The LISC WNY team is immensely grateful to the organizations, residents, and practitioners of the East Side communities who have shared, taught, and trusted us with their thoughts. Their experiences, especially within the context of the Covid-19 era, inspired us, and shaped the creation of this framework. We are constantly humbled by the leadership, strength and resiliency that we encounter daily from the people who call these places home.

We write these words as practitioners, working in partnership with community, centering the needs, lived experiences, wisdom and leadership of our Indigenous, Black and brown neighbors. We honor the sovereign Haudenosaunee (hoe-dee-no-SHOW-nee or hoe-den-oh-saw-nee) Six Nations, original stewards of this land we live on—the Mohawk, Cayuga, Onondaga, Oneida, Seneca and Tuscarora—and the places where the following work took place. May all that we do strive toward partnership with a spirit of reconciliation and collaboration. And from this reconciliation, let us begin to heal.
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for WNY, Inc.
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Housing Services
Broadway Sattler Theater
Buffalo Center for Arts & Technology
Buffalo Center for Health Equity
Buffalo Commons Charter School
Buffalo Federation of
Neighborhood Centers
Buffalo Food Equity Network
Buffalo Freedom Gardens
Buffalo Go Green
Buffalo Moose Club
Buffalo Niagara Medical Campus
Buffalo Olmsted Parks Conservancy
Buffalo Public Schools
Buffalo State College Small Business
Development Center
Buffalo Transit Riders United
Buffalo United Front
Buffalo Urban Development Corporation
Buffalo Urban League
Buffalo Urban Renewal Agency
Canisius College
Canisius Womens Business Center
Catholic Charities
Cedarland Development Corporation
Centennial AME Zion Church
Center for Entrepreneurial Leadership
Central Terminal Restoration Corporation
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Deja Marie, Mailbox Artist
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East Side Bike Club
Eat Off Art
Entrepreneurship for All
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Eric County Office for Health Equity
Eric County Office of Economic Development
Erie County Youth Bureau
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Frontline Arts
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Harmac
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Highmark Blue Cross Blue Shield
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J. Dough, Mailbox Artist
Jacques Planning & Consulting
Jericho Road Community Health Center
Jerusalem Moses, Mailbox Artist
Jes Breathe Block Club
Jillian Daniels, Mailbox Artist
Juneteenth of Buffalo
Kathleen Murphy, Mailbox Artist
Kelly Ann Swartz, Mailbox Artist
LaShonda Davis, Mailbox Artist
LaShonda Davis
Lauren A. Hood
Lincoln Memorial United Methodist Church
Locust Street Art
Los Artistas del Barrio Buffalo
Lt. Col. Matt Urban Center
M&T Bank
MarQes Enterprises
Marquis “Ten Thousand” Burton
Masten Block Club Coalition
Medaille College
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Urban Fruits and Veggies
Urban Land Institute
Urban Vantage
vonetta влияет на развитие Портмана, Poet
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Wise Young Builders
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WNY Minority Media Professionals, Inc.
WNY Urban Arts Collective
WNY Women’s Foundation
Workforce Development Institute
WSP
WITHIN Launch Report 2022 | 3
At its core, WITHIN makes space for community members to be the architects of their own neighborhoods. As an open, inclusive, community-driven initiative, we bring together neighborhood voices, trusted partners, and supportive funders in an effort to better the wellbeing of all who call Buffalo’s East Side home. Together, we collaboratively identify projects that sustain positive momentum, and together, we get things done.

LISC WNY facilitated planning for three focus areas in the East Side, under the WITHIN WNY program. In alignment with the mission of LISC, to “forge resilient and inclusive communities of opportunity”, WITHIN supports community-activated progress. Centering the concept that to invest in a community, one must know the community, LISC WNY designed the WITHIN East Side process as a two-pronged approach—integrating economic development and quality-of-life planning.

Why an integrated methodology? The two types of planning efforts are largely intertwined. Both economic development and quality-of-life planning require understanding community history and dynamics, collaboratively identifying projects, building relationships with diverse stakeholders, and turning community priorities into progress. In this particular case, we also are planning to drive resources to effectively combat the underlying issues that have created inequities in the East Side.
These neighborhoods were selected because of the existing dichotomy. People of color make up 78% of the East Side's total population, and this section of our city has not received the same level of investment as others. Showing immense resiliency, these communities still find ways to flourish even without resources; but without additional support and investment, these communities are at risk of displacement and erasure of culture and existing rich narratives. Intentionality is necessary to strengthen the connective tissue between residents and the surrounding developments.

