



WITHIN

MID CITY - NIAGARA FALLS

Mid-City Housing and Community Assessment Report 2024



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“On behalf of the Niagara Falls Housing Evaluation Committee, we extend our heartfelt gratitude to the Local Initiatives Support Corporation, New York State (LISC NY) for their generous funding of our project. The housing study aimed to assess housing conditions and affordability, foster community dialogue, and enhance quality of life planning. LISC NY support was instrumental in enabling comprehensive data collection with the goal of creating a more inclusive and equitable community where all residents have access to safe and affordable housing.”

- Niagara Falls Neighborhood Evaluation Committee

822
NIAGARA FALLS
First Congregational
United Church of Christ
Sunday Worship
10:30-11:30 a.m.
822 Cleveland Avenue
Niagara Falls, N.Y.

Niagara Falls Neighborhood Evaluation Committee's
Mid-City Housing and Community Assessment

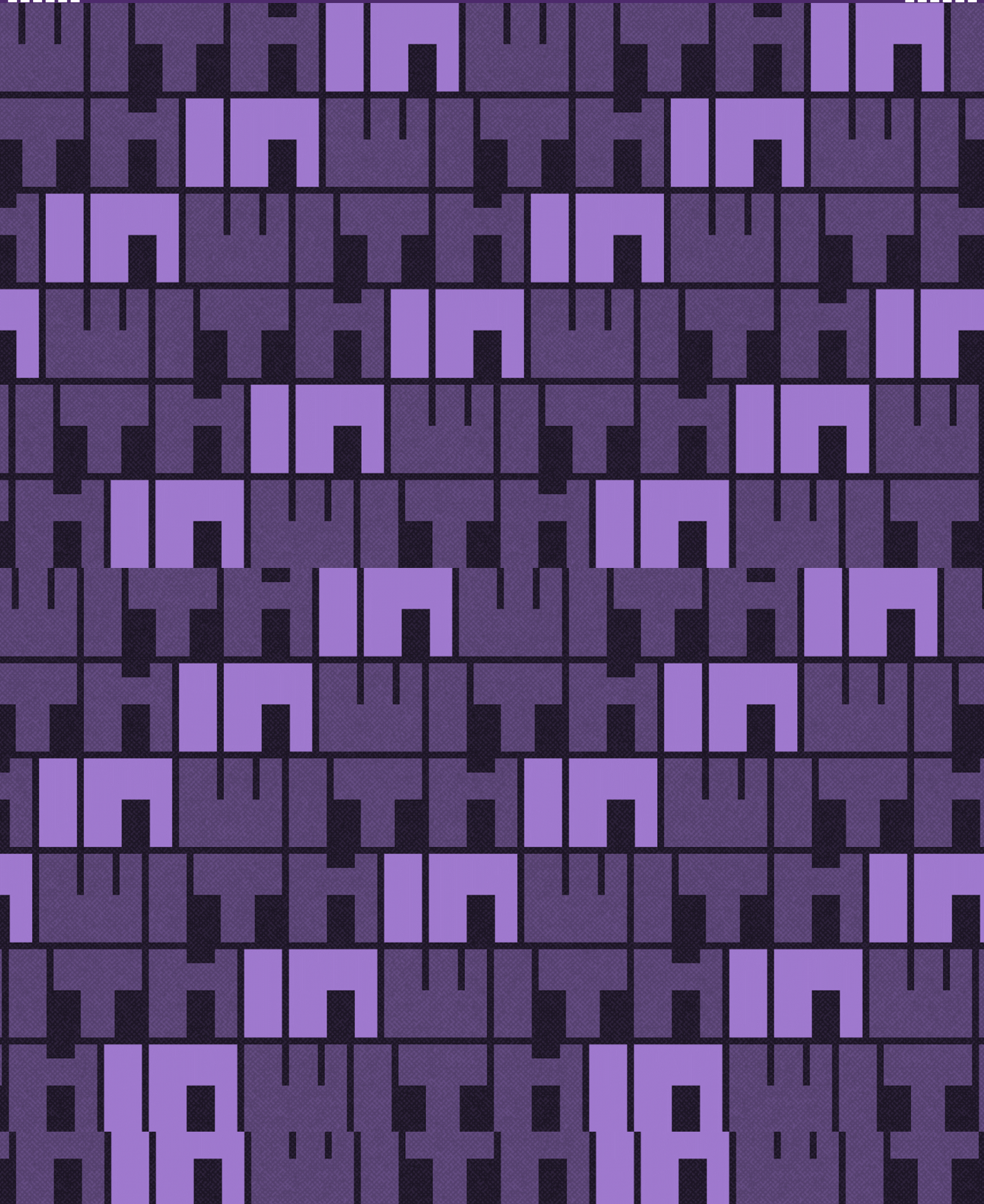




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Introduction

Following the recent influx of investment into the Mid-City neighborhood, the Niagara Falls Neighborhood Evaluation Committee was formed to assess housing market conditions in Mid-City. New investments include:

- Removal of the Robert Moses Parkway;
- Development of a new train station;
- Niagara Falls Bridge District DRI Award and;
- Niagara University's purchase of the former First Congregational Church to be converted into an Academic Innovation Hub,

The culmination of this housing and community assessment in Mid-City included:

- Examining demographics, land use, and zoning
- Income & employment
- Housing characteristics & conditions
- Access to community facilities
- Mobility & transportation
- Recreational opportunities
- Overall quality of life

Ultimately, all the data collected and analyzed was aggregated into an online interactive community mapping tool. The mapping tool and its datasets were made available to the public; however, its ultimate goal is to provide a repository of data for the City of Niagara Falls and its partner agencies and organizations to help target future development initiatives and policies. This report serves as a high-level overview of the key datasets collected as part of the assessment to provide a suitable understanding of the current conditions of Mid-City today.



NU Students Assisting with the Housing Study

The Process

The Mid-City Housing and Community Assessment comprised three primary steps: community engagement, the housing survey, and the development of the interactive web mapping tool. The following are summaries describing the roles each of these steps played in the final formation of the Mid-City Housing and Community Assessment.

Community Engagement

Community engagement was critical to the process of developing the Mid-City Housing and Community Assessment and was used to inform the public about the project, elicit information on opportunities and challenges in the community, and involve the community with the planning process. The assessment included a broad array of community engagement strategies, including: (1) the formation of a steering committee, (2) multiple open houses and webinars, and (3) working with students at Niagara University.

Steering Committee

As part of the planning process, a steering committee comprised of individuals representing various groups and organizations who are invested in improving the standard of housing and quality of life in Mid-City was formed and tasked with the responsibility of guiding the overall direction of the Mid-City Housing and Community Assessment. The steering committee was comprised of six individuals:

Karen Kwandrans – Niagara University, Associate Vice President

Kevin Forma – City of Niagara Falls, Director of Planning

Matt Chavez – Niagara Orleans Regional Land Improvement Corporation (NORLIC), Project Manager

Yonghong Tong – Niagara University, Associate Professor

Gina Beam – Niagara Area Habitat for Humanity, Executive Director

Tyra Johnson Hux – Local Initiatives Support Corporations (LISC) NY, WNY Operations Director



Community Open House

At this open house, the public was introduced to the project and given an overview on the scope of work and the methodology that would be used. There were several stations throughout the venue which provided the public preliminary data to review, as well as exercise boards seeking to gather information on missing data that should be collected as well as opportunities and challenges in Mid-City. Representatives from Habitat for Humanity, NORLIC, and the City of Niagara Falls were also present to provide information to residents on available housing programs.



Community Open House

Partner Agencies and Organizations Webinar

Following the final development of the interactive mapping tool, a webinar was hosted for interested agencies, organizations, and other partners who are invested in the revitalization of the City of Niagara Falls, and namely the Mid-City neighborhood. At the webinar, attendees were provided an overview of the mapping tool, specifically the methodology on how the data was collected and how they might be able to utilize the tool for the work they do. Specific attention was paid to how the mapping tool can be utilized to help users during grant application processes and how other useful data sources may be added to the map in the future.

Working with Niagara University Students

Students enrolled in Niagara University's computer science course, taught by Dr. Tong, were engaged in the project at an early stage to introduce them to the field of geospatial analysis and demonstrate how GIS software can be utilized when conducting housing and community assessments. Various ways Niagara University students were engaged throughout the process include:

- Members of the consultant team gave a presentation to students on GIS Day (11/15/23) on how GIS is utilized in their jobs and what career opportunities there are in the field.
- Students were invited to observe and assist with field data collection during phase II of the housing survey.
- Students were provided a dataset containing much of the GIS data collected throughout the process so they could conduct their own research.
- Students in the course will help with updating information on the webpage periodically.

Housing Survey Methodology

To develop a greater understanding of the current conditions of housing in Mid-City, housing surveys were conducted to assess the conditions of housing stock and to identify areas for future targeted investment. The housing survey was two-fold: the first "windshield" survey assessed the general condition of all 3,320 parcels in Mid-City on a scale of 1 to 4. A rating of 4 indicated houses were in standard (good) condition while 1 indicated houses were deemed "dilapidated". The second detailed survey conducted an in-depth analysis of housing conditions within two target areas that were selected by the committee. These two target areas included 357 houses which were evaluated based on the condition of the (1) foundation, (2) façade & front porch, (3) roof, and (4) windows. Each category evaluated was ranked on a scale of 1 to 5 which was combined to provide an overall condition rating that ranged from above standard to dilapidated.

Interactive Web Mapping

The final product of the Mid-City Housing and Community Assessment was the development of an online interactive web mapper. The mapper acts as an easily accessible resource for Niagara Falls and its partners as well as the greater public for information on demographics, land use and zoning, environmental features, housing characteristics and conditions, and a plethora of other factors that contribute to the overall quality of life for residents in Mid-City. Developed by utilizing ArcGIS Experience Builder and ArcGIS Hub tools, the online mapper will play a crucial role in assisting the City and its partners with formulating a comprehensive housing strategy backed by actionable goals that are supported by real-life conditions.



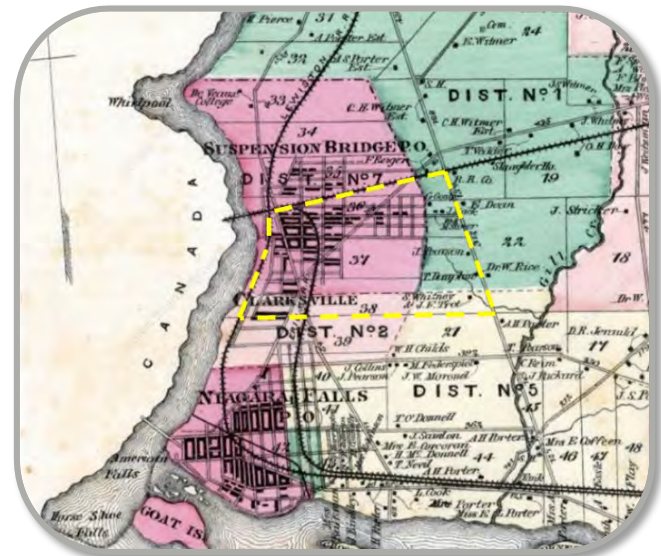
Mid-City's History

Mid-City sits within what is considered the historic footprint of the City of Niagara Falls. The neighborhood is bounded by Hyde Park Boulevard (NYS 61) to the east, the Niagara River to the west, active railroad tracks and the Highland Neighborhood to the north, and Whitney Avenue to the south. Historically, most of Mid-City is in what was once known as the Hamlet of Clarksville and the Village of Suspension Bridge. Clarksville was first settled in the early 1800's. The Village of Suspension Bridge (Bellevue), incorporated in 1854, grew around the trading that occurred along the suspension bridge between the US and Canada. The area's population grew rapidly during the mid-1800's due to the continuous expansion of the industrial sector throughout the Village of Niagara Falls. By 1887, the residents of Clarksville successfully petitioned the State to be incorporated into the Village of Niagara Falls. Following in Clarksville's footsteps, Suspension Bridge also petitioned in 1892 to be incorporated into the Village of Niagara Falls. From this, the newly established City of Niagara Falls was formed, covering 6,970 acres of land with a population of 11,711².

Neighborhoods in this part of the city are some of Niagara Falls' most historically Black communities. Throughout the early 20th century, neighborhoods saw an influx of Black residents during the Second Great Migration. African Americans from the south moved north and were particularly drawn to cities like Niagara Falls in search of industrial jobs³. During its height, Mid-City saw significant commercial growth from the City's industrial success. This was especially evident along the Main Street Corridor through Mid-City, which today is designated as a National Register Historic District with over 80 contributing structures, such as DiCamillo's Bakery, Jeness Department Store, and the Rapids Theatre⁴.

By the mid-20th century, like many other post-industrial cities, Niagara Falls experienced losses in its industrial sector with a corresponding population decline. The City's population peaked in 1960 at 100,000 people and has declined every census since. With the popularization of the automobile and suburbanization, neighborhoods like Mid-City with a once strong commercial corridor, experienced a decline in street traffic and losses in economic activity. During the 1960's and 70's, Niagara Falls officials sought to spark development here, including the construction of the Earl W. Brydges Library, the Henry F. Abate Elementary

School, and the Wrobel Towers. Despite the City's efforts to spur new development in Mid-City, it was never rewarded as commercial activity continued to wane, ultimately resulting in the demolition of some buildings along Main Street. With recent investments in and around Mid-City, opportunity remains to bring the area back to its former prosperity, thus making it a desirable neighborhood to live, work, and play for both current and future residents.



