

**Buffalo Fiscal Stability Authority**  
**Summary of the Buffalo Urban Renewal Agency's FY 2024-25 Third Quarter Report**  
**June 16, 2025**

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The Buffalo Urban Renewal Agency (“BURA”) has submitted its 2024-25 third quarter report for the nine months ended March 31, 2025. The City of Buffalo Administration submitted BURA’s third quarter report on April 30, 2025. The following analysis is based on the 2024-25 Adopted Budget compared to the third quarter actual balances, as reported by BURA management.

Due to the uncertainty at the federal government level and the concern that the release of already appropriated federal funds may be restricted, on January 28, 2025, the City of Buffalo Common Council (Common Council) approved a resolution to allow BURA to draw-down federal funds and disburse them to subrecipients in advance of work being completed. The current process is dependent on subrecipients expending the funds themselves and then seeking reimbursement from BURA. Both processes are allowable by the United States Department of Housing and Urban Development (HUD); however, if funding is drawn down as an advancement by BURA, the funds must be released to the subrecipients within three days. BURA has maintained the pre-existing reimbursement process that they have historically utilized as they work through the various requirements of the new available process.

The American Rescue Plan Act (ARPA) provided substantial funding to the City of Buffalo (City). ARPA funds were awarded by the City to BURA to address community issues created by the pandemic, including housing and public health programs. There are three distinct categories of ARPA funding provided to the City that have different timelines for the obligation and disbursement of funds. The three categories are: 1) the Coronavirus Aid, Relief, and Economic Security (the “CARES”) Act funding, 2) the City’s ARPA funds from the Treasury Department, and 3) City ARPA funds from the Department of Housing and Urban Development. The balances and required deadlines will be discussed in further detail. It is noted that the City has contracted with BURA to conduct ARPA subrecipient monitoring for City ARPA program disbursements. BURA management has no concern with their ability to monitor these contracts from a capacity standpoint.

BURA staff have returned to working in the office. As part of the recently settled labor contract, BURA employees may work remotely based on the agency's needs and prior approval from the employee's supervisor. The most significant obstacle BURA faces from a workforce management perspective is the ability to hire and retain staff. BURA continues to work on filling vacant positions; there are eight (8) vacant positions as of March 31, 2025, with a total of forty budgeted positions. The need for adequate staffing levels has increased the workload for the current employees and could impact the timing and ability of staff to complete work, leading to further delays in program operations and delivery of services.

Grant revenues administered by BURA on behalf of the City of Buffalo are primarily based on funding received from federal allocations through the U.S. Department of Housing and Urban Development ("HUD"). Congress approves the funding, and a formula determines how such funds will be distributed to local communities. In addition to the current grant awards, BURA can draw-down previously allocated funding that has yet to be expended from previous grant awards for program and administrative costs incurred in the current year. BURA's financial plan includes current year allocations as well as the planned use of available prior year funds, including Community Development Block Grant funds ("CDBG"), Home Investment Partnerships Program ("HOME") program funds, in addition to Emergency Solutions Grant ("ESG") funds and Housing Opportunities for Persons with Aids ("HOPWA") grants. These four funding sources are collectively referred to as Entitlement Funds since they are an annual allocation to BURA from HUD.

Additionally, \$11.4 million of CARES funding was awarded to BURA, referred to as Community Development Block Grant CARES Act ("CDBG-CV") funds, in the amount of \$11.4 million; an estimated balance of \$1.5 million is remaining as of March 31, 2025. The funds were provided to BURA for activities that prevent, prepare for, and respond to the coronavirus or COVID-19 Pandemic. These funds were to be obligated by January 6, 2025, and disbursed by January 6, 2027. The remaining funds have been obligated for owner-rehabilitation projects. The actual contracts are between BURA and several non-profit subrecipients, who will be working directly with homeowners for qualified owner-rehabilitation projects. BURA is now monitoring the process, as the subrecipients identify the properties and projects the funds will be utilized for.

