

Application to Make a City Council Presentation

Name: Community Services for Every1 Phone #716-883-8888 ext 143

Address: 180 Oak Street, Buffalo, NY 14203 Email kkinderman@csevery1.com

Council Meeting Date Requested: September 20, 2023

Title of Presentation: The Nest, A Proposed Development

Individual, agency, or organization making the presentation:

Kelly Kinderman, Vice President of Program Support and Development, Community Services for Every1

Brad Mack, Edgemere Development, Inc.

Brett J. Gawronski, AIA, CDT Senior Associate | Senior Project Manager

Rick Allen, Executive Vice President, Hamilton and Stern Construction

Nature and Description of Presentation (Briefly describe how the item you are presenting impacts, improves, or benefits the city/residents of Niagara Falls):

Community Services for Every1 (CSE1), with consulting developer Edgemere Development, proposes The Nest – the new construction of a 6-story, mixed-use, workforce housing building on soon-to-be-vacant land in the heart of downtown Niagara Falls, NY.

The project is in a designated Empire Zone and will address housing and development goals articulated in the City of Niagara Falls Comprehensive Plan and its Annual Action Plan. It will augment NYS Housing Goals and provide residential density to support further development in the downtown area.

Upon completion, The Nest. will house 73 studio, one-, and two-bedroom apartments and approximately 4,700 square feet of ground-floor commercial space. The residential units will target individuals and small families earning up to 50%, 60%, and 80% of the Area Median Income. CSE1 is exploring the addition of unrestricted units. Eight units will be fully adapted for households with mobility impairments, and four will be adapted for those living with an audio/visual impairment. Recognizing great need in the community, CSE1 will set aside 18 units for survivors of domestic violence ready to move to permanent housing. CSE1 will master lease the commercial space to provide job readiness and workforce development services that will benefit Niagara County residents with disabilities and their families. Project amenities will include a community room, central air-conditioning, an on-site rental office, common laundry, multiple elevators, tenant parking, and greenspace featuring a playground. The building will achieve high Energy Efficiency and Green Building Design standards. The development team will pursue an all-electric design and incorporate renewables, including Solar, to the greatest extent feasible. The project will also be designed to promote survivor

safety, including cameras at entries/stairwells, hallway mirrors, exterior lighting, and other relevant measures.

The total project cost is projected at approximately \$39 million. The proposed financing plan is structured around conventional debt, 9% federal and state tax credits, Brownfield tax credits, and low-interest subsidy loans provided by NYS Homes and Community Renewal (HCR). Other anticipated public and private capital sources include NYS OTDA HHAP, Empire State Development, City of Niagara Falls HOME ARP funds, a CPC Conventional loan, NYSERDA energy incentives, and private investor equity. The project has been awarded rental and service subsidies from ESSHI. To ensure the long-term affordability of the project, CSE1 will request a PILOT from the City of Niagara Falls. Pending finance award, the project is prepared to close and start construction in the Fall of 2024 – construction is projected to take 18 months, with lease-up and conversion to permanent financing taking an additional nine.

Please describe number of participants involved in presentation and any audio/visual equipment that will be needed:

Kelly Kinderman will represent Community Services for Every1. CSE1 will be the project's owner, developer, and property manager. We have a successful and long-standing commitment to providing affordable housing to those in need and currently own and operate several multifamily housing projects in the City of Buffalo and its surrounding areas.

Brad Mack will represent Edgemere Development. To ensure the project's successful development, CSE1 partnered with experienced consulting developer Edgemere Development. Edgemere has achieved tremendous success with its clients; fifty-eight projects have been funded, totaling over 4,000 units and \$1B in total project costs.

Rounding out the development team – Rochester-based design firm, SWBR, will be the project architect, represented by Brett Gawronski and Hamilton Stern Construction will be the project's General Contractor, represented by Rick Allen.

Audio/Visual Equipment Needed: Computer/Projector to share slideshow on The Nest and microphone.

Describe briefly what considerations you are requesting (including dates/deadlines if applicable) of the Council and/or the Administration:

To ensure the long-term affordability of the project, CSE1 will request a PILOT from the City of Niagara Falls.

Request of capital sources for City of Niagara Falls HOME funds.

Request Parking Agreement for use of 60 parking spaces in a nearby city owned lot, formally submitted on May 17, 2023.