Mid-City Context in the Niagara Falls Area (1875)

¹Bob Kostoff. Tiny Clarksville Becomes Part of a Prosperous Falls. 2006. <https://niagarafallsreporter.com/kostoff129.html>

²Niagara Falls Info. City of Niagara Falls. <https://www.niagarafallsinfo.com/niagara-falls-history/niagara-falls-municipal-history/niagara-falls-new-york-township-history/city-of-niagara-falls-new-york/>

³City of Niagara Falls. Highland Community Brownfield Opportunity Area Nomination Document. 2012. chrome-extension://efaidnbmnnnibpcjpcglclefindmkaj/https://docs.dos.ny.gov/opd/boa/Highland_BOA.pdf

⁴Preservation Studios LLC. Niagara Falls Main Street National Register of Historic Places Registration Form. 2020. chrome-extension://efaidnbmnnnibpcjpcglclefindmkaj/https://cris.parks.ny.gov/Uploads/ViewDoc.aspx?mode=A&token=rEUKefv1RnDxUHsOEWAcP2wjinDUYJ+4Z/VTD4ojgsbMkcRV5/1QeLwhsSpATpE3Af3Xae6HodpqaaGmKYfTuffziHoxJw44Bhro1E5zfyoz+qhfa/xMqS2lhbvnY Z4m&q=false



Community Profile

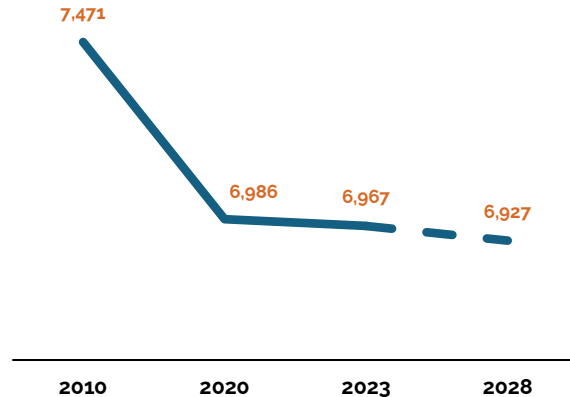
Demographics and Households (Data sources: US Census Bureau and ESRI's Community Analyst Tool)

While Mid-City's population is shrinking and getting older the number of households and owner-occupied homes are increasing.

Population Trends

As of 2023, approximately 6,967 people live within the Mid-City neighborhood. This means that nearly 15% of the City of Niagara Falls' population (47,466) lives within Mid-City. Similar to trends across the City, the population within Mid-City has been steadily declining. From 2010 to 2020, Mid-City saw a population decline of 6.5%, a percentage slightly higher than the citywide population loss during that time (5%). Without outside forces impacting trends, the Mid-City population is projected to level off through to 2028, indicating a stabilization of the neighborhood population.

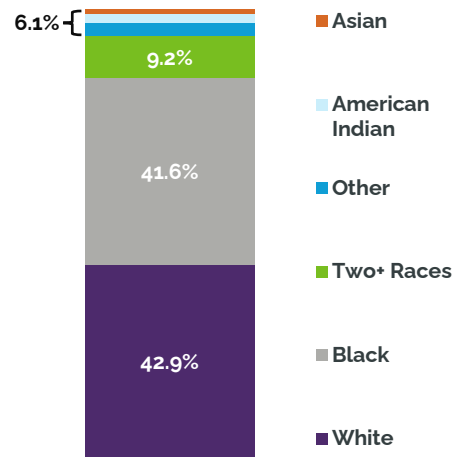
Population Trends (2010 - 2028)



Racial Diversity

Racially, Mid-City is highly diverse with approximately 40% of the population identifying as Black or White each. Nearly 10% of the population identifies as two or more races. Living in a racially diverse neighborhood fosters cultural understanding, empathy, and promotes a richer tapestry of experiences and perspectives.

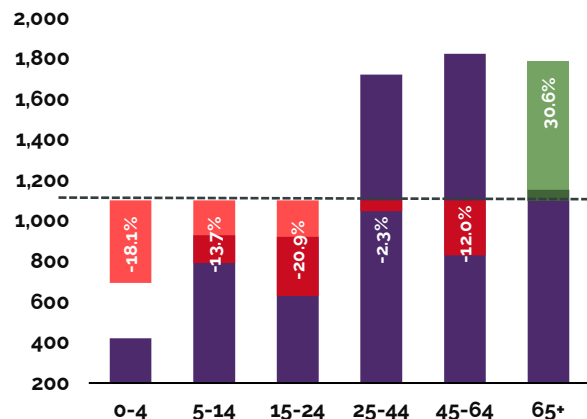
Racial Diversity (2023)



Age Trends

The 45-64 age group is the most well represented age group in Mid-City, making up 26% of the population (1,823). However, since 2010, this age group has seen a 12% decline in the total number of individuals. Apart from the 65+ age group, all age groups experienced declines from 2010 to 2023. These trends indicate that younger populations are leaving this area while older populations are aging in place.

Age Trends (2010 - 2023)

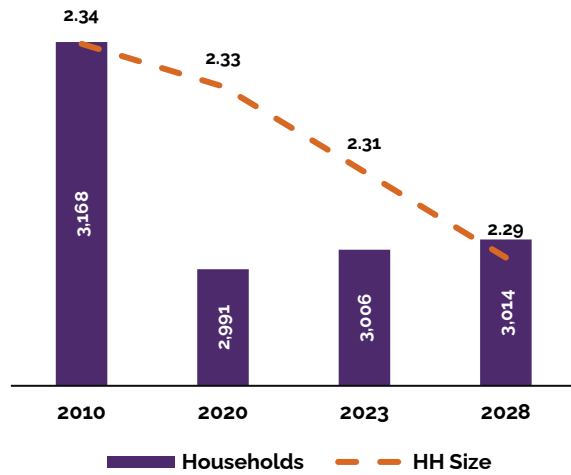




Number and Size of Households

Despite population losses, the number of households in Mid-City has increased since 2020 and is expected to continue to marginally increase through 2028. From 2010 to 2020, Mid-City saw a 5.6% loss in the number of households and a 0.4% loss in household size. Despite projected increases in the number of households through 2028, the average household size is expected to decrease by an additional 1% by 2028. Decreases in the overall population and household size but increases in the number of households is potentially indicative of increased demand for smaller housing units.

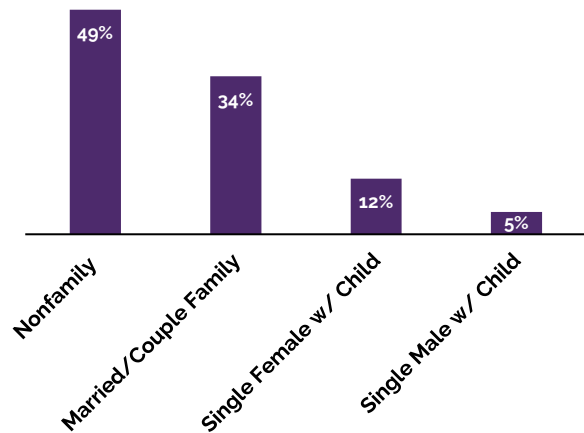
Number and Size of Households (2010 - 2028)



Household by Type

Nearly 50% of all households in Mid-City are nonfamily households (households with a single occupant or nonrelative roommates). While the next largest household type is married/couple families, less than a third of these households have a child under 18. Conversely, 12% of households in Mid-City are headed by a single-female living with a child and 5% are headed by a single-male living with a child. A diversity of housing options may be required to meet the needs of the various household types living in Mid-City.

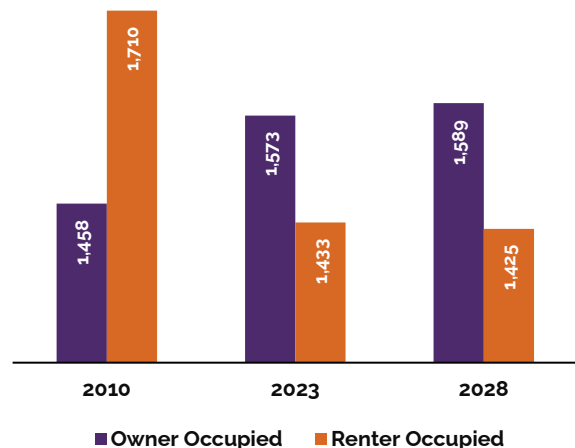
Households by Type (2021)



Housing Tenure

52% of occupied homes in Mid-City are owner occupied (1,573). Since 2010, the number of owner-occupied homes has increased by 7.9%. During the same time, the number of renter-occupied homes has decreased by 16.2%. Over the past decade, there has been a considerable shift toward homeownership in Mid-City. This demonstrates residents' desires to have greater control over the look and feel of their neighborhood. This is a trend that should continue to be supported through the City's and city-partner initiatives.

Housing Tenure (2010 - 2028)



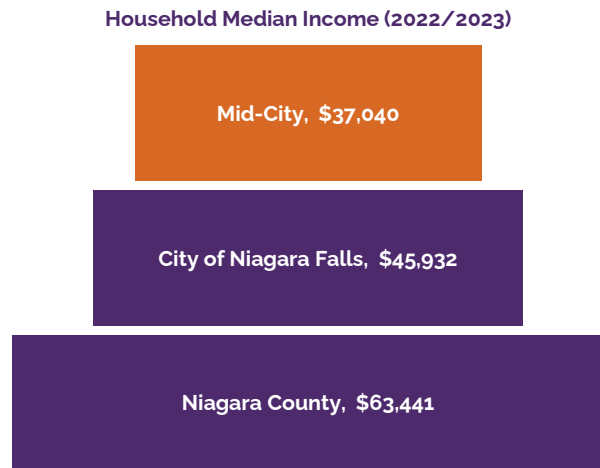


Employment & Income (Data sources: ESRI's Community Analyst Tool; NYSDOL; and US Census Bureau)

While incomes in Mid-City lag behind the rest of Niagara Falls, industry sectors are diversified and the cost of living is quite affordable.

Household Median Income

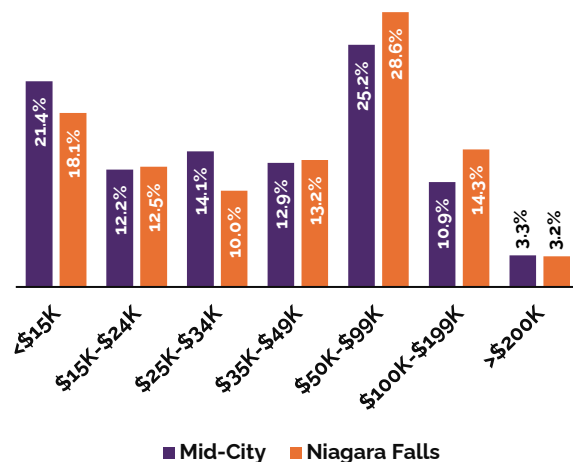
The household median income (HHMI) within Mid-City is \$37,040. 20% less than the median household income in the City of Niagara Falls (\$45,932). Households within Mid-City make nearly half the median income seen across Niagara County. Examining the Area Median Income limits (AMI) for the Buffalo-Cheektowaga-Niagara Falls Region, a 2-person household in Mid-City making the HHMI would fall just below the federal very low-income limit.



Income Brackets

25.2% of households in Mid-City fall within the \$50K - \$99K income range, which is comparable to the numbers of households throughout Niagara Falls that also fall within this income range (28.6%). Conversely, the next largest group of households based on income bracket make less than \$15k per year (21.4%), which is the federal poverty level for individuals. Across Niagara Falls, 18.1% of households make \$15K or less per year.

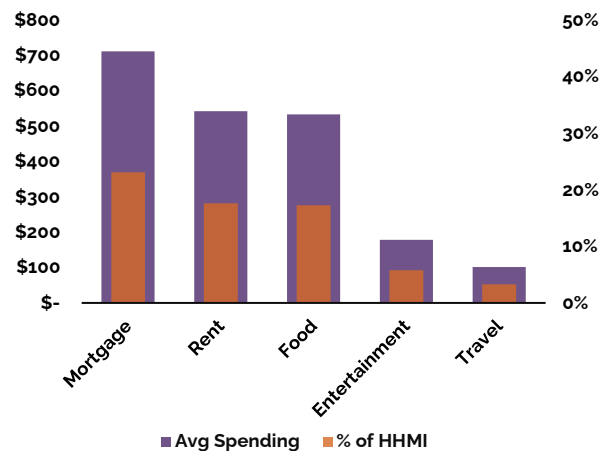
Household Income Brackets (2023)



Household Spending

The cost of living in Mid-City is affordable. On average, households spend \$711 per month on their mortgage or \$542 per month for rent. Utilizing Mid-City's HHMI (\$37,040), this represents 23% or 17.5% of their income, respectively. Spending less than 30% of household income on housing is considered affordable. Considering other costs of living, a household making the HHMI spends 17.2% of their income on food, 5.7% on entertainment, and just 3.2% on transportation.

