



# RE-IMAGINING THE PERRY COMMUNITY

BUFFALO, NY

Community Meeting #3

September 13, 2022

## Presentation Overview [~30 minutes]

- Development Team
- Timeline To-Date
- Community Engagement Feedback
- Draft Plan
- Precedent Imagery & Neighborhood Amenities
- How will the Draft Plan affect you?

# Development Team Established & Proven

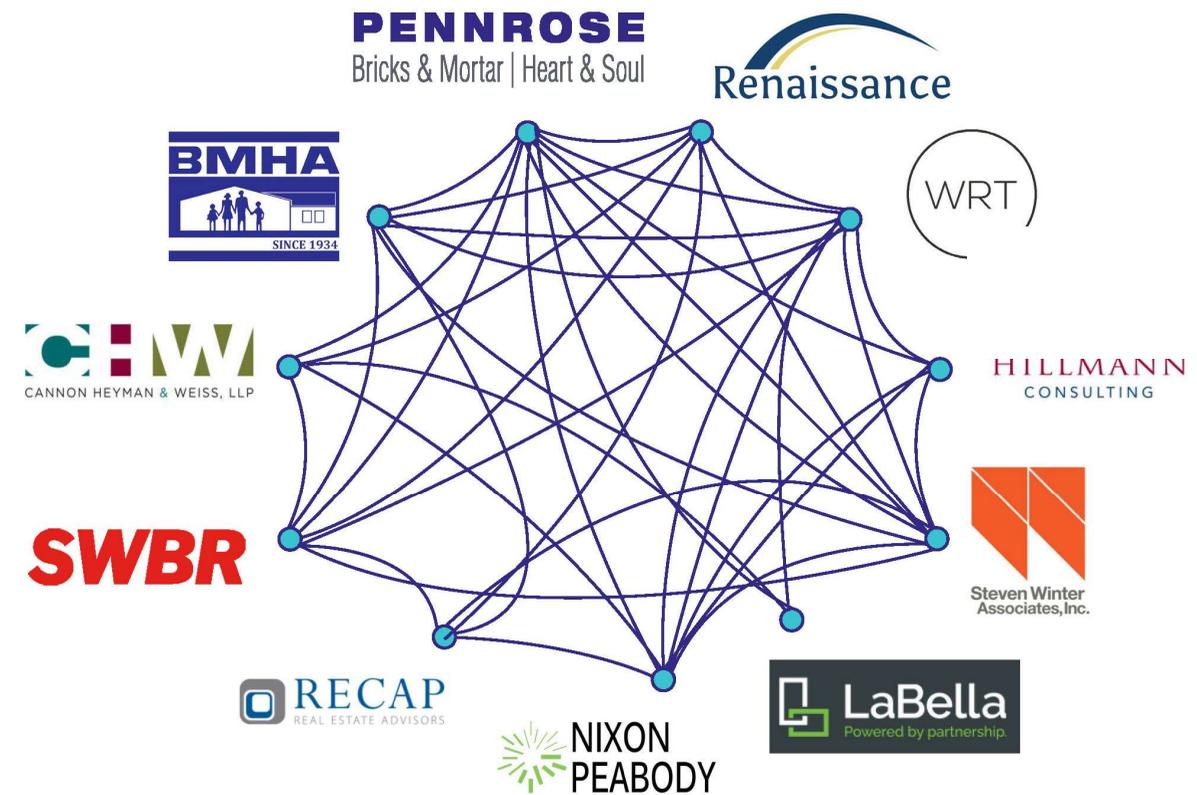