There are two distinct ARPA allocations to the City of Buffalo, which include an allotment from the U.S. Treasury Department and an allotment from HUD. From the Treasury allotment, the City will be providing BURA with \$1.1 million, and \$12.4 million has been awarded from the HUD allotment. BURA expects to receive over \$7.2 million in ARPA funds from the City of Buffalo over the four-year financial plan, with \$1.4 million included in the current year. The federal stimulus funds address affordable housing and health inequalities in the City. The Treasury ARPA funds must be disbursed by December 31, 2026, whereas the HUD ARPA funds must be obligated by January 1, 2026, and disbursed by January 1, 2031.

The Office of the City Comptroller's Department of Audit and Control is responsible for several functions related to program implementation of CDBG funds, including the review of subrecipient submissions for the draw-down of grant proceeds for non-ARPA funding, the issuance of payments to local service providers under contract, monitoring contracts between BURA and its subrecipients, and the auditing of expenses and invoices. BURA has entered into a subrecipient agreement with the City of Buffalo per the HUD directive; the subrecipient agreement is renewed annually once the City of Buffalo receives the HUD entitlement. BURA has a subrecipient agreement with the City Comptroller's Office specifically for the CARES Act funds, which would provide functionality similar to that provided for CDBG funds.

The following schedule details the final amounts of Entitlement Funds awarded for Program Year 50, the current operating year. Entitlement Funds are normally released and available to be drawn down at the end of December.

<b>HUD Allocation*</b>			
<b>Entitlement Funds</b>			
<b>Program Year 50: 2024-25</b>			
	<b>Total</b>	<b>BURA</b>	<b>City of Buffalo</b>
<b>CDBG</b>	\$ 13,202,268	\$ 6,074,693	\$ 7,127,575
<b>HOME</b>	3,221,431	3,000,000	221,431
<b>ESG</b>	1,158,098	0	1,158,098
<b>HOPWA</b>	1,022,025	0	1,022,025
<b>Total:</b>	<b>\$ 18,603,822</b>	<b>\$ 9,074,693</b>	<b>\$ 9,529,129</b>
<b>*Does not include local program income amounts.</b>			

Total Entitlement Funds awarded to the City of Buffalo are approximately \$18.6 million, with BURA receiving \$9.1 million of the allocation and the balance of \$9.5 million flowing directly to the City. The BURA third quarter report focuses on the funds received and expended only by BURA. Entitlement funds are currently reimbursement-based, which means BURA must first incur the expenditure and then submit a request to draw-down funds from the federal government for said expenditures. BURA is currently in the process of improving the draw-down process between subrecipients and BURA, to improve the timeliness of the process. It is noted that the schedule above accounts only for the current year's grant awards and does not include prior year award amounts or program income generated by BURA programs.

BURA is primarily funded through grants and, therefore, is limited in spending up to the amounts awarded under those grants. Unspent grant awards are available in subsequent fiscal years to fund operations and programs. At the end of each fiscal year, the grant funds are individually balanced so that operating revenues are equal to operating expenditures.

The following schedule provides a high-level comparison of budget-to-actual for the first nine months:

	<u>Adopted</u>	<u>YTD Budget</u>	<u>Actual YTD</u>	<u>Actual as</u>
	<u>Budget</u>	<u>3/31/25</u>	<u>3/31/25</u>	<u>Percent of</u>
				<u>Budget</u>
<b>Total Grant and Program Income</b>	<b>\$ 17,378,240</b>	<b>\$ 12,159,180</b>	<b>\$ 8,735,435</b>	<b>50.3%</b>
<b>Total Program Costs</b>	13,098,715	9,010,577	6,257,579	47.8%
<b>Total Admin &amp; Planning Costs</b>	4,279,525	3,007,144	2,323,275	54.3%
<b>Total Expenditures</b>	<b>\$ 17,378,240</b>	<b>\$ 12,017,720</b>	<b>\$ 8,580,854</b>	<b>49.4%</b>

The adopted budget revenue was estimated at \$17.4 million, with BURA projection of \$12.2 million through March 31, 2025. Approximately \$8.7 million was reported as of the end of the third quarter, which constituted primarily prior year allocations, as current year (Year 50) funds were not available for draw-down from HUD until December 2024. The draw-down of cash occurs as needed to reimburse for expenditures. However, a one-time occurrence, such as the sale of a property, can have an unplanned positive revenue impact, as seen in recent years.