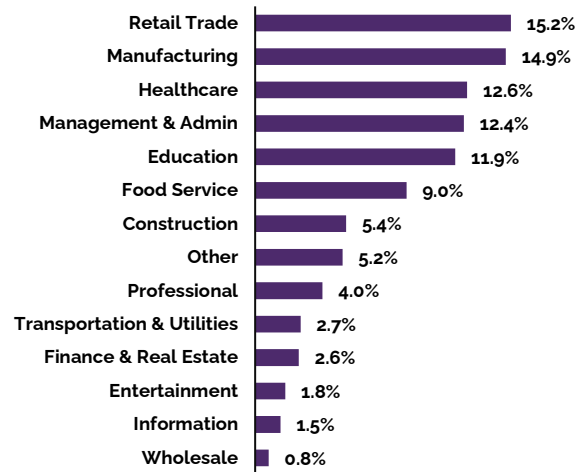
Average Household Spending as a Percent of Household Median Income (2023)



Industry Sectors

There are 2,928 employed residents over 16 years old in Mid-City, which is 14% of the City's entire employed labor force. The type of sectors of employment that residents in Mid-City occupy is highly diversified with five sectors employing more than 10% of residents. The US DOL considers "good-paying jobs" to be those that pay over \$55K, include benefits, and/or are unionized. Of the industry sectors that employ more than 10% of Mid-City residents, only the average Niagara Countywide yearly wages for retail trade (\$33,502) and healthcare (\$47,549) do not exceed this salary threshold.

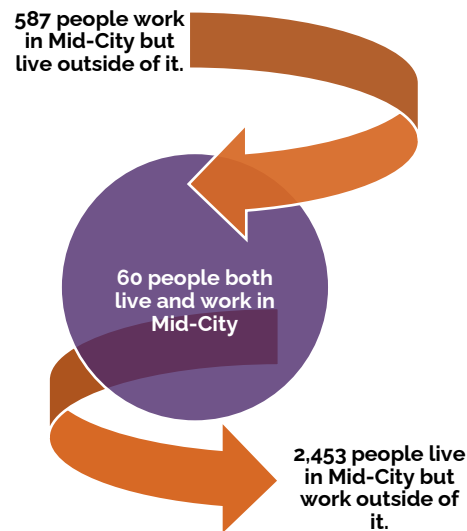
Industry Sectors (2023)



Jobs In Flow and Out Flow

Approximately only 60 people who live in Mid-City also work there. 2,453 residents of Mid-City work outside of the neighborhood with 28.3% of those residents working elsewhere in the City of Niagara Falls. Other major employment destinations for Mid-City residents include Buffalo (12.4%), Cheektowaga (3.5%), and Tonawanda (3.1%). Conversely, 587 people who live outside of Mid-City come into the neighborhood for their employment.

Jobs Inflow and Outflow (2021)



Opportunities and Challenges

"Opportunities (✓)" are existing strengths and assets that can be leveraged to support future development.

- ✓ **Shift Toward Home Ownership:** Increases in home ownership over the past decade indicates a desire among residents to have greater control over their living environment. This trend presents an opportunity for the city and its partners to support ownership opportunities, empower residents to invest in their neighborhoods, and contribute to neighborhood stabilization and revitalization efforts.
- ✓ **Affordable Cost of Living:** Mid-City's affordable cost of living, particularly for housing and transportation, presents an opportunity to attract residents from other areas seeking more affordable housing options. This can contribute to population growth and community revitalization efforts, especially if coupled with initiatives to address income disparities.
- ✓ **Diversification of Economic Sectors:** Mid-City boasts a diversified workforce across various sectors. This diversity presents an opportunity to attract businesses from different industries, promote entrepreneurship, and foster innovation which will create "good-paying jobs."

"Challenges (X)" are either existing needs and gaps in the neighborhood or potential limitations to future development.

- X **Population Decline and Aging Workforce:** Mid-City is facing a decline in population, particularly among younger populations. This demographic shift poses challenges for sustaining a skilled and diverse workforce and ensuring future economic vitality.
- X **Limited Local Employment Opportunities:** Most Mid-City residents work outside the neighborhood. This highlights a lack of local job opportunities and underscores the need for economic development strategies to attract businesses and create employment opportunities closer to where residents live.
- X **Housing Diversity and Affordability:** Despite the increase in the number of households, Mid-City may face challenges in providing diverse housing options that cater to the needs of various household types. While there may be demand for smaller housing units, trends show the need to accommodate households of various sizes for families, single parents, and nontraditional households.



Land Use & Zoning (Data sources: Niagara County and City of Niagara Falls GIS data)

Existing Land Use

Single-family homes are the most abundant land use type in Mid-City, however, the number of vacant parcels in the area has increased over the last decade.

Residential Areas

Residential land uses are the most abundant land use type in Mid-City, occupying approximately 62.8% of all land covered by parcels (278.7 acres). Single-family homes cover 201 acres (45.3%), two- and three-family housing units cover an additional 66.8 acres (15%), and apartment buildings cover a total of 10.8 acres (2.4%). Housing units in Mid-City are mixed throughout the neighborhood, but single-family homes are the dominate housing type.



Mid-City Single-Family Home

Commercial Corridors

Commercial areas in Mid-City are delineated by three primary corridors: Main Street, Hyde Park Boulevard, and 18th Street. While many storefronts along Main Street today sit vacant, this street depicts what a community commercial corridor in Niagara Falls historically looked like, 2-3 story buildings built to the property line with commercial space on the first floor and residential units above. Commercial properties along Main Street make up 82% of all commercial properties in Mid-City.

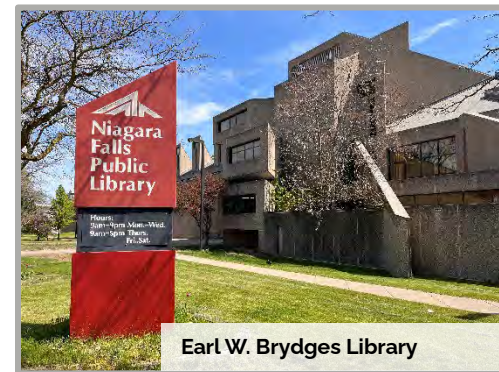


Main St Commercial Corridor

18th Street also represents traditional neighborhood commercial corridor development in Niagara Falls, 1-2 story buildings built to the property line with commercial spaces meant to meet the needs of the neighborhood, such as corner, small food establishments, and laundromats, which are intermixed with residential properties.

Community Services

There are several community service properties within Mid-City which contribute to the overall sense of identity here. Prominent community service properties include The Earl W. Brydges Library, Abate Elementary School, Niagara Falls Police Department Headquarters, and more than a dozen places of worship.



Earl W. Brydges Library

Land Use Overview

443 Acres of Land

65% Residential

19.7% Vacant Land

3,320 Parcels

8.9% Commercial & Mixed Use



Vacant Land

Vacant land is the second largest land use type in Mid-City, occupying approximately 87.3 acres or 19.7% of all land covered by parcels. While there are vacant parcels interspersed throughout the neighborhood, the highest concentration can be found between 10th and 18th Street (Fig. 1)

Changes in Occupied Parcels by Land Use

Since 2013, residentially occupied parcels in Mid-City decreased by 1.6%, the number commercial parcels decreased by 2.9%, and mixed-uses parcels decreased by 8.1%. During that same time, the total area covered by vacant parcels in Mid-City increased by 6.7%. Since 2013, 38 single-family homes and 25 multi-family homes have transitioned to vacant parcels.

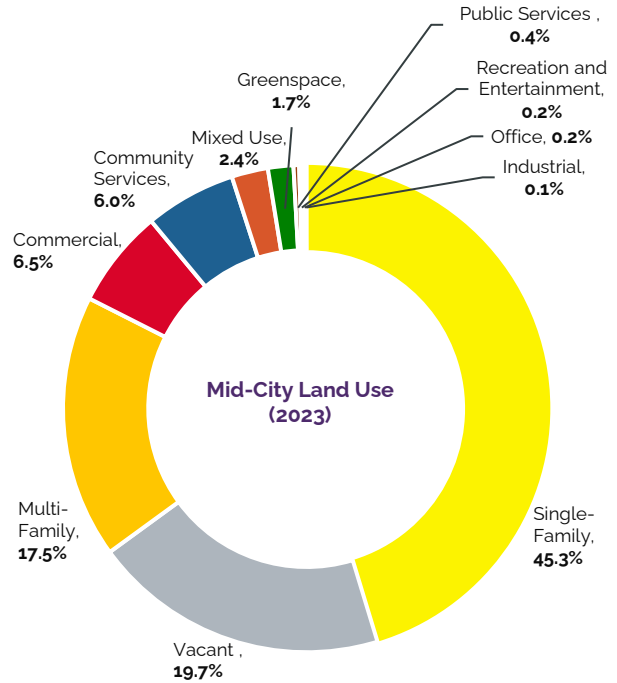
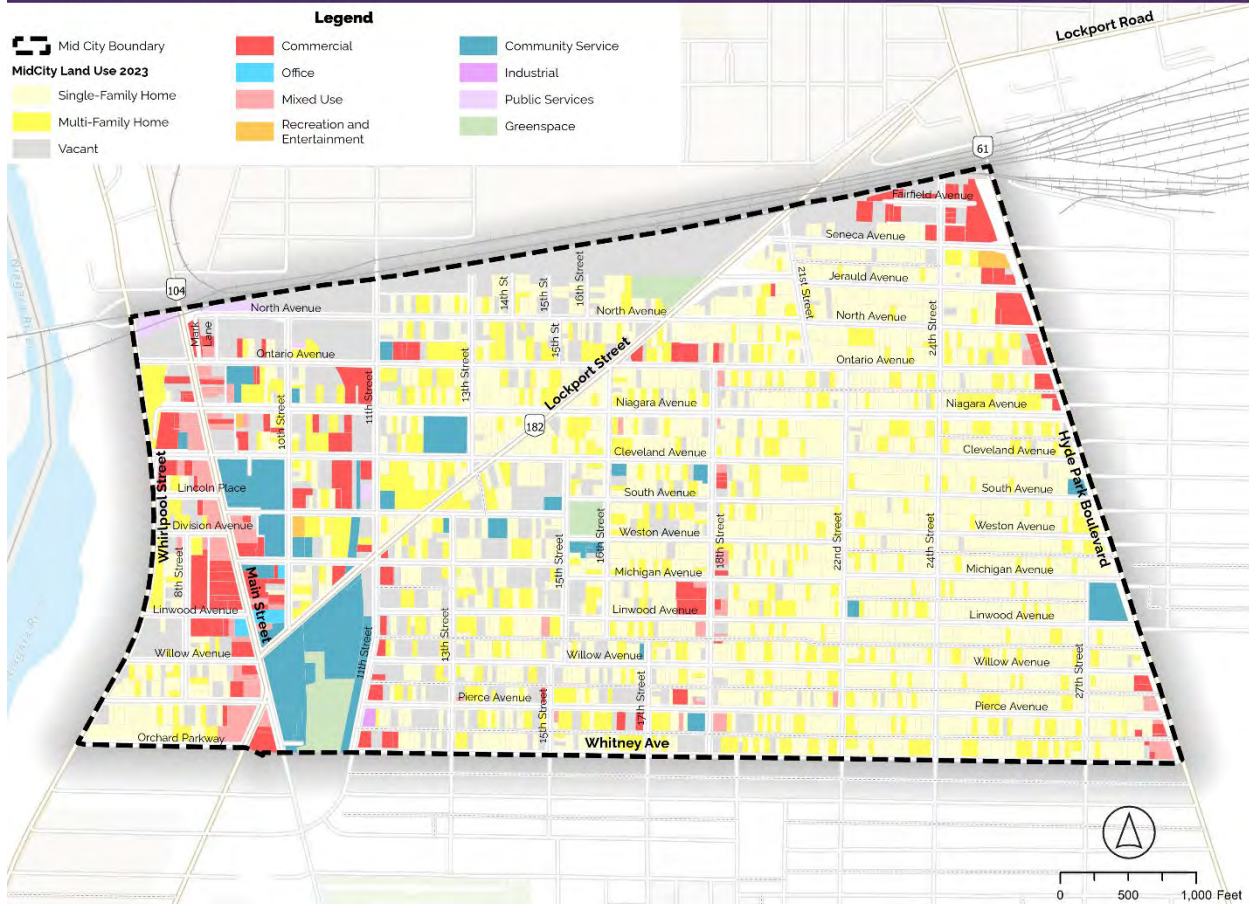


Figure 1 - Landuse



Zoning (Data sources: City of Niagara Falls GIS data and Zoning Ordinance)

The R2-B zoning district is the most prominent district in Mid-City which correlates with the abundance of single-family homes.

The City of Niagara Falls is comprised of 27 zoning districts which regulate the land uses and building design standards throughout the city. Additionally, there are 8 overlay and sub-districts with additional oversight. Below is a summary of the zoning districts found in Mid-City and how they impact housing.

R1 District (Residential Detached Single)

There is one R1 zoning district in Mid-City, R1-C. This zoning district is intended for the development of single-family detached dwellings with a maximum of 11 units per acre. This zoning district does not permit the use of accessory dwellings units (ADUs), also known as in-law suites or garage apartments.

R2 District (Residential Doubles)

There are two R2 zoning districts in Mid-City, R2-A (Medium Density) and R2-B (High Density). These districts allow for the development of one- and two-family dwellings and ADUs, differing in the maximum allowable density of units.

R3 District (Residential Multi-Family)

There are two R3 zoning districts in Mid-City, R2-B (Urban) and R2-C (High Density). These districts are intended primarily for the development of townhouses and apartments, but also permit the development of single-family homes, duplexes, and ADUs.

C Districts (Commercial)

There are three commercial districts in Mid-City, C1-A (neighborhood commercial), C2-A (traditional commercial), and C3 (general commercial). All three zoning districts permit housing uses to some extent, with the C1-A district permitting all allowable housing land uses and the C3 district only permitting multi-family units.

