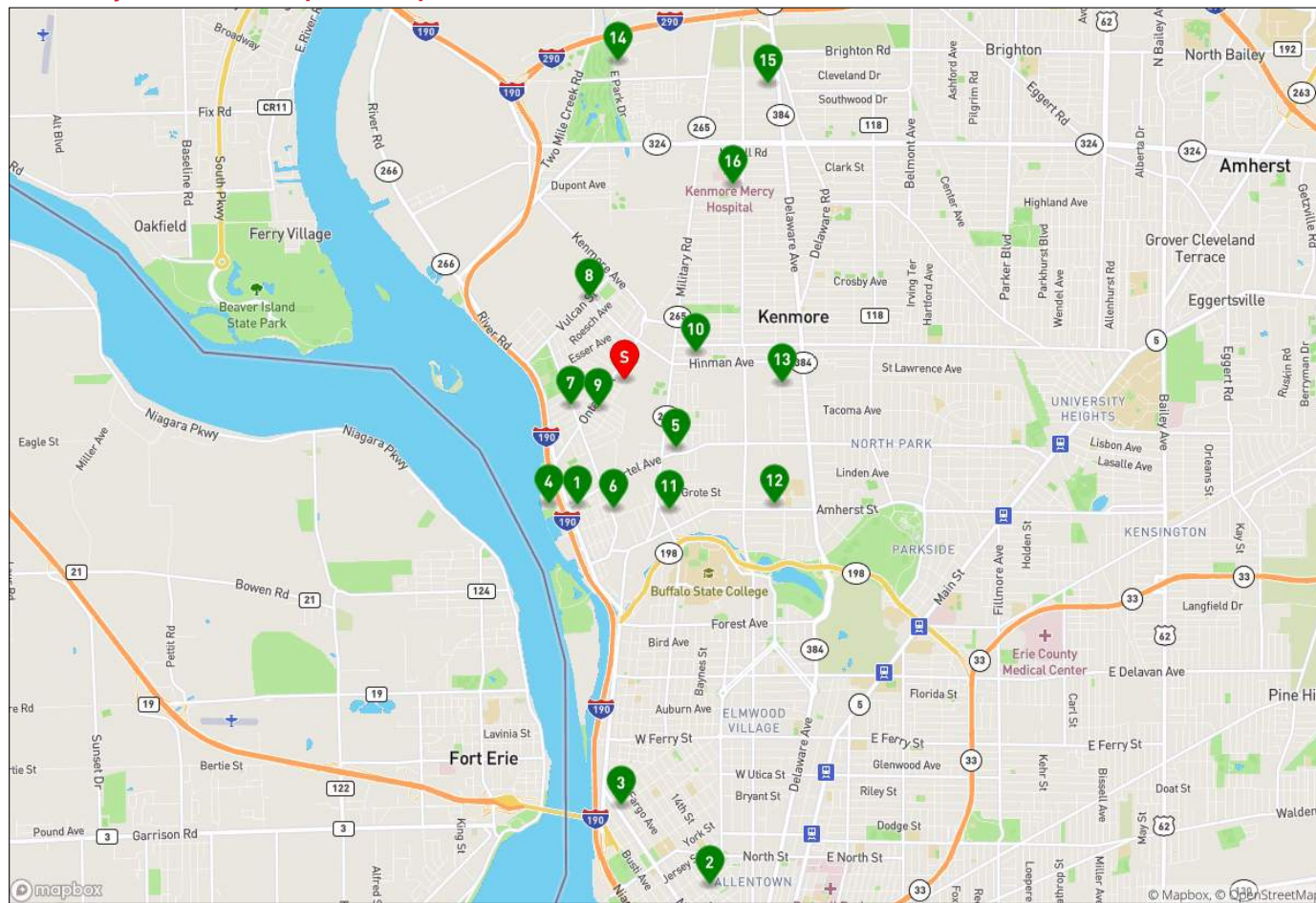


Shaffer Village  
Buffalo, Erie County, NY





Secondary Affordable Competitor Map



Shaffer Village  
Buffalo, Erie County, NY



**AFFORDABLE APARTMENT RENTAL No. 1**

**Property Name:** Mass Ave Community Homes  
**Street Address:** 271 Massachusetts Avenue  
**City, State:** Buffalo, NY  
**Date of Survey:** 8/2020  
**Type of Project:** Family Tax Credit  
**No. of Units:** 46  
**Year Built:** 2015  
**Occupancy Rate:** 91%  
**Rent Concessions:** No  
**Cond. Rating:** A  
**Waiting List:**  
 1BR - 37, 2BR - 42, 3BR - 31, 4BR - 20



**Rental Data**

| <b>Unit Type</b> | <b>Baths</b> | <b>AMI</b> | <b>No. of Units</b> | <b>Sq. Ft.</b> | <b>Current Rent</b> | <b>Rent/Sq. Ft.</b> |
|------------------|--------------|------------|---------------------|----------------|---------------------|---------------------|
| 1 Bedroom        | 1            | 40%        | 5                   | 710            | \$410               | \$0.58              |
| 1 Bedroom        | 1            | 60%        | 3                   | 710            | \$480               | \$0.68              |
| 1 Bedroom        | 1            | 70%        | 4                   | 710            | \$508               | \$0.72              |
| 1 Bedroom        | 1            | 80%        | 1                   | 710            | \$524               | \$0.74              |
| 2 Bedroom        | 1            | 40%        | 5                   | 880            | \$492               | \$0.56              |
| 2 Bedroom        | 1            | 60%        | 5                   | 880            | \$595               | \$0.68              |
| 2 Bedroom        | 1            | 70%        | 1                   | 880            | \$612               | \$0.70              |
| 2 Bedroom        | 1            | 80%        | 1                   | 880            | \$628               | \$0.71              |
| 3 Bedroom        | 1½           | 40%        | 9                   | 1175           | \$563               | \$0.48              |
| 3 Bedroom        | 1½           | 60%        | 11                  | 1175           | \$737               | \$0.63              |
| 4 Bedroom        | 2            | 60%        | 1                   | 1403           | \$786               | \$0.56              |

**Amenities:** Units will include stove and fridge, central a/c and hardwood floors. There will be a community room located in one of the buildings. There is parking for most tenants but a few will only have access to street parking. All buildings have basements which tenants can use for extra storage. Addresses are 257, 264-266 Massachusetts, 269-271 Hampshire, 359, 367 Normal, 37 19th, and 375 14th. Properties were transferred from the city to PUSH at the Common Council meeting on 12/23/2013.

**Utilities:** **Heat:** Tenant Pays      **Electric:** Tenant Pays

**Comments:** This is a new Family tax credit project with funding Awarded 2013. The first buildings were completed in July 2015 and occupied August 1 from an interested parties list of over 500. All units were completed in December 2015 and filled from wait list correlating to an absorption rate of 9 units per month.

Addresses include 12, 16, 18, 20 Sherwood, 271 Massachusetts, 373 14th Street, 359-367 Normal, 135 Chenango and many others off W. Utica Street.

Four available units to be filled from the waitlist. Utility allowances are 1BR =\$84, 2BR =\$111, 3BR =\$139, 4BR =\$169. Twenty (20) non-assigned parking spaces are available to tenants at no additional cost. Twelve (12) tenants use Section 8 or similar vouchers for rent.

**AFFORDABLE APARTMENT RENTAL No. 1**

**Mass Ave Community Homes, Continued...**

**Apartment Features**

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units

Amt:

- Cable Included in Rent
- Internet Service Included

**Utilities**

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

**Equipment**

- AC Type: central
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

**Other Features**

- Elevator
- Pool
- Tennis
- Rec. Area - Type:
- Fireplace
- Community Room
- Alarm System
- Gated entrance:

**Security Features:**

**Parking Features**

- Surface:** Yes
- Enough for:** Some
- Extra Cost:** No
- Garage:** No
- Covered:** No

**Verification:** PUSH/Housing Visions - Jen

**Contact Phone:** (716) 882-2672

**Verified On:** 08/04/2020

**Web Site:** <http://pushbuffalo.org>

**AFFORDABLE APARTMENT RENTAL No. 2**

**Property Name:** GDZ Homes  
**Street Address:** 412 & 417 Massachusetts Avenue  
**City, State:** Buffalo, NY  
**Date of Survey:** 11/2019  
**Type of Project:** Family Tax Credit  
**No. of Units:** 11  
**Year Built:** 2019  
**Occupancy Rate:** N/A  
**Rent Concessions:** No  
**Cond. Rating:** A  
**Waiting List:**



**Rental Data**

| Unit Type | Baths | AMI | No. of Units | Sq. Ft. | Current Rent | Rent/Sq. Ft. |
|-----------|-------|-----|--------------|---------|--------------|--------------|
| 2 Bedroom | 1     | 50% | 5            | 800     | \$525        | \$0.66       |
| 2 Bedroom | 1     | 60% | 4            | 800     | \$675        | \$0.84       |
| 4 Bedroom | 1     | 60% | 2            | 1500    | \$725        | \$0.48       |

**Amenities:** Adaptive reuse of an existing three-story family house and a two-story mixed-use building, both with a wood and masonry frame. The project provides a ground floor with commercial space and will create apartments, a commercial unit, and community space. The buildings will have separate entrances, a laundrymat on the ground floor of the two-story building, and standard kitchen appliances(Stoves & Refrigerators), in each unit. The laundromat will be a community space on the ground floor of 417 Massachusetts Avenue. The buildings will include a combination of carpeting and tile for flooring. The project will provide no onsite parking. This portion of the neighborhood has a big percentage of renters that may have no access to cars. There will be 1,534 SF of commercial space.

**Utilities:** **Heat:** Tenant Pays      **Electric:** Tenant Pays

**Comments:** Under Construction

Utility allowances are 2-BR= \$65, 4-BR= \$101.

Commercial space rent will have the tenant pay for water/sewer in addition to gas and electric.

**Apartment Features**

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units

Amt:

- Cable Included in Rent
- Internet Service Included

**Utilities**

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

**Equipment**

- AC Type:
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

**Other Features**

- Elevator     Pool     Tennis
- Rec. Area - Type:
- Fireplace     Community Room
- Alarm System      Gated entrance:

**Security Features:**

**Parking Features**

**Surface:** No  
**Garage:** No

**Covered:**

**Verification:** 2016543

**Contact Phone:**

**Verified On:**

11/04/2019

**Web Site:**

### AFFORDABLE APARTMENT RENTAL No. 3

**Property Name:** West Side Homes  
**Street Address:** 625 West Avenue  
**City, State:** Buffalo, NY  
**Date of Survey:** 4/2021  
**Type of Project:** Family Tax Credit  
**No. of Units:** 49  
**Year Built:** 2023  
**Occupancy Rate:** N/A  
**Rent Concessions:** No  
**Cond. Rating:**  
**Waiting List:**

(Space Reserved for Photo)

#### Rental Data

| Unit Type        | Baths | AMI | No. of Units | Sq. Ft. | Current Rent | Rent/Sq. Ft. |
|------------------|-------|-----|--------------|---------|--------------|--------------|
| 1 Bedroom        | 1     | 50% | 4            | 678     | \$610        | \$0.90       |
| 1 Bedroom, ESSHI | 1     | PBA | 4            | 678     | \$722        | \$1.06       |
| 2 Bedroom        | 1     | 50% | 11           | 904     | \$730        | \$0.81       |
| 2 Bedroom, ESSHI | 1     | PBA | 6            | 904     | \$866        | \$0.96       |
| 3 Bedroom        | 1     | 50% | 13           | 1094    | \$825        | \$0.75       |
| 3 Bedroom, ESSHI | 1     | PBA | 5            | 1094    | \$1000       | \$0.91       |
| 4 Bedroom        | 2     | 50% | 5            | 1280    | \$950        | \$0.74       |
| 4 Bedroom        | 2     | PBA | 1            | 1280    | \$1116       | \$0.87       |

**Amenities:** Renovation and new construction of 12 buildings on Massachusetts, West, Rhode Island, Hampshire, Parkdale, 14th, Congress and West Delavan. All utilities are included and multiple properties have solar panels or are Passive House. Units have private entry, laundry hookups and storage. Community space in anchor building on West Ave.

**Utilities:** **Heat:** Landlord Pays      **Electric:** Landlord Pays

**Comments:** Awarded funding in 2021 and awaiting development. ESSHI tenants pay rent based on 30% of income and qualify at 30% of AMI and are referred into the project. Subpopulation is Survivors of Domestic Violence.

#### Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units
  
- Amt:
- Cable Included in Rent
- Internet Service Included

#### Utilities

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

#### Equipment

- AC Type: central
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

#### Other Features

- Elevator     Pool     Tennis
- Rec. Area - Type:
- Fireplace     Community Room
- Alarm System      Gated entrance:

#### Security Features:

#### Parking Features

- Surface:** Yes      **Enough for:** Some
- Extra Cost:** No
- Garage:** No
- Covered:** No

**Verification:** PUSH

**Contact Phone:**

**Verified On:**

04/28/2021

**Web Site:**

**AFFORDABLE APARTMENT RENTAL No. 4**

**Property Name:** Waterfront Apartments Phase I  
**Street Address:** 1502 Niagara Street  
**City, State:** Buffalo, NY  
**Date of Survey:** 8/2020  
**Type of Project:** Family Tax Credit  
**No. of Units:** 48  
**Year Built:** 2016  
**Occupancy Rate:** 99%  
**Rent Concessions:** No  
**Cond. Rating:** B+  
**Waiting List:**  
 97 applicants



**Rental Data**

| Unit Type | Baths | AMI | No. of Units | Sq. Ft. | Current Rent | Rent/Sq. Ft. |
|-----------|-------|-----|--------------|---------|--------------|--------------|
| 1 Bedroom | 1     | 50% | 6            | 664     | \$536        | \$0.81       |
| 1 Bedroom | 1     | 60% | 4            | 664     | \$616        | \$0.93       |
| 2 Bedroom | 2     | 50% | 5            | 955     | \$664        | \$0.70       |
| 2 Bedroom | 1½    | 60% | 2            | 955     | \$678        | \$0.71       |
| 3 Bedroom | 1½    | 50% | 6            | 1276    | \$687        | \$0.54       |
| 3 Bedroom | 1½    | 60% | 18           | 1276    | \$722        | \$0.57       |
| 3 Bedroom | 2     | 60% | 1            | 1276    | \$722        | \$0.57       |
| 2 Bedroom | 2     | 60% | 5            | 955     | \$744        | \$0.78       |
| 3 Bedroom | 2     | 50% | 1            | 1276    | \$687        | \$0.54       |

**Amenities:** Multiple floor plans for each unit type, carpet, surface parking, AC, dishwashers. Three bedroom units have laundry hookups. Community space within elevator building.

**Utilities:** **Heat:** Tenant Pays      **Electric:** Tenant Pays

**Comments:** 8 buildings, 7 in townhouse style and 1 multistory elevator building. 2 fully accessible and adapted for persons with hearing/vision impairments and 5 units adapted for mobility impaired tenants.

As of 11/2019-management stated that this complex is currently 99% occupied with one (1) available unit. They maintain a wait list of 97 applicants. Utility allowances are 1BR - \$57 2BR - \$76 3BR - \$168. The rents listed above are current tax credit rents that have been quoted by management at the time of this survey.

**Apartment Features**

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units

Amt:

- Cable Included in Rent
- Internet Service Included

**Utilities**

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

**Equipment**

- AC Type:
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

**Other Features**

- Elevator     Pool     Tennis
- Rec. Area    - Type:
- Fireplace     Community Room
- Alarm System      Gated entrance: No

**Security Features:**

**Parking Features**

- Surface:** Yes      **Enough for:** All
- Extra Cost:** No
- Garage:** No
- Covered:** No

**Verification:** Norstar-Tina Matthews #111

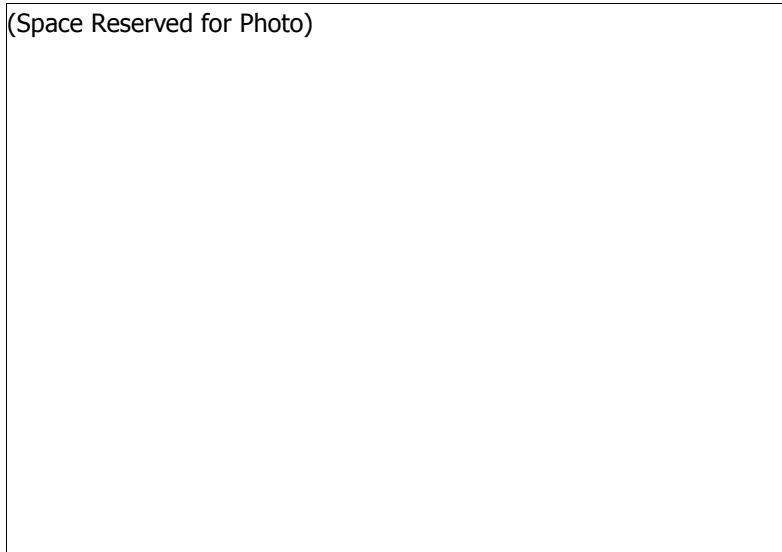
**Contact Phone:** (716) 847-1098

**Verified On:** 08/01/2020

**Web Site:** <http://http://www.norstarus.com/nd-usa-projects/waterfront-apartments/>

### AFFORDABLE APARTMENT RENTAL No. 5

**Property Name:** Waterfront Village Phase II  
**Street Address:** 270 Niagara Street  
**City, State:** Buffalo, NY  
**Date of Survey:** 2/2020  
**Type of Project:** Family Tax Credit  
**No. of Units:** 156  
**Year Built:** 2020  
**Occupancy Rate:** N/A  
**Rent Concessions:** No  
**Cond. Rating:** A  
**Waiting List:**



**Rental Data**

| Unit Type     | Baths | AMI | No. of Units | Sq. Ft. | Current Rent | Rent/Sq. Ft. |
|---------------|-------|-----|--------------|---------|--------------|--------------|
| 1 Bedroom     | 1     | 50% | 35           | 676     | \$575        | \$0.85       |
| 1 Bedroom     | 1     | 60% | 41           | 676     | \$595        | \$0.88       |
| 1 Bedroom     | 1     | 90% | 10           | 676     | \$774        | \$1.14       |
| 2 Bedroom     | 1     | 60% | 5            | 936     | \$711        | \$0.76       |
| 2 Bedroom     | 1     | 90% | 5            | 936     | \$1045       | \$1.12       |
| 2 Bedroom, TH | 1     | 60% | 23           | 1122    | \$711        | \$0.63       |
| 2 Bedroom, TH | 1     | 90% | 10           | 1122    | \$1045       | \$0.93       |
| 3 Bedroom, TH | 1½    | 60% | 28           | 1320    | \$758        | \$0.57       |
| 3 Bedroom, TH | 1½    | 90% | 9            | 1320    | \$1140       | \$0.86       |

**Amenities:** Resident space to include common laundry facilities, storage, fitness center, community room, management offices and conference room. Surface parking and bike storage.

