

AFFORDABLE HOUSING PROGRAM

In-House Capabilities

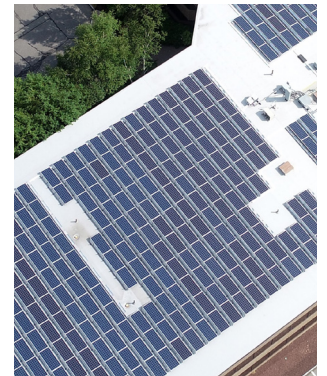
At LaBella, we provide affordable and supportive housing developers a two-fold advantage: we are a full service engineering firm offering the suite of services required to literally get these projects off the ground, and we are highly driven professionals dedicated to improving our communities.

With our diversity of services, expertise, and experience with HUD, HFA and NYSHCR design requirements, we have an unmatched ability to address our clients' needs and any challenges that may arise along the way.

We are driven by contributing to a successful project team for a sorely needed market in our communities. These projects have tight deadlines and any overlooked aspects during the project planning phase can cause costly delays later in the project. Through our experience with affordable housing projects we have come to understand the need for clear and constant communication with project stakeholders, whether they are government funding agencies, private investors or even leasing agents.

Environmental

- Lead in Drinking Water Studies & Mitigation
- Site Suitability Analysis
- Phase I & II ESAs
- Tank Removals
- Soil Vapor Intrusion Testing
- Brownfield Remediation
- NEPA/SEQR
- SHPO
- Wetlands & Ecology Services
- Geotechnical



We view our clients as partners and tailor our services to deliver both the highest quality product, and the best possible experience working together.

LaBella has drafted numerous successful Site Suitability Analyses—our narratives are very thorough and have been well received by the reviewing agencies. Our team works regularly with developers to submit these to NYSHCR and HFA.

Regulated Building Materials

- Asbestos
- Lead-Based Paint
- Radon
- Pre-Demo Surveys
- Air Monitoring
- Abatement Design

Survey

- Topographical
- Boundary
- ALTA
- Subdivision

Civil Engineering

- Site and Subdivision Design
- Approvals
- Planning
- ADA Accessibility
- Property Condition Assessments

Clean Energy Engineering

- Permitting
- Design
- Solar
- Geothermal
- Green Infrastructure
- Climate Resiliency
- Construction

AFFORDABLE HOUSING PORTFOLIO

Recent Projects



Former Wollensack Optical, NYSDEC BCP #C828209 - Rochester, NY

This project is currently underway. LaBella has helped the client meet tight environmental deadlines with funding agencies. This historic property is being converted from a former manufacturing facility to affordable housing. The Site is enrolled in the NYSDEC BCP. Due to the funding deadlines, extensive coordination with contractors and the NYSDEC has been required because building renovations have been underway concurrently with investigation and remediation efforts. The project is planned to be completed in late 2020.

Ellicott Station and Ellicott Station East, NYSDEC BCP #C819021 & #C819023 - Batavia, NY

Redevelopment of these dual BCP projects will consist of construction of an affordable housing structure as well as commercial structures. LaBella has assisted the client with enrolling the Sites in the BCP as well as completed Remedial Investigations, Interim Remedial Measures Work Plans and Interim

It's about more than creating, maintaining and resurrecting the buildings in which we live, learn and engage - it's about beautifying and bettering the communities we call home.

Site Management Plans to meet NYSDEC and funding agency requirements. This project is anticipated to be completed in 2021.

Affordable Housing Redevelopment — Corning, New York

LaBella provided consulting services for redevelopment of a 30 structure affordable housing development in Corning, New York. The property was developed in the 1950s, was in various stages of disrepair, and redevelopment of the site was desired by the local community. LaBella assessed hazardous building materials within the site buildings prior to demolition or renovation, prepared several Phase I ESAs, monitored geotechnical soil borings at the Site for the presence of glass



waste reportedly imported to the Site historically, managed completion of a lead risk assessment, and evaluated the property for wetlands and endangered species in compliance with New York State Homes and Community Renewal requirements. Furthermore, LaBella helped the client explore options for handling suspected hazardous fill materials historically imported to the site if encountered during future redevelopment of the property.

Lofts at University Heights, City of Buffalo

LaBella prepared the NEPA documentation for a rehabilitation of a former school building into mixed income housing funded by NYS Homes & Community Renewal. Both the Statutory checklist and the Environmental Assessment checklist were completed, and supporting documentation provided for all resource issues, including toxic/hazardous substances, asbestos, lead, mold, radon, and other

radioactive substances. LaBella coordinated directly with City personnel for legal publications.