D3 District (Downtown)

There is one Downtown zoning district in Mid-City, D3-A (Gorge View North Main). This district is intended to function as a mixed-use district while offering residents and visitors access to and views of the Niagara River Gorge.

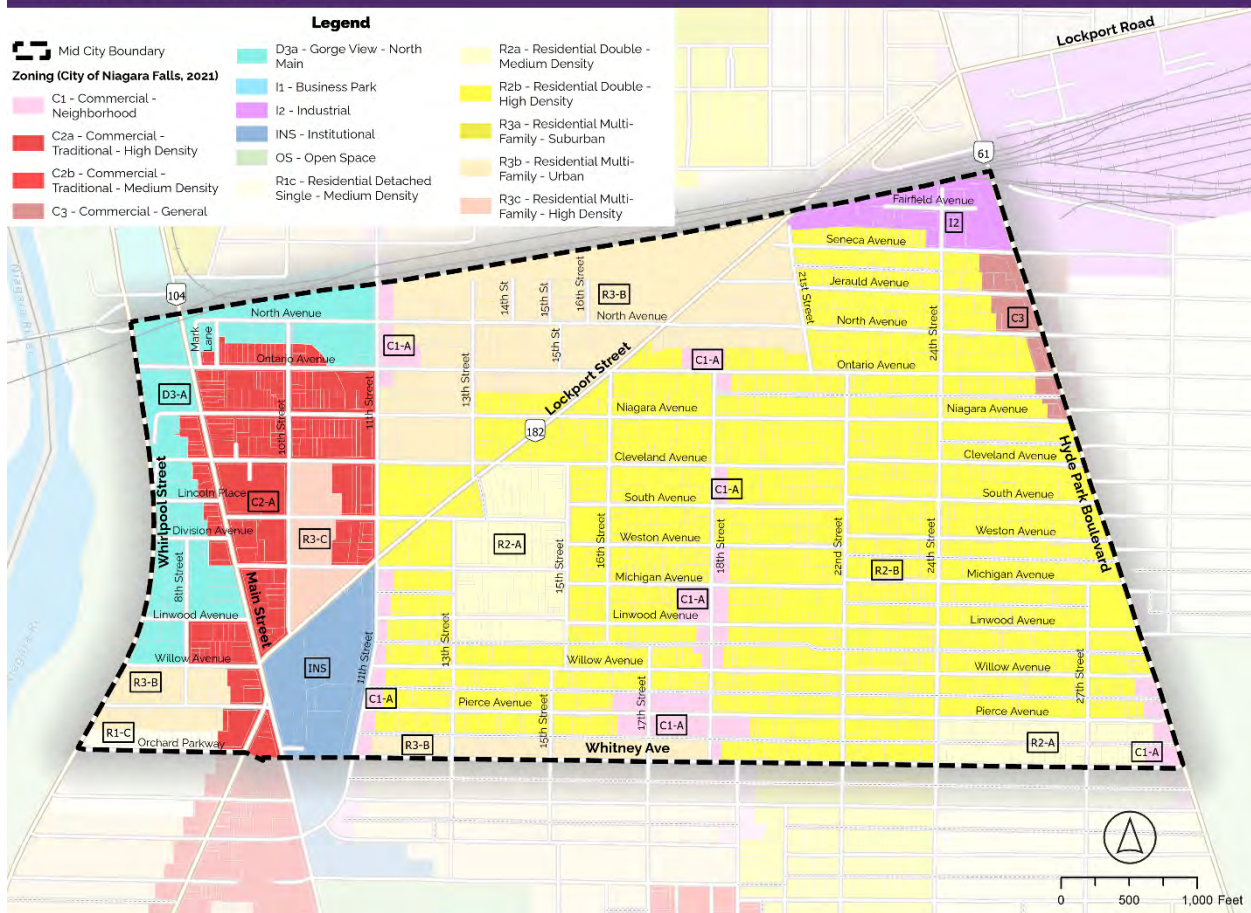
Non-Residential Districts

There are two zoning districts in Mid-City that do not permit any type of housing. These districts are INS (Institutional) and I2 (Industrial). These districts permit uses crucial to the functioning of the community but are not necessarily compatible with housing.

Zoning District	Parcels Covered	Area Covered (acres)	Permits Detached SFH	Permits Attached SFH	Permits Duplex	Permits MFH (3+ units)	Permits ADU
R1-C	18	3.5	X				
R2-A	203	35.9	X		X		X
R2-B	2,165	318.4	X		X		X
R3-B	422	90.1	X		X		X
R3-C	44	9.4	X	X	X	X	X
C1-A	104	23.5	X	X	X	X	X
C2-A	200	55.6		X		X	X
C3	15	6.5				X	
D3-A	110	37.4		X		X	X
INS	13	18.2					
I2	26	12.1					



Figure 2 - Zoning



Opportunities and Challenges

- ✓ **Mixed-Use Development:** Mid-City's existing land use patterns, with a mix of residential, commercial, and community services, provide an opportunity for mixed-use development that can enhance vibrancy, walkability, and economic diversity. Leveraging underutilized vacant parcels for mixed-use projects can create opportunities for new housing, businesses, and community amenities.
- ✓ **Commercial Corridor Redevelopment:** The historical layout of commercial corridors like Main Street and 18th Street presents an opportunity for adaptive reuse and revitalization initiatives. Transforming vacant storefronts into mixed-use developments can re-activate these corridors, support local businesses, and create lively urban environments that attract residents and visitors.
- ✓ **Zoning Reform for Housing Diversity:** Revising zoning regulations to allow for greater housing diversity, including ADUs and mixed-use developments, can address housing shortages, promote affordability, and accommodate changing demographic needs. Updating zoning districts can foster inclusive growth, support neighborhood revitalization, and enhance community livability.
- X **Vacant Land Utilization:** Vacant land in Mid-City presents a challenge in terms of utilization and redevelopment. The increasing trend of vacant properties, particularly between 10th and 18th street, indicates potential barriers to redevelopment and revitalization efforts, which can hinder neighborhood improvement and economic growth. These concentrations of vacant parcels should be examined holistically to develop a coordinated plan of action for their redevelopment.
- X **Decline in Residential and Commercial Land Uses:** The decline in residential and commercial parcels since 2013, coupled with the increase in vacant land, highlights challenges related to neighborhood stability, economic vitality, and land use planning. Understanding the factors contributing to these trends and implementing strategies to reverse or mitigate them is essential for promoting sustainable development and revitalization in Mid-City.



Quality of Life

Transportation & Mobility (Data sources: NYS DOT, GBNRTC, EPA, and NFTA)

Mid-City is considered a very walkable neighborhood with access to public transit and biking infrastructure. However, over 80% of residents commute by car.

Figure 3 illustrates mobility within Mid-City from multiple perspectives – private automobile, public transportation, and human-powered transportation such as walking and bicycling. Understanding how residents utilize these modes of transportation to accomplish their daily needs such as commuting to work, attending health and service appointments, or just getting around their own neighborhood is important to understanding how the quality of life for these residents can be improved. Examining the means of transportation that Mid-City residents utilize to get to work, approximately 80.6% of residents travel by personal automobile or carpool, 8.8% take public transportation or walk to work, 8.5% work from home, and the remaining 2.1% either take a taxi/rideshare or use another means of transportation.

Transportation Overview

80.6% of Commuters Travel by Car	70% of Sidewalks are in Good Condition
70% of Mid-City is Above Average Walkable	2 Bus Routes w/ 34 Bus Stops

Automobiles

Mid-City is comprised of five primary arterial roads: Main Street (NYS 104), Lockport Street, Cleveland and Ontario Avenues (NYS 182), and Hyde Park Boulevard (NYS 61). Hyde Park Boulevard is a state roadway that connects the southern and northern most portions of the city and is the busiest of the arterials in this study area. As of 2021, Annual Average Daily Traffic (AADT) for Hyde Park Boulevard was 12,518. Residential streets in Mid-City such as Linwood Avenue see significantly less AADTs (446) as they are utilized more for local traffic and the residents of the neighborhood.

Public Transportation

Mid-City is serviced by two NFTA routes: Route 50 and Route 52. Route 50 operates between Niagara Falls' two transit centers while Route 52 operates as a circulator between Niagara Falls' northern neighborhoods and the Portage Road Transit Center to Niagara University and Mt. St. Mary's Hospital in the Town of Lewiston. Utilizing these routes, residents of Mid-City can easily access the entirety of Niagara Falls or transfer to various other routes at transit centers to access other municipalities in Erie and Niagara Counties. Of the 2,522 residential properties in Mid-City, 1,641 (65%) are within a 5-minute walk to a bus stop for these two routes which is a great asset, especially for households without a car.



Walkability & Bicycling

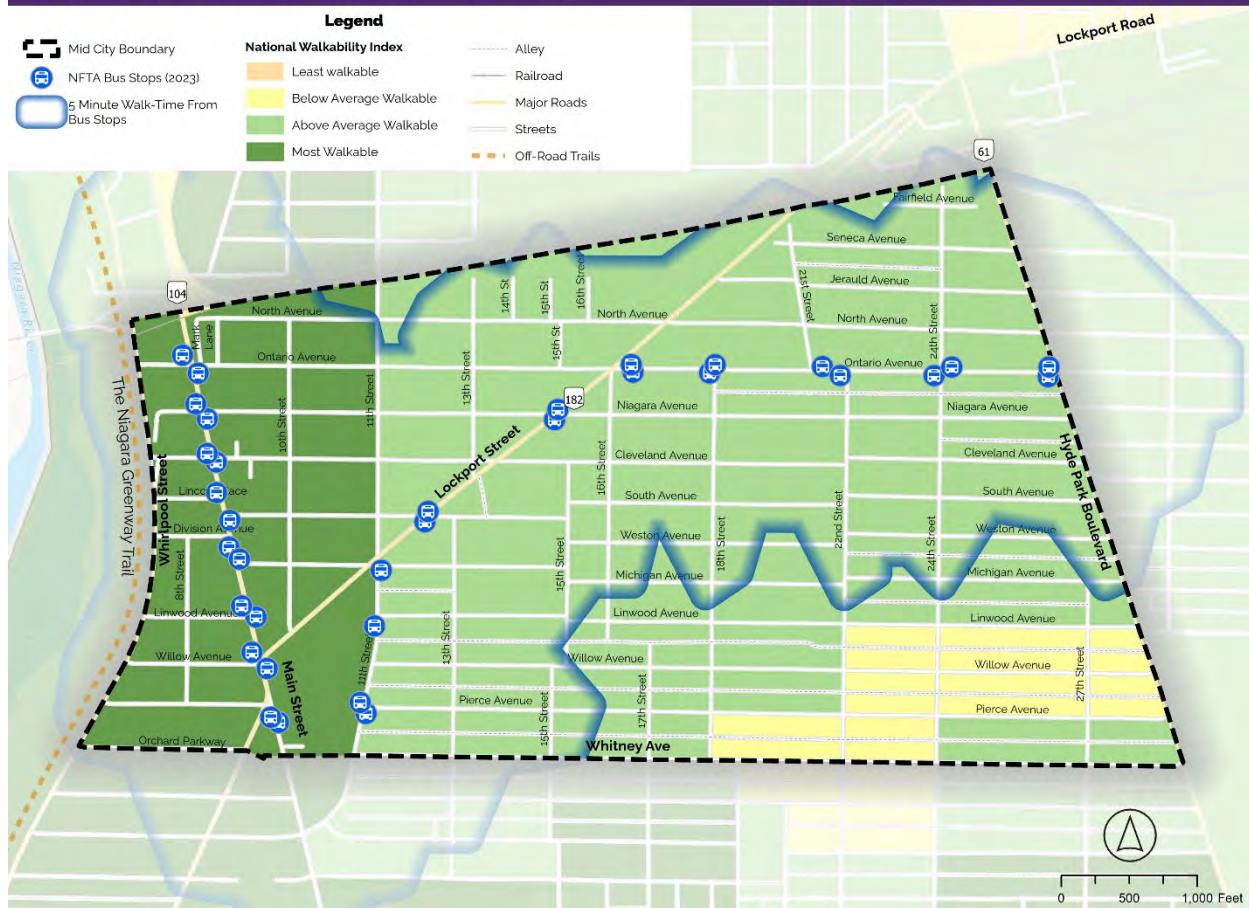
According to the National Walkability Index, 22% of Mid-City is very walkable, 70% is above average walkable, and 8% is below average walkable. The Index ranks the walkability using attributes like intersection density, proximity to transit stops, and the diversity of land uses.

Portions of Mid-City that are very walkable include areas west of 11th street, which includes the Main Street Commercial Corridor. This is due to the diversity of land uses, historic development patterns with buildings built to the lot line and parking in the rear, and multi-modal infrastructure like sidewalks, bus stops, off-road trails, and bikeshare stations. Most of Mid-City is above average walkable, including the residential areas of Mid-City. While this portion of Mid-City lacks a diversity of land uses, its historic housing development patterns and pedestrian infrastructure still make it walkable today.

The conditions of sidewalks is also a crucial component of walkability. As part of the phase I housing condition survey, sidewalk sections were assessed for their general condition, identifying them as either new, fair, or in poor condition. Of the 609 sidewalk sections assessed, 227 were considered new, 203 were fair, and only 88 were determined to be in poor condition (Fig. 9). Most sidewalks in poor condition were identified west of 15th street, which conflictingly aligns with Mid-City's most walkable areas. Therefore, investment in sidewalk repairs should be targeted in this area to further improve the walkability in this portion of Mid-City.