Expenditures as of March 31, 2025, were less than budget by \$3.4 million with actual expenditures totaling \$8.6 million. Specific programs such as HOME program costs, ARPA funded programs, and the lead water abatement program, are not disbursing funds in a timely manner. The delay in expending these funds is attributed to several factors including delays in subrecipients filing the appropriate documentation with BURA to draw-down funds and delays in the planning process for the use of ARPA funding. BURA management, in consultation with the City’s Administration, has issued requests for proposals for projects to utilize the City ARPA funds, including both the Treasury and HUD allotments. A significant portion of the Treasury allotment is being used to fund the Eight Days of Hope program. Currently the HUD allotment is in the planning phase with three RFP’s received and approved as of March 31, 2025. BURA management expects additional RFP’s to be received through the third and fourth quarter, with work beginning on the approved projects beginning during that time period. A list of projects has been received from BURA management and as proposals are received and approved, they will be added to the project list.

The following revenue schedule provides a detailed listing of the various revenue sources utilized by BURA to fund expenditures and provides additional detail about the available revenue sources. Funds are restricted for specific purposes and have a cap on chargeable administrative costs against the individual grant awards.

	2024-25 Adopted Budget	2024-25 3rd Quarter Budget	2024-25 Actual YTD- 3rd Quarter	Variance- Actual to Budget	
				\$	%
<b>Grant Revenues and Related Income</b>					
Community Development Block Grant (CDBG)	\$ 6,074,693	\$ 4,556,020	\$ 4,239,198	(316,822)	-7.0%
Community Development Block Grant Cares Act (CDBG-CV)	1,061,264	795,948	100,361	(695,587)	-87.4%
CDBG Interest/Rental Income	50,000	37,500	11,957	(25,543)	-68.1%
HOME Investments Partnership Program	5,395,283	4,046,462	2,306,604	(1,739,858)	-43.0%
CDBG Program Income	950,000	712,500	570,224	(142,276)	-20.0%
HOME Program Income	100,000	75,000	122,311	47,311	63.1%
Lead Hazard Grant Income	1,280,000	960,000	307,371	(652,629)	-68.0%
Evans Fund	12,000	9,000	2,205	(6,795)	-75.5%
Cities Rise	166,000	-	-	-	-
City American Rescue Plan Act Affordable Housing Advancement Fund (ARPA AHAF)	320,000	277,500	160,587	(116,913)	-42.1%
HOME American Rescue Plan Act (HOME ARPA)	1,080,000	22,500	20,866	(1,634)	-7.3%
General Fund Revenues	889,000	666,750	893,751	227,001	34.0%
<b>Total</b>	<b>\$ 17,378,240</b>	<b>\$ 12,159,180</b>	<b>\$ 8,735,435</b>	<b>\$ (3,423,745)</b>	<b>-28.2%</b>

Three significant budgeted revenue sources are CDBG resources at \$6.1 million, HOME resources at \$5.4 million, and Lead Hazard Grant Income at \$1.3 million, for approximately \$12.7 million, representing 73.4 percent of total budgeted revenue of \$17.4 million. This is the fourth year of the lead hazard grant which represents 7.4 percent of total estimated revenue. The utilization of this funding was delayed and BURA was granted an extension by HUD through July 2025. In addition to the extension, BURA received approval to increase the scope of the work from a limited census tract to city-wide. CDBG-CV resources are budgeted at \$1.1 million and represent 6.1 percent of budgeted resources. During the 2024-25 third quarter, BURA requested an additional one-year extension but was denied. BURA has through July 2025 to commit the funds which must be disbursed by November 2025; remaining funds are to be returned.

In addition, the City provided BURA with \$0.3 million, equivalent to 1.8 percent of budgeted resources, in ARPA funding for the Affordable Housing Advancement Fund (ARPA AHAF) and \$1.1 million, equal to 6.2 percent of the budget, for HOME ARPA projects. CDBG and HOME program income were budgeted at \$950,000 and \$100,000, respectively, and all other revenue sources total \$1.1 million or 6.4 percent of budgeted revenues.