In 2022, the neighborhoods are at a critical juncture. The nexus of adversity and previously unattainable support offers a unique opportunity to enhance these neighborhoods. The framework for WITHIN began with intention to ensure that community members were able to capitalize on imminent large-scale programs like the ESD East Side Corridor Economic Development Fund and lift community goals that still need attention and investment, powering the ideas and vision of the people. With the onset of COVID-19, this work became even more critical. The added trauma following the racist massacre on May 14, 2022, at the Tops Markets on Jefferson Avenue intensified the calls for action and assurance that the surge of funds and recovery efforts truly result in positive transformative change.

Throughout this process, we listened to hundreds of community members around their priorities for health, housing, jobs, small business, mobility, safety, development priorities, and culture. We analyzed demographics,
economics, employment and housing trends, reviewed existing plans, examined neighborhood conditions, and interviewed stakeholders.

Embedded WITHIN is the intention to connect a diverse network of community builders who share a common purpose—to invest resources and exponentially broaden impacts. This document creates a shared understanding of this local multi-sector context with both on-the-ground organizations and regional funders.

The WITHIN East Side report includes:
— A clear statement of the community’s guiding principles, goals and objectives;
— A focused list of prioritized investments and action for 2022–23 to kick start the effort;
— A series of initial performance metrics; and
— A list of additional opportunities for community implementation as resources allow.

Rather than asking one entity to adopt this plan, the project website will indicate which organizations have endorsed the plan and are committed to its implementation.
This work is supported by an extensive, data rich analysis, outlining existing conditions, and a series of tools to allow community members to lead implementation: interactive online mapping tools, a development project tracker, a rubric for new development, and scenario planning tools.

The WITHIN East Side strategies are inspired and shaped by ideas and lessons from the neighborhoods. When applicable, WITHIN strategies are aligned with investment initiatives to connect the plan to plausible resources. The strategies call on community members to spark a movement, help neighbors thrive, and choose to stay. They call for community partners to forge new partnerships, drive progress, set the pace, and tap into the power of their neighborhoods. And they call for funders to power the ideas of the people, invest in inclusive and sustainable initiatives, and turn community priorities into progress.

LISC is committed to supporting the community's implementation of this vision through ongoing facilitation and communications support, training, technical assistance, grant writing and funding assistance. We are grateful for every community member that brought us to this important launch point. We are committed to supporting your collective implementation of this shared vision.

We look forward to celebrating your success.
CENTRAL TERMINAL. PHOTO: BFNHS
Land Use & Zoning

EXISTING LAND USE  84
ZONING  86
EXISTING LAND USE
THE GREEN CODE

FIGURE 10 Existing Land Use

- Neighborhood Plan Areas
- Anchor in the near East Side
- Park / Open Space
- Cemetery
- Water
- Scajaquada Creek (Buried)
- NYS Highway

2020 Existing Land Use
- Commercial
- Community Services
- Industrial
- Public Services
- Recreation & Entertainment
- Wild, forested, conservation lands & public parks
- Residential
- Vacant Land
- Not Available
As a quick tour through the neighborhood quickly reveals, vacant land dominates land use within the combined planning areas ranging from 24% in Area A up to 32% in area C. The next largest classes of use are single and two family residential properties—that also range substantially—from 38% in Area A to 26% in Area C. Of note, community services are much higher in Planning Area A—possibly reflective of the access afforded by the Main Street Transit line. The Community Services category includes religious uses, which include 144 church properties throughout the combined planning areas, for a combined total of 68 acres. Commercial uses are highest in Planning Area C. Despite the strong impression created by industrial and brownfield sites on visitors, industrial uses comprise less than 5% of the combined planning areas. Public parkland is low at less than 3% of land use, except in Planning Area B due to Martin Luther King Park.