**Utilities:** **Heat:** Landlord Pays      **Electric:** Tenant Pays

**Comments:** Planned new construction project with HFA funding. Completion expected by August 2020. Mix of two, three-story elevator buildings with 96 apartments and 16 two-story townhome buildings with 60 apartments. Townhomes will have separate entrance and in-unit laundry.

Elevator building to include heat, and tenants pay electric only. Utility allowances are \$57 and \$76. Townhomes 2BR and 3 BR will pay heat and electric and utility allowance is \$135 and \$169.

**Apartment Features**

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units  
Included  
Amt:
- Cable Included in Rent
- Internet Service Included

**Utilities**

- Heat Included Gas
- Cook Included
- Electricity Included
- Hot Water Included Gas
- Cold Water Included
- Sewer

**Equipment**

- AC Type: central
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

**Other Features**

- Elevator     Pool     Tennis
- Rec. Area - Type:
- Fireplace     Community Room
- Alarm System      Gated entrance:

**Security Features:**

**Parking Features**

**Surface:** Yes      **Enough for:** All

**Extra Cost:** No

**Garage:**

**Covered:**

**Verification:** Norstar

**Contact Phone:**

**Verified On:** 02/03/2020

**Web Site:**



**AFFORDABLE APARTMENT RENTAL No. 6**

**Property Name:** The Forge on Broadway  
**Street Address:** 490 Broadway  
**City, State:** Buffalo, NY  
**Date of Survey:** 1/2021  
**Type of Project:** Family Tax Credit  
**No. of Units:** 158  
**Year Built:** 2020  
**Occupancy Rate:** 90%  
**Rent Concessions:** No  
**Cond. Rating:** A  
**Waiting List:**



**Rental Data**

| Unit Type | Baths | AMI | No. of Units | Sq. Ft. | Current Rent | Rent/Sq. Ft. |
|-----------|-------|-----|--------------|---------|--------------|--------------|
| 1 Bedroom | 1     | 60% | 67           | 710     | \$723        | \$1.02       |
| 1 Bedroom | 1     | 90% | 8            | 710     | \$890        | \$1.25       |
| 2 Bedroom | 1     | 60% | 40           | 890     | \$855        | \$0.96       |
| 2 Bedroom | 1     | 90% | 6            | 890     | \$1050       | \$1.18       |
| 3 Bedroom | 1     | 60% | 17           | 960     | \$958        | \$1.00       |
| 3 Bedroom | 1     | 90% | 3            | 960     | \$1175       | \$1.22       |
| 1 Bedroom | 1     | 50% | 6            | 710     | \$655        | \$0.92       |
| 2 Bedroom | 1     | 50% | 8            | 890     | \$755        | \$0.85       |
| 3 Bedroom | 1     | 50% | 3            | 960     | \$833        | \$0.87       |

**Amenities:** New construction three and four story elevator buildings with over 195,000 sq.ft., ground floor commercial space and common amenities including, community room, fitness center, walking track, green roof, bike storage, tenant storage, history room, library, computer room, game room, conference rooms, and surface parking. All apartments include stove, refrigerator, dishwasher, disposal and washer/dryer.

**Utilities:** **Heat:** Landlord Pays      **Electric:** Tenant Pays

**Comments:** Started accepting applications as of 9/15/20 there were 60 units filled, 8 scheduled for September occupancy and 56 pending applications. Absorption correlates to 17 units per month over the first 4 months. First move ins were June 2020 with limited preleasing resulting from covid-19 concerns related to moving and employment verification. As of 3/3/21 143 units are filled which is a lower rate around 5 units per month attributed to lower mobility in winter months. All 2BR 50%, 3BR 50% and 3BR 80% AMI units are filled, Unit sizes range based on location within building.

Utility allowances at 1BR - \$45, 2BR - \$70 and 3BR - \$92.

**Apartment Features**

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units  
Included  
Amt:
- Cable Included in Rent
- Internet Service Included

**Utilities**

- Heat Included Gas
- Cook Included
- Electricity Included
- Hot Water Included Gas
- Cold Water Included
- Sewer

**Equipment**

- AC Type:
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

**Other Features**

- Elevator     Pool     Tennis
- Rec. Area - Type: fitness
- Fireplace     Community Room
- Alarm System      Gated entrance: No

**Security Features:**

**Parking Features**

- Surface:** Yes      **Enough for:** All
- Extra Cost:** No
- Garage:** No
- Covered:** No



**AFFORDABLE APARTMENT RENTAL No. 7**

**Property Name:** 1140 Jefferson  
**Street Address:** 1140 Jefferson Avenue  
**City, State:** Buffalo, NY  
**Date of Survey:** 3/2021  
**Type of Project:** Family Tax Credit  
**No. of Units:** 89  
**Year Built:** 2020  
**Occupancy Rate:** 97%  
**Rent Concessions:** No  
**Cond. Rating:** A  
**Waiting List:**  
 12-14 months for both types



**Rental Data**

| Unit Type                   | Baths | AMI | No. of Units | Sq. Ft. | Current Rent | Rent/Sq. Ft. |
|-----------------------------|-------|-----|--------------|---------|--------------|--------------|
| 1 Bedroom                   | 1     | 50% | 7            | 636     | \$532        | \$0.84       |
| 1 Bedroom                   | 1     | 60% | 44           | 636     | \$632        | \$0.99       |
| 1 Bedroom, State Tax Credit | 1     | 90% | 4            | 636     | \$782        | \$1.23       |
| 1 Bedroom, OPWDD            | 1     | PBA | 16           | 636     | \$532        | \$0.84       |
| 2 Bedroom                   | 1     | 50% | 4            | 890     | \$620        | \$0.70       |
| 2 Bedroom                   | 1     | 60% | 8            | 890     | \$695        | \$0.78       |
| 2 Bedroom, State Tax Credit | 1     | 90% | 6            | 890     | \$850        | \$0.96       |

**Amenities:** Two, three-story elevator buildings with 90 residential apartments (89 revenue producing), 14,500 square feet of commercial space, 5,300 square feet of tenant community space, and 97 off street parking spaces. Apartments will include a full bath and a walk-in kitchen with a stove, refrigerator, and dishwasher. rash, water, and sewage are included in the rent.

**Utilities:** **Heat:** Tenant Pays      **Electric:** Tenant Pays

**Comments:** Under construction as of 8/1/19 and first residents move in March 27 2020 with 17 total preleases and 29 units occupied by July 10 correlating to a rate of 7 units per month. Property will be stabilized in March 2021 and maintain the 7 unit/month absorption rate. 16 of the apartments will be set aside as supportive housing for persons with mental illness. People Inc. will be occupying 2,500 sq. ft. of tenant community space for support services.

**Apartment Features**

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units
  
- Amt:
- Cable Included in Rent
- Internet Service Included

**Utilities**

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

**Equipment**

- AC Type:
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

**Other Features**

- Elevator     Pool     Tennis
- Rec. Area - Type: Outdoor Playground
- Fireplace     Community Room
- Alarm System      Gated entrance:

**Security Features:**

**Parking Features**

**Surface:** Yes      **Enough for:** All  
**Extra Cost:**  
**Garage:**  
**Covered:**

**Verification:** People Inc.

**Contact Phone:** (716) 880-3890

**Verified On:** 03/01/2021

**Web Site:** [http://https://www.people-inc.org/tax\\_credit\\_housing\\_information/jefferson\\_ave/index.html](http://https://www.people-inc.org/tax_credit_housing_information/jefferson_ave/index.html)

**AFFORDABLE APARTMENT RENTAL No. 8**

**Property Name:** ELIM Townhomes  
**Street Address:** 129 Holden Avenue  
**City, State:** Buffalo, NY  
**Date of Survey:** 6/2020  
**Type of Project:** Family Tax Credit  
**No. of Units:** 30  
**Year Built:** TBD  
**Occupancy Rate:** 100%  
**Rent Concessions:** No  
**Cond. Rating:** B+  
**Waiting List:**  
 2BR - 22, 3BR - 16, 3BR - 8



**Rental Data**

| Unit Type | Baths | AMI | No. of Units | Sq. Ft. | Current Rent | Rent/Sq. Ft. |
|-----------|-------|-----|--------------|---------|--------------|--------------|
| 2 Bedroom | 1½    | 50% | 13           | 1051    | \$630        | \$0.60       |
| 3 Bedroom | 1½    | 50% | 13           | 1250    | \$720        | \$0.58       |
| 4 Bedroom | 1½    | 50% | 4            | 1389    | \$790        | \$0.57       |

**Amenities:** New construction two-story private entry townhomes, laundry hookups, with a separate community building/leasing office. Tenants pay for gas and electric. 3 units for mobility impaired and 2 for hearing/visually impaired tenants.

**Utilities:** **Heat:** Tenant Pays      **Electric:** Tenant Pays

**Comments:** Awarded funding in 2018 and all data is proforma from developer. Utility allowances are 2BR - \$124, 3BR - \$155, 4BR - \$189.

**Apartment Features**

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units
  
- Amt:
- Cable Included in Rent
- Internet Service Included

**Utilities**

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

**Equipment**

- AC Type:
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

**Other Features**

- Elevator     Pool     Tennis
- Rec. Area - Type:
- Fireplace     Community Room
- Alarm System      Gated entrance: No

**Security Features:**

**Parking Features**

- Surface:** Yes    **Enough for:** All
- Extra Cost:** No
- Garage:** No
- Covered:** No

**Verification:** Belmont

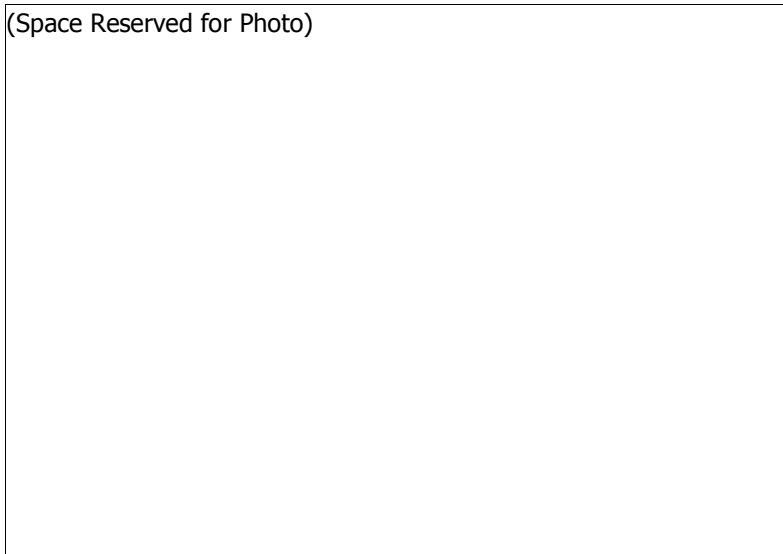
**Contact Phone:** (716) 931-5588

**Verified On:** 06/03/2020

**Web Site:** <http://https://www.belmonthousingwny.org/listings/elim-townhomes/>

### AFFORDABLE APARTMENT RENTAL No. 9

**Property Name:** School 75 Neighborhood  
**Street Address:** 57 Howard St  
**City, State:** Buffalo, NY  
**Date of Survey:** 4/2020  
**Type of Project:** Family Tax Credit  
**No. of Units:** 65  
**Year Built:** 2022  
**Occupancy Rate:** N/A  
**Rent Concessions:** No  
**Cond. Rating:** B+  
**Waiting List:**



#### Rental Data

| Unit Type              | Baths | AMI | No. of Units | Sq. Ft. | Current Rent | Rent/Sq. Ft. |
|------------------------|-------|-----|--------------|---------|--------------|--------------|
| 1 Bedroom, ESSHI & S+C | 1     | PBA | 33           | 700     | \$505        | \$0.72       |
| 1 Bedroom              | 1     | 50% | 12           | 700     | \$505        | \$0.72       |
| 2 Bedroom              | 1     | 50% | 2            | 1000    | \$605        | \$0.61       |
| 2 Bedroom              | 1     | 50% | 7            | 1000    | \$605        | \$0.61       |
| 2 Bedroom              | 1     | 60% | 7            | 1000    | \$755        | \$0.76       |
| 3 Bedroom              | 1     | 60% | 4            | 1050    | \$835        | \$0.80       |

**Amenities:** Renovation of existing school building and new construction duplexes on nearby lots. School building has elevator service, community space, common laundry and supportive services for WNYVHC. Hot water included in school building, tenants pay gas and electric in all.

**Utilities:** **Heat:** Tenant Pays      **Electric:** Tenant Pays

**Comments:** Awarded funding in 2020 and awaiting construction, all data proforma from developer. 4 units are technically studios and consistent in size with 1BR units. 13 ESSHI units are replacement housing for a building on Main Street and all ESSHI units will be filled through referrals with tenants paying rent based on 30% of income. Utility allowances are \$63/\$68, \$82/\$95 and \$113

#### Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units

Amt:

- Cable Included in Rent
- Internet Service Included

#### Utilities

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

#### Equipment

- AC Type:
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

#### Other Features

- Elevator     Pool     Tennis
- Rec. Area - Type:
- Fireplace     Community Room
- Alarm System      Gated entrance: No

#### Security Features:

#### Parking Features

**Surface:** Yes      **Enough for:** All

**Extra Cost:** No

**Garage:** No

**Covered:** No

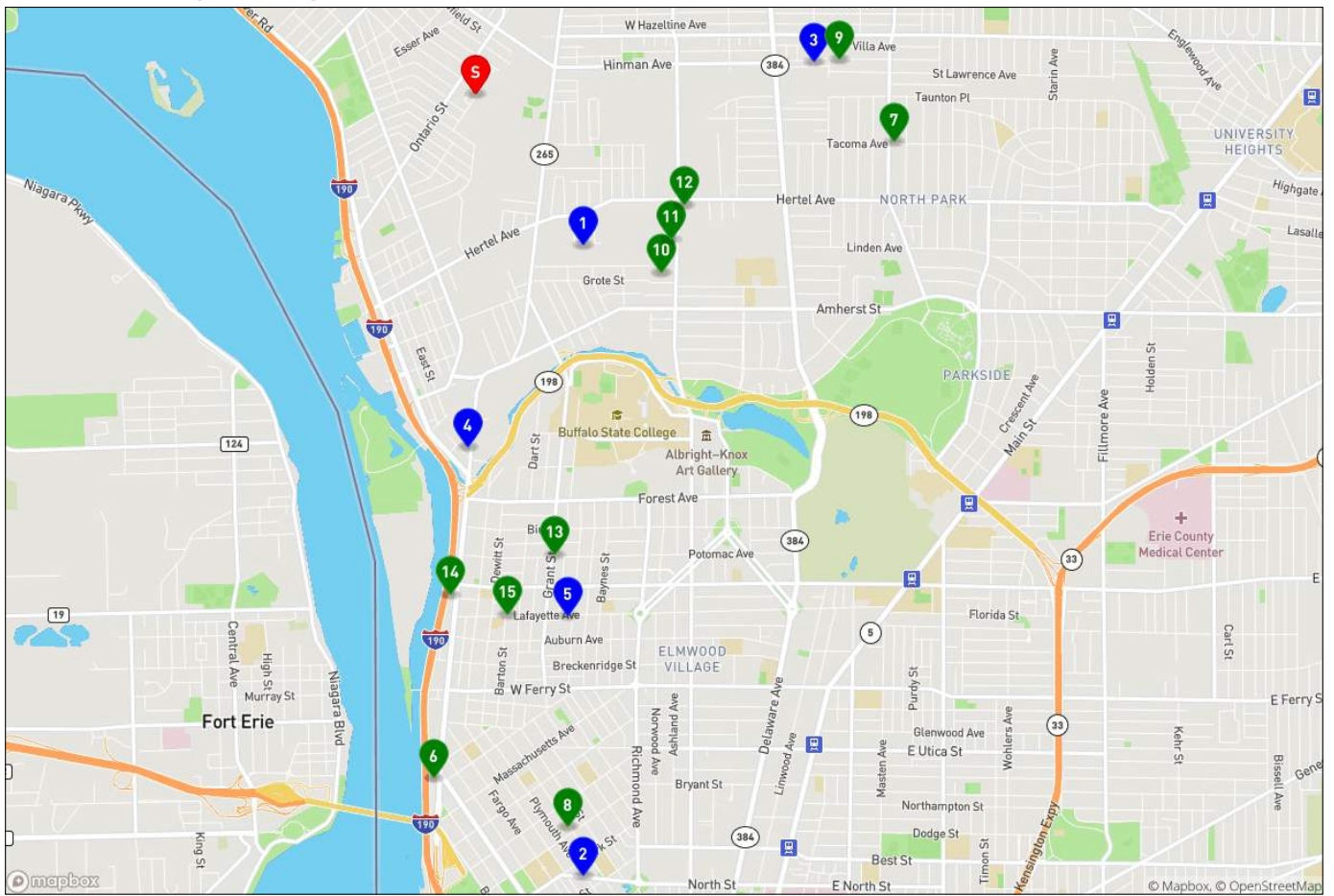
**Verification:** Dan - Norstar

**Contact Phone:**

**Verified On:** 04/27/2020

**Web Site:**

Market Rate Competitor Map



Shaffer Village  
Buffalo, Erie County, NY



**MARKET RATE APARTMENT RENTAL No. 1**

**Property Name:** Hertel Avenue Townhomes  
**Street Address:** 527 Hertel Avenue  
**City, State:** Buffalo, NY  
**Date of Survey:** 4/2021  
**Type of Project:** Market Rate  
**No. of Units:** 158  
**Year Built:** 1958  
**Occupancy Rate:** 95%  
**Rent Concessions:** No  
**Cond. Rating:** B-



**Rental Data**

| Unit Type            | Baths | No. of Units | Sq. Ft. | Current Rent | Rent/Sq. Ft. |
|----------------------|-------|--------------|---------|--------------|--------------|
| 1 Bedroom, Townhouse | 1     | 26           | 1149    | \$950        | \$0.83       |
| 2 Bedroom, Townhouse | 1     | 93           | 1334    | \$1100       | \$0.82       |
| 3 Bedroom, Townhouse | 1½    | 39           | 1521    | \$1250       | \$0.82       |

**Amenities:** On-site parking. Each unit is townhouse style with full basement and second floor bedrooms. Common laundry and outdoor play areas. No community room.