Significant revenues through the first nine months included CDBG revenues of \$4.2 million and HOME resources of \$2.3 million. Other revenue sources included general fund income of \$0.9 million, CDBG program income of \$0.6 million, Lead Hazard grant of \$0.3 million, City provided ARPA AHAF income of \$0.2 million, with all other revenues totaling approximately \$0.4 million.

Total revenues were less than budget-to-date by \$3.4 million, or 28.2 percent, and reflect expenditures being less than budgeted.

### **Program Costs**

Due to the various cap restrictions on administrative costs, program costs are broken out and discussed separately from general administrative and planning expenses. Total program costs for 2024-25 were budgeted at \$13.1 million, with \$9.0 million projected to be expended by March 31, 2025. Actual program expenditures for the third quarter were less than budget and totaled \$6.3 million, representing a variance \$2.7 million. Third quarter expenditures represent approximately 47.8 percent of the adopted budget amount.

	2024-25 Adopted Budget	2024-25 3rd Quarter Budget	2024-25 Actual YTD- 3rd Quarter	Variance- Actual to Budget	
				\$	%
<b>Grant Expenditures</b>					
CDBG CV Program Costs	\$ 750,000	\$ 562,500	\$ 78,350	\$ 484,150	86%
City ARPA AHAF Program Costs	150,000	150,000	150,000	-	0%
CDBG Emergency Loan Program Costs	2,002,458	1,501,844	2,087,185	(585,341)	-39%
HOME Program Costs	4,995,283	3,746,462	2,221,965	1,524,497	41%
CDBG Program Delivery	2,085,322	1,563,992	1,161,191	402,801	26%
CDBG CV Program Delivery	210,739	158,054	15,224	142,830	90%
Lead Hazard Program Costs	1,255,000	941,250	294,614	646,636	69%
HOME ARPA Project Delivery	30,000	-	-	-	-
Cities Rise	166,000	124,500	106,693	17,807	14%
HOME ARPA Program Costs	750,000	-	-	-	-
CDBG Project Costs	384,613	60,000	60,000	-	-
CDBG Crime Prevention	202,300	151,725	59,579	92,146	61%
HOME Community Housing Development Organization	50,000	-	-	-	-
HOME Program Delivery Costs	55,000	41,250	14,942	26,308	64%
Evans Fund Program Costs	12,000	9,000	7,836	1,164	13%
General Fund	-	-	-	-	-
<b>Total Program Costs</b>	<b>\$ 13,098,715</b>	<b>\$ 9,010,577</b>	<b>\$ 6,257,579</b>	<b>\$ 2,752,998</b>	<b>30.6%</b>

Significant expenditures during the third quarter include a combined \$3.4 million for the CDBG emergency loan program and program delivery costs and \$2.2 million for HOME programs. Smaller amounts expended under other programs include the Lead Hazard Grant in the amount \$0.3 million, \$150,000 for City ARPA AHAF, and \$0.1 million for both Cities Rise programming costs and CDBG-CV program and delivery costs. All other program expenditures totaled \$7,836 through the end of the third quarter.

Currently, several HOME projects in progress are difficult to budget quarterly as the timing of such payments depends on the subrecipient submitting the required documentation to BURA promptly. Such projects include continuing over \$5.4 million for a Citywide initiative targeting select homes to be rehabilitated and other targeted investments. Examples of current projects include:

- West Side Homes – The Buffalo Neighborhood Stabilization Company Inc. (BNSC) of PUSH Buffalo is developing a \$20 million affordable rental housing project on the City's west side, including forty-nine units. The West Side Homes project consists of several scattered sites comprised of new construction and redevelopment of several parcels. The project includes four rehabilitated units in two buildings and twelve newly constructed buildings on twelve sites consisting of 2-4 family homes and small multi-family buildings. BNSC is partnering with Best Self Behavioral Health to designate sixteen apartments for homeless individuals with a substance use disorder or severe mental illness; seven units will be HOME assisted. Construction began in October 2022 and was completed in January 2025. Rent up is complete and BURA is awaiting the final submission of the cost certification and close out list before releasing the balance of the remaining funds. BURA's commitment to the project is \$520,000 in HOME funds, with \$470,000 disbursed and a balance of \$50,000 remaining.