### Existing Land Use

<table>
<thead>
<tr>
<th>Existing Land Use (2020)</th>
<th>Area A</th>
<th>% Of Planning Area</th>
<th>Area B</th>
<th>% Of Planning Area</th>
<th>Area C</th>
<th>% Of Planning Area</th>
<th>Total Within Area</th>
<th>% Of Planning Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Not Available</td>
<td>26.6</td>
<td>2.6%</td>
<td>33.0</td>
<td>3.8%</td>
<td>104.5</td>
<td>9.5%</td>
<td>164.1</td>
<td>5.5%</td>
</tr>
<tr>
<td>Commercial</td>
<td>72.0</td>
<td>7.0%</td>
<td>72.3</td>
<td>8.4%</td>
<td>151.5</td>
<td>13.8%</td>
<td>295.9</td>
<td>9.9%</td>
</tr>
<tr>
<td>Community Services</td>
<td>157.5</td>
<td>15.3%</td>
<td>53.9</td>
<td>6.3%</td>
<td>76.3</td>
<td>7.0%</td>
<td>287.8</td>
<td>9.6%</td>
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<tr>
<td>Industrial</td>
<td>12.5</td>
<td>1.2%</td>
<td>78.9</td>
<td>9.1%</td>
<td>42.6</td>
<td>3.9%</td>
<td>134.0</td>
<td>4.5%</td>
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<tr>
<td>Public Services</td>
<td>16.6</td>
<td>1.6%</td>
<td>0.8</td>
<td>0.1%</td>
<td>20.0</td>
<td>1.8%</td>
<td>37.4</td>
<td>1.3%</td>
</tr>
<tr>
<td>Recreation &amp; Entertainment</td>
<td>21.2</td>
<td>2.1%</td>
<td>0.4</td>
<td>0.0%</td>
<td>4.7</td>
<td>0.4%</td>
<td>26.4</td>
<td>0.9%</td>
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<td>Residential</td>
<td>11.2</td>
<td>1.1%</td>
<td>6.4</td>
<td>0.7%</td>
<td>15.3</td>
<td>1.4%</td>
<td>32.9</td>
<td>1.1%</td>
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<tr>
<td>Residential - Apartment</td>
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<td>20.9</td>
<td>2.4%</td>
<td>13.1</td>
<td>1.2%</td>
<td>81.8</td>
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<tr>
<td>Residential - Single Family</td>
<td>195.9</td>
<td>19.1%</td>
<td>148.5</td>
<td>17.2%</td>
<td>155.7</td>
<td>14.2%</td>
<td>500.1</td>
<td>16.8%</td>
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<td>Residential - Two Family</td>
<td>8.1</td>
<td>0.8%</td>
<td>2.3</td>
<td>0.3%</td>
<td>11.8</td>
<td>1.1%</td>
<td>22.2</td>
<td>0.7%</td>
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<tr>
<td>Residential - Three Family</td>
<td>199.5</td>
<td>19.4%</td>
<td>125.2</td>
<td>14.5%</td>
<td>130.8</td>
<td>11.9%</td>
<td>455.5</td>
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<td>Vacant Land</td>
<td>245.1</td>
<td>23.9%</td>
<td>265.3</td>
<td>30.7%</td>
<td>349.7</td>
<td>31.9%</td>
<td>860.1</td>
<td>28.8%</td>
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<tr>
<td>Wild, Forested, Conservation Land &amp; Public Parks</td>
<td>12.0</td>
<td>1.2%</td>
<td>54.9</td>
<td>6.4%</td>
<td>20.0</td>
<td>1.8%</td>
<td>87.0</td>
<td>2.9%</td>
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<tr>
<td><strong>Total</strong></td>
<td>1026.0</td>
<td>100%</td>
<td>862.9</td>
<td>100%</td>
<td>1096.1</td>
<td>100%</td>
<td><strong>2985.1</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>
EXISTING LAND USE

THE GREEN CODE

City of Buffalo Zoning (Green Code 2017)

URBAN CORE (N-1)
- N-1C: Mixed-Use Core
- N-1S: Secondary Emp. Center

URBAN NEIGHBORHOOD (N-3)
- N-3C: Mixed-Use Center
- N-3E: Mixed-Use Edge
- N-3R: Residential

URBAN CENTER (N-2)
- N-2C: Mixed-Use Center
- N-2E: Mixed-Use Edge
- N-2R: Residential

URBAN EDGE (N-4)
- N-4–30: Single Family
- N-4–50: Single Family

CORRIDOR
- C-R: Rail Corridor

OPEN SPACE
- D-OS: Square
- D-OG: Green

CAMPUS
- D-R: Residential Campus
- D-E: Educational Campus
- D-M: Medical Campus

EMPLOYMENT
- D-S: Retail Shop
- D-C: Flex Commercial
- D-IL: Light Industrial
- D-IH: Heavy Industrial

FIGURE 11 Zoning
The Green Code does not dictate one specific land use, but creates a series of allowable uses, guardrails, and conditions for development. In the green code, everything is assigned a use, even if currently vacant. Within the Green Code, the amount of development currently reflected on the East Side is reflective of a much larger market demand and density than currently exists, and is something to be explored further with neighborhood partners.

