

April 22, 2025

The Honorable Scott Turner  
Secretary  
U.S. Department of Housing and Urban Development  
451 7th Street SW  
Washington, DC 20410

Dear Secretary Turner:

We, the undersigned organizations write to express concern about reports that the Department of Housing and Urban Development (HUD) is considering closing the Buffalo field office. Together, we represent hundreds of housing and homelessness experts across New York State including non-profit and for-profit developers, service providers, lenders and managers of affordable housing. We urge you to reverse this plan and ensure that HUD maintains and adequately staffs all three New York offices.

HUD field offices serve as essential partners to local stakeholders. They collect data and maintain the expertise and local knowledge required to administer programs, provide regulatory guidance and finance projects. HUD field offices are also a critical piece of the broader housing finance system as their staff underwrite FHA loans for single- and multi-family homes, affordable housing, nursing homes, and healthcare facilities.

The Buffalo field office is responsible for administering and monitoring HUD programs in 48 Counties in Upstate New York, covering more than 40,000 square miles and a population of approximately 10 million. The jurisdiction includes the cities of Buffalo, Niagara Falls, Rochester, Syracuse, Utica, Binghamton, Albany as well as many smaller cities and villages.

The Office of Community Planning and Development, for example, supports grantees as they administer programs like CDBG, ESG, HOME, HOPWA and CoC. Staff in the Buffalo field office were responsible for administering over \$83 million in local formula awards for FY 2024, serving 30 localities. Grants to serve those experiencing homelessness surpassed \$90 million across 17 continuum of cares and 288 projects and programs.

The office of public housing oversees PHAs administering PIH programs, including Public Housing programs HCV, VASH and FSS. Buffalo Public Housing oversees 99 PHAs and Section 8 Programs in Upstate New York which provide over \$88 million in operating funds and over \$67 million in capital funds to support 20,155 units of public housing. The Office also oversees almost 45,000 Housing Choice Vouchers with a total Budget Authority of almost \$14 million. This includes 1,232 Veterans Affairs Supportive Housing (VASH) vouchers, 678 Family Unification Program (FUP) vouchers, 1,234 Non-Elderly Disabled (NED) vouchers, 1,329 Mainstream (MS5) vouchers and 383 Emergency Housing Vouchers. Many of the established partnerships with local communities also provide such things as meal services, transportation, financial education and afterschool programs to better meet the needs of the families they serve.

The Buffalo office also plays a critical role in asset management, servicing 592 properties in 48 counties in New York, covering over 44,600 units of housing for elderly, disabled and families. Over 33,600 units are subsidized through Section 8 vouchers, project based rental assistance for the elderly and people with disabilities (PRACS-Section 202 and 811) and Project Based Rental Assistance through the Rental Assistance Demonstration program.

Closing field offices would not only undermine the ability of HUD to administer its programs and fulfill its mission in New York but also cause further disruption to the housing finance system. Further, we understand that HUD is required by law to conduct and publish a cost-benefit analysis before implementing any “plan for the reorganization of any regional, area, insuring, or other field offices of the Department” - an analysis that has not been produced.

Thank you for your immediate attention to this urgent matter and we look forward to your response.

Sincerely,

Albany Damien Center  
Association for Neighborhood & Housing Development  
Bethesda House of Schenectady, Inc.  
CARES of NY, Inc.  
Center for Community Alternatives, Inc.  
Community Action of Greene County, Inc  
DePaul  
Enterprise Community Partners  
Frederick Douglass Housing Development Fund Corporation  
Homeless and Travelers Aid Society of the Capital District  
Housing & Homeless Coalition of Central New York, inc.  
Joseph's House & Shelter, Inc.  
Ken-Ton Presbyterian Village  
LeadingAge New York  
Neighborhood Preservation Coalition  
New York Housing Conference  
Providence Housing Development Corporation  
Rural Housing Coalition of New York  
Safe Harbors of the Hudson  
Supportive Housing Network of New York  
THRIVE Wellness and Recovery Inc.  
United Church Manor  
United Way of the Mohawk Valley  
Unity House of Troy, Inc.  
Vecino Group  
YWCA Binghamton and Broome County, NY  
YWCA Rochester and Monroe County

Point of Contact:

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Cc: Senator Tim Scott, Chair, Committee on Banking, Housing and Urban Affairs

Senator Elizabeth Warren, Ranking Member, Committee on Banking, Housing and Urban Affairs

Representative French Hill, Chair, House Committee on Financial Services

Representative Maxine Waters, Ranking Member, House Committee on Financial Services