**PENNROSE**  
Bricks & Mortar | Heart & Soul

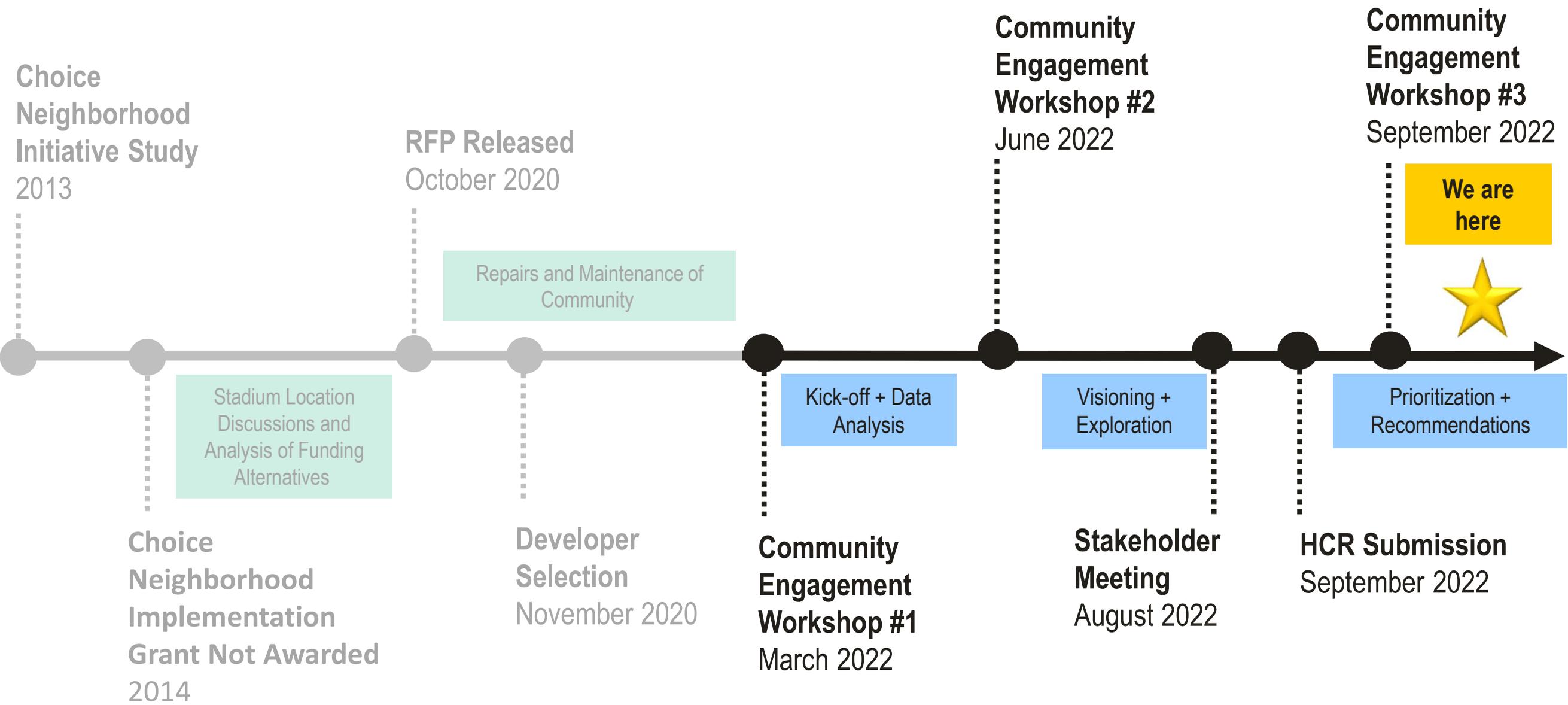
We have assembled a core team of professionals with unsurpassed qualifications, expertise, and local knowledge to partner with BMHA.

Developer	<b>Pennrose &amp; BMHA/Bridges</b>
Property Manager	<b>BMHA</b>
Architect + Landscape	<b>WRT &amp; SWBR</b>

