

ARPA Affordable Infill Housing Initiative

What is this project?

The Buffalo Erie Niagara Land Improvement Corporation (BENLIC), a NYS Land Bank, is constructing 47 single-family homes on vacant lots throughout the City of Buffalo. As the houses are sold, the money from property sales will go toward building additional houses in future phases.

Who are these houses for?

The homes will help to satisfy demand for moderately priced housing intended for first-time home buyers, working families, and people seeking smaller, energy efficient housing. All applicants must provide proof that their household earns no more than 300% of the federal poverty level.

How big will the houses be?

Four different house types have been designed. All homes will be single-family homes between 1,365-1,650 square feet. Two house types will have 3 bedrooms, and the smaller two house types will have 2 bedrooms. with 3 bedrooms, 1.5 bathrooms, and a full basement.

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.

Was public input considered during the design of the homes?

Yes, BENLIC and HHL architects invited neighbors to community meetings in April and May of 2024 to present the project and ask what they would like to see build next to them. The feedback from these meetings was incorporated into the final designs of the homes.

When will I see these houses built?

Construction of homes will begin in Spring 2025. All home construction will be near completion by the end of 2026.

How much will these homes cost?

The sales price of these homes will be set at an amount that is affordable for a household earning 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.