- Mt. Olive Senior Manor – 703 E. Delavan – Mt. Olive Development Corp. has partnered with People, Inc., as co-developers for an affordable housing project estimated to total \$27.5 million. Mt. Olive Senior Manor is an integrated permanent supportive senior housing project involving the remediation of a vacant brownfield and infill of new construction of a 65,250 square foot multi-family housing building, creating 65 affordable units. The units comprise sixty-one (61) one-bedroom and four (4) two-bedroom apartments. The residents will be low-income seniors ages 55 and up. In addition to the residential apartments, the building will include common laundry areas, a community room with a kitchen, an on-site management office, a services office, a multipurpose room, a lobby area, and bicycle storage space.

All units will be made affordable to households whose annual income is at or below 30%, 50%, and 60% of AMI; no household will pay more than 30% of their income toward rent. The project has been allocated \$2.0 million in HOME funds. Construction is underway, with construction beginning in June 2023 and 60 percent complete with an anticipated completion date of June 2025. \$1.5 million has been released in HOME funds as of March 31, 2025, with a remaining balance of \$0.5 million.

- 875 Lafayette/630 Linwood Avenue – Belmont Housing Resources for WNY is developer of a \$35.5 million affordable housing adaptive reuse/conversion project located at the former Gates Circle Hospital. The project will create eighty units of family rental housing at the site. 19 units are targeted at households at or below 30 percent AMI, 16 units are for households at or below 50 percent AMI, 37 units for those at or below 60 percent AMI, and 8 units are for households with incomes at or below 80 percent AMI. The 80-residential units consist of ten efficiency units, 39 one-bedroom units, 23 two-bedroom units, and 8 three-bedroom units.

The development will also include a playground, green space/courtyard, a community room, a fitness center, laundry facilities, storage and a management office. BURA's commitment to the \$35.5 million project is \$2.0 million. Construction began in September 2024 and is anticipated to be completed in April 2026.

- 895 Main St. Hope on Main – The Salvation Army Services administration are the developers for the \$20.5 million emergency family shelter project. \$3.4 million in HOME investment partnership funds ARPA (HOME ARPA) have been allocated for the Hope on Main Emergency Shelter. The project will consist of thirty-two units/residential rooms with eighty beds, as well as common laundry and interior office and meeting spaces. The start of the construction began in April 2025 and is projected to be completed by December 2026.

The following projects have been completed and closed-out with all funds disbursed:

March 2025

- 1373 Main Street/Main Utica Square Apartments – is a \$1.1 million adaptive reuse historic conversion of former commercial space into six HOME assisted rental units.

December 2024

- McCarley Gardens Apartments – is a \$56.8 million redevelopment of the McCarley Gardens Apartments to 135 units.
- Apartments at the Lyceum – is a \$17.7 million redevelopment of the Lyceum building into 42 residential units and commercial space.

July 2024

- 892 Genesee Street/Polly Jean Suites – is \$1.7 million historic preservation and adaptive reuse into 8 units of affordable housing.
- People Inc., Folwell Apartments – 219 Bryant Street – is a \$14.7 million single-phase, 44-unit affordable rental housing project.

BURA continuously provides resources for emergency home repairs, including emergency roof repairs, weatherization programs, down payment and closing cost assistance, home buyers' education workshops, and lead remediation. BURA has expended \$1.6 million year-to-date for these programs through the third quarter.

Outside of the non-federal grants, BURA has secured a total of \$1,038,983 in grant funding through the Enterprise New York's Cities for Responsible Investment and Strategic Enforcement ("Cities RISE") program. These grant funds target neighborhood development through "Love Your Block" mini grants, provide funding for code enforcement officers, and address abandoned properties. The Love Your Block mini-grants provide financing to block clubs and community-based organizations to assist in improving their neighborhoods by creating community gardens and playgrounds. \$166,000 is budgeted in the current fiscal year, with \$106,695 expended as of March 31, 2025, and as of June 30, 2024, \$618,719 of available funding remained.

