

\$82.2M North Buffalo project prepares to welcome first residents



Image: Buffalo Business First

The Pan-American Square Apartments in Buffalo
MARK MULVILLE



By [Jacob Tierney](#) – Reporter, Buffalo Business First
Jul 23, 2025

Story Highlights

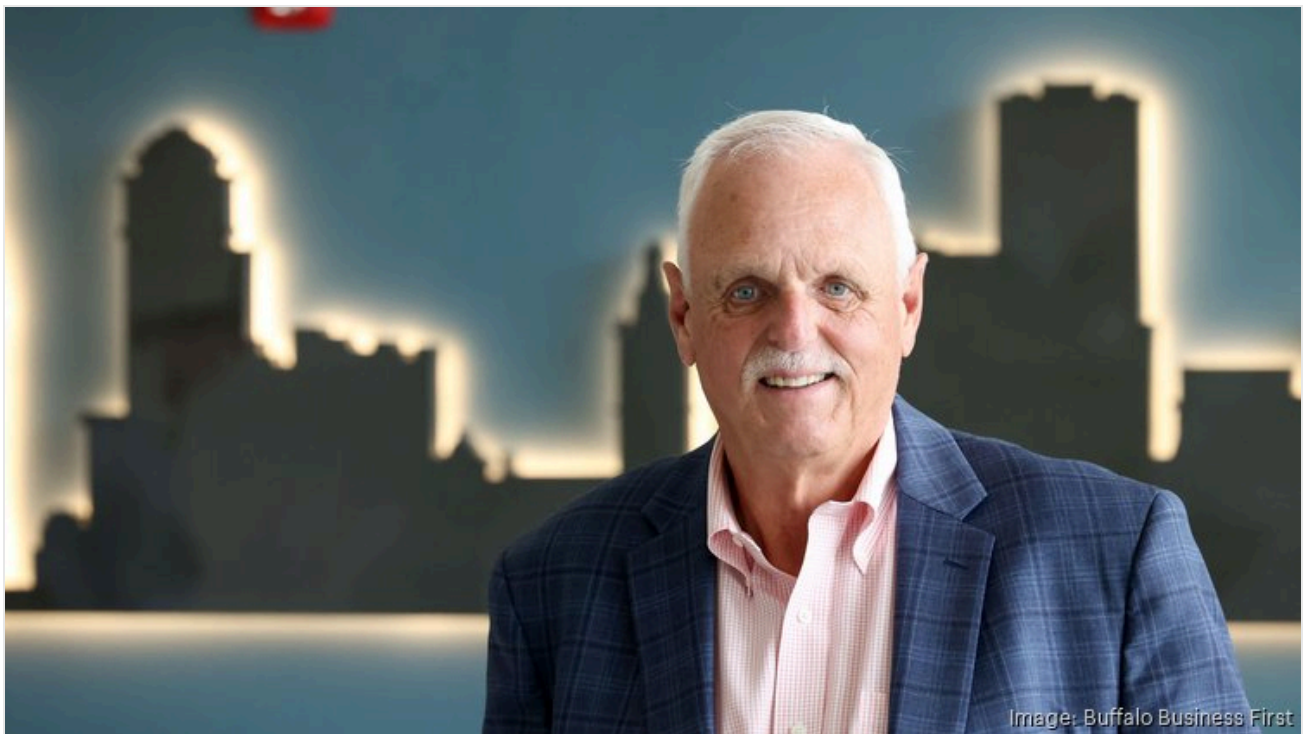
- Pan-American Square Apartments in Buffalo is opening following an \$82.2 million construction project.
- Of the 150 apartments, 80 are designated for adults with a mental health diagnosis and 20 for homeless people.
- The remaining units will be affordable apartments for those making 50% or less of the area median income.

The first residents will be moving into Pan-American Square Apartments in the next few weeks, marking the end of an \$82.2 million construct project that has [been underway](#) since 2022.

It's been a long time coming for DePaul Properties, the Rochester-based developer that owns and [operates numerous](#) affordable and supportive housing communities across Upstate and Western New York.

DePaul President Mark Fuller said the idea for the project began about a decade ago. The developer was looking to replace its existing 80-unit McKinley Square facility at 2704 Main St., a former hotel that was converted into an adult home years ago.

"We did a bunch of remodeling there, but at the end of the day it's still an old building," he said. "Basically 10 years ago we said we've got to get out of this building."



Mark Fuller, president of DePaul Properties, at the Pan-American Square Apartments in Buffalo
MARK MULVILLE

The three new buildings at 2633 Delaware Ave., Buffalo, house a total of 150 apartments. Eighty units are designated for adults with a mental health diagnoses and 20 for homeless people. The remaining 50 units will be affordable apartments for those making 50% or less of the area median income. For individuals, that means a maximum income of \$42,420 a year.

Fuller said the company got more than 500 applications for those 50 apartments, with the selected residents chosen through a lottery.



The lobby at the Pan-American Square Apartments in Buffalo
MARK MULVILLE

Because of the needs of its residents, Pan-American Square has many amenities that are not typical for apartment complexes. A commercial kitchen and dining room will provide meals for many of the residents. Most of the apartments are furnished, and a wide range of social services will be available on site. The community will be staffed around the clock.

“With supported housing, it adds staffing, it adds complications,” Fuller said.

The company has been working to make sure everybody is ready to go by the time residents move in.

“We’re making sure that all our staff that are going to be on site have the knowledge of how to run the building once the construction company has left,” said Alicia LoMaglio, Depaul’s regional operations director.



Image: Buffalo Business First

An apartment at the Pan-American Square Apartments in Buffalo
MARK MULVILLE

Fuller said it took a long time to find a location to replace McKinley Square, but the company eventually found the Delaware Avenue site, a former railroad property.

Even after finding a location, it took time for work to get properly underway. DePaul needed to secure state funding, and the team needed to wait for National Grid to install new electrical infrastructure before work could begin in earnest.

Rochester-based Christa Construction was the general contractor. The project was funded through several state, federal and private sources.

As for the McKinley Square facility, the building will be decommissioned, but DePaul is not done with the Main Street property.

Due to the overwhelming need for supportive housing, DePaul is now working on a plan to demolish the existing three-story building to construct a four story, 80-unit facility. The \$23 million project is working its way through the city approval process.

“The state came out and asked us to build an 80-bed facility, so we said, ‘well, it turns out we’ve got a piece of property that would be an ideal location,’ ” Fuller said.