While there are no currently designated bike lanes in Mid-City, residents and visitors do have convenient access to the Niagara Greenway Trail which provides connections to the Empire State Trail. This trail offers safe transportation options for cyclists and scenic views of the Niagara River and Falls. Additionally, there are several REDDY bikeshare stations along Main street which residents and visitors can utilize for convenient and quick access along the commercial corridor.

Figure 3 - Transportation & Mobility





Food Access (Data sources: ESRI Community Analyst & Niagara County GIS)

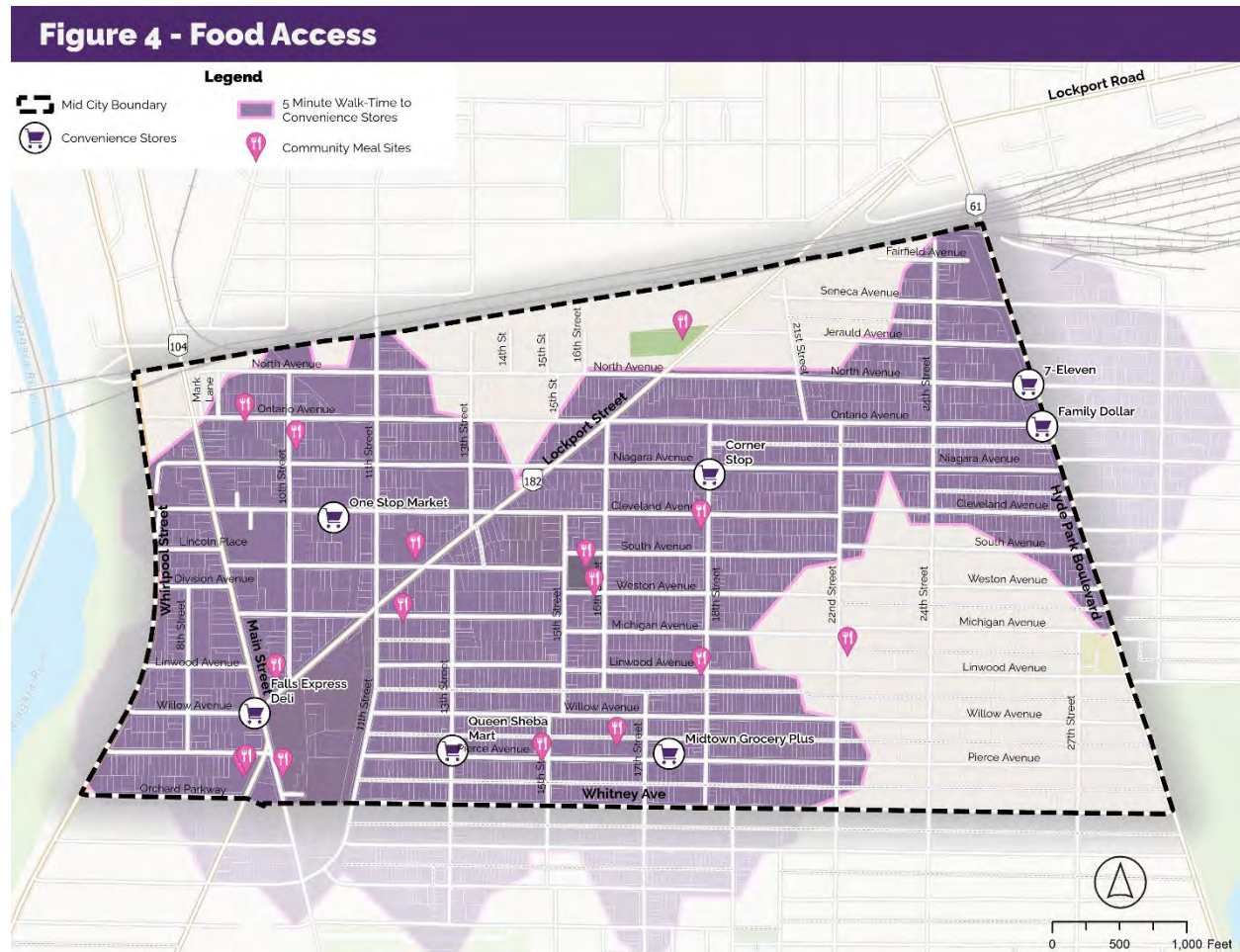
While a significant number of households in Mid-City are within a 5-minute walk to food selling convenience stores, there are no grocery stores in the neighborhood.

Figure 4 indicates the location of all convenience stores including general stores, corner stores, bodegas, and community meal sites in Mid-City. Based on analyses, there are no grocery stores in the Mid-City neighborhood, as defined as having at least two aisles of fresh produce. However, the map does illustrate that 1,737 residential parcels (68%) are within a 5-minute walk to a convenience store in Mid-City.

Convenient access to healthy food options is a critical issue which should be addressed in Mid-City given the lack of grocery stores and the fact that approximately 28% of households in Mid-City receive some type of food assistance (Food Stamps/SNAP).

Total spending on food in Mid-City is considered affordable as a household with the median income in Mid-City spends 18% or less of its income on food (the average Mid-City household spends \$349/month on groceries and \$183/month on eating out). However, many households (43%) report eating out 9+ times a month. US Foods 2023 American Dining Habits Report estimates the average American eats out only 3 times a month.

To help supplement that lack of access to healthy fresh food, there are 16 community meal sites in Mid-City, which are open during the summer months and cater to feeding the youth when school is out.



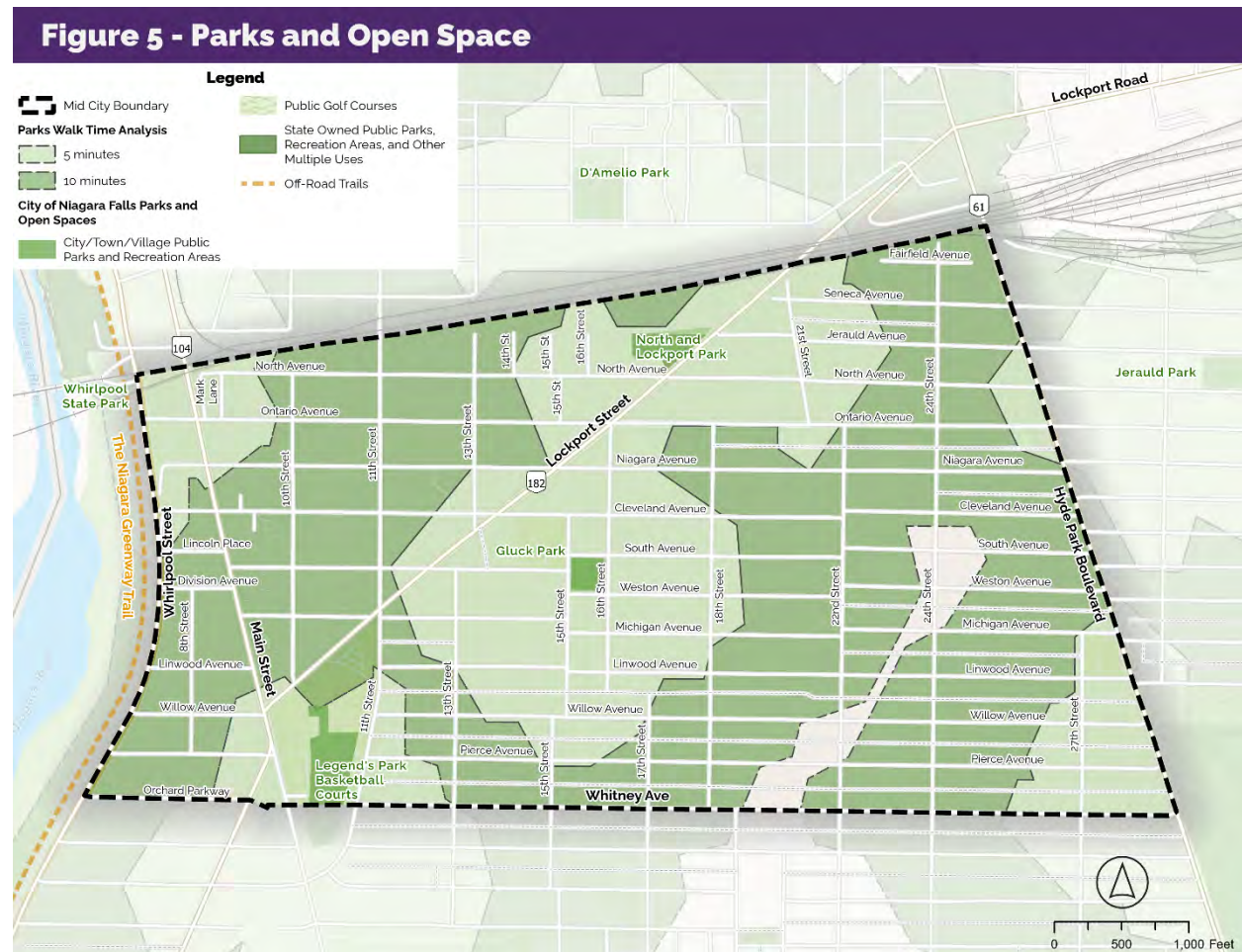


Parks & Open Space (Data sources: City of Niagara Falls GIS)

Nearly 100% of households in Mid-City can access a park or open space within a 10-minute walk of their home. Additionally, there are a plethora of parks and open spaces outside of Mid-City that are within a short driving distance.

There are three City parks in Mid-City that cover a total of 5.48 acres of land. These parks include Gluck Park, North and Lockport Park, and Legend's Park and Basketball Courts. Other parks and open space outside of Mid-City that are still walkable for residents include Hyde Park, D'Amelio Park, Jerauld Park, Whirlpool State Park, and the Niagara Greenway Trail. Parks and other open spaces help contribute to the quality of life for neighborhood residents while also helping to improve the environmental quality of the area through their provision of ecosystem services.

On an environmental level, parks help improve the condition of an area's environmental quality by regulating local temperatures, filtering water and the air, reducing stormwater runoff, and providing habitats for native species. Parks can also provide cultural ecosystem services which improve the quality of life for residents, by providing opportunities for recreation and physical exercise, meeting and connecting with fellow neighbors and improving their mental health through time spent outdoors. Overall, 2,451 residential parcels (97%) are within a 10-minute walk to a park or open space in and around Mid-City.





Community Facilities (Data sources: Niagara County GIS)

There is a plethora of community facilities throughout Mid-City that provide essential services and support to residents. However, the neighborhood does lack community facilities such as health and community centers.

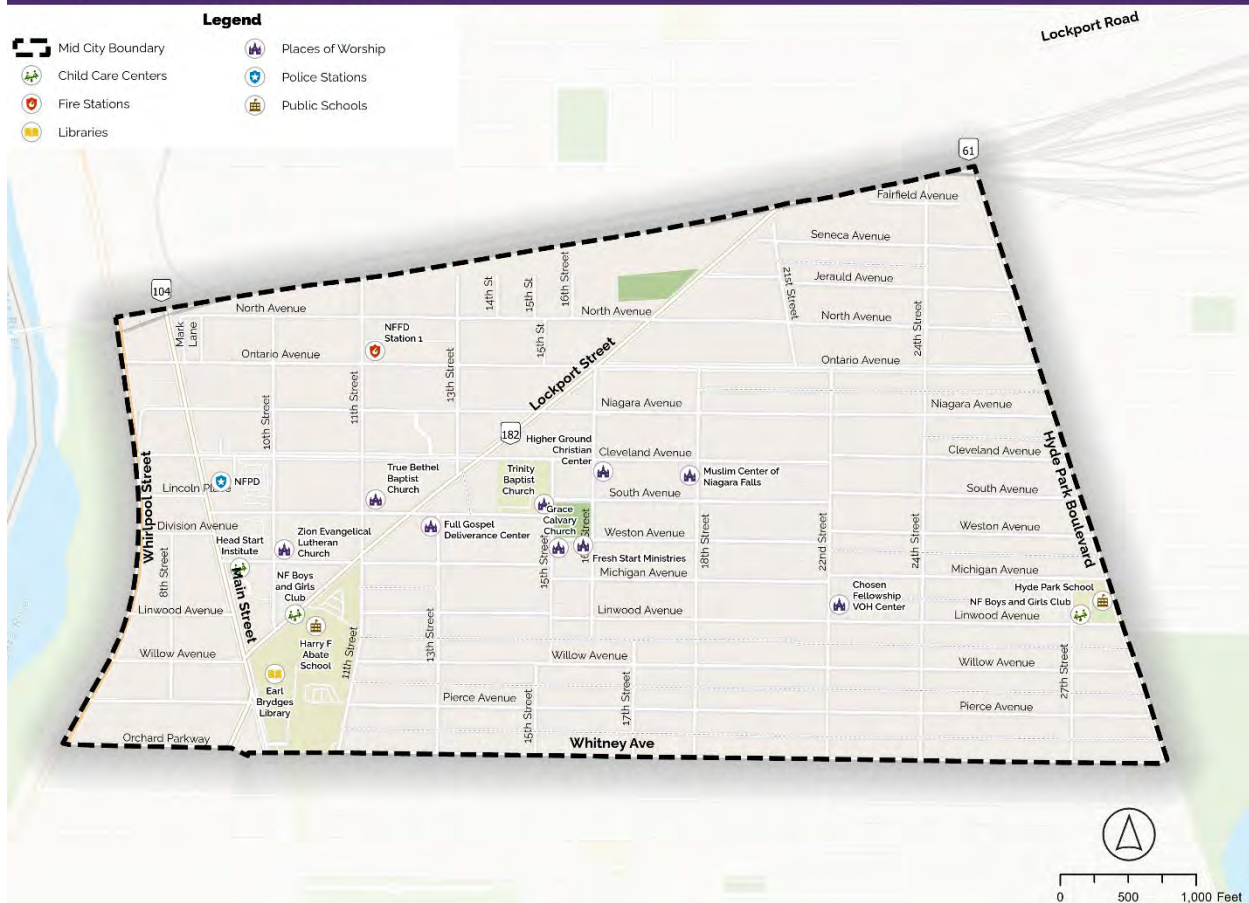
Across Mid-City, there are various community facilities that provide services to residents while also helping to improve overall quality of life. These facilities include two elementary schools, three childcare centers, nine places of worship, the Earl W. Brydges Library, the Niagara Falls Police Department Headquarters, and the Niagara Falls Fire Department Station #1.