## EXPERIENCE WORKING TOGETHER



# Timeline to Date



# Community Engagement Feedback



## PERRY (HI)STORIES

### HISTORY OF PERRY

PRE-1900

**PARENTS WORKED IN FACTORIES**  
GOOD KIDS PLAYED AT LANIGAN: BASKETBALL, 4H, ETC

**NEIGHBORS WERE BETTER**  
ALL HELPED KEEP THE AREA CLEAN, AND LOOK OUT FOR EACH OTHERS' KIDS

**IN THE 'GOLDEN DAYS' WE HAD A**  
CORNER PARK WITH A SAND BOX

**I REMEMBER THE DRUG STORE ON SOUTH PARK,**  
LAUNDRY MNT, LIQUOR STORE, WE HAD A FISH MARKET, WE HAD SAFE MEMORIES

**MEMORIES OF TROLLEYS + TRAINS IN THE AREA**

**WHAT DO YOU REMEMBER ABOUT PERRY HOMES WHEN YOU FIRST MOVED TO THE NEIGHBORHOOD?**

**AREA WAS NOT WELL REPRESENTED, WAS 'THE BOTTOM'**

**A POSITIVE 'FAMILY' EVEN IF [FOLKS] MOVE AWAY THEY RETURN ON PERRY DAY! THERE WERE 200 PEOPLE ONE YEAR**

PHOTO OF PERRY HOMES LIVING ROOM CIRCA 1960

## PRINCIPLES

### NEIGHBORHOOD CONNECTIONS

ON A SCALE FROM 1 TO 5, PLEASE RANK HOW EASILY YOU CAN ACCESS THE FOLLOWING -

<b>HEALTHCARE</b>	0	0	0	0	0
	56%	11%	6%	6%	22%
<b>GROCERIES</b>	0	0	0	0	0
	11%	11%	11%	0%	61%
<b>FOOD</b>	0	0	0	0	0
	28%	0%	22%	6%	28%
<b>SHOPPING</b>	0	0	0	0	0
	11%	0%	11%	6%	61%
<b>GREEN SPACE WITHIN SITE</b>	0	0	0	0	0
	50%	11%	17%	6%	11%
<b>GREEN SPACE OUT OF SITE</b>	0	0	0	0	0
	33%	6%	11%	11%	39%

**EASY** **HARD**

## PRINCIPLES

### REIMAGINING DAILY LIFE

**WHAT DO YOU LIKE ABOUT THE OPEN SPACE AT PERRY HOMES NOW?**

**WE NEED SOME** **PLAYGROUNDS AND SPLASHPAD**

**WHAT OPEN SPACE?** NOTHING (DEAD, NO LIFE)

**WHAT IS ONE THING YOU WOULD CHANGE ABOUT IT?**

**BANK AND GROCERIES** **NO LITTER**

**PORCHES** **NO SMOKING X2** **BAD PEOPLE WHO STEAL PACKAGES**

**HOW DO YOU GET TO/FROM YOUR HOME TO THE OPEN SPACE (PARKS, PLAYGROUNDS) OR SHOPS NEARBY?**

**BUS** **CAR** **BIKE** **WALK**

**DO YOU USE ROADS, SIDEWALKS, OR SHORT CUT THROUGH THE BLOCK?**

**SIDEWALKS** **CUT THROUGH**

**YES** **SIDEWALKS AND SOMETIMES CUT THROUGH** **NO TO SHORTCUT** **SHORTCUTS**

## PRINCIPLES

### REIMAGINING DAILY LIFE

**WHAT ACTIVITIES DO YOU WANT TO SEE IN YOUR COMMUNITY?**

**SENIOR LIFE**

<b>SOCIAL AREAS &amp; BOARD GAMES</b> 75% YES Community Center Bingo Need regular programming that is well advertised	<b>OUTDOOR FITNESS SPACES</b> 90% YES Exercise classes, this is a must Indoor fitness classes for seniors	<b>THERAPEUTIC GARDEN SPACES</b> 83% YES Yes! Bringing people together!	<b>COMMUNITY GARDENING</b> 80% YES These two together are important, must have	<b>SITTING GARDEN / QUIET SPACE</b> 80% YES Would need canopy and security
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**OTHERS**  
WRITE ADDITIONAL SUGGESTIONS ON A POST-IT NOTE  
They took our grill! We have nothing to do