Under the Green Code, Urban Neighborhood Residential (N-3R) is the predominant zone at 44% of acreage, with another 6.3% of land designated for Urban Center residential. Employment Focused Uses including flex commercial and light industrial uses, and are designated for 2.9% and 8.2% of parcels, respectively. Campus-style uses, including the Buffalo Niagara Medical Campus and ECMC comprise over 6% of uses in Areas A and B. Green Open Space has been designated at 8% in Areas A and B. Planning Area C does not include any campus uses and less than 2% of land is designated for open space.
# Land Use & Zoning

<table>
<thead>
<tr>
<th>Green Code Zones (2017)</th>
<th>Area A</th>
<th>% Of Planning Area</th>
<th>Area B</th>
<th>% Of Planning Area</th>
<th>Area C</th>
<th>% Of Planning Area</th>
<th>Total Within Area</th>
<th>% Of Planning Area</th>
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<tr>
<td></td>
<td>Acres</td>
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<td>Acres</td>
<td></td>
<td>Acres</td>
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<td>Acres</td>
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<tr>
<td>C-R (Rail Corridor)</td>
<td>4.6</td>
<td>0.4%</td>
<td>28.2</td>
<td>3.2%</td>
<td>15.2%</td>
<td>214.5</td>
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<td>Del-C-H (Other Corridor)</td>
<td>48.0</td>
<td>4.2%</td>
<td>24.0</td>
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<td>0.7%</td>
<td>80.4</td>
<td>2.5%</td>
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<tr>
<td>Del-C-T (Other Corridor)</td>
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<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.6</td>
<td>0.0%</td>
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<td>Urban Core</td>
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<tr>
<td>N-1c (Mixed-Use Core)</td>
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<td>45.4</td>
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<td>N-1s (Secondary Employment Center)</td>
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<td>23.8</td>
<td>2.7%</td>
<td>31.5</td>
<td>2.6%</td>
<td>55.3</td>
<td>1.7%</td>
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<td>N-2c (Mixed-Use Center)</td>
<td>14.5</td>
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<td>0.0%</td>
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<td>14.5</td>
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<td>N-2e (Mixed-Use Edge)</td>
<td>10.4</td>
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<td>10.4</td>
<td>0.3%</td>
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<tr>
<td>N-2r (Residential)</td>
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<td>0.0%</td>
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<td>0.0%</td>
<td>204.3</td>
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<tr>
<td>N-3c (Mixed-Use Center)</td>
<td>13.9</td>
<td>1.2%</td>
<td>9.0</td>
<td>1.0%</td>
<td>49.0</td>
<td>72.0</td>
<td>2.2%</td>
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<td>N-3e (Mixed-Use Edge)</td>
<td>40.8</td>
<td>3.6%</td>
<td>43.2</td>
<td>4.8%</td>
<td>78.6</td>
<td>162.6</td>
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<td>N-3r (Residential)</td>
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<td>44.0%</td>
<td>408.3</td>
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<td>522.0</td>
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<td>Urban Edge</td>
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<tr>
<td>N-4-30 (Single Family)</td>
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<td>125.6</td>
<td>128.4</td>
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<td>Open Space</td>
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<td>D-Og (Green)</td>
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<td>187.8</td>
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<td>D-Os (Square)</td>
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<td>0.0%</td>
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<td>2.2</td>
<td>2.3</td>
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<td>Employment</td>
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<td>D-S (Retail Strip)</td>
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<td>13.0</td>
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<td>D-C (Flex Commercial)</td>
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<td>61.3</td>
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<td>94.4</td>
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<td>D-Ih (Heavy Industrial)</td>
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<td>0.0%</td>
<td>16.6</td>
<td>1.9%</td>
<td>20.1</td>
<td>36.6</td>
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<td>D-Il (Light Industrial)</td>
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<td>125.5</td>
<td>14.0%</td>
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<td>Campus</td>
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<td>D-R</td>
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Appendices & Contributions

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The WITHIN WNY quality of life planning process, developed with neighborhood partners, uses a comprehensive approach to create a neighborhood action plan that addresses neighborhood priorities across LISC program areas including Affordable Housing, Community Leadership, Creative Placemaking, Economic Development, Education, Financial Stability, Health, Safety & Justice, and Sports & Recreation. It embodies the LISC model of grounding the pooled public and private resources LISC has access to in local communities by working with place-based neighborhood partners.