**Utilities:** **Heat:** Tenant Pays      **Electric:** Tenant Pays

**Comments:** As of July 2020, all apartments are renovated with kitchens, baths and flooring. Appliances are included. Occupancy not provided and all floorplans listed as available.

**Apartment Features**

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units

Amt:

- Cable Included in Rent
- Internet Service Included

**Utilities**

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

**Equipment**

- AC Type:
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

**Other Features**

- Elevator     Pool     Tennis
- Rec. Area - Type:
- Fireplace     Community Room
- Alarm System      Gated entrance:

**Security Features:**

**Parking Features**

- Surface:** Yes      **Enough for:** All
- Extra Cost:** Yes      **Fee:** \$10
- Garage:** Yes      **Enough for:** Some
- Extra Cost:** Yes      **Fee:** \$25
- Covered:** No

**Verification:** Erika

**Contact Phone:** (716) 853-2787

**Verified On:** 04/15/2021

**Web Site:** <http://goldwynn.com>

**MARKET RATE APARTMENT RENTAL No. 2**

**Property Name:** 425 Porter Avenue  
**Street Address:** 425 Porter Avenue  
**City, State:** Buffalo, NY  
**Date of Survey:** 12/2020  
**Type of Project:** Market Rate  
**No. of Units:** 28  
**Year Built:** 1900/2016  
**Occupancy Rate:** 85%  
**Rent Concessions:** No  
**Cond. Rating:** B-



**Rental Data**

| Unit Type             | Baths | No. of Units | Sq. Ft. | Current Rent   | Rent/Sq. Ft.    |
|-----------------------|-------|--------------|---------|----------------|-----------------|
| 1 Bedroom             | 1     | 20           | 600     | \$750 - \$850  | \$1.25 - \$1.42 |
| 1 Bedroom, 419 Porter | 1     | 9            | 575     | \$800 - \$850  | \$1.39 - \$1.48 |
| 2 Bedroom             | 1     | 4            | 700     | \$900 - \$1000 | \$1.29 - \$1.43 |
| 3 Bedroom             | 1½    | 4            | 1000    | \$1095         | \$1.10          |

**Amenities:** Units have standard kitchen appliances (stoves & refrigerators), carpeting, and drapes/blinds. Coin-operated laundry facilities are available on-site. There is no dedicated parking, parking is first come first serve on-street parking only.

**Utilities:** **Heat:** Landlord Pays      **Electric:** Tenant Pays

**Comments:** Updates in 2016 to the building at 419 Porter Ave, which is part of this project, the building at 425 Porter had minimal updates. Updates included new thermo pane windows throughout, new kitchens and baths (average quality finishes), a newer boiler, an updated elevator, and a new rubber roof.

Currently 4 available units. They do accept Section 8 vouchers.

**Apartment Features**

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units

Amt:

- Cable Included in Rent
- Internet Service Included

**Utilities**

- Heat Included Gas
- Cook Included
- Electricity Included
- Hot Water Included Gas
- Cold Water Included
- Sewer

**Equipment**

- AC Type:
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

**Other Features**

- Elevator     Pool     Tennis
- Rec. Area - Type:
- Fireplace     Community Room
- Alarm System      Gated entrance:

**Security Features:**

**Parking Features**

**Surface:** No

**Garage:** No

**Covered:** No

**Verification:** Sinatra Realty - Diane Turner

**Contact Phone:** (716) 220-8468

**Verified On:** 12/08/2020

**Web Site:** <http://apartments.sinatraandcompany.com>

### MARKET RATE APARTMENT RENTAL No. 3

**Property Name:** Delsan Court  
**Street Address:** 1-124 Delsan Ct  
**City, State:** Buffalo, NY  
**Date of Survey:** 4/2021  
**Type of Project:** Market Rate  
**No. of Units:** 123  
**Year Built:** 1958/2012  
**Occupancy Rate:** 95%  
**Rent Concessions:** No  
**Cond. Rating:** B-



#### Rental Data

| Unit Type                                  | Baths | No. of Units | Sq. Ft. | Current Rent | Rent/Sq. Ft. |
|--|-------|--------------|---------|--------------|--------------|
| 1 Bedroom                                  | 1     | 11           | 800     | \$925        | \$1.16       |
| 2 Bedroom, Renovated - includes appliances | 1     | 92           | 990     | \$1050       | \$1.06       |
| 3 Bedroom, Renovated - includes appliances | 1     | 22           | 1280    | \$1200       | \$0.94       |

**Amenities:** The subject consists of a mix of 1, 2 and 3-bedroom townhouse units. 33 apartments were recently updated and include new kitchens with a stove and refrigerator, hardwood floors and updated electrical and furnace units. All new windows. All units have separate entrances but no basements. There is adequate on-site parking. Other renovations included new roofs, windows, siding and painting and landscaping.

**Utilities:** **Heat:** Tenant Pays      **Electric:** Tenant Pays

**Comments:** All floorplans listed as available and rents reflect current asking rates for completed units. The project underwent renovations to the interior of the units and some structural updates of about \$12,000 per unit - completed in mid 2012. More significant interior renovations were completed in 2019 with new flooring, bath and kitchens.

#### Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units

Amt:

- Cable Included in Rent
- Internet Service Included

#### Utilities

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

#### Equipment

- AC Type:
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

#### Other Features

- Elevator     Pool     Tennis
- Rec. Area - Type:
- Fireplace     Community Room
- Alarm System      Gated entrance:

#### Security Features:

#### Parking Features

**Surface:** Yes      **Enough for:** All  
**Extra Cost:** Yes      **Fee:** \$10 per month  
**Garage:** Yes      **Enough for:** All  
**Extra Cost:** Yes      **Fee:** \$25 per month  
**Covered:** No

**Verification:** Erika

**Contact Phone:** (716) 853-2787

**Verified On:** 04/11/2021

**Web Site:**

**MARKET RATE APARTMENT RENTAL No. 4**

**Property Name:** Black Rock Freight House  
**Street Address:** 68 Tonawanda St  
**City, State:** Buffalo, NY  
**Date of Survey:** 9/2020  
**Type of Project:** Market Rate  
**No. of Units:** 35  
**Year Built:** 2020  
**Occupancy Rate:** 100%  
**Rent Concessions:** No  
**Cond. Rating:** A-



**Rental Data**

| Unit Type              | Baths | No. of Units | Sq. Ft. | Current Rent    | Rent/Sq. Ft.    |
|------------------------|-------|--------------|---------|-----------------|-----------------|
| 1 Bedroom, 710-765sf   | 1     | N/A          | 750     | \$950 - \$995   | \$1.27 - \$1.33 |
| 2 Bedroom, 996-13286sf | 2     | N/A          | 1130    | \$1320 - \$1735 | \$1.17 - \$1.54 |
| 3 Bedroom              | 2     | N/A          | 1624    | \$1995          | \$1.23          |

**Amenities:** units have private entrances, laminate floor, stainless steel appliances, laundry and surface parking. All units include internet/cable tv and gated surface parking. Some units have 2-story loft setups and/or loft storage spaces.

**Utilities:** **Heat:** Tenant Pays      **Electric:** Tenant Pays

**Comments:** First move ins were June 2020 and as of 9/30/20 there was 1 2BR unit remaining. A few units were preleased during marketing and absorption correlates to 7 units per month over 5 months. All tenants were existing renters in the city or recent graduates.

**Apartment Features**

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units

Amt:

- Cable Included in Rent
- Internet Service Included

**Utilities**

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

**Equipment**

- AC Type:
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

**Other Features**

- Elevator     Pool     Tennis
- Rec. Area - Type:
- Fireplace     Community Room
- Alarm System      Gated entrance: No

**Security Features:**

**Parking Features**

- Surface:** Yes      **Enough for:** All
- Extra Cost:** No
- Garage:** No
- Covered:** No

**Verification:** Jason - Leasing

**Contact Phone:** (716) 381-9838

**Verified On:** 09/30/2020

**Web Site:** <http://https://buffalofts.com/development/black-rock-freight-house>



### MARKET RATE APARTMENT RENTAL No. 5

**Property Name:** 257 Lafayette Center Lofts  
**Street Address:** 257 Lafayette Avenue  
**City, State:** Buffalo, NY  
**Date of Survey:** 8/2020  
**Type of Project:** Market Rate  
**No. of Units:** 20  
**Year Built:** 2009  
**Occupancy Rate:** 100%  
**Rent Concessions:** No  
**Cond. Rating:** A



#### Rental Data

| Unit Type                                | Baths | No. of Units | Sq. Ft. | Current Rent    | Rent/Sq. Ft.    |
|--|-------|--------------|---------|-----------------|-----------------|
| 1 Bedroom                                | 1     | 3            | 796     | \$800 - \$990   | \$1.01 - \$1.24 |
| 2 Bedroom                                | 2     | 2            | 1282    | \$1090 - \$1250 | \$0.85 - \$0.98 |
| 2 Bedroom, 897 to 1001 sf. - avg. 919 sf | 1     | 15           | 919     | \$1090 - \$1250 | \$1.19 - \$1.36 |

**Amenities:** Units have stove, refrigerator, dishwasher, microwave, in unit laundry, ceiling fans and blinds. On-site parking and community room. The kitchens and baths have above average cabinetry and countertops. Hardwood floors and 12 foot ceilings.

**Utilities:** **Heat:** Tenant Pays      **Electric:** Tenant Pays

**Comments:** This is a converted school originally built in 1928 and converted/renovated in 2009. It is now a mixed use building with 20 loft style apartments and 10,000 sf. of commercial space.

As of 2/2020-the leasing agent stated that the complex is currently fully occupied and that they do not have a waiting list at this time. They do not accept Section 8 vouchers.

As of 8/2020, management stated that the complex is currently operating at 100% with available units in early October.

#### Apartment Features

- Separate Entrance(s)
- Balcony/Patio
- Carpets
- Drapes/Blinds
- Storage
- Coin Laundry Facility
- Washer/Dryer Hookups
- Washer/Dryer Units  
Included  
Amt:
- Cable Included in Rent
- Internet Service Included

#### Utilities

- Heat Included
- Cook Included
- Electricity Included
- Hot Water Included
- Cold Water Included
- Sewer

#### Equipment

- AC Type: central
- Stove
- Refrigerator
- Disposal
- Dishwasher
- Microwave

#### Other Features

- Elevator     Pool     Tennis
- Rec. Area - Type:
- Fireplace     Community Room
- Alarm System      Gated entrance:

#### Security Features:

#### Parking Features

- Surface:** Yes      **Enough for:** All
- Extra Cost:** No
- Garage:** No
- Covered:** No

**Verification:** Leasing Agent -

**Contact Phone:** (716) 381-9838

**Verified On:** 08/17/2020

**Web Site:** <http://buffaloflts.com/property/1685-hertel-a302/>

## Addenda

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### **Addendum A**

### **Demand Analysis Glossary**

**Glossary/Explanatory Comments - Demand Model: Family Projects**

|    |   |   |
|----|---|---|
| 1  | Total Number of HH in the Market: All age groups            | Includes renters and owners from the HISTA data. Presented for reference not application. Includes all age groups.  |
| 2  | % of Renters  | The Total number of Renters divided by the total HH from line 1 above.  |
| 3  | % of Owners   | The Total number of Owners divided by the total HH from line 1 above.   |
| 4  | Renter Mobility   | For Family projects we account only for existing renters, not homeowners  |
| 5  | Total Number of HH for the unit size(1)                     | Total number of HH for unit type. Typically 1/2 person for 1 Br, 2/3 person for 2 Br, and 3+ Persons for 3-4 Bd. There can be some variation  |
| 6  | Less 62+  | Typically we will not account for HH aged 62+ for family projects. There can be exceptions if there are 1br apartments, may vary by market  |
| 7  | Net   | The results of the above two.   |
| 8  | Estimated Rents for Target Market - Gross Rent(2)           | Gross Rents for the unit type in question. If there are multiple rents, each is represented here. Will be used to establish the income bands based on DHCR standards. For the low end to apply, there must be enough of the unit type to apply.   |
| 9  | Income Qual. Range: (3)-Specific Range based on rents       | Income Bands based on DHCR standards. Low= needed for affordability (low end rent from 8*12/48%). Upper= Max allowable (upper rent from 8*12.30%). The 30%-48% are the income bands based on rent to be charged. DHCR allows low to high based on rent, but requires that an adequate portion of units be set at the low end rent level for the unit type in question. May use 40% for family project Max |
| 10 | <b>Income Qualified HH From 0-Max(From Current HISTA)</b>   | This band is necessary to avoid a "double" project elimination. Explained in greater detail in text. Here the Low end extends to zero in order to account for all forms of subsidized housing in a market area. The upper end remains similar to the line 8 discussion Accounts for all renter HH for the HH size in question that fall within the income bands set by line 9.                            |
| 11 | <b>Total Income Qualified HH</b>                            | The number of all income qualified HH from line 10 income band above, for the HH size that applies to this unit type.   |
| 12 | <b>Elimination of Existing/Planned Competitors</b>          | All existing and planned subsidized housing in the market area. Corresponds to chart in the text that breaks out units by bedroom type. These need to be eliminated based on DHCR standards in order to avoid impact on existing subsidized. Correlates to a NET Demand model.  |
| 13 | <b>Net Demand</b>   | The results from subtracting line 12 from line 11. These are therefore all HH in the band set from line 10 that are not in existing subsidized housing in the specific market area used. They are therefore considered the most likely target market for a new rental project.  |
| 14 | <b>Income qual based on the specific band above</b>         | Ratio of the number of renter HH from income band set on line 9 divided by the total on line 11. Uses the HISTA data to determine the number of HH for the unit type in question that fall within these income parameters.  |
| 15 | <b>Mobility Factor</b>                                      | For LIHTC projects this is always 100%. Presented for consideration and used as ratio only for SLIHTC or Market Rate deals.   |
| 16 | <b>Net Demand</b>   | The number of age and income qualified renter HH for unit type in question. Net since we have eliminated existing subsidized. These are income qualified who reside in rental situations other than affordable or subsidized housing.   |
|    | <b>Market Growth/Contraction</b>                            | The change in number of age/income qualified renter HH only. Tracked based on HISTA projections over the next five years. See the HISTA data in report and the addendum for details, the numbers are also presented in the text.  |
| 17 | <b>Applicable Growth (2 of the 5 years)(6)</b>              | We account for two of five years of growth. Accounts for construction/absorption. This is after income qualification bands. Not likely in Upstate NY that we will account for growth, but it is market specific   |
| 18 | <b>Total Demand By Unit Type</b>                            | Adds line items 16 and 17   |
| 19 | <b>Number of Units</b>                                      | Total number of units for the bedroom type in question. Will be applied to set capture for this unit type.  |
| 20 | <b>Capture for unit type</b>                                | The results of dividing line 18 by line 19. The % of age/income qual hh for this unit type that the project must capture to reach supportable occupancy.  |
| 21 | <b>Ratio of total project (unit type compared to total)</b> | Total number of units for this unit type/total number of units for the project. Necessary to apply weighted average for project capture.  |
| 22 | <b>Weighted Average Market Capture(pro-rated by type)</b>   | Weighted average of the line 21 results. Indicative of the total capture needed to reach stable occupancy for the project.  |