Existing community garden at Perry Homes

## PRINCIPLES

### REIMAGINING DAILY LIFE

**WHAT ACTIVITIES DO YOU WANT TO SEE IN YOUR COMMUNITY?**

**COMMUNITY**

<b>PICNIC GROVE</b> 75% YES Yes, with tables Eating space Tables with shade	<b>SITTING AREAS</b> 88% YES More seating Outdoor prayer religion church Benches with shade Seating with trees	<b>COMMUNITY EVENTS</b> 100% YES! Likes the idea of a movie night Community Center for all ages Music Mobile Movie Screen Concert Platform	<b>FARMER'S MARKET</b> 89% YES Farmer's Market, Grocery store w/ bar Food Market Access to food I don't get fresh food often, this would be good Farmer's Market we need fresh fruit Need to take bus to get food	<b>HEALTHCARE</b> 83% YES Satellite station for seniors would be good Local health center OTHERS WRITE ADDITIONAL SUGGESTIONS ON A POST-IT NOTE
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## HOUSING

### TYPES

**MID-RISE (4+ STORIES)**  
- 1-2 BEDROOMS  
- ELEVATORS & CORRIDORS, SHARED SPACES  
- COMMERCIAL SPACE AT STREET LEVEL

**TOWNHOUSE (2-3STORIES)**  
- 2,3, OR 4 BEDROOM APARTMENTS  
- EACH UNIT HAS A FRONT DOOR  
- GROUND FLOOR UNITS/WALK-UP UNITS ABOVE

**DUPLEX (2 STORIES)**  
- 2 OR 3 BEDROOM HOMES  
- EACH UNIT HAS A FRONT DOOR AND SIDE YARD

**BRICK! HOLDS UP AGAINST COLD + WIND, IDEALLY WINDOWS OPEN**

**WISH WE HAD COMMON ROOM TO GATHER WITH RESIDENTS POSITIVE THINGS TO DO - BINGO, GAMES FOR ADULTS, AN ACTIVITY ROOM**

**WANT BATHROOM ON 1ST FLOOR SO DON'T NEED TO BE UP STEPS**

5% YES	5% YES	45% YES	10% YES	5% YES	10% YES
15% YES	10% YES				

# Planning Themes: Designing for Perry's Current Tenants & Future Residents

Mixed-Use  
Community



Perry's "Golden Days"



Health & Safety



Sense of Home & Pride  
in Personal Space



Mixed Income



Affordability



Amenities & Green Space

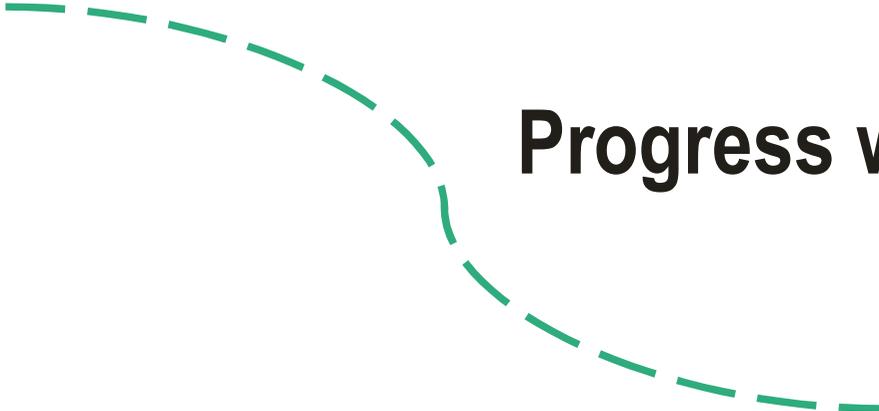


Connectivity &  
Integration





# Today: Release Draft Plan & Hear From You



## Progress with Design & Planning



**Begin Demolition of Vacant Units**



**Start Construction of New Homes**

## Planning Framework, Priorities + Opportunities



1. Connect Neighborhood(s)
2. Re-invigorate a Central Neighborhood Core (“Cultural Heart”)



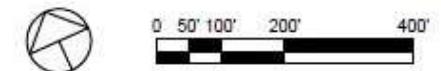
3. Provide a Mix Of Building Types
4. Architectural Variety + Styles