BURA previously received a \$475,000 grant from Evans Bank, referred to as the Evans Fund, with a remaining balance of \$20,000 that was established as part of a revolving fund for various programs, including a target street program, which provides funds for code-related repairs and lead abatement, an emergency roof program, a weatherization assistance program and a down payment closing costs assistance program. As borrowers repay loans, the proceeds are reinvested into the program. The budget included \$12,000 for the current fiscal year; as of March 31, 2025, approximately \$7,836 had been disbursed.

In January 2021, the City of Buffalo was awarded \$2.0 million in federal funds for a lead hazard initiative. BURA, as a subrecipient, was awarded \$1.9 million of the grant to be administered for various programs addressing lead issues in the City of Buffalo. The grant was originally budgeted to be spent down over three years, with the grant award set to expire in July 2024. During the 2023-24 third quarter, BURA amended the lead abatement policies and procedures to widen eligibility requirements and also conducted a mass marketing and outreach campaign. Subsequently, HUD provided a one-year extension for this program with a new expiration date of July 2025. Approximately \$307,371 out of the \$1,280,000 budgeted in the current year has been disbursed through the third quarter.

The Coronavirus Aid, Relief, and Economic Security Act ("CARES Act") CDBG-CV funds represent nonrecurring revenues to BURA as they are federal stimulus funds related to the Covid-19 pandemic. The use of these funds was originally budgeted over three years, however due to timing these funds will be utilized over six years, with the current fiscal year being year five. The balance of the CDBG-CV funds is \$1.5 million as of June 30, 2024. These funds are budgeted at \$1.1 million in the current fiscal year, consisting of \$0.8 million of program costs, \$0.2 million of program delivery costs, and \$0.1 million for administrative costs. CDBG-CV funding is provided to prevent rent evictions and foreclosures, address fair housing issues, support renter and owner rehabilitation projects, and promote economic development through a microenterprise grant program. Expenditures through the end of the third quarter total \$100,362, consisting of \$78,350 for program costs, \$15,224 for delivery costs, and \$6,788 for administrative costs. The delay in disbursing the funds is related to the change in the purpose of the funding. Initially the funding was to assist prevention with foreclosures, evictions and other tenet issues due to COVID-19. The funds have been repurposed for owner rehabilitation projects for those that were impacted by COVID-19.

These projects and programs are examples of some of the targeted investments that BURA is making in the City.

### **Administration and Planning Costs**

The adopted budget included \$4.3 million for Administration and Planning Costs. BURA's third quarter budget was \$3.0 million of the total budgeted amount of \$4.3 million, or 70.3 percent of the total budget. Actual expenditures were \$2.3 million, representing a budget variance of \$0.7 million. Eight vacancies currently exist in BURA, contributing to the variance in administrative costs.

Total expenditures for the third quarter that ended March 31, 2025, including program, administration, and planning costs, were \$8.6 million, or 49.4 percent of annual budgeted expenditures. At the end of the third quarter, a surplus of \$0.2 million is reported, with any variances addressed at the end of the year.

The following schedule summarizes Administration and Planning Costs and total expenditures as of the third quarter.

	2024-25 Adopted Budget	2024-25 3rd Quarter Budget	2024-25 Actual YTD- 3rd Quarter	Variance- Actual to Budget	
				\$	%
<b>Administration &amp; Planning Costs</b>					
CDBG Admin @ 20% cap including Program Income	\$ 2,400,000	\$ 1,800,000	\$ 1,453,424	\$ 346,576	19.3%
HOME Admin Costs @ 10% cap including Program Income	395,000	296,250	192,009	104,241	35.2%
CDBG CV Administrative Costs	100,525	75,394	6,788	68,606	91.0%
General Fund Costs	889,000	666,750	628,650	38,100	5.7%
HOME ARPA Admin	300,000	22,500	20,866	1,634	7.3%
Lead Hazard	25,000	18,750	12,757	5,993	32.0%
City ARPA AHAF Admin	170,000	127,500	8,781	118,719	93.1%
Subtotal	\$ 4,279,525	\$ 3,007,144	\$ 2,323,275	\$ 683,869	22.7%
Total Program Costs	<b>\$ 13,098,715</b>	<b>\$ 9,010,577</b>	<b>\$ 6,257,579</b>	<b>\$ 2,752,998</b>	<b>30.6%</b>
<b>Total Expenditures</b>	<b>\$ 17,378,240</b>	<b>\$ 12,017,721</b>	<b>\$ 8,580,854</b>	<b>\$ 3,436,867</b>	<b>28.6%</b>

