



SITE SELECTION MEETING AGENDA
FRIDAY, August 18, 2017

A. HFH Families

- Linking of families with current properties / Master List of prospective families?
 - Any updates?
 - Families are interested in Kerns and Poultney
 - 26 families with over 150 hrs that are on the waiting list
 - Holding off on 2018 offers for now

B. Rehab properties

- City Auction wish list review – revised list (Barry)
 - Waiting on response back from Brendan – see email update below
 - These are for the potential “new” properties
- Where do we stand with inspections?
 - Nothing to inspect as prior properties were pulled back

C. Donations

- Updates – Barry / Jim / Teresa



Teresa_Update_Aug
_14.docx

- - In past Key Bank, HSBC have offered some properties
 - There may be opportunities outside of City of Buffalo
- Kerns / Poultney
 - Draftsperson volunteer has created tentative update drawings
 - Review of abandoned properties next to Poultney
 - 81 Poultney – may be OK – private owner – no taxes paid since 2013
 - 67 Poultney – in limbo – no taxes paid since 2016
 - Teresa will ask Janiene to review otherwise Jerry will work with his realtor
- Winspear – Currently on hold pending outcome of Kerns/Poultney acquisitions – Retain on hold
- Lovejoy St – vacant lot – near intersection Boll / Lovejoy in Sloan
 - Do we want a new home in this geography? NO

D. Real Estate Purchase

- Topic from prior month – Anything new?
- Should we consider purchase of properties for sale through MLS?
 - Set up a filter on MLS to send property descriptions meeting defined criteria
 - Basement
 - Driveway
 - 3 BR+
 - Price point?

- Volunteer to review MLS properties?



Jerry_MLS_Portal.do

CX

active link embedded in document

- Jerry is working with a realtor who set up a simple search criteria for homes and properties with a list price of \$40K or less
- If we find a property we are interested in we will have to move fast to prevent other bidders from beating us with an offer
- The MLS screen does not include information on back taxes or liens
- It may also take time to identify if the properties have a clean title
- Search site set up by Christine Noonan
- [Link to MLS listings for Habitat](#)
 - Click on My Searches
- Conduct home visit / appraisal of viable properties
 - Need to weigh cost of purchase vs. cost to rehab
 - The Delisle's agreed to pilot the use of the MLS screening tool to identify potential properties.
 - Dick and Elaine to screen properties before conducting drive by
 - Pilot Bailey Green area properties first

E. New Builds (Tom Graham)

1. 2018 new build plan options – Similar plans as last meeting



Bailey Green Map
August 2017.pdf

- Waiting to hear back on Bailey Green lot requests from COB.
- Can Teresa follow up to see if we are approved for any of these properties? Joelle Cash?

2. 2019 New Build options

- COB may not offer any vacant lots at Homestead pricing. Fruit Belt specifically
- Broadway / Fillmore ?? Unsure as there a large number of vacant lots

Review of possible options



Criteria for Building
Lots (2).docx

- a. HUB discussion



St Stanislaus site
visit 7-12-17.docx



Paderewski north
(1).pdf



Paderewski south
(1).pdf

- b. St. Stanislaus neighborhood

- Teresa will talk with COB later this month to see if this area is even viable
- Partner with Matt Urban group?
- Work with LISC and / or Oshei?
- Another concerns with this neighborhood is the perceived lack of access to stores and other resources our families require



Fruit Belt site visit to Fruit Belt map vacant
Peach and Grape streets Grape Peach.pdf

- c. Fruit Belt – Peach and Grape Streets
 - May be too political to get anything in this area
- d. NY State plan to invest \$10 MM on the East Side

<http://buffalonews.com/2017/07/13/cuomo-unveils-10m-east-side-housing-initiative/>

- No new action items
- e. Crime maps – previously sent out via email



Shootings 2016 map
Fruit Belt vs St Stans.

3. Bailey Green Update – from Teresa

Any updates?

- No new builds after 2018 unless more properties become available

F. Domedion

- Final close ?
 - What got our money
 - We got money for Putney - Evans properties as well

G. New Business

- Skills Review
 - What is the primary role of each team member ?
 - What are some other roles that the team could use ?
 - Example – Pursue acquisition of non-donated homes
 - Example – Identify other contacts in the legal or real estate professions who may have connections to low cost properties, e.g. pursue “zombie” homes
 - Tie in to Capacity Building Grant ?
 - Would like to build a skills matrix to help with grant
 - Jim to build a skills matrix with input from team
 - The team thought we might benefit from a lawyer skilled in real estate
- Discuss Capacity Building Grant application process



Capacity_Grant_email_summary.docx

- The City auction is tentatively scheduled for late October
- The team thought we might want to be actively engaged in the process instead of waiting to see what is left over
- Jason will try to get new City Auction list converted to an Excel file
- From there we will make an assessment to see if we need a special meeting to screen properties and then a work process to acquire properties at auction

H. Next committee meeting date - Friday Oct. 6 at 900