## APPENDIX C: MARKET STUDY

### SHAFFER VILLAGE REDEVELOPMENT & NEIGHBORHOOD MASTER PLAN

#### Glossary/Explanatory Comments - Demand Model

|                                      |   |  |
|--------------------------------------|---|--|
| 1                                    | Total Number of HH in the Market: Aged 55+  | All senior HH aged 55 and above. Includes renters and owners from the HISTA data. Presented for reference not application.   |
| 2                                    | % of Renters  | The Total number of Renters divided by the total HH from line 1 above.   |
| 3                                    | % of Owners   | The Total number of Owners divided by the total HH from line 1 above.  |
| 4                                    | Total Number of HH for the unit size(1)   | All Senior HH aged 55 and above in One person HH. From the HISTA data for one person only. This line item includes renters and owners.   |
| 5                                    | % of Renters for the unit size  | The Total number of Renters divided by the total HH from line 4 above.   |
| 6                                    | % of Owners for the unit size   | The Total number of Owners divided by the total HH from line 4 above.  |
| <b>Renter Contribution</b>           |   |  |
| 7                                    | Total number of renters based on HH size/Unit type  | This section applies to the renter households only, not homeowners. Only the HISTA Renter HH data has been referenced. Based on the ratio from line 4 and 5 above. Also can be referenced from HISTA DATA renter one person HH.  |
| 8                                    | Estimated Rents for Target Market - Gross Rent(2)<br>Note: In this case the low end will be used for afford. Since there is an adequate mix of low end units. | Gross Rents for the unit type in question. If there are multiple rents, each is represented here. Will be used to establish the income bands based on DHCR standards.  |
| 9                                    | Income Qual. Range: (3)-Specific Range based on rents   | Income Bands based on DHCR standards. Low= needed for affordability (low end rent from 8*12/48%). Upper= Max allowable (upper rent from 8*12.30%). The 30%-48% are the income bands based on rent to be charged. DHCR allows low to high based on rent, but requires that an adequate portion of units be set at the low end rent level for the unit type in question. |
| 10                                   | Income range used for initial project elimination:  | This band is necessary to avoid a "double" project elimination. Explained in greater detail in text. Here the Low end extends to zero in order to account for all forms of subsidized housing in a market area. The upper end remains similar to the line 9 discussion   |
| 11                                   | <b>Income Qualified HH From 0-Max(From 2005 HISTA)(4)</b>   | Accounts for all renter HH for the HH size in question that fall within the income bands set by line 10.   |
| 12                                   | <b>Elimination of Existing/Planned Competitors</b>  | All existing and planned subsidized housing in the market area. Corresponds to chart in the text that breaks out units by bedroom type. These need to be eliminated based on DHCR standards in order to avoid impact on existing subsidized. Correlates to a NET Demand model.   |
| 13                                   | <b>Net Demand</b>   | The results from subtracting line 12 from line 11. These are therefore all HH in the band set from line 10 that are not in existing subsidized housing in the specific market area used. They are therefore considered the most likely target market for a new rental project.   |
| 14                                   | <b>Income qual based on the specific band above</b>   | Ratio of the number of renter HH from income band set on line 9 divided by the total on line 11. Uses the HISTA data to determine the number of HH for the unit type in question that fall within these income parameters.   |
| 15                                   | <b>Mobility Factor</b>  | For LIHTC projects this is always 100%. Presented for consideration and used as ratio only for SLIHTC or Market Rate deals.  |
| 16                                   | <b>Net Demand</b>   | The number of age and income qualified renter HH for unit type in question. Net since we have eliminated existing subsidized. These are income qualified who reside in rental situations other than affordable or subsidized housing.  |
| <b>Senior Homeowner Contribution</b> |   |  |
| 17                                   | <b>Total Income Qualified HH (From 2005 HISTA)(5)</b>   | Homeowner Analysis Only. Same income band as line item 9 above. Applies to the HH size applicable to the unit type, from the HISTA data for Senior Owners.   |
| 18                                   | <b>Mobility Factor</b>  | DHCR allows for inclusion of 10% of the existing senior Homeowners. This is applied without exception.   |
| 19                                   | <b>Net Demand</b>   | The results of Line 17* Line 18  |
| <b>Market Growth/Contraction</b>     |   |  |
| 20                                   | <b>Applicable Growth (2 of the 5 years)(6)</b>  | The increase in number of age/income qualified renter HH only. Tracked based on HISTA projections over the next five years. See the HISTA data in report and the addendum for details, the numbers are also presented in the text. We account for two of five years of growth. Accounts for construction/absorption. This is after income qualification bands.         |
| 21                                   | <b>Total Demand By Unit Type</b>  | Adds line items 16, 19 and 20. All three components of demand.   |
| 22                                   | <b>Number of Units</b>  | Total number of units for the bedroom type in question. Will be applied to set capture for this unit type.   |
| 23                                   | <b>Capture for unit type</b>  | The results of dividing line 22 from line 21. The % of age/income qual hh for this unit type that the project must capture to reach supportable occupancy.   |
| 24                                   | <b>Ratio of total project (unit type compared to total)</b>   | Total number of units for this unit type/total number of units for the project. Necessary to apply weighted average for project capture.   |
| 25                                   | <b>Weighted Average Market Capture(pro-rated by type)</b>   | Weighted average of the line 24 results. Indicative of the total capture needed to reach stable occupancy for the project.   |

**Glossary/Explanatory Comments - Demand Model**

|                                      |   |  |
|--------------------------------------|---|--|
| 1                                    | Total Number of HH in the Market: Aged 55+  | All senior HH aged 55 and above. Includes renters and owners from the HISTA data. Presented for reference not application.   |
| 2                                    | % of Renters  | The Total number of Renters divided by the total HH from line 1 above.   |
| 3                                    | % of Owners   | The Total number of Owners divided by the total HH from line 1 above.  |
| 4                                    | Total Number of HH for the unit size(1)   | All Senior HH aged 55 and above in One person HH. From the HISTA data for one person only. This line item includes renters and owners.   |
| 5                                    | % of Renters for the unit size  | The Total number of Renters divided by the total HH from line 4 above.   |
| 6                                    | % of Owners for the unit size   | The Total number of Owners divided by the total HH from line 4 above.  |
| <b>Renter Contribution</b>           |   |  |
| 7                                    | Total number of renters based on HH size/Unit type  | This section applies to the renter households only, not homeowners. Only the HISTA Renter HH data has been referenced. Based on the ratio from line 4 and 5 above. Also can be referenced from HISTA DATA renter one person HH.  |
| 8                                    | Estimated Rents for Target Market - Gross Rent(2)<br>Note: In this case the low end will be used for afford. Since there is an adequate mix of low end units. | Gross Rents for the unit type in question. If there are multiple rents, each is represented here. Will be used to establish the income bands based on DHCR standards.  |
| 9                                    | Income Qual. Range: (3)-Specific Range based on rents   | Income Bands based on DHCR standards. Low= needed for affordability (low end rent from 8*12/48%). Upper= Max allowable (upper rent from 8*12.30%). The 30%-48% are the income bands based on rent to be charged. DHCR allows low to high based on rent, but requires that an adequate portion of units be set at the low end rent level for the unit type in question. |
| 10                                   | Income range used for initial project elimination:  | This band is necessary to avoid a "double" project elimination. Explained in greater detail in text. Here the Low end extends to zero in order to account for all forms of subsidized housing in a market area. The upper end remains similar to the line 9 discussion   |
| 11                                   | <b>Income Qualified HH From 0-Max(From 2005 HISTA)(4)</b>   | Accounts for all renter HH for the HH size in question that fall within the income bands set by line 10.   |
| 12                                   | <b>Elimination of Existing/Planned Competitors</b>  | All existing and planned subsidized housing in the market area. Corresponds to chart in the text that breaks out units by bedroom type. These need to be eliminated based on DHCR standards in order to avoid impact on existing subsidized. Correlates to a NET Demand model.   |
| 13                                   | <b>Net Demand</b>   | The results from subtracting line 12 from line 11. These are therefore all HH in the band set from line 10 that are not in existing subsidized housing in the specific market area used. They are therefore considered the most likely target market for a new rental project.   |
| 14                                   | <b>Income qual based on the specific band above</b>   | Ratio of the number of renter HH from income band set on line 9 divided by the total on line 11. Uses the HISTA data to determine the number of HH for the unit type in question that fall within these income parameters.   |
| 15                                   | <b>Mobility Factor</b>  | For LIHTC projects this is always 100%. Presented for consideration and used as ratio only for SLIHTC or Market Rate deals.  |
| 16                                   | <b>Net Demand</b>   | The number of age and income qualified renter HH for unit type in question. Net since we have eliminated existing subsidized. These are income qualified who reside in rental situations other than affordable or subsidized housing.  |
| <b>Senior Homeowner Contribution</b> |   |  |
| 17                                   | <b>Total Income Qualified HH (From 2005 HISTA)(5)</b>   | Homeowner Analysis Only. Same income band as line item 9 above. Applies to the HH size applicable to the unit type, from the HISTA data for Senior Owners.   |
| 18                                   | <b>Mobility Factor</b>  | DHCR allows for inclusion of 10% of the existing senior Homeowners. This is applied without exception.   |
| 19                                   | <b>Net Demand</b>   | The results of Line 17* Line 18  |
| <b>Market Growth/Contraction</b>     |   |  |
| 20                                   | <b>Applicable Growth (2 of the 5 years)(6)</b>  | The increase in number of age/income qualified renter HH only. Tracked based on HISTA projections over the next five years. See the HISTA data in report and the addendum for details, the numbers are also presented in the text. We account for two of five years of growth. Accounts for construction/absorption. This is after income qualification bands.         |
| 21                                   | <b>Total Demand By Unit Type</b>  | Adds line items 16, 19 and 20. All three components of demand.   |
| 22                                   | <b>Number of Units</b>  | Total number of units for the bedroom type in question. Will be applied to set capture for this unit type.   |
| 23                                   | <b>Capture for unit type</b>  | The results of dividing line 22 from line 21. The % of age/income qual hh for this unit type that the project must capture to reach supportable occupancy.   |
| 24                                   | <b>Ratio of total project (unit type compared to total)</b>   | Total number of units for this unit type/total number of units for the project. Necessary to apply weighted average for project capture.   |
| 25                                   | <b>Weighted Average Market Capture(pro-rated by type)</b>   | Weighted average of the line 24 results. Indicative of the total capture needed to reach stable occupancy for the project.   |

Addenda

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**Addendum B**

**Additional HISTA Information**



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| Households by Income and Age |                         |                         |                         |                         |                         |                         |                         |             |               |                    |
|------------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------|---------------|--------------------|
| Market Area                  |                         |                         |                         |                         |                         |                         |                         |             |               |                    |
| Census Data - 2000           |                         |                         |                         |                         |                         |                         |                         |             |               |                    |
| Income                       | Age<br>15 - 24<br>Years | Age<br>25 - 34<br>Years | Age<br>35 - 44<br>Years | Age<br>45 - 54<br>Years | Age<br>55 - 64<br>Years | Age<br>65 - 74<br>Years | Age<br>75 - 84<br>Years | Age<br>85+  | Total         | Percent            |
| Less than \$15,000           | 783                     | 1,228                   | 1,236                   | 981                     | 856                     | 901                     | 877                     | 326         | <b>7,188</b>  | <b>28.2%</b>       |
| \$15,000 - \$24,999          | 346                     | 885                     | 873                     | 495                     | 503                     | 608                     | 667                     | 191         | <b>4,568</b>  | <b>17.9%</b>       |
| \$25,000 - \$34,999          | 123                     | 727                     | 852                     | 532                     | 348                     | 616                     | 314                     | 78          | <b>3,590</b>  | <b>14.1%</b>       |
| \$35,000 - \$49,999          | 175                     | 728                     | 980                     | 917                     | 520                     | 359                     | 341                     | 81          | <b>4,101</b>  | <b>16.1%</b>       |
| \$50,000 - \$74,999          | 89                      | 671                     | 1,110                   | 861                     | 464                     | 375                     | 156                     | 32          | <b>3,758</b>  | <b>14.7%</b>       |
| \$75,000 - \$99,999          | 8                       | 209                     | 382                     | 482                     | 199                     | 67                      | 51                      | 11          | <b>1,409</b>  | <b>5.5%</b>        |
| \$100,000 - \$124,999        | 5                       | 44                      | 122                     | 164                     | 63                      | 7                       | 29                      | 5           | <b>439</b>    | <b>1.7%</b>        |
| \$125,000 - \$149,999        | 4                       | 26                      | 35                      | 53                      | 50                      | 18                      | 10                      | 3           | <b>199</b>    | <b>0.8%</b>        |
| \$150,000 - \$199,999        | 5                       | 9                       | 30                      | 54                      | 0                       | 0                       | 16                      | 4           | <b>118</b>    | <b>0.5%</b>        |
| \$200,000 and up             | <u>0</u>                | <u>0</u>                | <u>49</u>               | <u>52</u>               | <u>30</u>               | <u>21</u>               | <u>11</u>               | <u>1</u>    | <b>164</b>    | <b><u>0.6%</u></b> |
| <b>Total</b>                 | <b>1,538</b>            | <b>4,527</b>            | <b>5,669</b>            | <b>4,591</b>            | <b>3,033</b>            | <b>2,972</b>            | <b>2,472</b>            | <b>732</b>  | <b>25,534</b> | <b>100.0%</b>      |
| <b>Percent</b>               | <b>6.0%</b>             | <b>17.7%</b>            | <b>22.2%</b>            | <b>18.0%</b>            | <b>11.9%</b>            | <b>11.6%</b>            | <b>9.7%</b>             | <b>2.9%</b> |               | <b>100.0%</b>      |

Source: Claritas; Ribbon Demographics

**APPENDIX C: MARKET STUDY**

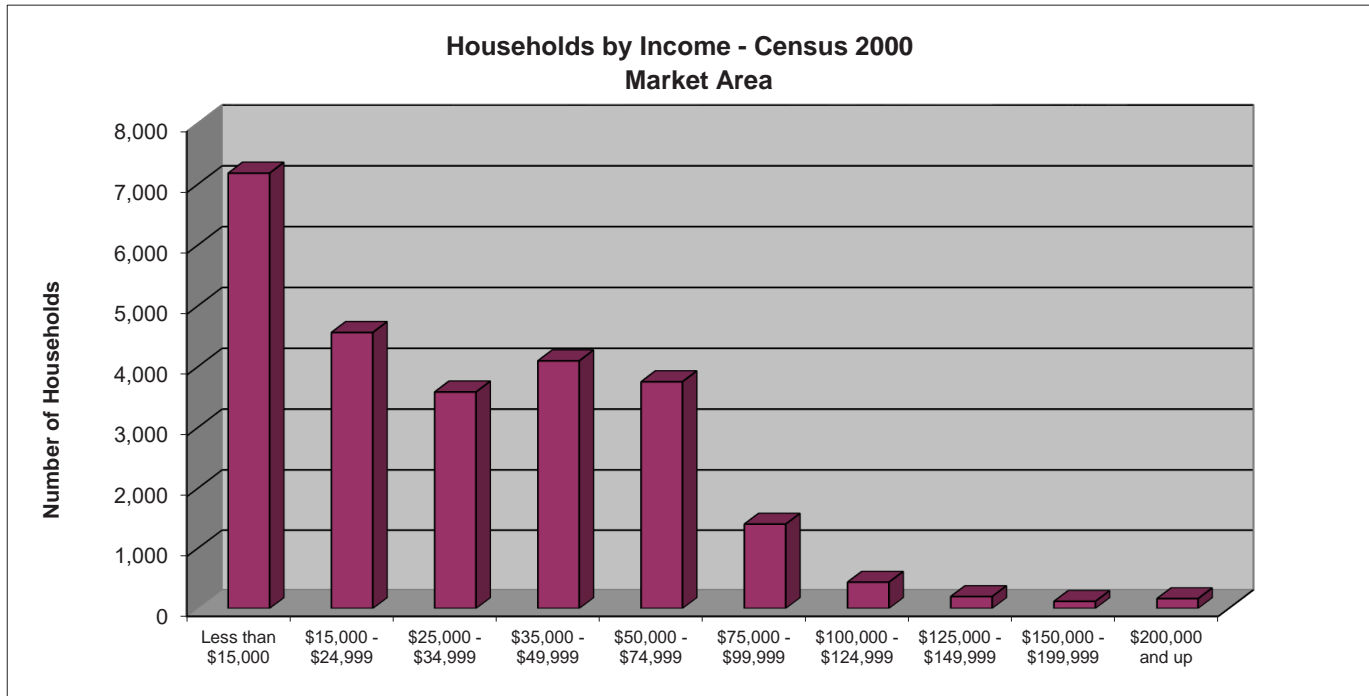
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Source: Claritas; Ribbon Demographics

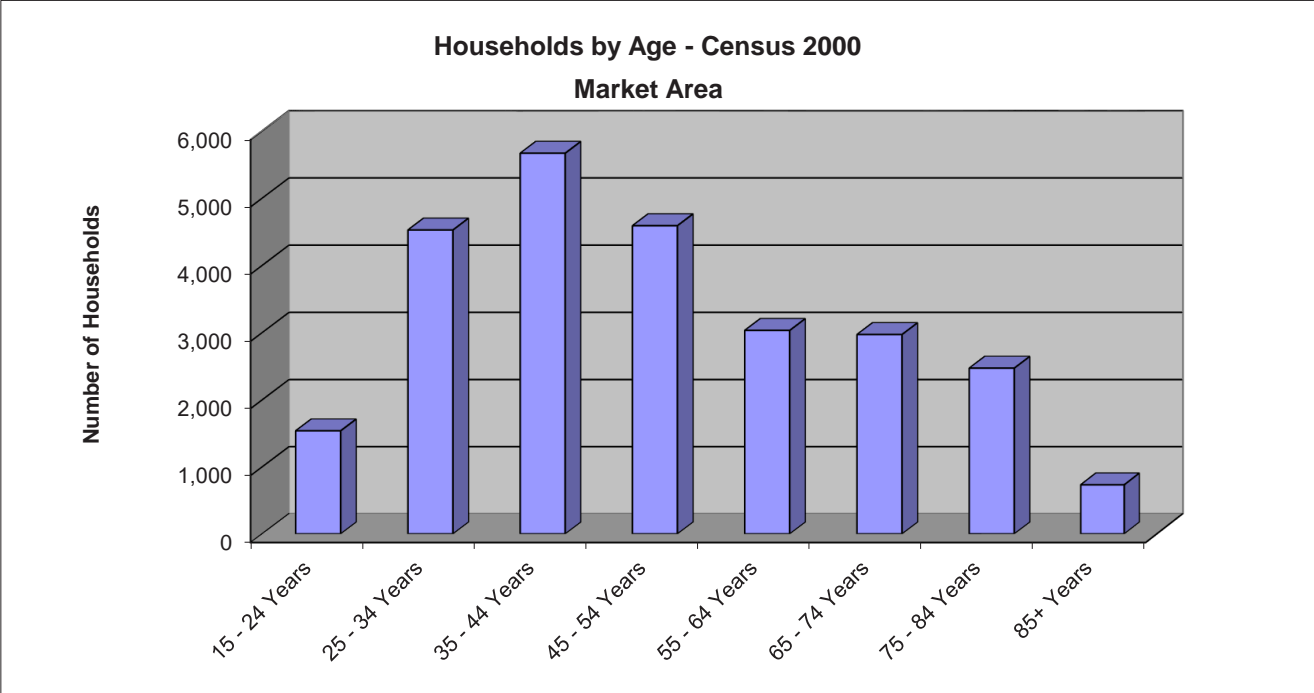




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**APPENDIX C: MARKET STUDY**