Places of worship in the Mid-City neighborhood can significantly benefit the quality of life by fostering a sense of community and belonging among residents. They often serve as hubs for social gatherings and community events, providing a space for connection, support, and cultural continuity.

Additionally, they frequently engage in charitable activities, offering support and resources to those in need, which helps build a more cohesive and resilient neighborhood.

Public schools and childcare centers are essential for improving the quality of life for residents in the Mid-City neighborhood. They offer educational opportunities that prepare children for future success, thereby strengthening the community's workforce and fostering personal growth. Additionally, they provide a safe and supportive environment for children during working hours, allowing parents to pursue employment or further education, contributing to the neighborhood's economic stability and overall well-being.

Figure 6 - Community Facilities





Opportunities and Challenges

- ✓ **Community Engagement and Service Facilities:** The presence of multiple community service facilities in Mid-City, including schools, libraries, and places of worship, offers opportunities to foster community engagement and improve residents' quality of life. These facilities can serve as hubs for social events, educational programs, and charitable activities, helping to build a stronger sense of community and support networks.
- ✓ **Investment in Infrastructure and Sidewalk Improvements:** Nearly 3/4th of Mid-City is considered "above average walkable". By developing a targeted action plan for the continued improvement of sidewalks and other pedestrian infrastructure, the walkability in Mid-City can be enhanced even further. Targeted investments in sidewalk repairs, pedestrian crossings, and street lighting can enhance safety, encourage walking, and contribute to a more livable and pedestrian-friendly neighborhood.
- ✓ **Redevelopment of Vacant Land for Green Spaces and Community Projects:** While there are only 5 acres of parkland in Mid-City, there is much vacant land that can be redeveloped into green spaces, community gardens, or other recreational areas, enhancing the environmental quality of the neighborhood, providing additional recreational opportunities, and promoting community cohesion by creating new spaces for residents to gather and interact.
- X **Limited Access to Healthy Food:** The lack of grocery stores with fresh produce in Mid-City poses a challenge to residents' access to healthy food options and can lead to poor dietary habits, increased reliance on convenience stores, and higher rates of health issues associated with poor nutrition. It also disproportionately affects lower-income residents, as 28% of households in Mid-City receive food assistance. Coordinated investment between the City and its partners to bring a grocery store to Mid-City would help improve access to fresh, local, and healthy food options.
- X **Limited Options for Biking and Alternative Transportation:** Despite access to the Niagara Greenway Trail, Mid-City currently lacks designated bike lanes, which limits safe biking options within the neighborhood. The absence of dedicated infrastructure for cyclists and other forms of alternative transportation can discourage active commuting and contribute to car dependency, impacting the overall environmental sustainability and health of the community.
- X **Lack of Diversity in Community Facilities:** While there are several schools, childcare centers, places of worship, and municipal buildings in Mid-City, there is an absence of other critical community facilities such as healthcare centers and dedicated community centers. Such facilities offer vital resources that contribute the neighborhood's overall quality of life.



Tree-Lined Street in Mid-City



Housing

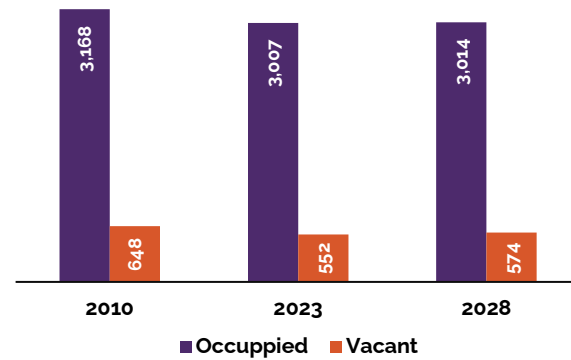
Housing Market & Supply (Data sources: US Census Bureau, ESRI's Community Analyst Tool, Redfin, and Niagara County GIS)

Owner-occupied single-family homes are the dominant housing type in Mid-City, however, there is also a significant number of out-of-town owner rental properties and renters who are cost burdened.

Occupied and Vacant Units

There are approximately 3,007 occupied and 552 vacant housing units in Mid-City, which equates to a vacancy rate of 16%. Vacancy rates in Mid-City are comparable to those seen across the City of Niagara Falls which has a vacancy rate of 14.2%. While the number of occupied housing units has decreased since 2010, the percentage of occupied homes has increased. Without outside forces, estimates for 2028 anticipate marginal increases in the number of occupied and vacant homes.

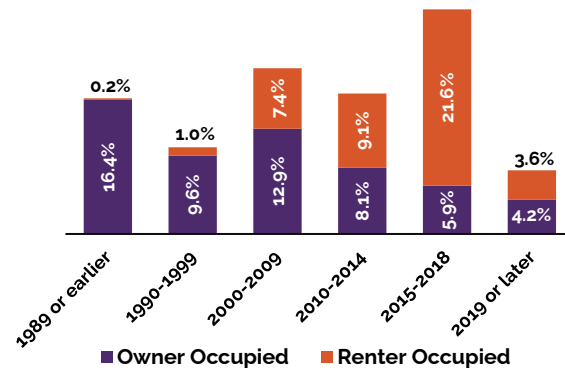
Occupancy Rates (2010-2028)



Years that Householders Moved in

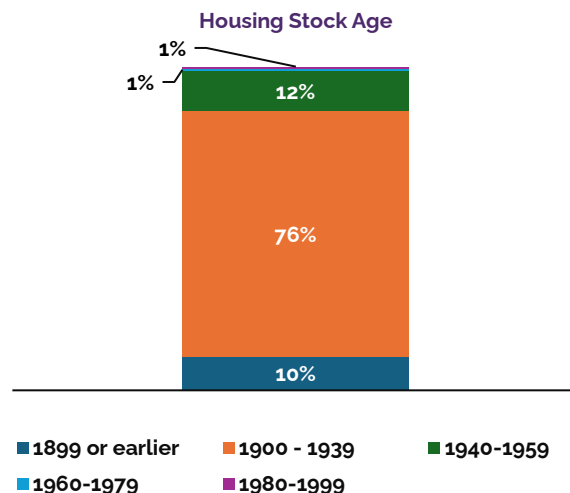
Examining the year that householders moved into Mid-City by housing tenure, 16.4% of all households were occupied by homeowners in 1989 or earlier. Conversely, 21.6% of all occupied homes in Mid-City are occupied by renters who moved in between 2015 to 2018. 45.5% of all householders who own their homes have lived in Mid-City since 1999 or earlier. As for renters, 58.6% have only lived here since 2015.

Year Householder Moved In



Housing Stock Age

The housing stock in Mid-City is incredibly old. Approximately 10% of homes in Mid-City were built prior to 1899. More than three-fourths of the housing stock was built between 1900 and 1939, meaning 86% of all homes are 85 years or older. There has been no new home builds in Mid-City since 2000. Across Niagara Falls, 40% of homes were built prior to 1939, while 3% of homes have been built since 2000.





Distribution of Housing Types

Examining the distribution of housing types, single-family homes are the most prominent type of housing, making up 75.5% of all residential properties. Two-family homes are the second most common housing type, making up 20.8% of properties. Three- or four-family homes and multi-family homes (5+ units) make up less than 2% of all residential properties each. The primary apartment building in Mid-City is the Wrobel Towers, a 250-unit building operated by the Niagara Falls Housing Authority.

Distribution of Housing Types (2023)

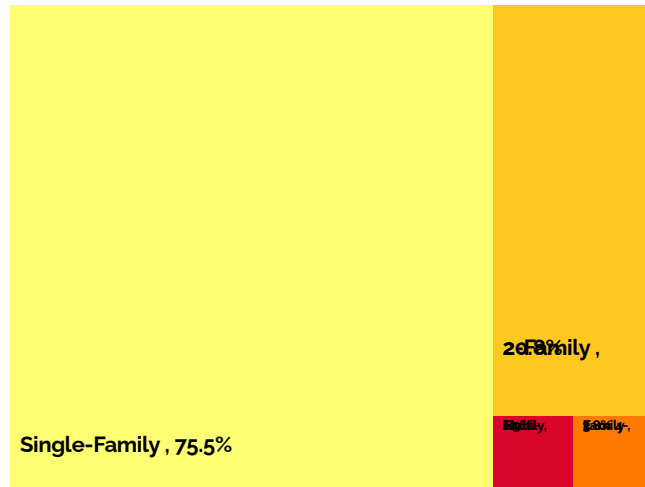
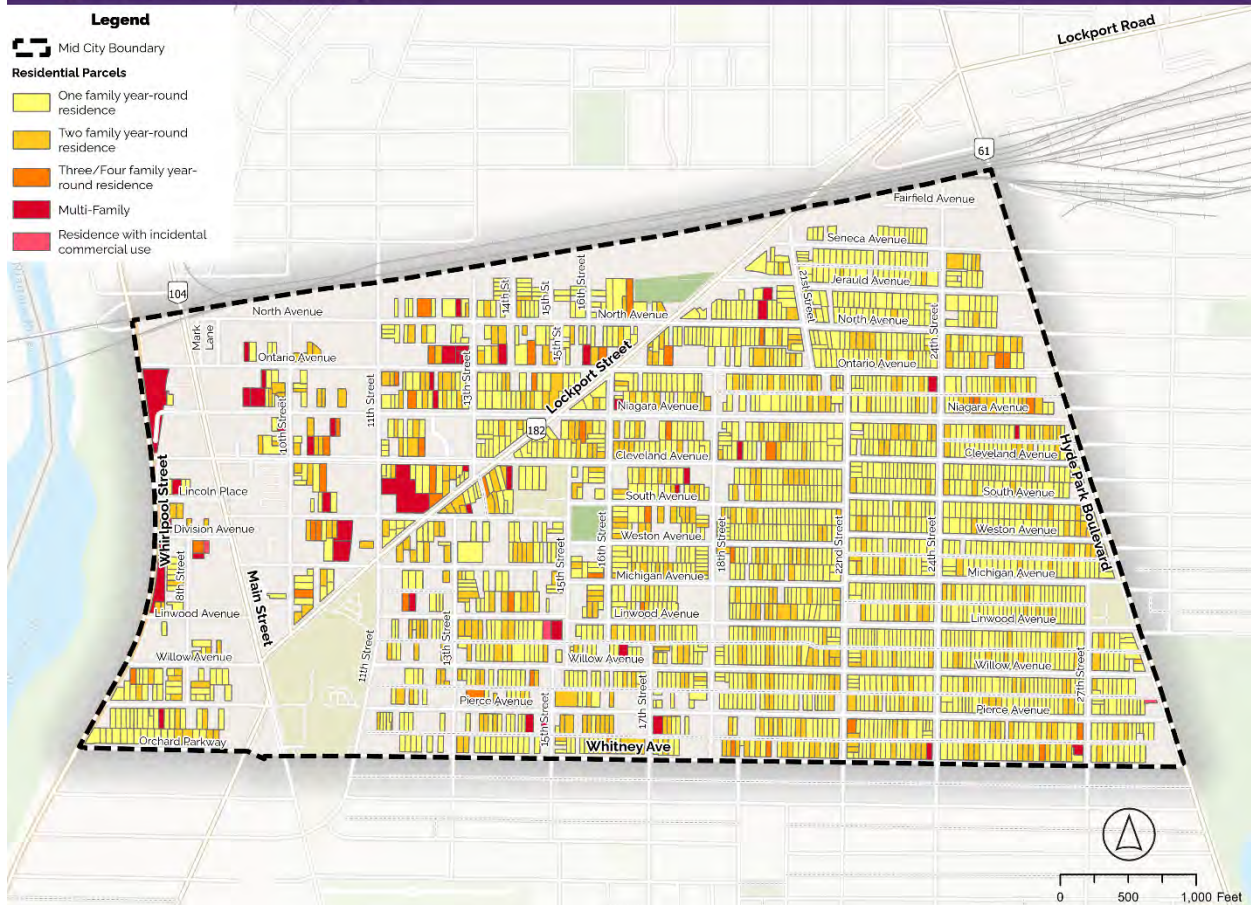


Figure 7 - Housing Types





Ownership Types

Throughout Mid-City, 52% of homes are owner-occupied while 48% are renter-occupied. 54% of all renter-occupied homes (26% of all homes) are owned by a resident of Niagara Falls; conversely, 46% of renter-occupied homes (22% of all homes) are owned by someone who lives outside of the city. Renter-occupied homes with an out-of-town owner are found throughout Mid-City; however, the greatest concentration is found between 16th and 22nd Street, while owner-occupied homes are mostly concentrated between 22nd Street and Hyde Park Boulevard (Fig. 8)

Ownership Types (2023)