5. Block Organization/Character



	Phase 1	Phase 2
Units	415	604



# Building & Units – Townhomes & Triplex Homes



### TRIPLEXES (3 STORIES)

- + 2, 3 & 4 BEDROOM HOMES
- + EVERY HOME HAS A FRONT DOOR & YARD SPACE
- + GROUND FLOOR UNITS & WALK-UPS



### TOWNHOUSES (2 STORIES)

- + 2, 3 & 5 BEDROOM HOMES
- + EVERY HOME HAS A FRONT DOOR & YARD SPACE



# Building & Units – Mid-Rise & Tower Renovations



### MID-RISE (3+ STORIES)

- + 1, 2, & 3 BEDROOM FLATS
- + ELEVATORS & CORRIDORS
- + SHARED LOBBY & AMENITIES
- + MIXED-USE-COMMERCIAL SPACES AT STREET LEVEL

### TOWERS

- + 8 STORIES
- + COMPREHENSIVELY RENOVATED
- + IMPROVED ACCESS
- + IMPROVED SAFETY
- + IMPROVED AMENITIES & LOBBIES

COMMUNITY SPACE

RETAIL SPACE

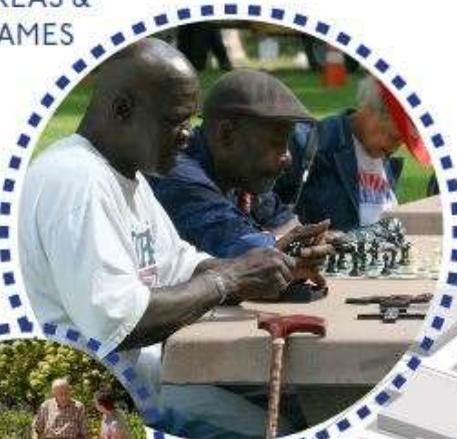
LOBBY



# Open Space & Landscape Concepts



SOCIAL AREAS & BOARD GAMES



FAMILY FRIENDLY PLANTINGS



EXPANDED TREE CANOPY



INDIVIDUAL YARDS & SHARED SPACES



HOME PATIOS & GARDENS

SENIOR TERRACE



COMMUNITY GARDEN



OUTDOOR DINING



GROUND FLOOR COMMERCIAL SPACE



ENHANCED STREETSCAPES



# Streetscape – Pedestrian Experience



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HAMBURG STREET

# Amenities



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COMMUNITY SPACE



RETAIL SPACE



FITNESS AREA



FAMILY FRIENDLY



OUTDOOR COMMUNITY



PLAY SPACE

# Interior of New Homes



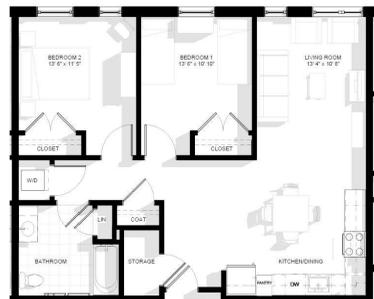
**PENNROSE**  
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## TRIPLEX AND TOWNHOME 2, 3, 4, AND 5 BEDROOMS

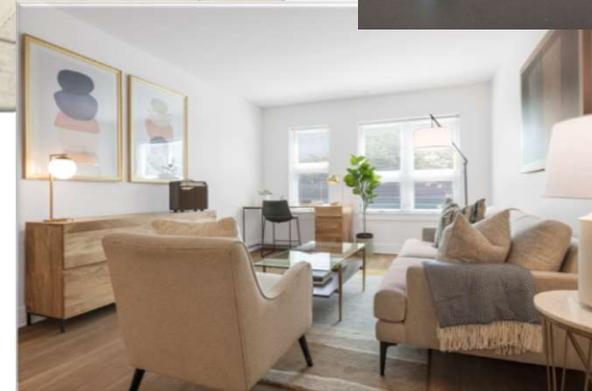
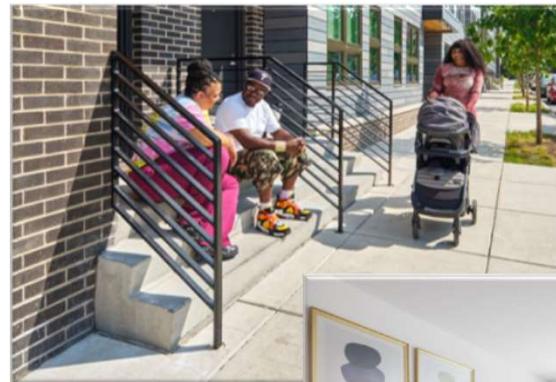