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| Households by Income and Age<br>Market Area |                         |                         |                         |                         |                         |                         |                         |                     |                     |                    |
|---|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|---------------------|---------------------|--------------------|
| Five Year Projections - 2026                |                         |                         |                         |                         |                         |                         |                         |                     |                     |                    |
| Income                                      | Age<br>15 - 24<br>Years | Age<br>25 - 34<br>Years | Age<br>35 - 44<br>Years | Age<br>45 - 54<br>Years | Age<br>55 - 64<br>Years | Age<br>65 - 74<br>Years | Age<br>75 - 84<br>Years | Age<br>85+<br>Years | Total               | Percent            |
| Less than \$15,000                          | 471                     | 559                     | 670                     | 548                     | 893                     | 566                     | 277                     | 173                 | <b>4,157</b>        | <b>16.9%</b>       |
| \$15,000 - \$24,999                         | 158                     | 277                     | 394                     | 334                     | 465                     | 662                     | 375                     | 235                 | <b>2,900</b>        | <b>11.8%</b>       |
| \$25,000 - \$34,999                         | 195                     | 384                     | 383                     | 337                     | 368                     | 417                     | 241                     | 111                 | <b>2,436</b>        | <b>9.9%</b>        |
| \$35,000 - \$49,999                         | 231                     | 558                     | 689                     | 523                     | 538                     | 517                     | 206                     | 100                 | <b>3,362</b>        | <b>13.7%</b>       |
| \$50,000 - \$74,999                         | 162                     | 615                     | 793                     | 616                     | 559                     | 791                     | 276                     | 120                 | <b>3,932</b>        | <b>16.0%</b>       |
| \$75,000 - \$99,999                         | 33                      | 404                     | 693                     | 415                     | 363                     | 387                     | 103                     | 34                  | <b>2,432</b>        | <b>9.9%</b>        |
| \$100,000 - \$124,999                       | 25                      | 200                     | 475                     | 435                     | 292                     | 285                     | 65                      | 23                  | <b>1,800</b>        | <b>7.3%</b>        |
| \$125,000 - \$149,999                       | 6                       | 174                     | 389                     | 281                     | 211                     | 147                     | 41                      | 18                  | <b>1,267</b>        | <b>5.2%</b>        |
| \$150,000 - \$199,999                       | 24                      | 95                      | 280                     | 329                     | 223                     | 122                     | 28                      | 7                   | <b>1,108</b>        | <b>4.5%</b>        |
| \$200,000 and up                            | <u>1</u>                | <u>94</u>               | <u>359</u>              | <u>309</u>              | <u>205</u>              | <u>147</u>              | <u>35</u>               | <u>7</u>            | <b><u>1,157</u></b> | <b><u>4.7%</u></b> |
| <b>Total</b>                                | <b>1,306</b>            | <b>3,360</b>            | <b>5,125</b>            | <b>4,127</b>            | <b>4,117</b>            | <b>4,041</b>            | <b>1,647</b>            | <b>828</b>          | <b>24,551</b>       | <b>100.0%</b>      |
| <b>Percent</b>                              | <b>5.3%</b>             | <b>13.7%</b>            | <b>20.9%</b>            | <b>16.8%</b>            | <b>16.8%</b>            | <b>16.5%</b>            | <b>6.7%</b>             | <b>3.4%</b>         | <b>100.0%</b>       |                    |

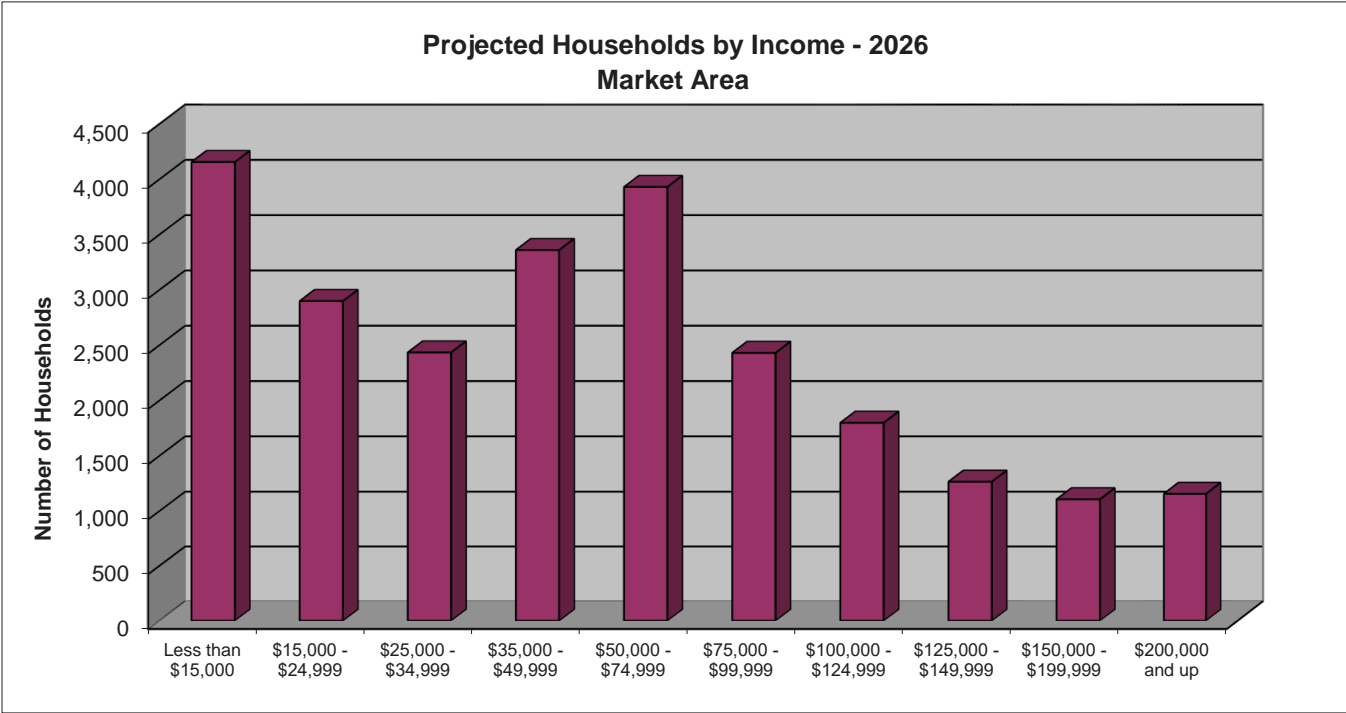
Source: Claritas; Ribbon Demographics



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Source: Claritas; Ribbon Demographics

**APPENDIX C: MARKET STUDY**

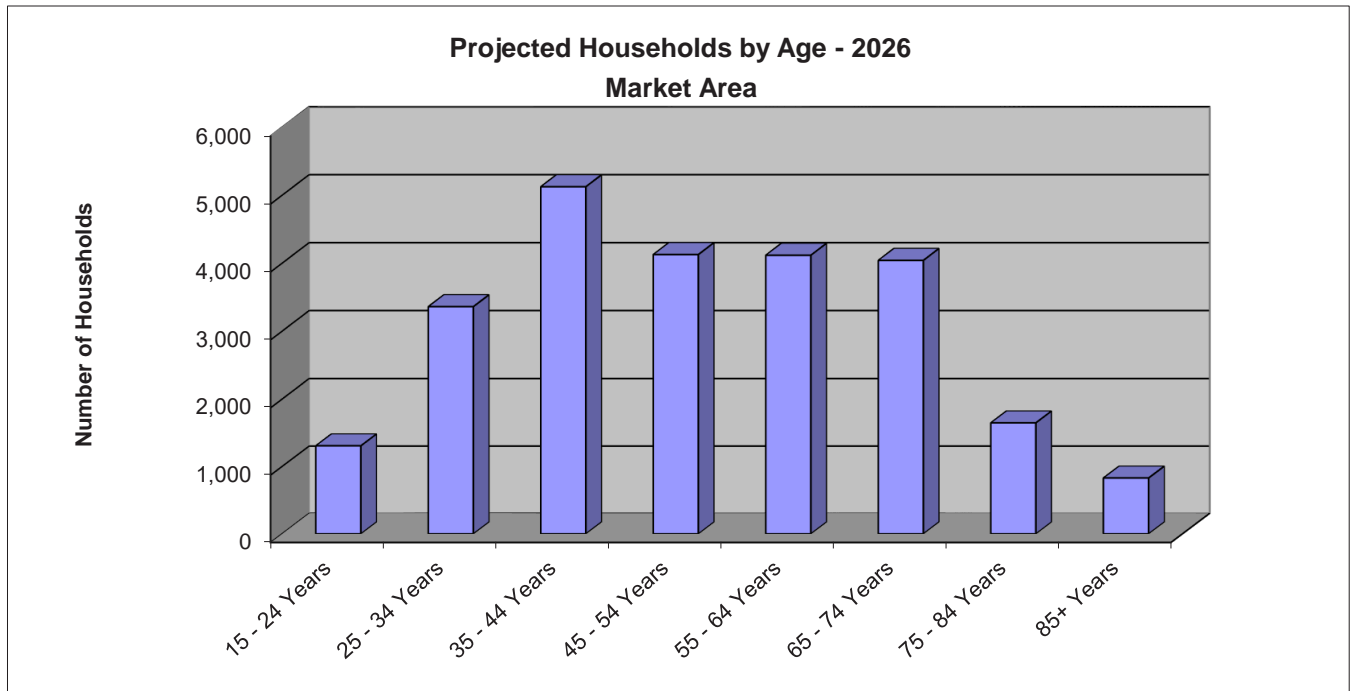
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Source: Claritas; Ribbon Demographics



## POPULATION DATA

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| Changes in Population by Age & Sex |             |             |               |                |                                 |             |             |               |                |
|------------------------------------|-------------|-------------|---------------|----------------|---------------------------------|-------------|-------------|---------------|----------------|
| Market Area                        |             |             |               |                |                                 |             |             |               |                |
| Estimated Change - 2010 to 2021    |             |             |               |                | Projected Change - 2021 to 2026 |             |             |               |                |
| Age                                | Male        | Female      | Total Change  | Percent Change | Age                             | Male        | Female      | Total Change  | Percent Change |
| 0 to 4 Years                       | -43         | -90         | <b>-133</b>   | <b>-3.1%</b>   | 0 to 4 Years                    | -77         | -85         | <b>-162</b>   | <b>-3.8%</b>   |
| 5 to 9 Years                       | -6          | -6          | <b>-12</b>    | <b>-0.3%</b>   | 5 to 9 Years                    | -69         | -70         | <b>-139</b>   | <b>-3.5%</b>   |
| 10 to 14 Years                     | 74          | 83          | <b>157</b>    | <b>4.1%</b>    | 10 to 14 Years                  | -40         | -81         | <b>-121</b>   | <b>-3.0%</b>   |
| 15 to 17 Years                     | -134        | -103        | <b>-237</b>   | <b>-9.4%</b>   | 15 to 17 Years                  | 19          | 55          | <b>74</b>     | <b>3.2%</b>    |
| 18 to 20 Years                     | -353        | -358        | <b>-711</b>   | <b>-19.3%</b>  | 18 to 20 Years                  | 47          | 67          | <b>114</b>    | <b>3.8%</b>    |
| 21 to 24 Years                     | -609        | -742        | <b>-1,351</b> | <b>-31.9%</b>  | 21 to 24 Years                  | 112         | 80          | <b>192</b>    | <b>6.7%</b>    |
| 25 to 34 Years                     | -77         | -226        | <b>-303</b>   | <b>-3.5%</b>   | 25 to 34 Years                  | -737        | -921        | <b>-1,658</b> | <b>-20.0%</b>  |
| 35 to 44 Years                     | 409         | 598         | <b>1,007</b>  | <b>14.0%</b>   | 35 to 44 Years                  | 253         | 275         | <b>528</b>    | <b>6.4%</b>    |
| 45 to 54 Years                     | -994        | -840        | <b>-1,834</b> | <b>-22.1%</b>  | 45 to 54 Years                  | 77          | 112         | <b>189</b>    | <b>2.9%</b>    |
| 55 to 64 Years                     | 364         | 328         | <b>692</b>    | <b>11.1%</b>   | 55 to 64 Years                  | -394        | -320        | <b>-714</b>   | <b>-10.3%</b>  |
| 65 to 74 Years                     | 877         | 737         | <b>1,614</b>  | <b>48.3%</b>   | 65 to 74 Years                  | 495         | 487         | <b>982</b>    | <b>19.8%</b>   |
| 75 to 84 Years                     | -79         | -260        | <b>-339</b>   | <b>-13.8%</b>  | 75 to 84 Years                  | 102         | 71          | <b>173</b>    | <b>8.2%</b>    |
| 85 Years and Up                    | <u>-16</u>  | <u>-99</u>  | <u>-115</u>   | <u>-8.9%</u>   | 85 Years and Up                 | <u>-2</u>   | <u>-17</u>  | <u>-19</u>    | <u>-1.6%</u>   |
| <b>Total</b>                       | <b>-587</b> | <b>-978</b> | <b>-1,565</b> | <b>-2.6%</b>   | <b>Total</b>                    | <b>-214</b> | <b>-347</b> | <b>-561</b>   | <b>-1.0%</b>   |
| 62+ Years                          | n/a         | n/a         | 1,718         | <b>20.0%</b>   | 62+ Years                       | n/a         | n/a         | 972           | <b>9.4%</b>    |

Source: Claritas; Ribbon Demographics

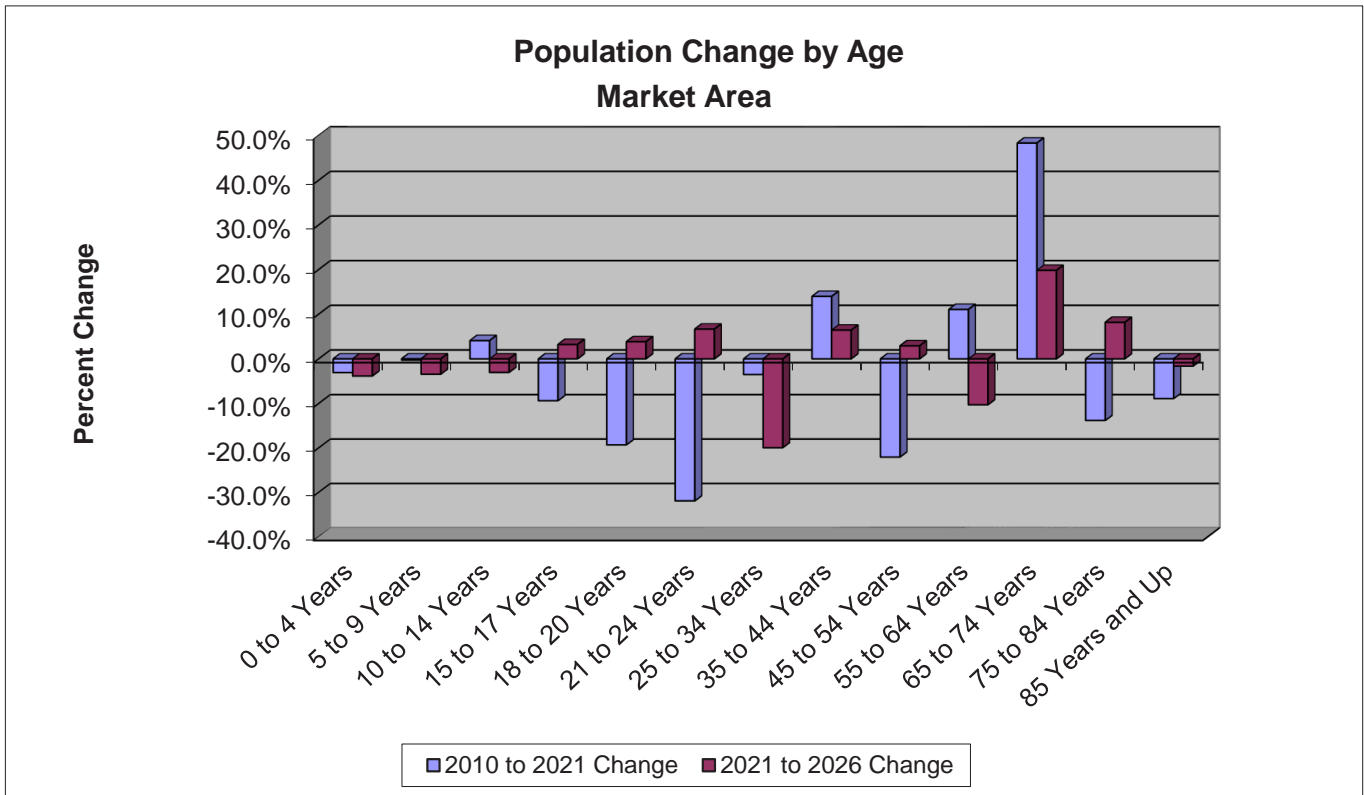
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POPULATION DATA