Current year-end projections are consistent with the adopted budget amounts for Administration and Planning costs. Thirty-two of the forty budgeted positions are filled; there are no projected savings as resources would be used for program costs if they are unused for administration and planning.

### Salary and Fringe Benefits

Salary and fringe benefit expenditures are reflected in program, administration, and planning costs. BURA carefully monitors personnel expenditures to ensure administrative caps are not exceeded and other restrictions are met. Total personnel service costs through the first nine months total \$2.7 million; of that, salaries total \$1.5 million, health insurance totals \$0.7 million, pension costs total \$150,000, employer payroll taxes total \$131,000, and all other fringe benefits total \$192,400.

The following schedule summarizes salary and fringe benefits expenditures for BURA employees for the period July 1, 2024, through March 31, 2025:

<b>Salary and Fringe Benefits Expenses</b>							
<b>July 1, 2024 - March 31, 2025</b>							
	<u>Salary</u>	<u>FICA</u>	<u>Pension</u>	<u>Health</u>	<u>All Other</u>	<u>Total</u>	<u>Total</u>
	<u>Expense</u>	<u>Expense</u>	<u>Expense</u>	<u>Insurance</u>	<u>Fringe</u>	<u>Fringe</u>	<u>Personnel</u>
					<u>Benefits</u>	<u>Benefits</u>	<u>Costs</u>
<b>CDBG Projects/Programs:</b>							
Demolition/Clearance	\$ 45,128	\$ 3,730	\$ 4,594	\$ 19,828	\$ 4,238	\$ 32,390	\$ 77,518
Homeownership Assistance	11,825	1,750	343	9,287	10,542	21,922	33,747
Rehabilitation	294,326	27,233	22,679	141,448	65,691	257,051	551,377
Crime Prevention	31,199	2,509	3,680	12,527	1,164	19,880	51,079
Public Facilities & Infrastructure	<u>65,520</u>	<u>5,183</u>	<u>4,143</u>	<u>23,692</u>	<u>3,386</u>	<u>36,404</u>	<u>101,924</u>
<b>Program Delivery</b>	<b>\$ 447,998</b>	<b>\$ 40,405</b>	<b>\$ 35,439</b>	<b>\$ 206,782</b>	<b>\$ 85,021</b>	<b>\$ 367,647</b>	<b>\$ 815,645</b>
Policy, Planning, Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Administration	<u>565,620</u>	<u>44,706</u>	<u>67,899</u>	<u>254,923</u>	<u>25,839</u>	<u>393,367</u>	<u>958,987</u>
<b>Administrative</b>	<b><u>565,620</u></b>	<b><u>44,706</u></b>	<b><u>67,899</u></b>	<b><u>254,923</u></b>	<b><u>25,839</u></b>	<b><u>393,367</u></b>	<b><u>958,987</u></b>
<b>Total CDBG</b>	<b>\$1,013,618</b>	<b>\$ 85,111</b>	<b>\$103,338</b>	<b>\$461,705</b>	<b>\$ 110,860</b>	<b>\$ 761,014</b>	<b>\$ 1,774,632</b>
HOME	\$ 275,740	\$ 26,540	\$ 24,078	\$140,438	\$ 69,805	\$ 260,861	\$ 536,601
COVID Admin	3,743	328	6,678	4,202	816	12,024	15,767
All Other Programs	<u>235,781</u>	<u>18,539</u>	<u>13,409</u>	<u>103,162</u>	<u>10,938</u>	<u>146,048</u>	<u>381,829</u>
<b>Total</b>	<b>\$1,528,882</b>	<b>\$130,518</b>	<b>\$147,503</b>	<b>\$709,507</b>	<b>\$192,419</b>	<b>\$1,179,947</b>	<b>\$2,708,829</b>

