



Community Services
FOR EVERY1

Proposed Housing Development The Nest



Preliminary Design - SWBR

Community Services for Every1 partners with individuals of all abilities to reach their fullest potential, protecting their rights and promoting their independence and inclusion in our community. While we primarily serve those living with an intellectual or developmental disability, our services are also available to individuals who may have life circumstances requiring a little extra support.

We offer a variety of housing options, employment services, care management, victim services, and more – all designed to fulfill the individual’s needs and goals. As a top-20 nonprofit in Western New York with more than 34 years of experience, our agency is driven by a passion for “Helping many. Discovering one.”

What's Our Plan

Community Services for Every1, with consulting developer Edgemere Development, Architect SWBR and General Contractor Hamilton Stern Construction, will transform the underutilized and soon-to-be vacant land on 1st Street into a modern mixed-income, mixed-use workforce apartment building that will breathe new life into a prominent street corner in Niagara Falls. The development will help meet the local need for new housing while street-level commercial and community spaces contribute to pedestrian activity and street life. Community Services for Every1 will use the commercial space (approx. 4700 square feet) for job readiness and workforce development services that will benefit Niagara County residents with disabilities and their families.

The design includes the new construction of a 6 story building. The facility will have **73 apartments**. The proposed unit mix includes **studio, one- and two-bedroom** units targeted to households earning up to 50%, 60% or 80% of the Area Median Income. Three apartments will be unrestricted or market rate. Additionally, recognizing the need in the community, the agency has set aside 18 units for survivors of domestic violence ready to move to permanent housing.



3 studio units



55 one-bedroom units, approx. 745 square feet



15 two-bedroom units, approx. 970 square feet



8 units designed to accommodate individuals with mobility impairments



4 units designed to accommodate individuals with hearing/visual impairments



18 units set aside for survivors of domestic violence

Project amenities will include a community room, central air-conditioning, an on-site rental office, common laundry, an elevator, tenant parking and greenspace that will feature a playground.

Why It Matters

The proposed project directly addresses needs described in the City of Niagara Falls's 2021 Annual Action Plan, which identified individuals and families fleeing domestic abuse as a significant issue in Niagara County.



The building will ultimately comply with New York State Homes and Community Renewal's design guidelines. 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 help breathe new life into a prominent street corner in the City of Niagara Falls through successful public-private partnership.

The proposed services in the commercial space further objectives described in the Niagara Falls Comprehensive Plan by promoting employment opportunities through workforce development programs.

The total project cost is projected at approximately \$38.6 MM. The proposed financing plan is structured around conventional debt, 9% federal and state LIHTC, Brownfield tax credits, and low-interest subsidy loans provided by HCR. Other public and private capital sources are being pursued, including but not limited to NYS OTDA HHAP, Empire State Development, NYSEDA energy incentives and private investor equity to name a few. The project has been conditionally awarded rental and service subsidies from ESSHI to support the set aside units.

How It Impacts You



- The partners estimate development costs to be \$38.6 million, a large investment in the Niagara Falls Community.
- The project will be designed to promote survivor safety and specifically target survivors who lack the means to secure or maintain safe housing.



- Community Services plans to use the commercial space for job readiness and workforce development services that will benefit Niagara County residents with disabilities and their families.

- The agency will offer a set of trauma-informed services that will empower survivors to create safe, self-determined homes.



- Brings jobs to the neighborhood and utilizes local business in construction.
- Economic growth through job creation.
- Directly addresses needs described in the City of Niagara Falls' 2021 Annual Action Plan.

Your Input Matters

Your opinions matter to Community Services, and we want to hear from you. You can fill out our survey by scanning the QR code with your phone, or call 716-883-8888 ext. 143 to request a paper copy. The survey is available at www.surveymonkey.com/r/FirstStApts



Survey

For questions about the housing project, please call 716-883-8888 ext. 143 or email info@csevery1.com.