Example Plans

## MIDRISE FLAT UNITS – 1, 2, AND 3 BEDROOMS



Example Plans



# Tower Renovations



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## TYPICAL APARTMENT SCOPE

- + POTENTIALLY RECONFIGURE UNITS
- + ALL NEW INTERIOR FINISHES (FLOORING, PAINT, TRIM)
- + REPLACE ALL DOORS, FRAMES, AND HARDWARE
- + BRAND NEW KITCHEN CABINETS, COUNTERTOPS, AND SINKS
- + ALL NEW APPLIANCES
- + NEW BATHROOMS, VANITIES, FIXTURES - TUB, SHOWER, WC
- + NEW ELECTRICAL
- + NEW LIGHTING
- + NEW WINDOWS
- + NEW HEATING AND COOLING SYSTEMS



EXAMPLE KITCHEN (BEFORE/AFTER)

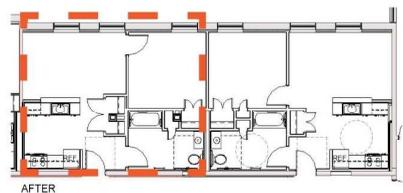
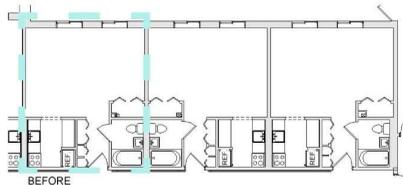
## EXAMPLE EXTERIOR & COMMON AREAS (AFTER)



## RECONFIGURATION:

EXAMPLE OF TOWER WHERE 3 UNITS WERE RIGHT-SIZED TO 2 LARGER UNITS

The scope of work included the reconfiguration of a series of studio apartments into Type A accessible apartments. This was achieved by taking (3) studio apartments and combining them into (2) Type A apartments. The building was originally constructed in 1970.



