

ARPA Affordable Infill Housing Initiative

What is this project?

The Buffalo Erie Niagara Land Improvement Corporation (BENLIC), a NYS Land Bank, is constructing up to 70 single-family and two-family homes on vacant lots throughout the City of Buffalo. When the houses are sold, the money from property sales will go toward building more houses.

Who are these houses for?

The homes will help to satisfy demand for moderately priced housing intended for first-time homebuyers, working families and/or people seeking smaller, energy efficient housing.

How big will the houses be?

A typical house will be between 1200-1400 square feet with 3 bedrooms, 1.5 bathrooms, and a full basement. In some neighborhoods, the construction of doubles will be considered.

Where is the money coming from?

The source of funding is the American Rescue Plan (ARP) funds distributed by the US Treasury.

- The City of Buffalo is contributing \$10 Million
- Erie County is contributing \$13.5 Million

How were the neighborhoods/vacant lots selected?

Vacant lots were selected based on the City of Buffalo's vacant lot analysis which resulted in an initial list of vacant lots that were suitable for residential infill.

Will I have the chance to comment on the design of the homes?

Yes, there will be meetings held in each neighborhood in April 2024 that will give residents the opportunity to comment on the design of homes. Please see attached list of meeting dates and locations.

When will I see these houses built?

Construction of homes will begin in late 2024 and early 2025.

How much will these homes cost?

The sales price of these homes will be affordable based on 300% of the Federal Poverty Level.

Will these houses be kept affordable?

These homes will be kept affordable for a set time period (10-15 years) through a deed restriction.

Will anything be done to improve the other homes on the block where new homes will be constructed?

Neighboring property owners will be made aware of home repair programs.

Will local residents be given priority to purchase these homes first?

Local residents will be made aware of the construction of homes and the opportunity to purchase a home will be first come, first-serve basis. BENLIC is required to adhere to all Federal and State Fair Housing Laws.