The three neighborhood areas located just east of Main Street were selected to launch the new livability planning program based on identified historic disinvestment patterns and the greatest gaps in health and wealth equity compared to the rest of the region. Simultaneously, in late 2019, early 2020, LISC Western New York was building a team to carry out the livability planning program in coordination with the economic inclusion, housing, and capacity building program areas.

**COVID-19**

Just after hiring the first WITHIN WNY Program Officer, and as we planned for the launch of this process, our community was significantly impacted by the onset of the COVID-19 pandemic in March 2020. LISC operations quickly moved to a virtual, work-at-home model and the new team strategized pathways to move forward in the context of the pandemic and lived realities of the communities and partners engaged in the process. The pandemic only exacerbated the health and wealth equity issues within Buffalo. We saw initial, large scale spread of the virus in Black and Brown communities, areas already more significantly impacted by underinvestment in the social determinants of health. Deaths rates resulting from the virus were also disproportionately impacting people of color. Concerted and focused efforts by community leaders like the African American Health Equity Task Force, places of worship, community centers like Delavan Grider, food providers, health...
providers like Jericho Road and GBU-AHN, and mutual aid efforts were among the most critical community responders who advocated for an intentional County and City focus on the communities of color. Testing centers, and eventually vaccine distribution hubs, were set up in Black and Brown neighborhoods, including the three planning areas, in the first wave of interventions. This intentionality helped to level out the disproportionate impact of the pandemic in these communities, though health data still shows inequities according to race and zip code.

The socioeconomic impact of the pandemic has also had a tremendous impact on the neighborhoods in all of the planning areas. First, a transition to physical isolation meant people lost their jobs and/or had to choose to continue to work in frontline or service industry jobs in the height of the risks from the virus. Children were sent home from school and/or childcare, which also meant parents made difficult decisions to balance work and childcare/schooling. Small businesses were pressed to make rapid transitions to virtual platforms or socially distant services in order to survive, otherwise many closed their doors. The neighborhood environment was brought to the forefront as families looked for safe outdoor places to go, exercise, and access resources. Walkability, food access, the quality of green space, bicycling, and transportation have been critical factors for navigating the pandemic. Affordable, safe housing, an important issue even prior to the pandemic, rose to one of the most significant concerns of families during this time. Spending more time at home meant the need for stable housing with broadband access and adequate utilities. While the renewed focus on these inequities by multi-sector partners is promising, communities continue to be challenged by circumstances related to under investment in their environments and social and economic systems that support their families.

Racial Justice

The COVID-19 pandemic highlighted the obvious and known race-related health and economic inequities locally and nationally. This was compounded by the renewed racial justice movement that followed the unjust murder of George Floyd by police, also in early 2020. George Floyd’s murder was one among many cases of police brutality and murder in the media in 2020. Black Lives Matter brought communities together, amid the pandemic, to demand justice and equity. Locally, Buffalo experienced both the raised community awareness and action and the effects of police brutality.

Organizations and government entities demonstrated a renewed commitment to racial justice and a new wave of diversity, equity, inclusion, and justice advocacy continues to be a priority. In this moment, organizations also are beginning to understand the need to center race in order to more effectively close wealth and health equity gaps throughout communities.
Pre 2020

2004
Masten Park Cold Springs Housing Competition

2017–2018 LISC
City of Buffalo hire Urban Design Associates to conduct neighborhood outreach around Masten Park/Cold Spring Housing Goals

2020

March
COVID-19 Work from Home Begins

April
LISC Staff Hired to manage WITHIN WNY Neighborhood Planning Work

Ongoing Economic Development Report Review-Staff collected and compiled past data to inform Economic Inclusion portion of investment plan

Outcomes: Staff gathers community’s previous feedback on Buffalo Billion, REDC Key Industries, Northland Brownfield Opportunity Area, City-released Reports, Neighborhood level reports (like 2017 Fillmore Streetscape Plan, 2004 Masten Neighborhoods Plan, ROCC Studies, etc)

May
AARP Funding Received for Pride in Place. In partnership with the Buffalo Center for Health Equity