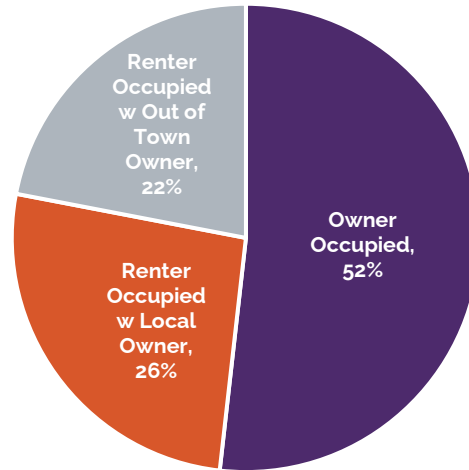
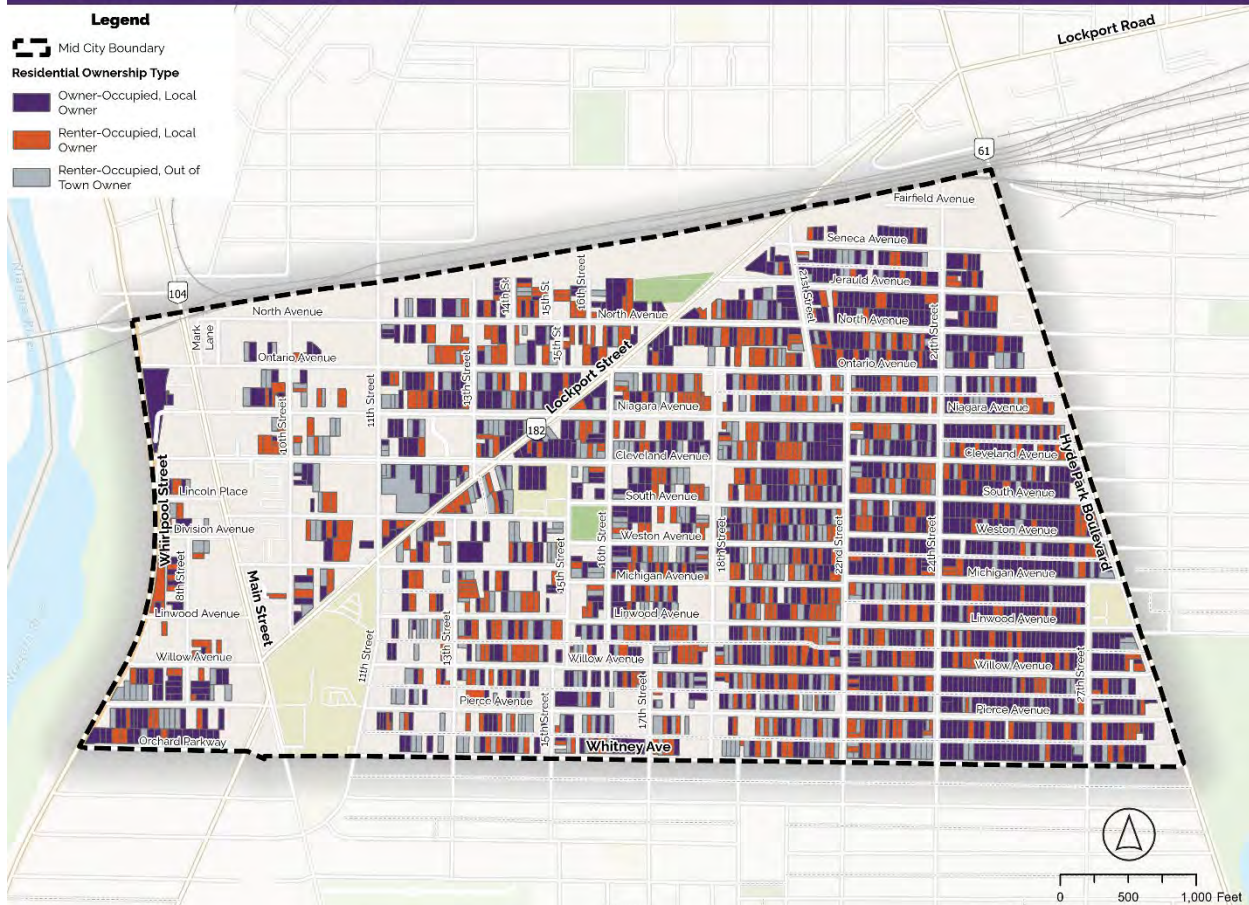


Figure 8 - Ownership Types

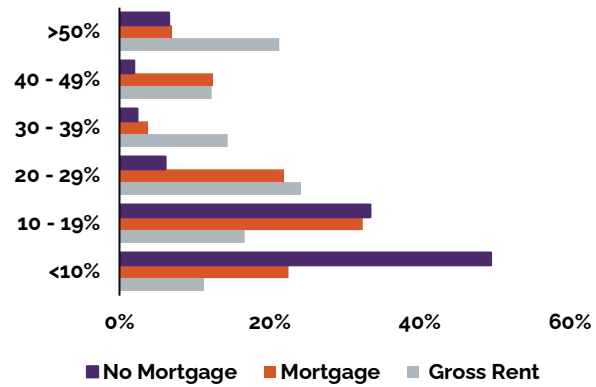




Housing Costs

Regardless of whether a household rents or owns, more than 50% of residents spend 30% or less of their income toward housing. For homeowners who do not have a mortgage, 49.5% spend less than 10% of their income toward housing, 89% spend less than 30%. For households with a mortgage, 22.5% spend less than 10% of their income. While 52% of renters spend less than 30% of their household income towards housing, 21.3% are paying 50% or more.

Monthly Housing Costs as a Percent of Household Income (2021)



Housing Cost Affordability Analysis

Owning a home in Mid-City for a household making the Mid-City household median income (HHMI) appears to be less affordable than renting. Households making 30% below the HHMI would have to spend more than 30% of their income on a mortgage, which the median cost for Mid-City is \$711. Concerning the cost to purchase a home, the median single-family home in Niagara Falls would cost more than 3 times the annual HHMI for households making between 30% below (\$25,928) and 30% above (\$48,162) the HHMI. An affordable single-family home for the median household, is \$43,880 more than what would be considered affordable. However, both the mortgage and home sale price in Mid-City would be affordable for a household making 100% the median household income (\$74,080). Regarding rentership, a one 1-bedroom apartment that costs the median gross rent across the City of Niagara Falls is affordable to households regardless of their income. However, a 3-bedroom apartment at the median rate across the city is unaffordable to the median household and those making 30% less.

Table 2: Mid-City Affordable Housing Costs, 2022/2023				
	30% Below Mid-City HHMI - \$25,928	Mid-City HHMI - \$37,040	30% Above Mid-City HHMI - \$48,162	100% Above Mid-City HHMI - \$74,080
Home Ownership				
Mid-City Median Monthly Mortgage Payment	\$711			
Affordable Monthly Mortgage Payment (30% of income)	\$648	\$926	\$1,204	\$1,852
Difference in Mortgage Values	-\$63	\$215	\$493	\$1,141
City of Niagara Falls Median SFH Home Sale Value (March 2024)	\$155,000			
Affordable SFH Home Sale Value (3x annual household income)	\$77,784	\$111,120	\$144,486	\$222,240
Difference in SFH Home Sale Value	-\$77,216	-\$43,880	-\$10,514	\$67,240
Rentership				
City of Niagara Falls Median Monthly Gross Rent - 1 BR	\$568			
Affordable Monthly Rent Payment (30% of income)	\$648	\$926	\$1,204	\$1,852
Difference in Rental Payments	\$80	\$358	\$636	\$12,84
City of Niagara Falls Median Monthly Gross Rent - 3 BR	\$930			
Difference in Rental Payments	-\$282	-\$4	\$274	\$922
Source: ESRI Community Analyst, U.S. Census Bureau 5 yr ACS Summary (2022) & Redfin Housing Market Data (2024)				



Opportunities and Challenges

- ✓ **Incentives for New Housing Development:** Given that there have been no new builds since 1999, there is an opportunity to incentivize new housing development in Mid-City. Encouraging the construction of new single-family homes, multi-family units, and ADUs can diversify the housing market, attract new residents, and stimulate economic growth.
- ✓ **Revitalization of Older Housing Stock:** Although the housing stock in Mid-City is aging, there is an opportunity to revitalize and modernize these homes through targeted renovation and energy-efficiency upgrades. These renovations can attract new homeowners, increase property values, and contribute to sustainability goals by reducing energy consumption in older homes.
- ✓ **Strengthening Local Ownership and Tenant Support:** The high rate of out-of-town landlords presents an opportunity to encourage local ownership and strengthen tenant support. Promoting local ownership can increase accountability and improve property maintenance standards. Additionally, tenant support programs, such as rent stabilization and legal assistance, can help reduce the rent burden and improve renters' housing security and quality of life.
- X **Homeownership Affordability:** Despite a high rate of owner-occupied homes in Mid-City, owning a home can be less affordable than renting for households making around the median household income. With mortgage rates and housing costs outside of the 30% of income expenditure range, many households may struggle to afford homeownership, leading to a reliance on renting and potentially limiting wealth-building opportunities for lower-income families.
- X **Rent Burden and Out-of-Town Landlords:** While renting can be more affordable, 21.3% of renters in Mid-City pay 50% or more of their household income on housing, indicating a high rent burden and a lack of housing options within the range of affordability for Mid-City households. Additionally, the significant presence of out-of-town landlords (22% of all homes) can lead to less accountability, lower property maintenance standards, and reduced community involvement.
- X **Lack of Housing Diversity:** With single-family homes making up 75.5% of all residential properties in Mid-City, there is a lack of diverse housing types to accommodate varying household needs. This limited diversity can make it difficult for different demographic groups to find suitable and affordable housing, particularly single-householders or those seeking multi-family units.





Phase I & II Housing Condition Survey

The average home in Mid-City is in good condition and may only require a few renovations, however, there are pockets of distressed housing throughout that will require targeted revitalization.

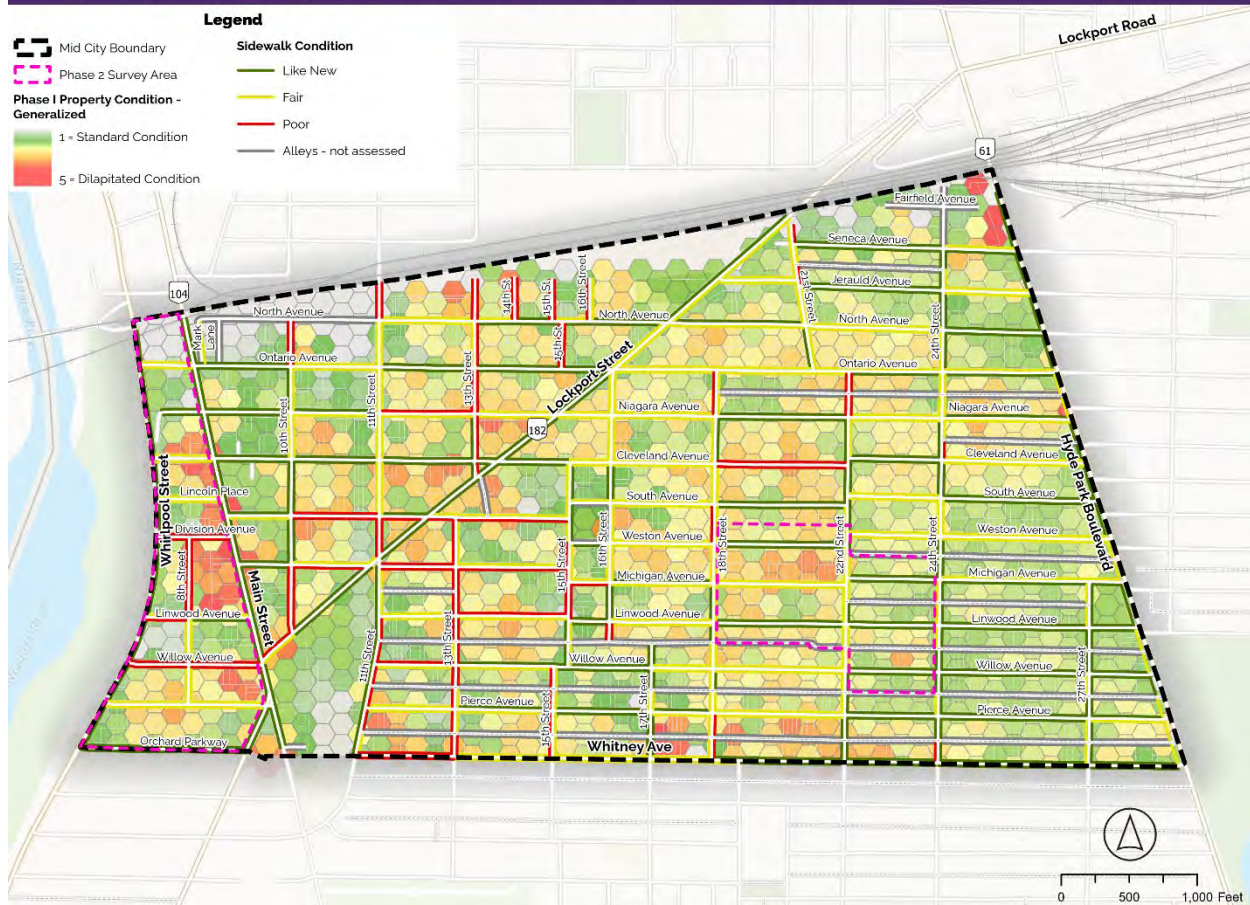
Phase 1 Housing Condition Survey

Phase 1 of the Housing Condition Survey assessed 3,320 parcels for their general condition on a scale of 1 to 4. The average condition of assessed properties was 3.38. This suggests the average property in Mid-City is in good condition with a few renovations needed. As seen in Fig. 9, there were several pockets of distressed buildings. These areas included properties between 16th and 22nd Street, between Whirlpool and Main Street, and between 10th and 13th Street. The area with the greatest concentration of buildings in good condition is between 22nd Street and Hyde Park Boulevard. Of the parcels assessed, 56% were standard, 29% were moderately sub-standard, 10% were severely sub-standard, and 5% were dilapidated.