## Programming

BURA continues looking for opportunities with community partners to leverage resources and expertise to maximize available resources. BURA has taken several specific actions, including enhanced advertising and outreach for programs, specifically housing assistance and those impacted by COVID-19. Advertising initiatives include but are not limited to advertising on bus shelters and bus tails, print advertisement in local publications, digital marketing, radio shows/advertisements, and community outreach and engagement events.

- BURA is working with several partners/community stakeholders and is participating in the Housing Solutions Collaboration ("HSC"). The HSC aims to facilitate the connection between the communities in each cohort to discuss housing challenges and solutions. Buffalo is one of eight communities across the United States participating in this program.

- River Rock Connections Project is a six-month feasibility study focused on the Black Rock and Riverside neighborhoods. The study's desired outcome is a better understanding of how to connect Black Rock and Riverside to the waterfront assets. Points of focus of the study include increasing waterfront access, complete streets, and implementing a rails-to-trails program. As of September 31, 2024, the inventory study, all public engagement sessions, and the drafting of plan elements are complete. The Office of Strategic Planning has received the final draft and appendices for the connectivity plan and has posted it to the OSP project webpage. The project is now entering the implementation stage as of the third quarter no update was available.

### **Other Notable Items**

BURA continues to attempt to maximize various revenue streams by identifying additional opportunities outside of HUD Entitlement Funds. BURA's management team continues to research and identify grants that would contribute towards the programs being delivered by BURA. Over the past several years, two such grants were awarded, including Cities RISE in the amount of \$166,000 and Evans Bank in the amount of \$12,000 included in the current fiscal year.

BURA is up to date regarding the contract with CSEA Local 815. The current collective bargaining agreement was settled during the first quarter of 2022-23 and expires on June 30, 2026, in the second year of the current four-year financial plan.

### **Federal Funding Requirements - Summary**

The CARES Act was authorized by Congress and signed into law in March 2020. The City was awarded \$11.4 million in CARES funding, and BURA is the subrecipient of those funds. There is \$1.5 million remaining which must be expended by January 6, 2027. The City's Treasury funded ARPA Recovery Plan provides \$1.1 million to BURA. There is a balance remaining of \$0.6 million as of September 30, 2024, and those funds must be expended by December 31, 2026. The HUD ARPA allocation is \$12.4 million, with \$8,900 disbursed as of March 31, 2025. BURA has until January 1, 2031, to disburse the HUD ARPA funds.

The current year budget includes appropriations of \$1.1 million for programs funded by CARES. For the nine-month period ending March 31, 2025, total CARES spending was \$100,360, representing 9.5 percent of the annual budget. As of March 31, 2025, BURA had expended 87.2 percent and 44.2 percent of CARES and ARPA Treasury funds, respectively.

The ARPA Treasury funds are budgeted at \$0.3 million in the current fiscal year, as well as the first two out-years of the financial plan and are reduced to \$0.2 million in the final year of the financial plan. The ARPA HUD federal funds are budgeted at \$1.1 million in the current fiscal year, \$1.4 million in 2025-26, and \$1.8 million in 2026-27 and 2027-28. On a combined basis the current year's budget includes an appropriation of \$1.4 million, and BURA has reported that \$179,650 has been expended as of the end of the third quarter.

The lead hazard remediation program is budgeted at \$1.3 million. The remaining funding for the lead hazard remediation program is \$1.0 million as of March 31, 2025, and is to be obligated by July 2025 and expended by November 2025. A request to extend the deadline was denied.

Currently, BURA is understaffed with a vacancy rate of 20 percent. As previously discussed, BURA has budgeted for 40 positions, of which 32 are filled. BURA management has conveyed that there is an active process to fill the positions. The capacity of BURA to address the organization's needs, along with the additional pressures of timing requirements for the use of pandemic-related federal funds, is a concern.