August
6 Livability Meetings Summer 2020 - Goals: Learn about each organization's top 3 goals and opportunities for collaboration

September
Attorney General’s Affordable Housing 101 Training Released. 8 entities receive pre-dev funding and expected to produce 382 units of affordable housing

October
First Equitable Neighborhood Development Summit kicks off with 116+ virtual attendees
2021

January

Prospect Hill Consulting is hired by LISC team for data mapping and HUB Site development

February–June

Outcomes: Staff gathers data relative to Buffalo Green Code, Main Street e-TOD, Buffalo Sewer Green Infrastructure

Intensive Multi-Sector Data Collection

LISC National Resources available for Economic Inclusion. LISC partners with Buffalo Urban League (BUL)

July

HUD Section 4 funding to Buffalo Urban League assists in hiring Jacques Consulting for outreach assistance.

Economic Inclusion Steering Team Formed

Eight Economic Inclusion Focus Groups: Commercial Districts, Creative & Cultural Economy, Workforce Development, Real Estate, Main Street Businesses (x2), Childcare Economy, New American Business Owners

Regional Housing Report Released in partnership with Partnership for the Public Good

August

Moving Forward Together funding received with several housing partners for East Side modular housing developments

Four public engagement sessions occur at Kuleta Pamoja, Funk Fest, Manna @ Northland, SuperStreet

Individual Interviews ongoing with Economic Inclusion & Livability Partners-Summer 2021

September

Virtual Scenario Planning Event - Sept 2021

Interactive Digital HUB Site available to the public

October

Presentation of Shifting the Narrative: ROI on Healthy Communities

All data and engagement materials get compiled in WITHIN East Side Report draft
## Appendices & Contributions

### 2021–2022

#### November–January 2022

6-part Commercial District Management 101 Training Released. Administered by LISC in partnership with ESA. Nov 2021–Jan 2022

Weeks of partner interviews on WITHIN Report for public feedback and investment plan endorsement through Q1 2022

#### May–December

Finalized WITHIN Report is launched

Ongoing fundraising for Investment Plan Implementation

Continue Implementation Council convenings as funding allows.

#### February

Finalist for NYSERDA Clean Neighborhoods Challenge with HOCN, GOBike, SMI, East Side Bike Club, BNMC, CEJ

#### April

Implementation Council Convenings Kick Off April 2022
The housing choice voucher program is the federal government’s major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market.

**AFFORDABLE HOUSING** means that a household’s housing costs, including energy, does not exceed 30% of its gross monthly (family) income.

**ARPA**
American Rescue Plan Act

**BIPOC**
Black and/or Indigenous People of Color

**CDFI**
Community Development Financial Institution

**CDBG**
Community Development Block Grant

**DIVERSITY**
The terms that most often come to mind are race, ethnicity, and gender - though the term “diversity” is also used in relation to age, national origin, religion, difference of ability, sexual orientation, socioeconomic status, education, marital status, language, and physical appearance. It also involves different ideas, perspectives and values.

**EQUITABLE / EQUITY** is dealing fairly and equally with all concerned.

**ERAP**
Emergency Rental Assistance Program

**ESA**
East Side Avenues

**E-TOD**
Equitable Transit Oriented Development

**HOME**
Housing Opportunities Made Equal

**INCLUSION**
Authentically bringing traditionally excluded individuals and/or groups into processes, activities, and decision/policy making in a way that shares power.

**MWBE**
Minority and/or Women-Owned Business Enterprise

**MOBILITY**
is the ability to move or be moved freely and easily.

**MULTI-MODAL** simply means involving several different forms of activities.

**OPEN4**
A private funding initiative focused on regional inclusive entrepreneurship

**RACIAL WEALTH GAP**
The rate at which white householders own their homes compared to African American householders. Further, the overarching housing values in African American predominant neighborhoods are just a third of values in the region’s predominantly white neighborhoods.

**RACIAL INCOME GAP**
This refers to the income gap between white residents in the region and Black and Latino residents. In Buffalo-Niagara, this gap is more than doubled for white residents compared to Black and Latino residents.

