SITE SELECTION MEETING AGENDA
FRIDAY, June 1, 2018

Attendees

Rick Folger
Teresa Bianchi
Tom Graham
Jason Knight
Jerry Sheldon
Keelan Erhard
Ron Talboys
Jennifer Beltre
Jim Eaton

1. Review of new City Opportunities – Teresa / Rick

- City Acquisition Strategy
  - Acquire homes from auction
  - First Cut – City offers homes to families that can qualify for an affordable mortgage – i.e. SONYMA product
  - Second cut – City offers homes to prospective homeowners requiring SONYMA mortgage + AHC grant – homes still require rehab
  - Third cut – "Lower" quality homes may fall to Habitat for rehab
  - Low expectations that many families will make first or second cut
- Also asking for Land Bank in the future to expand the number of houses that acquire at auction
  - Habitat will still need to "purchase" home , approx. $7500/home
- East Side Corridor Economic Development Area – Stakeholder Meetings
  - Affordable housing may not be funded – however they want to use Habitat as a program to provide training opportunities for individuals or students in the neighborhood
  - Not really an opportunity to provide housing stock or lots
- Masten / Cold Spring
  - Neighbors provided feedback on what they wanted in their neighborhood – (not just housing)
  - Affordable housing is desired in this area as well.
  - There is a national developer involved that may be interested in helping to fund Habitat housing. Similar to Bailey Green area concept but developer may be more effective in helping build out concept.
  - The developer apparently has a history of engaging Habitat in development opportunities in other cities.
  - May lead to more opportunities for charitable foundation funding?
  - Homestead area.
  - Brought up ideas of crime and what additional actions may be taken to reduce the impact.
- Northland
  - No affordable housing plan right now
  - City not really helping offer lots – they suggested we partner with Mt. Olive
- Meeting with Mt. Olive Church – Partnership opportunities
  - The organization is interested in partnering but they may not much to share
  - This group may only own 2 lots
- PUSH – new "pilot" opportunity (new build and Rehab)
  - PUSH will need to offer additional $$ to ensure new home meets energy efficiency requirements.
  - Will need to negotiate what we can build as their specifications are more costly and will take longer to execute.
  - New home, if it proceeds will be located on Lawrence Ave.
  - May lead to funding from Rich Products as well
- FB Land Trust
  - They have control of 20 lots in Fruit Belt. They don't have a real plan for the lots.
  - They have Designated Developer status.

    - They are offering 2 building lots to us.
    - Jason advised that we proceed with caution. We need to figure out how to maintain control of the lots.
    - Kaleida be interested in helping to sponsor a home in the Fruit Belt as well.
    - Additionally there is a possible opportunity to partner with national condo developer to assist with affordable housing.
- M&T Bank – Buffalo Promise Neighborhood
    - Can Habitat provide an affordable housing opportunity? May not work out. Work with Belmont?
- Potential funding opportunities – Most of the opportunities being pursued above have potential long term funding opportunities associated with them.

2. Review of recently added Rehab properties

Acquisition as of 6-1-18.xlsx

See list of rehab opportunities on tab "rehab". Tab "production" includes historical home construction records as well as future construction plans. Tab "production" includes projected sources of homes as well as team members who are helping out in those acquisition spaces.

3. 2019 New Build Opportunities

- Bailey Green
- Cold Spring / Masten
- Fruit Belt
- Other?
- The mix is still fluid. Up to 7 are still available in BG, but we may do 2 in FB, and waiting to see what we can get from Cold Spring.
- Rick and Tom to meet to review what lots are actually most desirable of the above mix.
- Will need to work out housing styles with developers. May need a mix of 1.5 and 2 story homes. Rick feels comfortable that he can find viable plans to meet varied requirements.
- Updated New Build Criteria – Tom refreshed desired criteria for selecting new home building lots.

Criteria for Building Lots (3).doc

4. Committee Member Roles and Responsibilities

- Can we create some new assignments that committee members can take some accountability for?
- Review the "production" tab on the Acquisition spreadsheet from above

5. Old Business

- Jerry asked if we should retain the MLS screening option that was previously set up by Christine Noonan.
- Jennifer volunteered to have the screening emails sent to her attention and she will make an initial assessment whether or not the property has any promise

6. Next Meeting Date?

- Other day of week?
- Teresa volunteered to set up a Doodle poll with a tentative date starting the week of July 16.