

Multi-Residential/Affordable: Blocher Apartments, Pan-American Square Apartments, Riley Brook Apartments

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Welcome to the Brick by Brick Awards for 2026

BUFFALO BUSINESS FIRST

Story Highlights

- The Brick by Brick Awards honor the best in real estate, construction and development in Western New York.
- This year's Multi-Residential/Affordable category came down to three finalists.
- Congratulations to the Pan-American Square Apartments, this year's winner.

Each year, Buffalo Business First honors the best in real estate, construction and development in Western New York.

The strong demand for multifamily housing crosses economic lines, and projects in the Multi-Residential/Affordable category played a part in making that housing more accessible.

Brick by Brick Awards: See all 18 categories for 2026

WINNER: Pan-American Square Apartments



The Pan-American Square Apartments in Buffalo
CHRISTA CONSTRUCTION

DePaul Properties turned a historically industrial site in North Buffalo into a community-focused affordable housing development that delivers high-quality, all-utilities-included housing. The \$52 million project earned a Phius Final Certification for its performance in energy efficiency, sustainability and forward-thinking approach to construction.

This project provides service-enriched housing for individuals and families in a way that combines affordability with dignity.

Supportive living features. Landscaped green spaces. Fully equipped units featuring modern amenities. An energy-efficient design that lowers energy consumption and operating costs as it enhances indoor air quality.

Here's how the nomination described it: "It is a high-performing, sustainable community asset that will serve residents for generations."

- Address: 2633 Delaware Ave., Buffalo
 - Cost: \$52M
 - Owner and developer: DePaul Properties
 - Construction manager and general contractor: Christa Construction
 - Architect: SWBR
 - Engineers: C&S, SWBR
 - HVAC and electrical contractor: M&E Engineering
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Blocher Apartments



Blocher Homes in Williamsville
CSS CONSTRUCTION

An existing 52,000-square-foot structure took on a new life as part of this \$43 million project by CSS Construction to create a 93-unit affordable housing community. The entire complex — which includes three new 20,000-square-foot buildings — helped People Inc. expand access to quality housing in the heart of Williamsville.

- Address: 135 Evand St., Williamsville
- Cost: \$43M
- Owner: People Inc.
- Developer: Blocher Homes Apartments, a subsidiary of People Inc.
- Construction manager and general contractor: CSS Construction
- Architect: Long Associates Architects
- Engineers: Tredo Engineers, Buffalo Engineers
- HVAC contractor: Vastola Heating & Cooling
- Electrical contractor: Deltex Electric
- Other contractors involved: Visone Co., Proline, Pepe Masonry, SAB, ONYX, Superior Contracting, Aurora, Fairways, Billone, Colonial Fire
- Law firms: Cannon, Heyman & Weiss LLP

Riley Brook Apartments



The Riley Brook Apartments in Hamburg
PARK GROVE DEVELOPMENT

Park Grove Development addressed a critical housing shortage through this 70-unit affordable housing community in Hamburg. You'll find schools, stores and healthcare all within walking distance of this \$24 million project, which includes market-rate finishes, amenities such as a fitness center and playground, and all utilities included.

- Address: 4445 Riley Blvd., Hamburg
- Cost: \$24M
- Owner: Riley Brook Apartments LLC
- Developer: Park Grove Development
- General contractor: DGA Builders LLC
- Architect: Harris A Sanders Architects, P.C.
- Engineers: Passero Associates
- Other contractors involved: Sustainable Comfort