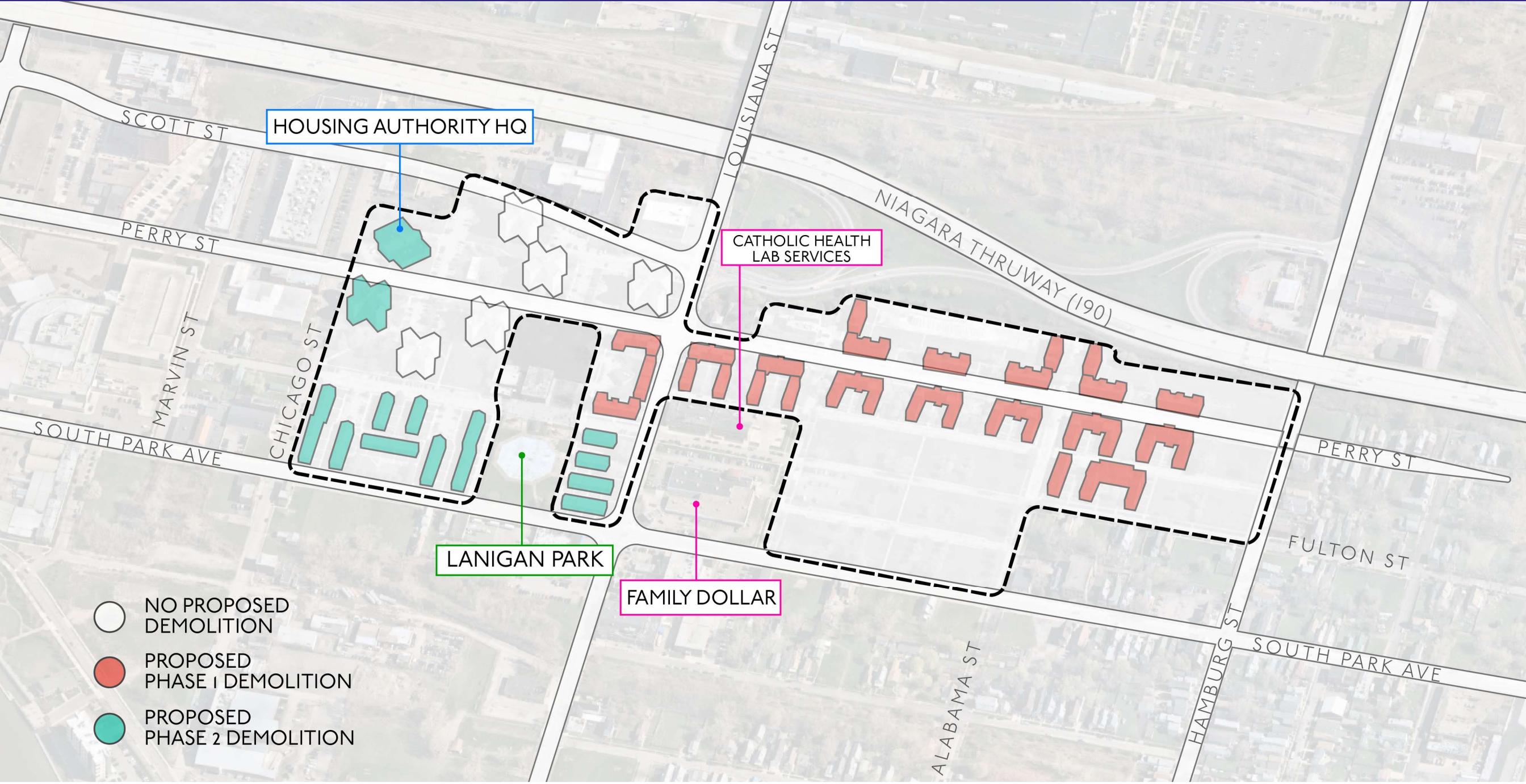
EXAMPLE BATHROOM (BEFORE/AFTER)



EXAMPLE RESIDENTIAL UNITS (AFTER)