Phase 2 Housing Condition Survey

Phase 2 of the Housing Condition Survey assessed 354 parcels for their detailed condition on a scale of 1 to 5. Across assessed properties, the average condition of homes in the two target areas was 3.37, aligning with the condition of properties seen across Mid-City. Of the parcels assessed, 5% were above standard, 44% were standard, 38% were moderately sub-standard, 8% were severely sub-standard, and 5% were dilapidated.

Figure 9 - Housing and Sidewalk Condition Survey





Housing & Community Goals

Based on the data collected as part of the Mid-City Housing and Community Assessment Interactive Mapping Tool and the opportunities and challenges identified as part of this report, The Niagara Falls Neighborhood Evaluation Committee identified five housing and community goals for the Mid-City neighborhood. These goals are recommended actions the committee and its partners should undertake to improve housing and the overall quality of life in the Mid-City neighborhood. The profiles below outline each goal with a description, potential partners, next steps, potential funding sources, and a timeline for completion.

* Indicates a municipality or non-profit agency can apply for funding of between \$500,000 to \$1.4 million depending on the program, and then provide subawards to property owners up to the limits outlined.

01 Incentivize and Support More Homeownership

Description

While the number of owner-occupied homes in Mid-City has increased over the past decade, there is a significant number of out-of-town owner rental units, and affordable homeownership is out of reach for those making around the median household income for Mid-City. The City and its partners should institute programs geared towards incentivizing and supporting current and new residents to become homeowners. Doing so would likely improve property maintenance while ensuring the population within Mid-City stabilizes.

Partners

- City of Niagara Falls
- NORLIC
- Habitat for Humanity
- NeighborWorks Community Partners
- Center City Neighborhood Development Corporation

Potential Funding Sources

- City of Niagara Falls closing cost assistance \$5,000.
- NYS Home and Community Renewal (HCR) Affordable Homeownership Opportunity Program provides up to \$200,000 in subsidies per home developed for first-time buyers.
- NYS HOME down payment assistance up to \$80,000 <https://hcr.ny.gov/nys-home-program>*
- NYS Affordable Housing Corporation provides grants up to \$75,000 for acquisition & repair of owner-occupied homes.*

Next Steps

1. Utilize the Interactive Mapping Tool to locate concentrated areas of out-of-town owner rental units and vacant homes for redevelopment.
2. Develop homeownership program guidelines.
3. Apply for grant funding.

Timeline - *Short term* - 1-3 year

02 Expand the Diversity of Housing Options

Description

Single-family homes and homes older than 85 years dominate Mid-City. These types of homes lack the diversity needed to accommodate the variety of housing needs here. Nonfamily and single-parent households make up most households in Mid-City. These types of households may not need the space or could keep up with the maintenance required for older and larger single-family homes. By amending the city zoning code to permit "missing middle" homes such as townhouses, duplexes/triplexes, mixed-use buildings, and ADUs in more zoning districts, a greater diversity of housing could be available to accommodate households in Mid-City.

Partners

- City of Niagara Falls

Potential Funding Sources

- NYS Department of State (DOS) Smart Growth program provides funding to update entire or portions of zoning documents – minimum \$75,000 request and only a 10% match, <https://dos.ny.gov/smart-growth-community->

Next Steps

1. Apply for grant funding
2. Identify opportunities to amend the zoning code to permit a greater diversity of housing.

03 Target Areas for Home Improvement Programs

Description

86% of Mid-City homes are over 85 years old and 14% of homes were identified as severely sub-standard or dilapidated as part of the phase 1 housing study. Areas with some of the oldest housing stock and distressed homes should be targeted for renovations. Doing so will help solidify the neighborhood's existing housing stock, thus potentially attracting new residents to the area.

Partners

- City of Niagara Falls
- NORLIC
- Habitat for Humanity
- Center City Neighborhood Development Corporation

Next Steps

1. Identify target areas utilizing the Interactive Mapping Tool.
2. Apply for grant funding.
3. Develop home improvement program guidelines and implement programs.

Potential Funding Sources

- NYS Affordable Housing Corporation provides grant of up to \$75,000 for acquisition & repair owner-occupied homes.*
- City of Niagara Falls Deferred Loan Program – 0% loans for rehabilitation of owner-occupied homes. For low-moderate income households.
- The City of Niagara Falls Cities Rise Loan program – funds to address code issues up to \$15,000 and 3 % interest rate. For low-moderate income households.

Timeline - Mid-term – 3-5 years

04 Revitalize Mid-City's Commercial Corridors

Description

There are three main commercial corridors within Mid-City active today: Main Street, 18th Street, and Hyde Park Boulevard. Historically, these areas allowed Mid-City residents to meet all their daily needs within walking distance of their home. Today, several buildings along these corridors have been demolished and many businesses have closed. Targeting these areas for reinvestment through mixed-use building development, small business assistance programs, and infrastructure upgrades could help spur new private investment in the area. Doing so would improve the overall quality of life in Mid-City by improving walkability, increasing the diversity of services, and re-incorporating vacant properties into the tax base.

Partners

- City of Niagara Falls
- NFC Development Corporation
- NYS DOT
- Niagara USA Chamber of Commerce
- USA Niagara Development Corporation
- Niagara Falls National Heritage Area

Next Steps

1. Conduct a survey and inventory of all businesses and buildings along the corridors.
2. Review and amend the zoning code where necessary.
3. Conduct an infrastructure assessment along the corridors.
4. Apply for grant funding.

5. Conduct necessary infrastructure improvements.
6. Institute small business assistance programs.

Potential Funding Sources

- Empire State Development (ESD) provides a 50% match of up to \$100,000 toward Strategic Planning Studies that could provide funds to assess the commercial corridors.
- ESD provides funding up to \$3,000,000 and a 50% match under the new Pro Housing communities capital grant for commercial and mixed-use development that have area-wide benefits.
- The NYS DOS Brownfield Opportunities Area (BOA) program provides grants to fund 90% of project costs to initially evaluate areas

impacted by brownfields, vacant and abandoned properties, and then provide funds to implement recommendations.

- The New York Main Street program provides grants to assist building owners with grants of up to \$100,000 to renovate existing commercial or mixed-use properties, only requiring a 25% match. The program also provides Technical Assistance grants for building assessments.*
- The City of Niagara Falls Small Business Property Improvement Program provides up to \$100,000 for rehabilitation, construction, or site acquisition with a required minimum 50% match.
- The City of Niagara Falls and the NFC Development Corporation offer a suite of financing for economic development and

building improvements [Direct Loan Program \(revize.com\)](#)

- The ESD Restore NY program provides up to \$3m for rehabilitation, or new construction on brownfield properties with only a 10% match.
- The NYS Department of Transportation (DOT) Transportation Alternatives Program provides up to \$5m. with only a 20% match, to implement alternative transportation and traffic calming initiatives.
- The US DOT offers a suite of programs including the Reconnecting Communities Program, Safe Streets for All, and RAISE grants that provide funding to improve transportation corridors.

Timeline - Long-term – 5-10 years

05 Prepare Sites for Job Generating Businesses

Description

The number of commercial buildings and other businesses within the Mid-City neighborhood has decreased over the years, the number of vacant lots continues to increase, and most residents are employed outside of Mid-City. The City and its partners should seek to obtain, assemble, and prepare properties in nontraditional business areas (should rezoning occur) or on vacant commercial and industrial sites to welcome business development that would generate new jobs. This initiative should be coupled with entrepreneurial grants, job training programs, and tax incentives to further entice new businesses to establish themselves in the neighborhood.

Partners

- City of Niagara Falls
- Niagara County IDA
- Niagara County Department of Economic Development
- NORLIC

Next Steps

1. Identify sites utilizing the Interactive Mapping Tool.
2. Review and amend zoning code as necessary.
3. Identify and assemble sites for redevelopment.
4. Apply for grant funding.
5. Prepare sites for redevelopment.
6. Transfer sites to developers.

Potential Funding Sources

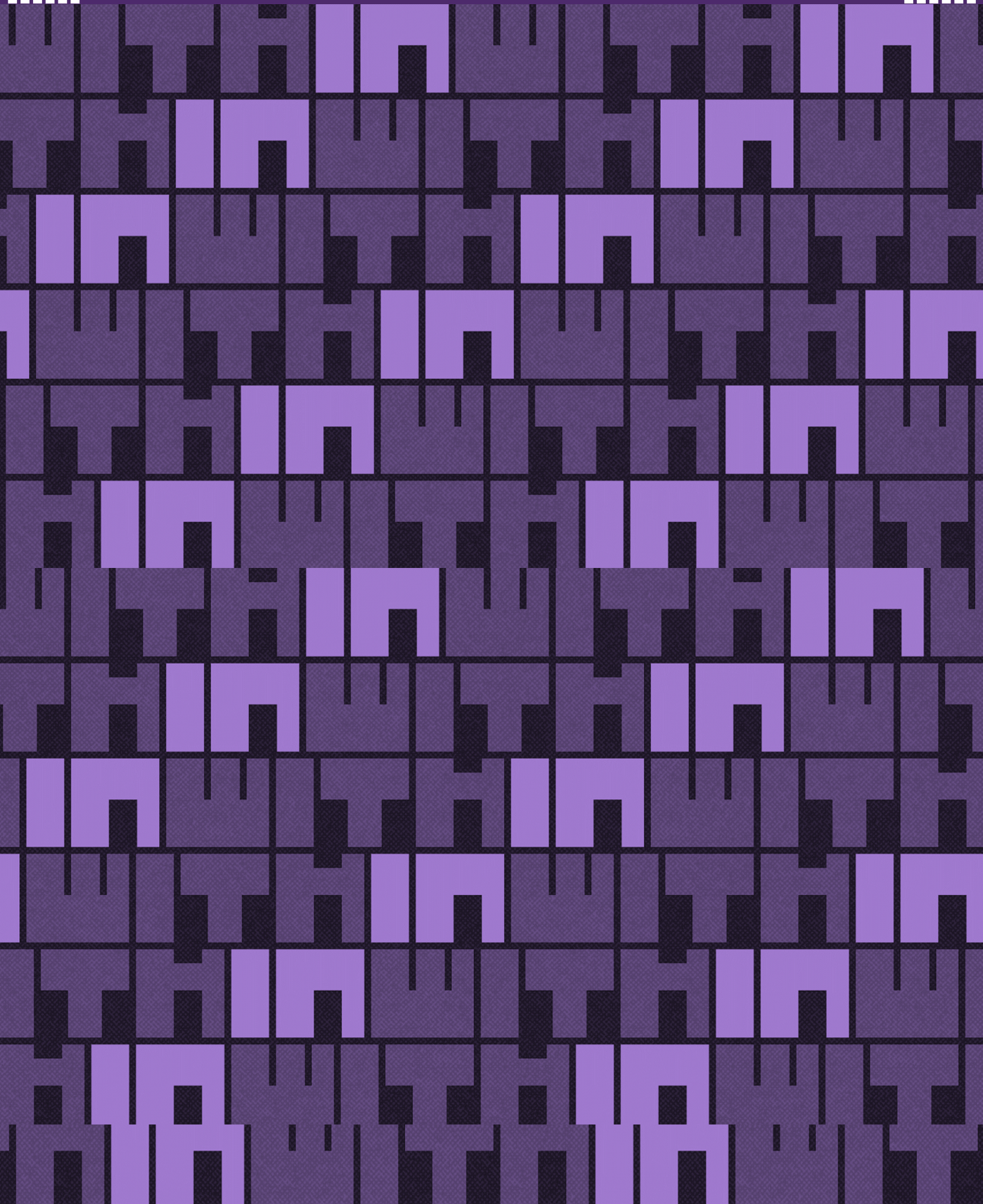
- The NYS DOS Brownfield Opportunities Area (BOA) program provides grants that will fund 90% of project costs to initially evaluate areas impacted by brownfields, vacant and abandoned properties, and then provide funds to implement recommendations.
- ESD provides funding up to \$3,000,000 and a 50% match under the new Pro Housing communities Capital grant for commercial and mixed-use development that have area-wide

benefits including funds for acquisition of land and demolition

- ESD also provides capital grant funding that can include acquisition of properties.
- The ESD Restore NY program provides up to \$3m for rehabilitation, or new construction on brownfield properties with only a 10% match. Acquisition & demolition are also permitted under this program.
- The City of Niagara Falls and the NFC Development Corporation of a suite of financing for economic development and building improvements [Direct Loan Program \(revize.com\)](#)
- ESD's Office of Workforce Development provides grants of up to \$2,000,000 that can fund workforce training and any equipment or wraparound services needed to complement the training program. Recent awards have also provided funding for building improvements or expansions.

Timeline - Long-term – 5-10 year

Niagara Falls Neighborhood Evaluation Committee's
Mid-City Housing and Community Assessment





Mid-City Housing and Community Assessment Report 2024