Beechwood HOME Program NEPA Compliance, Urban League of Rochester

LaBella prepared five HUD Worksheets to demonstrate NEPA compliance for a project to redevelop vacant lots in the City of Rochester with new residences. Worksheet preparation included analyses of Noise, Wetlands, Floodplains, Site Contamination and Explosive & Flammable Hazards. The evaluation was completed in coordination with preparation of Phase I ESAs and met an expedited schedule.

Utica Municipal Housing Authority – Utica, NY

LaBella teamed up with a local architect as lead Civil Engineer for a RAD Conversion (HUD) of UMHA's portfolio of housing sites consisting of 12 locations with a total of 54 buildings and 847 rental units. LaBella's work included site inspection/evaluation, Property Condition Assessment (PCA) reports, team management, architect co-ordination, ADA inspection and design improvements for ADA compliance, cost estimating, and implementation of HUD CNAS E-Tool.

Lock 7 Apartments – Oswego, NY

LaBella lead the team for the design and approval of a 4 story, 80 unit affordable housing project. Elements of this project include: SEQR, Planning, county and Town review and approvals, meetings and public hearings, former Brownfield site, environmental remediation, preliminary and final site plan and subdivision approval, and adherence to ADA regulations and HCR Design requirements. LaBella played an integral part in HCR funding application and award.

Elizabeth Harvey Apartments– North Tonawanda, New York

The EPO Center for the Visually Impaired is committed to developing quality residential projects that mainstream the visually disadvantaged into traditional neighborhoods. LaBella was retained by EPO as design team leader and coordinator of the development plan for this 22-unit facility and worked closely with the other team members and the local authorities to produce a cost effective, energy efficient and site-sensitive design that meets all of the requirements of the targeted user groups. The design team worked closely with the HCR/Fair Housing rules and regulations to ensure compliance and approvals.

Trinity Park Senior Apartments– East Aurora, New York

This 2-story senior apartment building containing 33 one-bedroom units overlooks a rural setting in scenic East Aurora, NY. The use of multiple gable ends and dormers proved to be a cost effective way to break down the scale of the building to better fit within its setting. The exterior materials are narrow clapboard siding above a brick water table. The design team worked with the sponsor's private financing institutions as well as with the NYS Division of Housing and Community Renewal, which administered the project's eligibility for financing assistance through Low Income Housing Tax Credits and the Housing Trust Fund.

Rochester Housing Authority – Rochester, NY

LaBella served as Lead Civil Engineer for site improvements including pedestrian and vehicular pathway improvements, adherence to ADA requirements and upgrades to overall security of the housing and parking

areas. Work included conceptual design through construction, cost estimates, City co-ordination and permitting, stakeholder and resident meetings.

Academy Place Apartments– Gowanda, New York

This project involved the re-use of an existing 3-story school building for mixed use development. The entire first floor comprises leased commercial and public access space (existing lower gymnasium and auditorium). The second and third floors comprise (32) one and two bedroom apartments, tenant storage areas, and common area facilities that include secure primary and secondary building entrances, laundry and lounge. The project included complete window replacement, extensive masonry restoration, addition of new elevators and exit stairs. Overall site development included generous landscaping, separate building entrances and parking facilities for commercial and residential tenants. The design team worked closely with the HCR/Fair Housing rules and regulations to ensure compliance and approvals.

Hillside Views Neighborhood Revitalization - Troy, NY

In partnership with Troy Rehabilitation and Improvement Program (TRIP) and Unity House of Troy, Chazen, a LaBella Company, is currently preparing design documents to redevelop eight infill sites to provide 51 affordable and supportive apartment units containing 77 bedrooms in the North Central neighborhood of Troy. Approximately one-third of the apartments will be designed through the Empire State Supportive Housing Initiative (ESSHI) to provide support assistance with transportation, employment and training, financial assistance for childcare expenses, and financial management.

St. Anthony's On The Hudson Senior Community - Rensselaer, NY

Chazen, a LaBella Company, provided engineering, planning, survey, and permit services for the St. Anthony's on the Hudson multi-phased senior living transitional community which includes independent town homes and apartments, assisted living units and an Alzheimer Treatment Center. The initial phase of the project was completed in late 2005 and included 32 town homes and 70 apartments. The project involved extensive utility upgrades; including the construction of a new 12-inch sanitary sewer to bypass an aging City pump station and provisions for a future water storage tank and booster pump to address fire protection on the campus. During construction of the first phase, Chazen provided construction administration services including: shop drawing review, full time observation of the installation of the 12-inch sanitary sewer and periodic Stormwater Pollution Prevention Plan inspections.