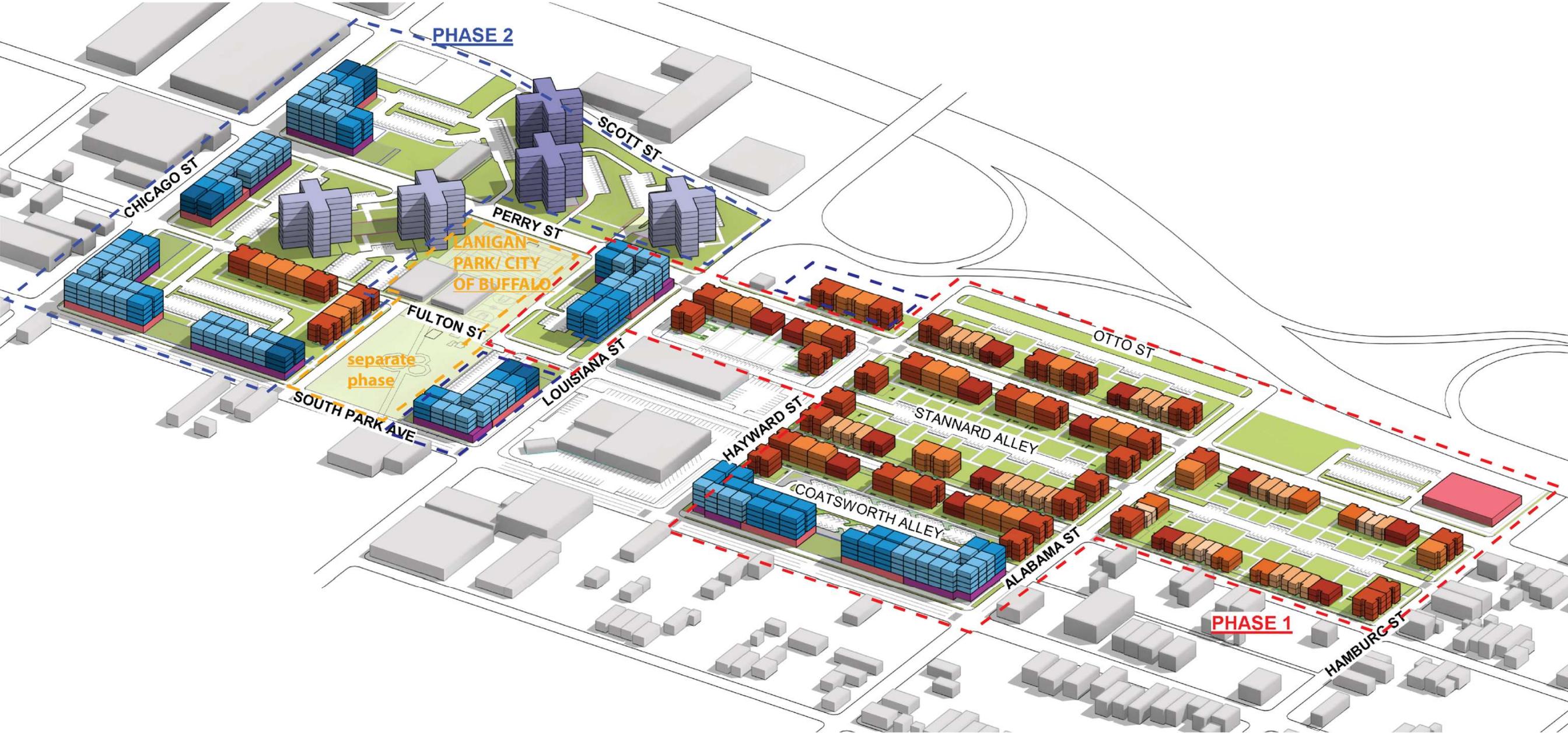


# Draft Plan – Existing Conditions & Proposed Demolition



- NO PROPOSED DEMOLITION
- PROPOSED PHASE I DEMOLITION
- PROPOSED PHASE 2 DEMOLITION

# Draft Plan – Final Condition



## WILL MY RENT CHANGE?

### Maintaining Affordability

**No.** Current and future residents never pay more than 30% of their adjusted gross income (total income minus allowable deductions) in rent.

## CAN I STAY ON THE PERRY PROPERTY?

### Right to Remain and Return

**Yes.** You have the right to maintain residency at the Perry property. No resident will be permanently involuntarily displaced. All residents are offered the ability to remain in or, if temporary relocation is necessary, to return to the property.

## WHAT WILL HAPPEN TO MY HOME IF MY BUILDING IS DEMOLISHED?

### 1- for-1 Unit Replacement

BMHA and Pennrose is required to preserve the **same number** of affordable dwelling units.

## WHAT HAPPENS TO ME WHILE MY HOME IS BEING RENOVATED OR REBUILT?

### Right to Relocation Assistance

Relocation may not be required, but, if necessary, residents will be alerted well before it is required. Relocation can take many forms; residents will be offered the following options:

- Relocate into a newly constructed apartment in the first phase of the project
- Temporarily relocate offsite and return to a newly constructed home or renovated unit
- Voluntary permanent off-site housing

In all cases, reasonable packing and moving expenses will be covered.

**Visit the FAQ Station for more information.**



## WHAT RIGHTS AND PROTECTIONS DO I HAVE?

You will still have the **same core rights** that you have as a public housing tenant but will also gain new rights and protections under HUD's Rental Assistance Demonstration (RAD) program.

## WHAT UNIT SIZE WOULD I QUALIFY FOR?

The unit you return to must not leave you "underhoused," meaning the unit must have at least the number of bedrooms you are allowed under the BMHA's rules.

## WHAT WILL BMHA'S ROLE BE?

**BMHA will manage the property**, collect rent, provide rental assistance, and maintain ownership of the property permanently.

## WILL I BE RESPONSIBLE FOR UTILITIES?

Yes, but BMHA will provide a **utility allowance** / rent credit to each household for approximate total cost of utilities.

**Visit the FAQ Station for more information.**



# Thank you!

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