



The Land Bank
Buffalo Erie Niagara Land Improvement Corporation

SUMMER 2025 NEWSLETTER

- **Adams Street Infill Homes**
- **ARPA Infill Homes**
- **City of Buffalo LBI Rehabilitations**



Adams Street Two-story home design



Adams Street Ranch home design



ARPA Infill New home at 195
Northcrest, Cheektowaga



ARPA Infill New home at 44 Long,
Cheektowaga

ADAMS STREET INFILL HOMES

In partnership with the City of Buffalo, NYS Homes and Community Renewal (HCR), and NBT Bank, this project is transforming twelve vacant lots into brand-new, energy-efficient homes for low- to moderate-income buyers.

Construction is ahead of schedule with 9 out of 12 homes currently fully framed and roofed. The first move-in ready homes are expected by late August 2025, with all homes completed by year's end.

About the homes:

- 8 two-story homes (1,420 sq ft)
- 4 ranch-style homes (1,320 sq ft)
- Spacious yards — each home sits on two combined lots
- All-electric with high-efficiency heat pumps (heating & cooling)
- Abundant natural light and classic Buffalo front porches
- Built to Buffalo Green Code standards for top-tier energy efficiency
- Full 8-foot basements with egress for future finishing potential!
- One-year builder warranty, plus extended warranties for major systems



Aerial View of Adams Street from November, 2024. Dashed white lines and addresses show the location of infill homes.

ADAMS STREET HOMES

INCOME LIMITS

Erie County 2025 Area Median Income

Household/Family Size	Annual Income Limit
1	\$70,700
2	\$80,800
3	\$90,900
4	\$101,000
5	\$109,100
6	\$117,200
7	\$125,300
8	\$133,400

Applicants' household income must not exceed the Area Median Income for Erie County

If you are interested in applying, please contact MMB Realty Group at www.mmbrealtygroup.com



HOW TO QUALIFY FOR AN

ADAMS STREET HOME

Adams Street Infill Homes will be sold through a lottery managed by MMB Realty Group to ensure an equal opportunity for all qualified applicants. Here are the requirements to purchase a home:

- Complete a HUD-certified homeownership workshop through a local housing agency.
- Be approved for a mortgage. You can use any lender or mortgage product you choose.
- Submit the following documents to MMB Realty along with your completed application:
 - 2023 and 2024 W-2 Tax Returns
 - Two most recent pay stubs
 - Certification of assets
 - Certificate of Completion of Homebuyer Education Workshop

ARPA INFILL INITIATIVE

Thanks to \$23.5 million in American Rescue Plan Act (ARPA) funding from Erie County and the City of Buffalo, BENLIC is building **47 new homes across Buffalo and 5 in Cheektowaga** — bringing new life to abandoned lots and creating much-needed affordable housing.

Phase 1 construction is underway on 12 homes across neighborhoods including Black Rock, Grant-Amherst, Kensington-Bailey, and University Heights. These homes will feature The Albright design by HHL Architects, combining timeless charm with modern efficiency.

What's Next:

- First homes are expected to be completed Winter 2025–2026.
- Future construction phases will implement modular construction
- Proceeds from these home sales will be “recycled” and used to build more infill housing throughout our region.

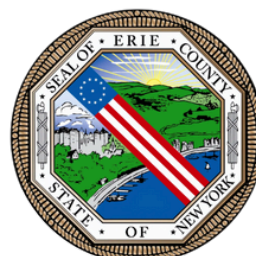
ARPA Infill Homes applicants' household income must be 300% or less of the Federal Poverty Level. Applications will be sent out to everyone on our contact list and posted on the BENLIC website as soon as they are finalized.



“The Albright” home design



Home under construction in Black Rock neighborhood



BENLIC REHABILITATIONS

Rehabilitation projects are where BENLIC's experience shines. We take on vacant, abandoned, and uninhabitable properties and transform them into like-new residences. While original elements like the foundation, framing, and unique architectural features are preserved, nearly everything else is updated: new drywall, plumbing, HVAC, electrical systems, fixtures, windows, roofs, and more. Our rehabs honor the character of our neighborhoods while creating high-quality homeownership opportunities.

The following four homes are our most recent rehabilitations—funded by NYS HCR's Legacy Cities Access Program (LBI):

249 East Street is now listed for sale. This majestic giant with 5 bedrooms and 3,057 sq. ft. of living space has plenty of original woodwork from over 100 years ago.

702 Norfolk Avenue will be listed this month. This 3 bedroom home is the perfect-size for a family looking for a low maintenance house with extremely clean and comfortable finishes.

Rehabilitation work continues on **236 Brunswick Avenue** and **149 Northland Avenue**—both two-family homes. They will be on the market this summer. All homes will be sold without income restrictions.



249 East Street



702 Norfolk Avenue



149 Northland Avenue

WHAT WE ARE:

BENLIC is the Land Bank serving all of Erie County. We are one of thirty-two NYS Land Banks with a mission to restore vacant and abandoned properties to productive use.

Since its creation in 2013, BENLIC has facilitated the new construction or rehabilitation of 128 homes throughout the City of Buffalo and Erie County. Through partnerships with local governments, nonprofits, and contractors, we address blight, stabilize neighborhoods, and create homeownership opportunities.



WHO WE ARE:

Our small team of five is passionate about revitalizing vacant properties.

- Jocelyn Gordon, Executive Director, leads the Land Bank and guides its strategic direction, making critical decisions that shape our impact.
- Alexis Duwe, Program Manager, crunches the numbers, manages our grants, and oversees state-funded affordable housing programs.
- Ben Brown, Project Manager, is the real estate specialist and strategic planner. He leads property sales, big-picture planning, and manages the ARPA Infill Initiative.
- John Good, Construction Specialist, an experienced Code Enforcement Officer and appraiser. He writes our scopes of work and oversees everything from stabilization to new builds.
- Matt Azzano, Program Coordinator, is the communicator and connector. He manages our website, interfaces with the public, and keeps projects running smoothly.