
Shoreline Apartments – One for One Replacement Public Disclosure Information

The City of Buffalo Office of Strategic Planning is proposing the provision of \$1,000,000 in HOME Investment Partnership Program funding for the renovation of Shoreline Apartments, located between Seventh Street and Busti Avenue at Carolina St. In compliance with federal requirements under Section 104(d) of the Housing and Urban Development Act at 24 CFR 42.375, the following information is presented for public disclosure.

(c) Preliminary information to be made public. Before the recipient enters into a contract committing it to provide funds under programs covered by this subpart for any activity that will directly result in the demolition of lower-income dwelling units or the conversion of lower-income dwelling units to another use, the recipient must make public, and submit in writing to the HUD field office (or State, in the case of a unit of general local government funded by the State), the following information:

(1) A description of the proposed assisted activity –

Shoreline Apartments currently has 13 buildings and **142 units** consisting of (28) 1-BR, (102) 2-BR and (12) 3-BR units. The project has a 45% vacancy rate, crime and security issues, and the unit mix is not meeting market demand.

Norstar Development proposes to demolish one building and split a second larger structure into two smaller buildings by selective demolition of the center section. The demolition and planned renovations will reduce the total number of units to **87**.

Norstar also proposes to convert the electric heat to a gas fired system, improve the parking and provide recreational and community space. All of the units will receive new kitchens and bathrooms. The building exteriors will be upgraded and repointed and the ribbed concrete block facade will be painted or covered. The block walls on the patios and balconies will be replaced with ornamental railings, new windows with louveres, and paneling will be installed. Existing apartments will be combined to create larger units. By combining many of the vacant second and third floor units and adding exterior stairways, larger townhouse style units will be created.

The planned reconfiguration will result in a **net reduction of 55 units within the project**. The new unit mix will be (11) 1-BR, (37) 2-BR and (8) 3-BR units, with one bath, plus, (29) 3-BR and (2) 5-BR units with two baths.

(2) The location on a map and number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than for lower-income dwelling units as a direct result of the assisted activity.

The reconfiguration will result in a loss of (17) 1-BR, and (65) 2-BR units, however, the proposed creation of (25) new 3-BR and (2) new 5-BR units at the site will replace (27) of the demolished 2-BR units, resulting in a net loss within the project of (38) 2-BR units. **Therefore, the total net loss is (17) 1-BR and (38) 2-BR units or a sum total of 55 units to be replaced.**

(3) A time schedule for the commencement and completion of the demolition or conversion;

The project will begin in January, 2008 and will be completed by October, 2009.

(4) The location on a map and the number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units.

The City of Buffalo proposes to replace the units lost by the redevelopment of the Shoreline Apartments as follows:

	ARTSPACE	PACKARD BUILDING	total new units
1 BR	6	11	17
2 BR	13	25	38
TOTAL	19	36	55

(5) The source of funding and a time schedule for the provision of replacement dwelling units;

The Artspace Project created a total of sixty affordable housing units in the former Buffalo Electric Motor Car Company building at 1219-1233 Main Street. Construction was completed in July, 2007. At a total project cost of more than \$16 million, the project used \$1,600,000 in federal HOME funds, more than \$11 million in Tax Credit financing; \$1.8 million from the New York State Housing Trust Fund; \$250,000 in federal EDI financing; \$575,000 from the Community Preservation Corporation; and approximately \$1 million in sponsor funds.

The Packard Building Conversion Project at 1325 Main Street will be completed in June, 2009. The Developers will use \$900,000 in federal HOME funds in addition to more than \$7 million dollars in Tax Credit financing; \$1.3 million from the NYS Housing Trust Fund; \$100,000 in NYS Urban Initiatives funding; and approximately \$450,000 in private financing and sponsor funds, for a proposed total project cost of more than \$10 million dollars for development of the residential component.

