



**FOR IMMEDIATE RELEASE:**

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**Contact:** Sharon Linstedt  
716.855.6711, Ext. 243  
716.480.3068  
slinstedt@bimahousing.com

**BMHA BOARD OF COMMISSIONERS APPROVES THE AUTHORITY'S  
2023 ANNUAL AGENCY PLAN**

THE HUD-REQUIRED DOCUMENT INCLUDES SEVERAL UPDATES TO FACILITATE  
THE BMHA'S UPCOMING MODERNIZATION OF THE COMMODORE PERRY  
AND SHAFFER VILLAGE DEVELOPMENTS

**Buffalo, NY** – The Buffalo Municipal Housing Authority (BMHA) Board of Commissioners today unanimously approved the Fiscal 2023 Annual Agency Plan which will be submitted to the U.S. Department of Housing and Urban Development (HUD).

The 2023 plan includes several elements which set the stage for the planned complete physical transformation of the Commodore Perry and Shaffer developments and the transition from traditional federal public housing to affordable housing under HUD's Rental Assistance Demonstration (RAD) program.

"As we move closer to what will be the largest housing investment in Buffalo's history, the annual plan we file with HUD needs to include RAD program requirements that safeguard our residents' rights to reside in the new units, with rents based on HUD guidelines with no resident paying more than 30% of their monthly income," said BMHA Executive Director Gillian D. Brown.

Brown also noted that the transition to RAD-governed housing opens the doors to myriad funding sources the BMHA and other traditional public housing authorities cannot access.

"Bridges Development, our non-profit development arm, led by Nadine Marrero, is able to tap into private investments and grants not available to the BMHA. Those funding sources will not only make the transformation of Perry, Shaffer and Marine Drive possible, but can also pay for physical updates to our RAD units to best serve our residents," Brown said.

The Annual Agency Plan updates HUD on the Authority's plans, in concert with development partner, Pennrose, to transform the Commodore Perry site into a mixed-use, mixed-income

neighborhood, which will include as many as 1,019 housing units. The master plan calls for replacement of all existing public housing units with ‘project-based vouchers.’

The Perry development is currently comprised of 694 apartments, including the 284 vacant Perry Homes units, which are slated for demolition later this year. The first phase of new construction will include 415 affordable housing units, including in-demand 3-, 4-, and 5-bedroom units to accommodate larger families.

Preliminary plans call for Shaffer Village, a 233- unit development in the Riverside neighborhood, call for changing the development’s layout, building on an empty lot and merging the property boundaries with the surrounding neighborhood.

The BMHA’s development partner, The Buffalo Equitable Housing Collaborative, is working on a financing strategy and more concrete project details are expected later this year.

Under the 2023 annual plan, the BMHA will also begin the re-designation of 170 vacant units at AD Price Courts, from traditional public housing units to ‘project based vouchers’, with 123 being assigned to Marine Drive Apartments ahead of that \$400 million redevelopment. These project-based vouchers will support affordable housing for residents who earn less than 50% of Area Median Income.

Re-designation of the remaining 47 empty units will allow the BMHA to construct replacement apartments adding to the adjacent 199 apartments at AD Price I, II and III.

The BMHA board also approved a resolution giving Bridges Development the right to purchase AD Price I. The vote to allow Bridges to take ownership of the 55-unit development follows the expiration of the 15-year tax credit compliance period, in December 2022.

In other action, the BMHA board:

- Approved annual software licensing and maintenance fees for the Authority’s proprietary business suite software at a cost not to exceed \$300,000,
- Approved the execution of multiple private landscaping contracts for 18 BMHA developments at a total cost not to exceed \$163,000.
- Following an executive session, the board approved release of a deed restriction related to a privately-owned commercial property at 259 Chicago St. Ellicott Development is seeking to purchase the site, which is located adjacent to the BMHA’s Executive Offices at 300 Perry St. The deed restriction, which dates back to 1960, limited the property to use for “the conduct of an armored car service, or similar use which is not objectionable to the use and occupation of the adjoining and neighboring land” due to its proximity to public housing residences.

Ellicott is eyeing the site for warehouse/office tenant use.

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