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| Renter Households                |              |              |              |              |              |              |
|----------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Age 15 to 54 Years               |              |              |              |              |              |              |
| Base Year: 2011 - 2015 Estimates |              |              |              |              |              |              |
|                                  | 1-Person     | 2-Person     | 3-Person     | 4-Person     | 5+-Person    | Total        |
|                                  | Household    | Household    | Household    | Household    | Household    |              |
| \$0-10,000                       | 941          | 398          | 371          | 216          | 220          | 2,146        |
| \$10,000-20,000                  | 786          | 369          | 254          | 197          | 220          | 1,826        |
| \$20,000-30,000                  | 365          | 307          | 266          | 138          | 165          | 1,241        |
| \$30,000-40,000                  | 354          | 289          | 236          | 111          | 109          | 1,099        |
| \$40,000-50,000                  | 284          | 198          | 81           | 38           | 143          | 744          |
| \$50,000-60,000                  | 96           | 135          | 81           | 130          | 69           | 511          |
| \$60,000-75,000                  | 179          | 351          | 133          | 93           | 59           | 815          |
| \$75,000-100,000                 | 65           | 246          | 76           | 18           | 2            | 407          |
| \$100,000-125,000                | 9            | 72           | 46           | 40           | 47           | 214          |
| \$125,000-150,000                | 34           | 12           | 9            | 5            | 9            | 69           |
| \$150,000-200,000                | 5            | 12           | 31           | 5            | 37           | 90           |
| \$200,000+                       | 3            | 12           | 3            | 10           | 2            | 30           |
| <b>Total</b>                     | <b>3,121</b> | <b>2,401</b> | <b>1,587</b> | <b>1,001</b> | <b>1,082</b> | <b>9,192</b> |

| Renter Households                |            |            |            |           |           |              |
|----------------------------------|------------|------------|------------|-----------|-----------|--------------|
| Aged 55 to 61 Years              |            |            |            |           |           |              |
| Base Year: 2011 - 2015 Estimates |            |            |            |           |           |              |
|                                  | 1-Person   | 2-Person   | 3-Person   | 4-Person  | 5+-Person | Total        |
|                                  | Household  | Household  | Household  | Household | Household |              |
| \$0-10,000                       | 374        | 49         | 14         | 24        | 0         | 461          |
| \$10,000-20,000                  | 231        | 111        | 23         | 1         | 1         | 367          |
| \$20,000-30,000                  | 123        | 86         | 40         | 19        | 14        | 282          |
| \$30,000-40,000                  | 66         | 15         | 4          | 0         | 0         | 85           |
| \$40,000-50,000                  | 96         | 14         | 1          | 0         | 2         | 113          |
| \$50,000-60,000                  | 7          | 8          | 1          | 2         | 1         | 19           |
| \$60,000-75,000                  | 11         | 15         | 3          | 1         | 0         | 30           |
| \$75,000-100,000                 | 23         | 37         | 8          | 12        | 0         | 80           |
| \$100,000-125,000                | 9          | 21         | 12         | 0         | 2         | 44           |
| \$125,000-150,000                | 5          | 5          | 4          | 0         | 0         | 14           |
| \$150,000-200,000                | 10         | 2          | 3          | 1         | 3         | 19           |
| \$200,000+                       | 6          | 3          | 1          | 0         | 0         | 10           |
| <b>Total</b>                     | <b>961</b> | <b>366</b> | <b>114</b> | <b>60</b> | <b>23</b> | <b>1,524</b> |

| Renter Households                |              |            |            |           |           |              |
|----------------------------------|--------------|------------|------------|-----------|-----------|--------------|
| Aged 62+ Years                   |              |            |            |           |           |              |
| Base Year: 2011 - 2015 Estimates |              |            |            |           |           |              |
|                                  | 1-Person     | 2-Person   | 3-Person   | 4-Person  | 5+-Person | Total        |
|                                  | Household    | Household  | Household  | Household | Household |              |
| \$0-10,000                       | 334          | 28         | 4          | 1         | 5         | 372          |
| \$10,000-20,000                  | 604          | 111        | 9          | 7         | 7         | 738          |
| \$20,000-30,000                  | 230          | 116        | 19         | 5         | 3         | 373          |
| \$30,000-40,000                  | 140          | 58         | 17         | 3         | 12        | 230          |
| \$40,000-50,000                  | 96           | 70         | 6          | 2         | 27        | 201          |
| \$50,000-60,000                  | 41           | 29         | 5          | 16        | 8         | 99           |
| \$60,000-75,000                  | 39           | 22         | 43         | 1         | 6         | 111          |
| \$75,000-100,000                 | 51           | 22         | 17         | 0         | 6         | 96           |
| \$100,000-125,000                | 19           | 16         | 5          | 0         | 2         | 42           |
| \$125,000-150,000                | 18           | 8          | 0          | 1         | 1         | 28           |
| \$150,000-200,000                | 8            | 7          | 0          | 1         | 1         | 17           |
| \$200,000+                       | 12           | 7          | 0          | 0         | 1         | 20           |
| <b>Total</b>                     | <b>1,592</b> | <b>494</b> | <b>125</b> | <b>37</b> | <b>79</b> | <b>2,327</b> |

| Renter Households                |              |              |              |              |              |               |
|----------------------------------|--------------|--------------|--------------|--------------|--------------|---------------|
| All Age Groups                   |              |              |              |              |              |               |
| Base Year: 2011 - 2015 Estimates |              |              |              |              |              |               |
|                                  | 1-Person     | 2-Person     | 3-Person     | 4-Person     | 5+-Person    | Total         |
|                                  | Household    | Household    | Household    | Household    | Household    |               |
| \$0-10,000                       | 1,649        | 475          | 389          | 241          | 225          | 2,979         |
| \$10,000-20,000                  | 1,621        | 591          | 286          | 205          | 228          | 2,931         |
| \$20,000-30,000                  | 718          | 509          | 325          | 162          | 182          | 1,896         |
| \$30,000-40,000                  | 560          | 362          | 257          | 114          | 121          | 1,414         |
| \$40,000-50,000                  | 476          | 282          | 88           | 40           | 172          | 1,058         |
| \$50,000-60,000                  | 144          | 172          | 87           | 148          | 78           | 629           |
| \$60,000-75,000                  | 229          | 388          | 179          | 95           | 65           | 956           |
| \$75,000-100,000                 | 139          | 305          | 101          | 30           | 8            | 583           |
| \$100,000-125,000                | 37           | 109          | 63           | 40           | 51           | 300           |
| \$125,000-150,000                | 57           | 25           | 13           | 6            | 10           | 111           |
| \$150,000-200,000                | 23           | 21           | 34           | 7            | 41           | 126           |
| \$200,000+                       | 21           | 22           | 4            | 10           | 3            | 60            |
| <b>Total</b>                     | <b>5,674</b> | <b>3,261</b> | <b>1,826</b> | <b>1,098</b> | <b>1,184</b> | <b>13,043</b> |



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| Owner Households                 |                    |                    |                    |                    |                     |              |
|----------------------------------|--------------------|--------------------|--------------------|--------------------|---------------------|--------------|
| Age 15 to 54 Years               |                    |                    |                    |                    |                     |              |
| Base Year: 2011 - 2015 Estimates |                    |                    |                    |                    |                     |              |
|                                  | 1-Person Household | 2-Person Household | 3-Person Household | 4-Person Household | 5+-Person Household | Total        |
| \$0-10,000                       | 42                 | 65                 | 1                  | 6                  | 1                   | 115          |
| \$10,000-20,000                  | 61                 | 50                 | 40                 | 71                 | 102                 | 324          |
| \$20,000-30,000                  | 144                | 152                | 132                | 108                | 85                  | 621          |
| \$30,000-40,000                  | 209                | 154                | 116                | 41                 | 77                  | 597          |
| \$40,000-50,000                  | 186                | 145                | 131                | 85                 | 163                 | 710          |
| \$50,000-60,000                  | 79                 | 219                | 118                | 93                 | 29                  | 538          |
| \$60,000-75,000                  | 63                 | 195                | 105                | 117                | 46                  | 526          |
| \$75,000-100,000                 | 116                | 177                | 467                | 234                | 131                 | 1,125        |
| \$100,000-125,000                | 7                  | 244                | 176                | 82                 | 47                  | 556          |
| \$125,000-150,000                | 14                 | 33                 | 32                 | 80                 | 43                  | 202          |
| \$150,000-200,000                | 4                  | 54                 | 19                 | 108                | 75                  | 260          |
| \$200,000+                       | 15                 | 27                 | 41                 | 27                 | 6                   | 116          |
| <b>Total</b>                     | <b>940</b>         | <b>1,515</b>       | <b>1,378</b>       | <b>1,052</b>       | <b>805</b>          | <b>5,690</b> |

| Owner Households                 |                    |                    |                    |                    |                     |              |
|----------------------------------|--------------------|--------------------|--------------------|--------------------|---------------------|--------------|
| Aged 55 to 61 Years              |                    |                    |                    |                    |                     |              |
| Base Year: 2011 - 2015 Estimates |                    |                    |                    |                    |                     |              |
|                                  | 1-Person Household | 2-Person Household | 3-Person Household | 4-Person Household | 5+-Person Household | Total        |
| \$0-10,000                       | 32                 | 31                 | 5                  | 3                  | 5                   | 76           |
| \$10,000-20,000                  | 73                 | 72                 | 6                  | 10                 | 5                   | 166          |
| \$20,000-30,000                  | 76                 | 37                 | 2                  | 33                 | 6                   | 154          |
| \$30,000-40,000                  | 124                | 48                 | 17                 | 28                 | 19                  | 236          |
| \$40,000-50,000                  | 101                | 89                 | 3                  | 10                 | 4                   | 207          |
| \$50,000-60,000                  | 53                 | 125                | 1                  | 30                 | 17                  | 226          |
| \$60,000-75,000                  | 54                 | 91                 | 10                 | 6                  | 13                  | 174          |
| \$75,000-100,000                 | 53                 | 114                | 21                 | 2                  | 14                  | 204          |
| \$100,000-125,000                | 46                 | 68                 | 19                 | 26                 | 5                   | 164          |
| \$125,000-150,000                | 24                 | 39                 | 17                 | 3                  | 15                  | 98           |
| \$150,000-200,000                | 5                  | 52                 | 8                  | 1                  | 22                  | 88           |
| \$200,000+                       | 3                  | 31                 | 1                  | 4                  | 4                   | 43           |
| <b>Total</b>                     | <b>644</b>         | <b>797</b>         | <b>110</b>         | <b>156</b>         | <b>129</b>          | <b>1,836</b> |

| Owner Households                 |                    |                    |                    |                    |                     |              |
|----------------------------------|--------------------|--------------------|--------------------|--------------------|---------------------|--------------|
| Aged 62+ Years                   |                    |                    |                    |                    |                     |              |
| Base Year: 2011 - 2015 Estimates |                    |                    |                    |                    |                     |              |
|                                  | 1-Person Household | 2-Person Household | 3-Person Household | 4-Person Household | 5+-Person Household | Total        |
| \$0-10,000                       | 107                | 63                 | 12                 | 20                 | 8                   | 210          |
| \$10,000-20,000                  | 424                | 102                | 24                 | 17                 | 7                   | 574          |
| \$20,000-30,000                  | 260                | 316                | 33                 | 20                 | 7                   | 636          |
| \$30,000-40,000                  | 164                | 180                | 25                 | 34                 | 14                  | 417          |
| \$40,000-50,000                  | 236                | 183                | 21                 | 10                 | 3                   | 453          |
| \$50,000-60,000                  | 90                 | 239                | 19                 | 21                 | 4                   | 373          |
| \$60,000-75,000                  | 62                 | 148                | 38                 | 2                  | 3                   | 253          |
| \$75,000-100,000                 | 97                 | 145                | 21                 | 15                 | 10                  | 288          |
| \$100,000-125,000                | 31                 | 51                 | 10                 | 7                  | 0                   | 99           |
| \$125,000-150,000                | 27                 | 47                 | 6                  | 1                  | 3                   | 84           |
| \$150,000-200,000                | 8                  | 19                 | 11                 | 2                  | 8                   | 48           |
| \$200,000+                       | 4                  | 28                 | 6                  | 1                  | 0                   | 39           |
| <b>Total</b>                     | <b>1,510</b>       | <b>1,521</b>       | <b>226</b>         | <b>150</b>         | <b>67</b>           | <b>3,474</b> |

| Owner Households                 |                    |                    |                    |                    |                     |               |
|----------------------------------|--------------------|--------------------|--------------------|--------------------|---------------------|---------------|
| All Age Groups                   |                    |                    |                    |                    |                     |               |
| Base Year: 2011 - 2015 Estimates |                    |                    |                    |                    |                     |               |
|                                  | 1-Person Household | 2-Person Household | 3-Person Household | 4-Person Household | 5+-Person Household | Total         |
| \$0-10,000                       | 181                | 159                | 18                 | 29                 | 14                  | 401           |
| \$10,000-20,000                  | 558                | 224                | 70                 | 98                 | 114                 | 1,064         |
| \$20,000-30,000                  | 480                | 505                | 167                | 161                | 98                  | 1,411         |
| \$30,000-40,000                  | 497                | 382                | 158                | 103                | 110                 | 1,250         |
| \$40,000-50,000                  | 523                | 417                | 155                | 105                | 170                 | 1,370         |
| \$50,000-60,000                  | 222                | 583                | 138                | 144                | 50                  | 1,137         |
| \$60,000-75,000                  | 179                | 434                | 153                | 125                | 62                  | 953           |
| \$75,000-100,000                 | 266                | 436                | 509                | 251                | 155                 | 1,617         |
| \$100,000-125,000                | 84                 | 363                | 205                | 115                | 52                  | 819           |
| \$125,000-150,000                | 65                 | 119                | 55                 | 84                 | 61                  | 384           |
| \$150,000-200,000                | 17                 | 125                | 38                 | 111                | 105                 | 396           |
| \$200,000+                       | 22                 | 86                 | 48                 | 32                 | 10                  | 198           |
| <b>Total</b>                     | <b>3,094</b>       | <b>3,833</b>       | <b>1,714</b>       | <b>1,358</b>       | <b>1,001</b>        | <b>11,000</b> |





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| Renter Households     |                    |                    |                    |                    |                     |              |
|-----------------------|--------------------|--------------------|--------------------|--------------------|---------------------|--------------|
| Age 15 to 54 Years    |                    |                    |                    |                    |                     |              |
| Year 2026 Projections |                    |                    |                    |                    |                     |              |
|                       | 1-Person Household | 2-Person Household | 3-Person Household | 4-Person Household | 5+-Person Household | Total        |
| \$0-10,000            | 662                | 221                | 222                | 137                | 111                 | 1,353        |
| \$10,000-20,000       | 654                | 206                | 198                | 128                | 134                 | 1,320        |
| \$20,000-30,000       | 209                | 220                | 187                | 82                 | 135                 | 833          |
| \$30,000-40,000       | 301                | 311                | 245                | 115                | 117                 | 1,089        |
| \$40,000-50,000       | 285                | 175                | 84                 | 57                 | 149                 | 750          |
| \$50,000-60,000       | 162                | 140                | 99                 | 176                | 58                  | 635          |
| \$60,000-75,000       | 231                | 299                | 151                | 74                 | 66                  | 821          |
| \$75,000-100,000      | 107                | 338                | 90                 | 29                 | 6                   | 570          |
| \$100,000-125,000     | 37                 | 101                | 74                 | 71                 | 110                 | 393          |
| \$125,000-150,000     | 158                | 50                 | 29                 | 20                 | 18                  | 275          |
| \$150,000-200,000     | 17                 | 41                 | 69                 | 18                 | 111                 | 256          |
| \$200,000+            | 90                 | 103                | 36                 | 51                 | 20                  | 300          |
| <b>Total</b>          | <b>2,913</b>       | <b>2,205</b>       | <b>1,484</b>       | <b>958</b>         | <b>1,035</b>        | <b>8,595</b> |

| Renter Households     |                    |                    |                    |                    |                     |              |
|-----------------------|--------------------|--------------------|--------------------|--------------------|---------------------|--------------|
| Aged 55 to 61 Years   |                    |                    |                    |                    |                     |              |
| Year 2026 Projections |                    |                    |                    |                    |                     |              |
|                       | 1-Person Household | 2-Person Household | 3-Person Household | 4-Person Household | 5+-Person Household | Total        |
| \$0-10,000            | 290                | 32                 | 8                  | 9                  | 0                   | 339          |
| \$10,000-20,000       | 184                | 101                | 19                 | 0                  | 0                   | 304          |
| \$20,000-30,000       | 61                 | 41                 | 32                 | 9                  | 4                   | 147          |
| \$30,000-40,000       | 77                 | 12                 | 7                  | 0                  | 0                   | 96           |
| \$40,000-50,000       | 70                 | 19                 | 0                  | 1                  | 0                   | 90           |
| \$50,000-60,000       | 11                 | 15                 | 1                  | 1                  | 0                   | 28           |
| \$60,000-75,000       | 18                 | 22                 | 3                  | 2                  | 0                   | 45           |
| \$75,000-100,000      | 20                 | 35                 | 9                  | 8                  | 1                   | 73           |
| \$100,000-125,000     | 24                 | 13                 | 19                 | 2                  | 0                   | 58           |
| \$125,000-150,000     | 10                 | 8                  | 3                  | 1                  | 2                   | 24           |
| \$150,000-200,000     | 30                 | 9                  | 6                  | 3                  | 2                   | 50           |
| \$200,000+            | 47                 | 4                  | 7                  | 2                  | 0                   | 60           |
| <b>Total</b>          | <b>842</b>         | <b>311</b>         | <b>114</b>         | <b>38</b>          | <b>9</b>            | <b>1,314</b> |

| Renter Households     |                    |                    |                    |                    |                     |              |
|-----------------------|--------------------|--------------------|--------------------|--------------------|---------------------|--------------|
| Aged 62+ Years        |                    |                    |                    |                    |                     |              |
| Year 2026 Projections |                    |                    |                    |                    |                     |              |
|                       | 1-Person Household | 2-Person Household | 3-Person Household | 4-Person Household | 5+-Person Household | Total        |
| \$0-10,000            | 389                | 44                 | 9                  | 1                  | 7                   | 450          |
| \$10,000-20,000       | 696                | 122                | 16                 | 8                  | 3                   | 845          |
| \$20,000-30,000       | 354                | 134                | 23                 | 31                 | 5                   | 547          |
| \$30,000-40,000       | 153                | 77                 | 12                 | 5                  | 10                  | 257          |
| \$40,000-50,000       | 118                | 66                 | 6                  | 5                  | 25                  | 220          |
| \$50,000-60,000       | 73                 | 49                 | 11                 | 22                 | 4                   | 159          |
| \$60,000-75,000       | 193                | 51                 | 64                 | 7                  | 4                   | 319          |
| \$75,000-100,000      | 119                | 33                 | 24                 | 4                  | 7                   | 187          |
| \$100,000-125,000     | 108                | 59                 | 19                 | 1                  | 3                   | 190          |
| \$125,000-150,000     | 65                 | 17                 | 8                  | 3                  | 5                   | 98           |
| \$150,000-200,000     | 60                 | 17                 | 6                  | 2                  | 4                   | 89           |
| \$200,000+            | 65                 | 12                 | 3                  | 2                  | 5                   | 87           |
| <b>Total</b>          | <b>2,393</b>       | <b>681</b>         | <b>201</b>         | <b>91</b>          | <b>82</b>           | <b>3,448</b> |

| Renter Households     |                    |                    |                    |                    |                     |               |
|-----------------------|--------------------|--------------------|--------------------|--------------------|---------------------|---------------|
| All Age Groups        |                    |                    |                    |                    |                     |               |
| Year 2026 Projections |                    |                    |                    |                    |                     |               |
|                       | 1-Person Household | 2-Person Household | 3-Person Household | 4-Person Household | 5+-Person Household | Total         |
| \$0-10,000            | 1,341              | 297                | 239                | 147                | 118                 | 2,142         |
| \$10,000-20,000       | 1,534              | 429                | 233                | 136                | 137                 | 2,469         |
| \$20,000-30,000       | 624                | 395                | 242                | 122                | 144                 | 1,527         |
| \$30,000-40,000       | 531                | 400                | 264                | 120                | 127                 | 1,442         |
| \$40,000-50,000       | 473                | 260                | 90                 | 63                 | 174                 | 1,060         |
| \$50,000-60,000       | 246                | 204                | 111                | 199                | 62                  | 822           |
| \$60,000-75,000       | 442                | 372                | 218                | 83                 | 70                  | 1,185         |
| \$75,000-100,000      | 246                | 406                | 123                | 41                 | 14                  | 830           |
| \$100,000-125,000     | 169                | 173                | 112                | 74                 | 113                 | 641           |
| \$125,000-150,000     | 233                | 75                 | 40                 | 24                 | 25                  | 397           |
| \$150,000-200,000     | 107                | 67                 | 81                 | 23                 | 117                 | 395           |
| \$200,000+            | 202                | 119                | 46                 | 55                 | 25                  | 447           |
| <b>Total</b>          | <b>6,148</b>       | <b>3,197</b>       | <b>1,799</b>       | <b>1,087</b>       | <b>1,126</b>        | <b>13,357</b> |