**TOD**
Transit Oriented Development

**WITHIN Launch Report 2022**
### APPENDIX A

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APPENDIX A
Bike Buffalo Niagara Regional Bicycle Master Plan, 2020
Buffalo Billion East Side Corridor Fund Report, 2019
Buffalo Niagara Medical Campus Master Plan, 2010
Buffalo Parks Master Plan
BURA Northland Neighborhood Strategy, 2016
Canisius College Facilities Master Plan, 2019
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Engaging the Future of Housing in the Buffalo-Niagara Region: A Preliminary Exploration of Challenges that Lie Ahead, 2021
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Fruit Belt/East Side Community Development Project, 2010
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Masten District Neighborhood Plan, 2004
Masten Park/Cold Spring Revitalization Plan, 2018
Near-Term Strategies for the Northland Campus, 2020
NFTA’s Comprehensive Transit-Oriented Development Plan, 2018

APPENDIX B
One Region Forward: A New Plan for Buffalo Niagara, 2015
Renewing Our Pledge: A Path to Ending Lead Poisoning of Buffalo’s Most Vulnerable Citizens, 2017
The Harder We Run: The State of Black Buffalo in 1990 and the Present, 2021
The Historical Roots of the Crisis in Housing Affordability: The case of Buffalo, NY 1920–1950
Wilson WNY Small and Medium Enterprise Ecosystem Assessment, 2018
WNY Regional Economic Development Council Strategic Plan, 2011

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Team Support
LISC WNY, with the financial support of the John R. Oishei Foundation, provided capacity and technical support through staff and consultant teams throughout the WITHIN program.

Consultants

Prospect Hill Consulting LLC and JBK Consulting
Prospect Hill is a small, NYS Certified Minority and Women-owned Business Enterprise (M/WBE) LLC located in the Prospect Hill Historic District within the vibrant West Side community of Buffalo, NY. Prospect Hill has more than 60 years of combined nationwide experience in the environmental consulting industry and provided all of the GIS mapping data analyses, design, construction, and maintenance of the HUB site throughout the WITHIN program. JBK Consulting provided scenario planning analyses, education, and training support for LISC and community partners.

White Bicycle and Renata Toney
White Bicycle is a nationally recognized branding team based in Buffalo, New York. White Bicycle focuses on brand strategy, brand design, and brand content. Part studio, part agency, they are a group of creatives who integrate strategy, project management, and client collaboration into our process. White Bicycle contracted with Renata Toney, owner of On Message Communication and Public Relations Strategist at the Burchfield Penney Art Center, to design and develop the WITHIN WNY / East Side brand and messaging. This incredible report document design was also generated through White Bicycle.

Buffalo Urban League and Jacques Planning & Consulting
The Buffalo Urban League empowers African Americans, other minorities, and disadvantaged individuals to secure economic self-reliance, parity, power, and civil rights. The Buffalo Urban League partnered with Jaques Garcia of Jacques Planning & Consulting Services, LLC to provide support for WITHIN East Side community outreach and focus groups focused on topics in economic inclusion during the summer of 2021.
Appendices & Contributions

LISC WNY

**Julie Barrett O’Neill**, LISC WNY Executive Director 2018-2022;
- Local Government Relations
- Housing processes, including the Regional Housing Market Study, Moving Forward Together Housing proposal and Mission Based Affordable Housing program.

**Tyra Johnson Hux**, LISC WNY Operations Director;
- Support for emerging Black developers through the Community Based Real Estate Development Training
- Built synergies and connections with regional economic development players
- Anchor institution & workforce development strategies
- Manages our local small business grant programs (ie. General Motors)
- Co-authored the Regional Inclusive Economic Development Agenda

**Kate Rebhan**, Nonprofit Coaching & Capacity Support
- Provided one on one assistance to nonprofit organizations
- Manages our LISC AmeriCorps & Section 4 grant programs
- Manages all general office grants and contract management

**Saira Siddiqui**, Neighborhood Business Support
- Manages neighborhood based economic development initiatives, including commercial corridor program management and placekeeping initiatives
- Co-authored the Regional Inclusive Economic Development Agenda
- Co-authored the WITHIN East Side Neighborhood Plan
- Assisted in AARP Pride in Place project & early win activities

**Brittany Perez**, Livability Program Support
- Secured AARP grant funding for the Pride in Place project & early win activities
- Secured Regional Plan Association funding
- Manages LISC’s health equity portfolio inclusive of transportation and food access work
- Co-authored the WITHIN East Side Neighborhood Plan

**Maggie Hamilton Winship**, Real Estate & Lending Support
- Support for emerging Black developers through the Community Based Real Estate Development Training
- Mission Based Affordable Housing & Affordable Housing 101 Trainings
- Provides direct financing & real estate assistance to partner organizations and businesses
Thank you.