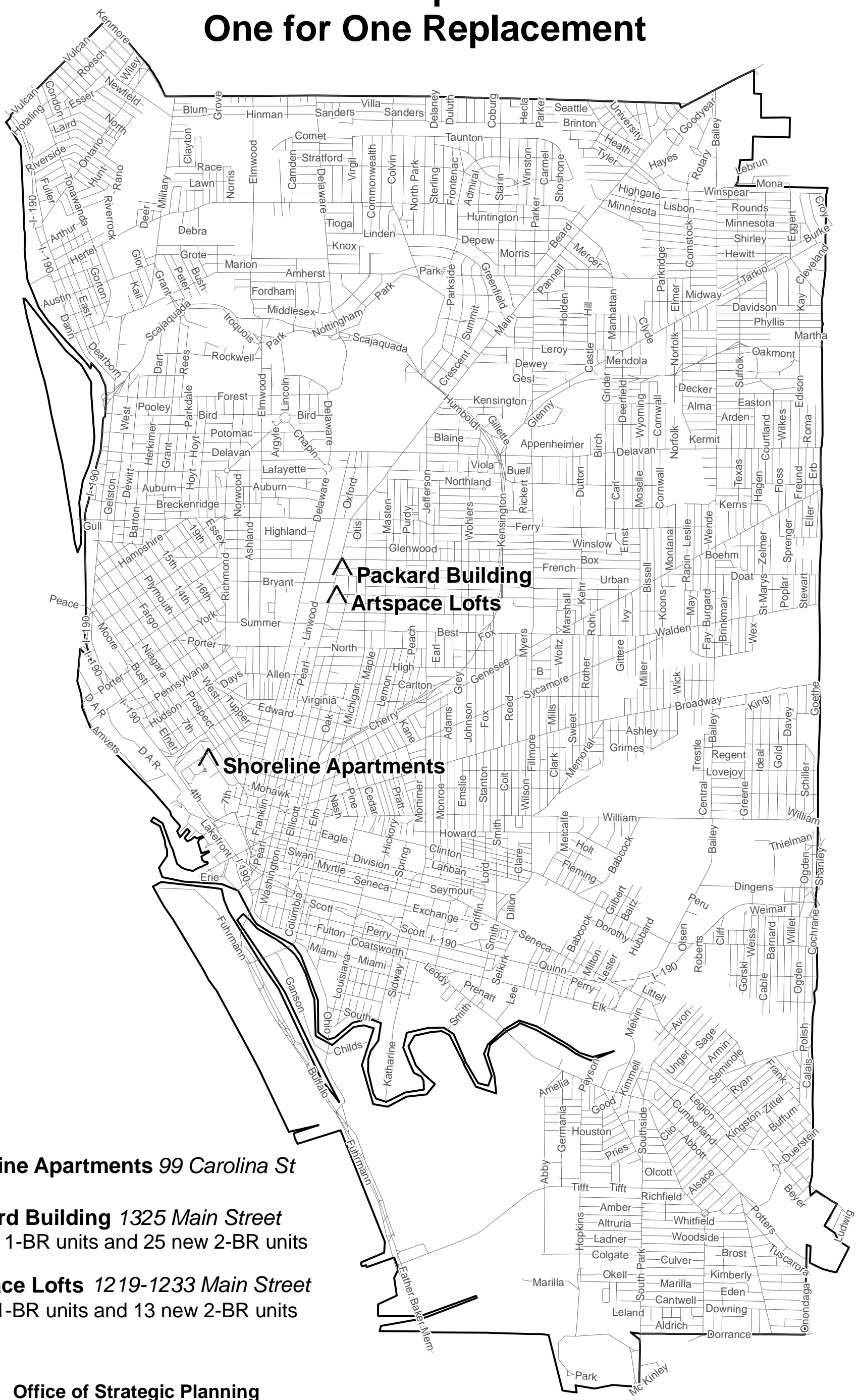
(6) The basis for concluding that each replacement dwelling unit will remain a lower-income dwelling unit for at least 10 years from the date of initial occupancy:

All funding sources utilized for the development of Artspace and the Packard Building require income by low income households for specified affordability periods exceeding ten years.

(7) Information demonstrating that any proposed replacement of dwelling units with smaller dwelling units (e.g., a 2-bedroom unit with two 1-bedroom units) is consistent with the needs assessment contained in its HUD-approved consolidated plan.

No units are proposed to be replaced by smaller units.

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Shoreline Apartments 99 Carolina St

Packard Building 1325 Main Street
11 new 1-BR units and 25 new 2-BR units

Artspace Lofts 1219-1233 Main Street
6 new 1-BR units and 13 new 2-BR units



**Office of Strategic Planning
City of Buffalo
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