**APPENDIX C: MARKET STUDY**

SHAFFER VILLAGE REDEVELOPMENT & NEIGHBORHOOD MASTER PLAN



**HISTA 2.2 Summary Data**

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| <b>Owner Households</b> |                    |                    |                    |                    |                     |              |
|-------------------------|--------------------|--------------------|--------------------|--------------------|---------------------|--------------|
| Age 15 to 54 Years      |                    |                    |                    |                    |                     |              |
| Year 2026 Projections   |                    |                    |                    |                    |                     |              |
|                         | 1-Person Household | 2-Person Household | 3-Person Household | 4-Person Household | 5+-Person Household | Total        |
| \$0-10,000              | 25                 | 17                 | 1                  | 1                  | 2                   | 46           |
| \$10,000-20,000         | 27                 | 12                 | 27                 | 18                 | 87                  | 171          |
| \$20,000-30,000         | 58                 | 59                 | 100                | 24                 | 48                  | 289          |
| \$30,000-40,000         | 121                | 97                 | 97                 | 40                 | 61                  | 416          |
| \$40,000-50,000         | 119                | 93                 | 60                 | 38                 | 134                 | 444          |
| \$50,000-60,000         | 83                 | 154                | 82                 | 45                 | 16                  | 380          |
| \$60,000-75,000         | 39                 | 132                | 80                 | 66                 | 33                  | 350          |
| \$75,000-100,000        | 159                | 155                | 372                | 174                | 115                 | 975          |
| \$100,000-125,000       | 29                 | 297                | 237                | 135                | 44                  | 742          |
| \$125,000-150,000       | 60                 | 104                | 90                 | 242                | 79                  | 575          |
| \$150,000-200,000       | 5                  | 119                | 63                 | 144                | 141                 | 472          |
| \$200,000+              | 99                 | 90                 | 126                | 118                | 30                  | 463          |
| <b>Total</b>            | <b>824</b>         | <b>1,329</b>       | <b>1,335</b>       | <b>1,045</b>       | <b>790</b>          | <b>5,323</b> |

| <b>Owner Households</b> |                    |                    |                    |                    |                     |              |
|-------------------------|--------------------|--------------------|--------------------|--------------------|---------------------|--------------|
| Aged 55 to 61 Years     |                    |                    |                    |                    |                     |              |
| Year 2026 Projections   |                    |                    |                    |                    |                     |              |
|                         | 1-Person Household | 2-Person Household | 3-Person Household | 4-Person Household | 5+-Person Household | Total        |
| \$0-10,000              | 17                 | 18                 | 4                  | 0                  | 3                   | 42           |
| \$10,000-20,000         | 51                 | 34                 | 3                  | 6                  | 1                   | 95           |
| \$20,000-30,000         | 55                 | 27                 | 2                  | 3                  | 7                   | 94           |
| \$30,000-40,000         | 83                 | 28                 | 14                 | 20                 | 8                   | 153          |
| \$40,000-50,000         | 95                 | 68                 | 1                  | 11                 | 2                   | 177          |
| \$50,000-60,000         | 36                 | 96                 | 1                  | 10                 | 17                  | 160          |
| \$60,000-75,000         | 64                 | 82                 | 3                  | 4                  | 5                   | 158          |
| \$75,000-100,000        | 63                 | 93                 | 17                 | 1                  | 12                  | 186          |
| \$100,000-125,000       | 39                 | 74                 | 19                 | 17                 | 8                   | 157          |
| \$125,000-150,000       | 46                 | 48                 | 26                 | 3                  | 9                   | 132          |
| \$150,000-200,000       | 12                 | 67                 | 11                 | 8                  | 19                  | 117          |
| \$200,000+              | 7                  | 72                 | 4                  | 6                  | 5                   | 94           |
| <b>Total</b>            | <b>568</b>         | <b>707</b>         | <b>105</b>         | <b>89</b>          | <b>96</b>           | <b>1,565</b> |

| <b>Owner Households</b> |                    |                    |                    |                    |                     |              |
|-------------------------|--------------------|--------------------|--------------------|--------------------|---------------------|--------------|
| Aged 62+ Years          |                    |                    |                    |                    |                     |              |
| Year 2026 Projections   |                    |                    |                    |                    |                     |              |
|                         | 1-Person Household | 2-Person Household | 3-Person Household | 4-Person Household | 5+-Person Household | Total        |
| \$0-10,000              | 129                | 67                 | 8                  | 17                 | 6                   | 227          |
| \$10,000-20,000         | 410                | 79                 | 27                 | 22                 | 4                   | 542          |
| \$20,000-30,000         | 250                | 342                | 34                 | 12                 | 8                   | 646          |
| \$30,000-40,000         | 167                | 166                | 23                 | 25                 | 12                  | 393          |
| \$40,000-50,000         | 269                | 162                | 21                 | 26                 | 2                   | 480          |
| \$50,000-60,000         | 109                | 261                | 18                 | 27                 | 5                   | 420          |
| \$60,000-75,000         | 111                | 279                | 54                 | 7                  | 6                   | 457          |
| \$75,000-100,000        | 146                | 235                | 31                 | 23                 | 6                   | 441          |
| \$100,000-125,000       | 102                | 81                 | 54                 | 18                 | 5                   | 260          |
| \$125,000-150,000       | 69                 | 65                 | 21                 | 2                  | 6                   | 163          |
| \$150,000-200,000       | 37                 | 48                 | 32                 | 1                  | 6                   | 124          |
| \$200,000+              | 22                 | 104                | 21                 | 0                  | 6                   | 153          |
| <b>Total</b>            | <b>1,821</b>       | <b>1,889</b>       | <b>344</b>         | <b>180</b>         | <b>72</b>           | <b>4,306</b> |

| <b>Owner Households</b> |                    |                    |                    |                    |                     |               |
|-------------------------|--------------------|--------------------|--------------------|--------------------|---------------------|---------------|
| All Age Groups          |                    |                    |                    |                    |                     |               |
| Year 2026 Projections   |                    |                    |                    |                    |                     |               |
|                         | 1-Person Household | 2-Person Household | 3-Person Household | 4-Person Household | 5+-Person Household | Total         |
| \$0-10,000              | 171                | 102                | 13                 | 18                 | 11                  | 315           |
| \$10,000-20,000         | 488                | 125                | 57                 | 46                 | 92                  | 808           |
| \$20,000-30,000         | 363                | 428                | 136                | 39                 | 63                  | 1,029         |
| \$30,000-40,000         | 371                | 291                | 134                | 85                 | 81                  | 962           |
| \$40,000-50,000         | 483                | 323                | 82                 | 75                 | 138                 | 1,101         |
| \$50,000-60,000         | 228                | 511                | 101                | 82                 | 38                  | 960           |
| \$60,000-75,000         | 214                | 493                | 137                | 77                 | 44                  | 965           |
| \$75,000-100,000        | 368                | 483                | 420                | 198                | 133                 | 1,602         |
| \$100,000-125,000       | 170                | 452                | 310                | 170                | 57                  | 1,159         |
| \$125,000-150,000       | 175                | 217                | 137                | 247                | 94                  | 870           |
| \$150,000-200,000       | 54                 | 234                | 106                | 153                | 166                 | 713           |
| \$200,000+              | 128                | 266                | 151                | 124                | 41                  | 710           |
| <b>Total</b>            | <b>3,213</b>       | <b>3,925</b>       | <b>1,784</b>       | <b>1,314</b>       | <b>958</b>          | <b>11,194</b> |

Addenda

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## **Addendum C**

### **Qualifications**



**DAVID M. CARLON**

**Senior Vice President**



Newmark Knight Frank  
2410 North Forest Road  
Suite 204  
Amherst, NY 14068  
[dave.carlon@ngkf.com](mailto:dave.carlon@ngkf.com)  
T 716.864.8576

**Years of Experience**

26 Years

**Areas of Specialization**

- Valuation & Advisory
- Market Analysis
- Residential Housing
- Commercial
- Mixed Use
- Multifamily
- Land

**Professional Background**

David Carlon joined Newmark Knight Frank Valuation & Advisory in 2019 as a senior vice president in the Buffalo office, where he focuses on market analysis and appraisal work related to multifamily and residential housing. A 26-year industry veteran, Mr. Carlon has prepared valuations and market analyses across a broad range of property types that includes residential housing, commercial property, low-income housing projects, apartments, student apartments, historic preservation projects, senior housing projects, assisted living/nursing homes and vacant land.

Over the course of his career, Mr. Carlon has focused on producing quality market analyses and appraisal work in a timely manner for mortgage lenders, corporations, non-profits, tax credit syndicators, private developers/investors and government entities including Rural Development and Fannie Mae/Freddie Mac. He also has experience with feasibility studies, rent studies and litigation support regarding tax assessment work.

Prior to joining Newmark Knight Frank, Mr. Carlon was an appraiser at GAR Associates, a commercial real estate and advisory firm established in 1961. He began his career as a certified general appraiser.

**Licenses and Designations**

- ♦ Certified general real property appraiser, state of New York

**Education**

Mr. Carlon earned his Bachelor of Science degree in accounting and finance from the University of New Haven and has completed additional real estate finance, brokerage and appraisal coursework through certified online learning websites.

|   |   |  |
|---|---|--|
| UNIQUE ID NUMBER<br>46000045365   | <i>State of New York</i><br><i>Department of State</i><br><b>DIVISION OF LICENSING SERVICES</b> | FOR OFFICE USE ONLY<br>Control No. <b>115938</b> |
| PURSUANT TO THE PROVISIONS OF ARTICLE 6E OF THE EXECUTIVE LAW AS IT RELATES TO R. E. APPRAISERS.  |   | EFFECTIVE DATE<br>MO   DAY   YR<br>06   20   19  |
| CARLON DAVID M<br>C/O GAR ASSOCIATES INC<br>2399 SWEETHOME RD<br>AMHERST, NY 14229  |   | EXPIRATION DATE<br>MO   DAY   YR<br>06   19   21 |
| HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A<br>R. E. GENERAL APPRAISER  |   |  |
| In Witness Whereof, The Department of State has caused<br>its official seal to be hereunto affixed.<br>ROSSANA ROSADO<br>SECRETARY OF STATE |   |  |
| DOS-1098 (Rev. 3/01)  |   |  |

|   |   |   |
|---|---|---|
| UNIQUE ID NUMBER<br>46000004454   | <i>State of New York</i><br><i>Department of State</i><br><b>DIVISION OF LICENSING SERVICES</b> | FOR OFFICE USE ONLY<br>Control No. <b>1520600</b> |
| PURSUANT TO THE PROVISIONS OF ARTICLE 6E OF THE EXECUTIVE LAW AS IT RELATES TO R. E. APPRAISERS.  |   | EFFECTIVE DATE<br>MO   DAY   YR<br>11   26   19   |
| ALLEN M SCOTT<br>C/O NEWMARK KNIGHT AND FRANK<br>2410 NORTH FOREST RD<br>SUITE 204<br>AMHERST, NY 14068                                     |   | EXPIRATION DATE<br>MO   DAY   YR<br>11   25   21  |
| HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A<br>R. E. GENERAL APPRAISER  |   |   |
| In Witness Whereof, The Department of State has caused<br>its official seal to be hereunto affixed.<br>ROSSANA ROSADO<br>SECRETARY OF STATE |   |   |
| DOS-1098 (Rev. 3/01)  |   |   |



## JOSEPH D. SIEVERT

### Senior Appraiser



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Suite 204  
Amherst, NY 14228  
[joe.sievert@ngkf.com](mailto:joe.sievert@ngkf.com)  
T 716.628.6667

### Years of Experience

8 Years

### Areas of Specialization

- Valuation & Advisory
- Market Analysis
- Residential Housing
- Commercial
- Mixed Use
- Multifamily
- Historic Preservation
- Land

### Professional Background

Joseph Sievert joined Newmark Knight Frank Valuation & Advisory in 2019 as a senior appraiser in the Buffalo office. Mr. Sievert has prepared valuations and market analyses across a wide range of property types including residential housing, low-income housing projects, apartments, student apartments, historic preservation projects, senior housing projects, commercial property and vacant land.

Over the course of his career, Mr. Sievert has focused on producing quality market analyses and appraisal work in a timely manner for mortgage lenders, corporations, non-profits, tax credit syndicators, private developers/investors, and government entities including Fannie Mae/Freddie Mac, HUD and Rural Development. Mr. Sievert has prepared various consulting reports for municipalities related to downtown revitalizations, planned unit developments, smart growth approaches and solutions for vacant property revitalization.

Mr. Sievert started his career in the appraisal field in 2011 and focuses his work efforts on market analysis and appraisal work related to multifamily and residential housing. Prior to joining Newmark Knight Frank, Mr. Sievert was an Analyst at GAR Associates, a commercial real estate and advisory firm established in 1961.

### Licenses and Designations

- Appraiser Trainee in New York State

### Education

Mr. Sievert earned his Bachelor of Arts degree in Environmental Studies Public Policy from Hobart College in 2005 and later earned his Master's Degree in Regional and Urban Planning at the State University of New York at Buffalo in 2012.



**M. SCOTT ALLEN, MAI**  
**Executive Vice President**



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**Years of Experience**  
33 Years

**Areas of Specialization**

- ♦ Valuation & Advisory
- ♦ Market Analysis
- ♦ Multifamily
- ♦ Land
- ♦ HUD FHA/MAP
- ♦ LIHTC Appraisals and Market studies

**Professional Background**

Scott Allen, MAI, joined Newmark Knight Frank Valuation & Advisory in 2019 as executive vice president of the Buffalo office. A 33-year industry veteran, Mr. Allen has prepared valuations and market analyses across a broad range of property types that includes residential housing, low-income housing projects, apartments, student apartments, historic preservation projects, senior housing projects, commercial property and vacant land.

Over the course of his career, Mr. Allen has focused on producing quality market analyses and appraisal work in a timely manner for mortgage lenders, corporations, non-profits, tax credit syndicators, private developers/investors, and government entities including HUD, Rural Development, and Fannie Mae/Freddie Mac.

Mr. Allen began his career as a certified general appraiser and currently focuses his work efforts on market analysis and appraisal work related to multifamily and residential housing. Prior to joining Newmark Knight Frank, Mr. Allen was principal and partner of GAR Associates, a commercial real estate and advisory firm established in 1961.

**Professional Affiliations**

- ♦ Member, National Council of Housing Market Analysts (NCHMA)
- ♦ Board of Directors, National Housing & Rehabilitation Association (NH & RA)
- ♦ Member, Eastern & Western Lenders Association (HUD Lenders)
- ♦ Member, New York State Association For Affordable Housing (NYSFAFH)

**Licenses and Designations**

- ♦ Designated member, Appraisal Institute (MAI)
- ♦ Certified general real property appraiser, states of Arizona, Connecticut, Maryland, Massachusetts, New Jersey, New York, North Carolina, Pennsylvania, South Carolina, Vermont, and Virginia.
- ♦ Approved Market Analyst by New York State HCR and ADOH (Arizona Department of Housing)
- ♦ HUD MAP appraisal and market analysis

**Education**

Mr. Allen earned his Bachelor of Arts degree in materials and logistics management from Michigan State University's College of Business in 1986. Mr. Allen is currently certified by the Appraisal Institute's voluntary program of continuing education for its designated members, and has been an approved instructor for the HUD MAP Underwriting Training Program since 2013.

# APPENDIX ITEM D: DESIGN CONCEPT DEVELOPMENT

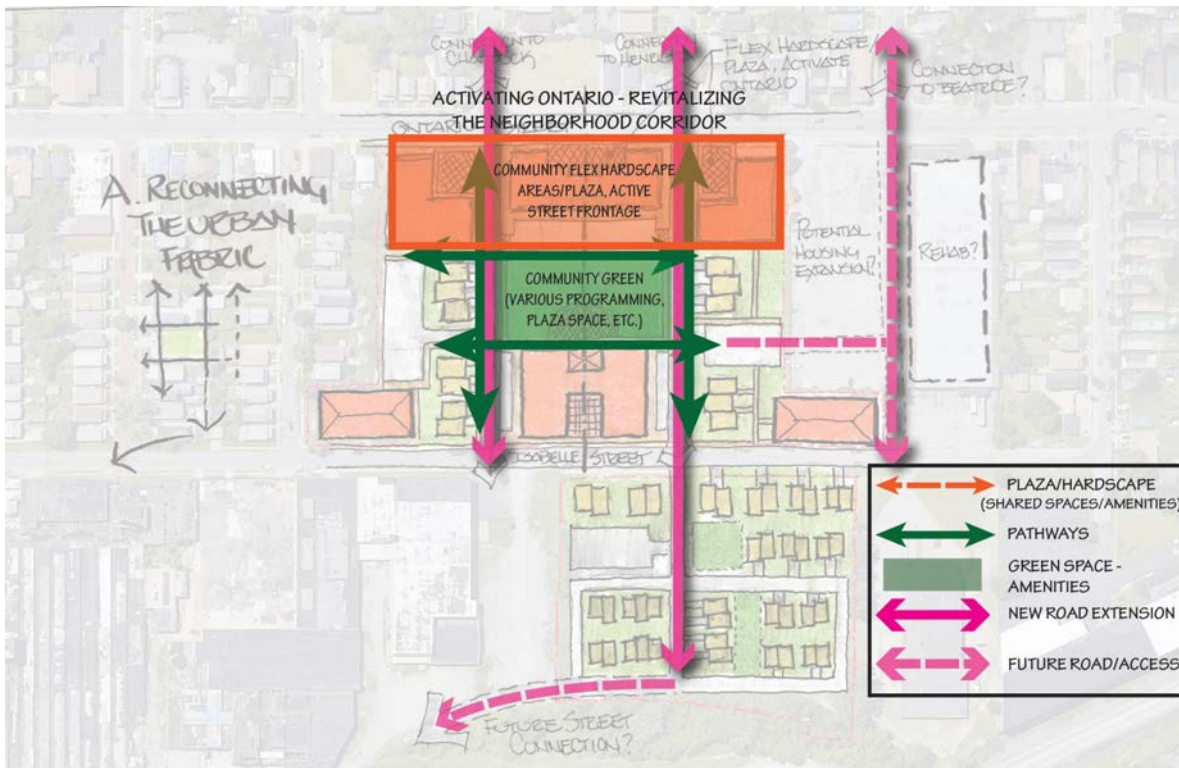
## Preliminary Shaffer Concept Sketches A. Urban Fabric





# Preliminary Shaffer Concept Sketches

## A. Urban Fabric



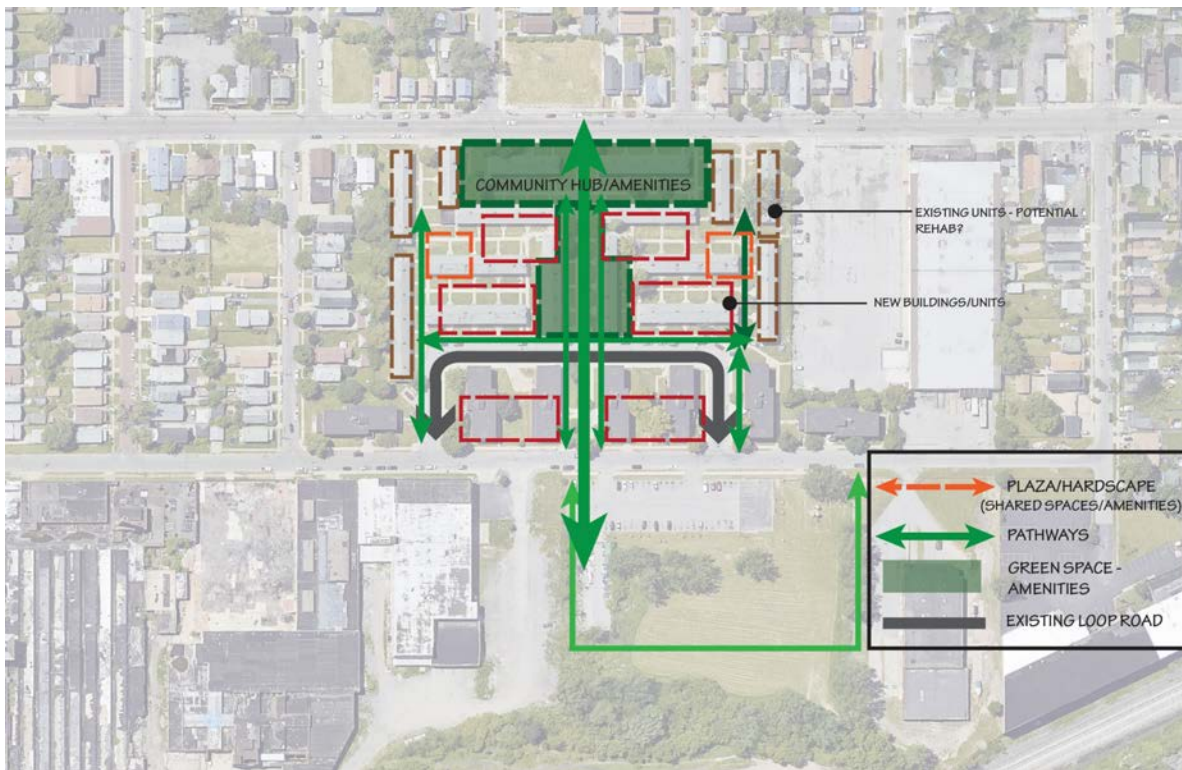
# Preliminary Shaffer Concept Sketches

## B. Enhancing Existing Conditions



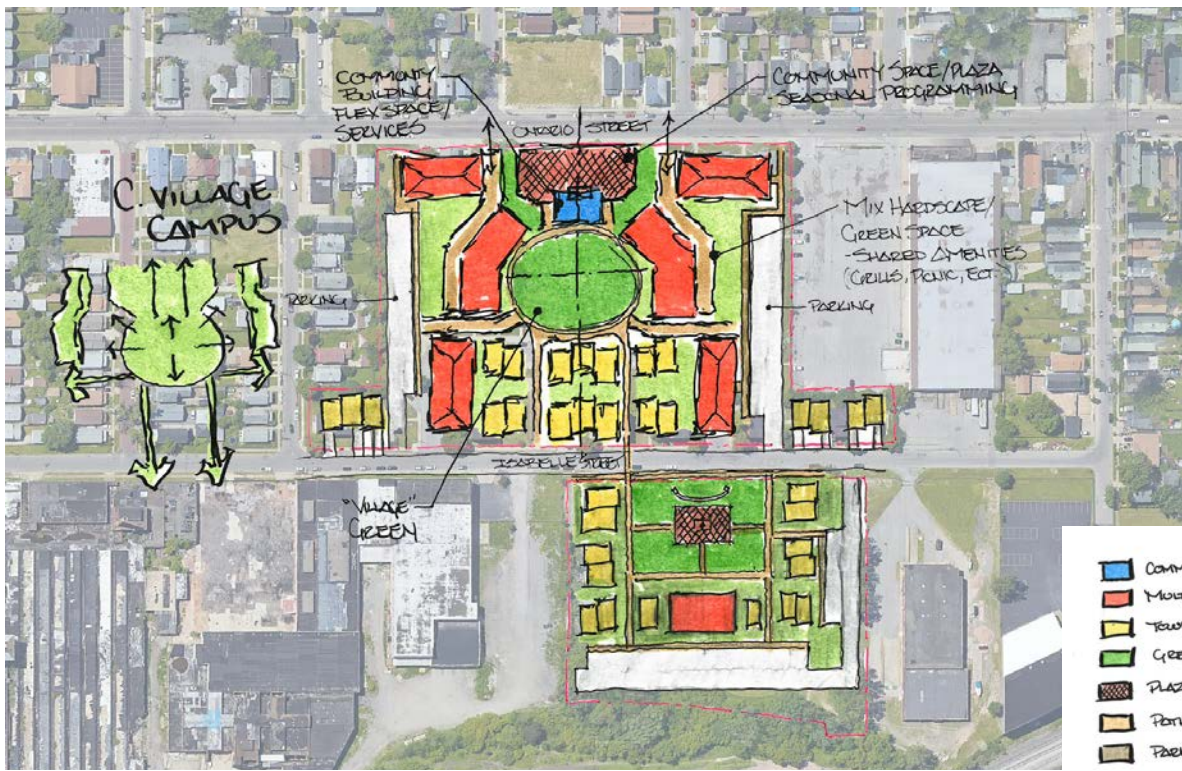


## Preliminary Shaffer Concept Sketches B. Enhancing Existing Conditions



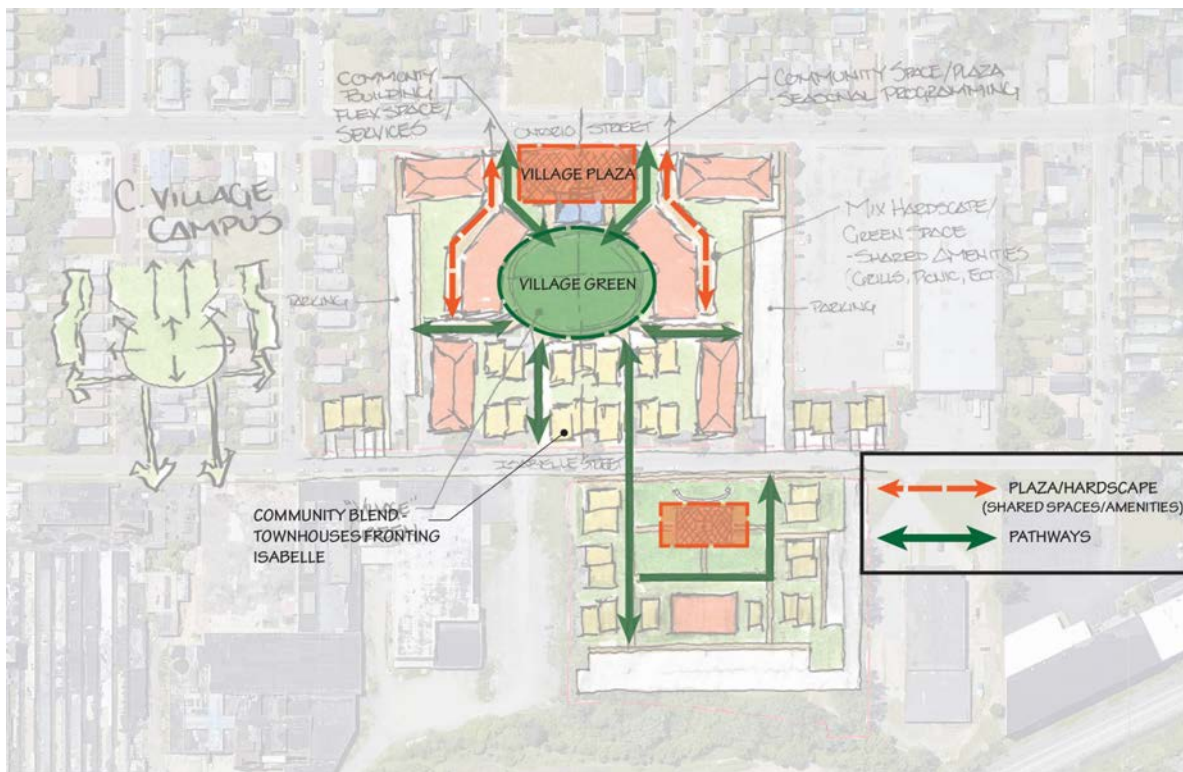
# Preliminary Shaffer Concept Sketches

## C. Village Campus

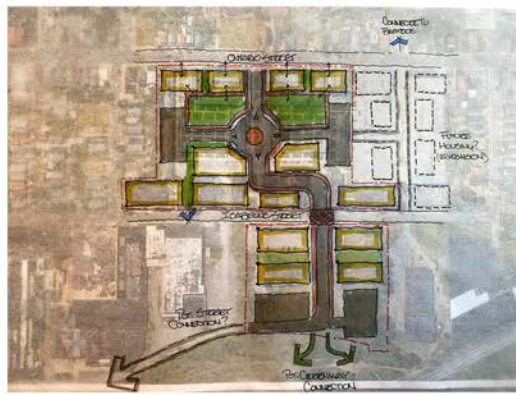
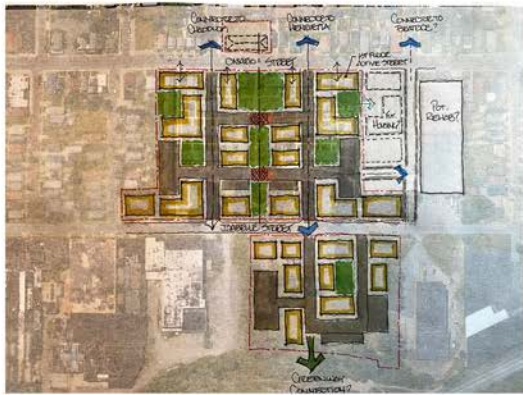


# Preliminary Shaffer Concept Sketches

## C. Village Campus



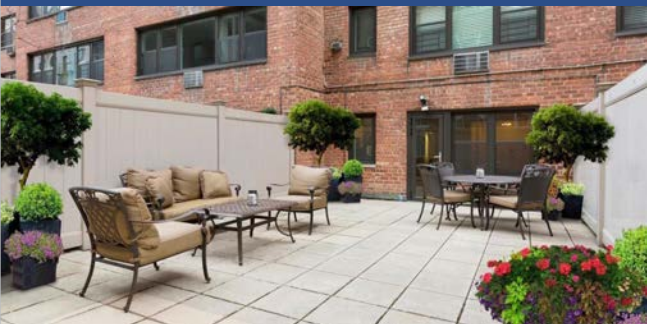
Additional Concept Development Sketches:





Preliminary Shaffer Concept Sketches  
Design Inspiration- **Active Frontage**





Preliminary Shaffer Concept Sketches  
Design Inspiration- **Shared Amenities**



Preliminary Shaffer Concept Sketches  
Design Inspiration- **Play Areas**

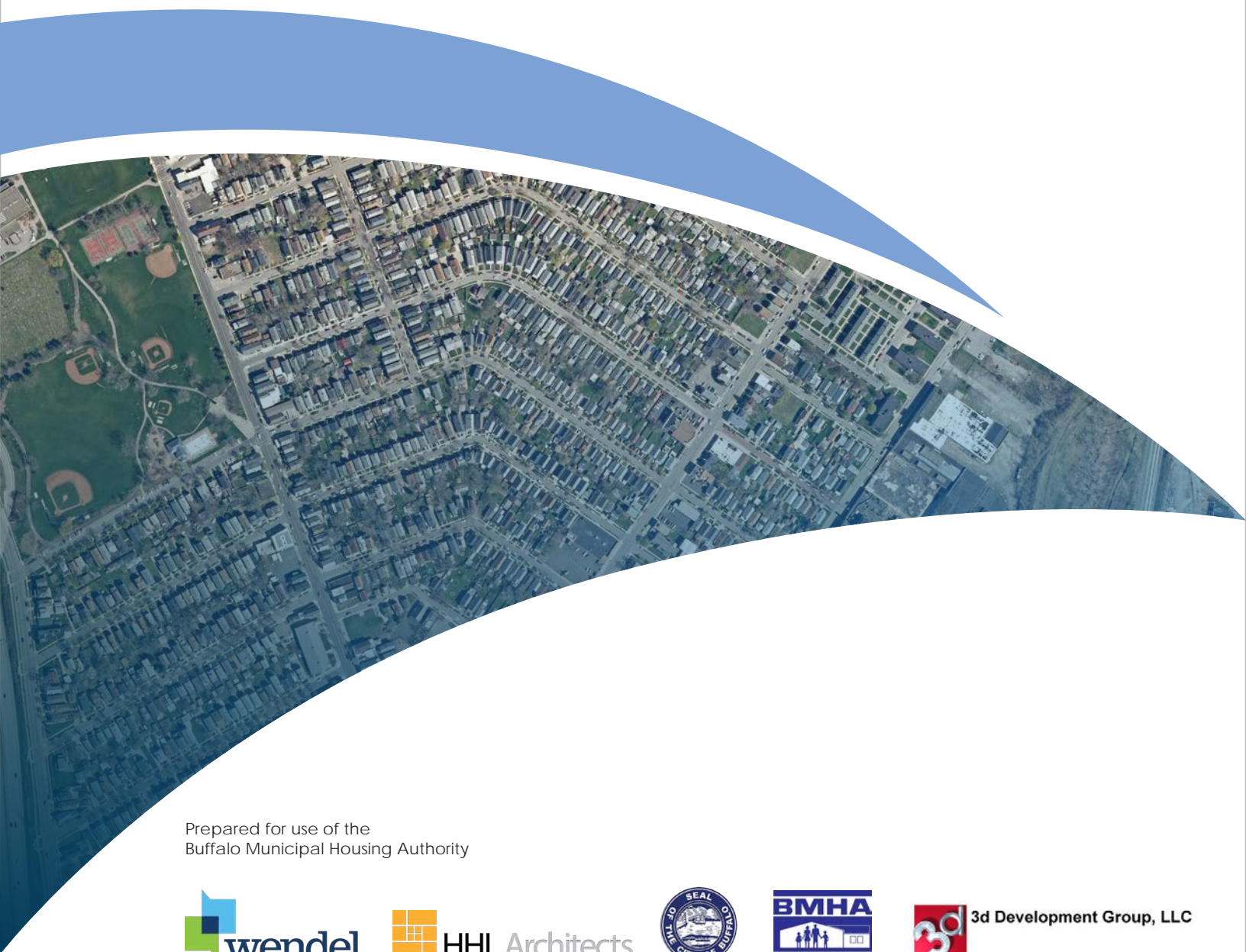


Preliminary Shaffer Concept  
Sketches  
Design Inspiration-  
Beautification



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Prepared for use of the  
Buffalo Municipal Housing Authority



3d Development Group, LLC