Meadows At Middle Settlement Senior Apartments Redevelopment - New Hartford, NY

As part of a team, Chazen, a LaBella Company, was

responsible for all SEQRA, ecological, wetland, engineering, landscape architecture and permitting for the redevelopment of the Meadows at Middle Settlement Senior Apartments located in the Town of New Hartford, NY. Meadows at Middle Settlement is a HUD subsidized assisted living, senior care residential housing facility that supports an independent lifestyle with senior assistance on hand. The desire of the owner, Presbyterian Homes, was to replace the 24 apartment buildings with new and modern, multilevel independent living apartments with site amenities that complement the active lifestyles of the residents.

Valley Residential Services Senior Living Community - Herkimer, NY

Chazen, a LaBella Company, is providing full schematic design, engineering, ecological, environmental, landscape architecture, and planning services for the Valley Health Services Senior Living Community located in Herkimer, NY. In addition, Chazen assisted Valley Health Services in the preparation of supporting documents for NYSDOH Certificate of Need (CON), HUD and HEAL funding applications. A mix of housing types, public and residential areas, green spaces, and sidewalks creates this charming and socially engaging community.

Valley Health Services - Herkimer, NY

Valley Health Services is a master planned senior living community, offering a mix of housing types and care options, residential amenities and green spaces in a charming country setting centered around the concept of creating a socially engaging community. Phase One of the Senior Living Community was comprised of a 48-bed assisted living facility, maintenance barn, and supporting water, sewer and infrastructure systems.

Judson Meadows Assisted Living Community - Glenville, NY

Chazen, a LaBella Company, provided full design, engineering, ecological, environmental, landscape architecture, planning and construction administration services for the Baptist Health Retirement Community located in the Town of Glenville, NY. The Baptist Health Retirement Community is a master planned development based on the fundamental design principal of a "village style" community for active and cared-for seniors. A mix of housing types, commercial areas, green spaces and sidewalks creates a charming and socially engaging community. This multi-phased master planned community includes a three-story 126-unit assisted living center, a three-story 120-unit independent living center, 36 independent living townhouse style cottages, 21 greenhouse style nursing homes, and a community center with an adult day care center. In addition, this development includes retail and commercial components such as one 3,850-square foot single story retail building, one 3,000-square foot single story bank with a drive thru, and one two-story building that consists of 16,375 square feet of office space and 3,575 square feet of retail space. The overall project was broken into five phases,

Valley Health Services - Herkimer, NY



resulting in an ultimate build out in approximately 10 years. The Chazen design team utilized their talents in sustainable and open space planning to avoid wetland resources, maximize buffer areas, and preserve habitat by restricting site disturbance areas and maximizing open space.

Mill Hill Senior Housing Master Plan - Guilderland, NY

Chazen, a LaBella Company, was retained to design the construction of multi-family residential dwellings with associated roadways, parking, and infrastructure on three undeveloped parcels of land. The original Planned Unit Development was previously approved by the Town of Guilderland Planning Board in the early 1990s. This project was subsequently abandoned by the original land owner after the first phase of development was completed. Of the original four land parcels, three remained undeveloped. Those land parcels totaled approximately 40 acres. The development provides a community for residents age 55 and above with a variety of living options, including for-sale and rental opportunities. Such residences include "big house" homes, which are multi-family units with single-family appeal, twin town homes and apartment homes.

Woodland Pond At New Paltz - New Paltz, NY

Chazen, a LaBella Company, provided full design, engineering, ecological, environmental, landscape architecture, planning, survey and construction administration services for the Woodland Pond Continuing Care Retirement Community in the Village of New Paltz, NY. Woodland Pond is a master planned retirement community based in the fundamental design principals of universal design and sustainable design. The amenities to the community



Woodland Pond - New Paltz, NY

includes 167 independent living apartment units, 24 independent living cottage units, 60 enriched housing units, 20 dementia living units, 40 skilled nursing units, community center, swimming pool, recreation center, library, café, banking facility, conference rooms, office and maintenance facilities, three dining facilities, outdoor dining facilities, common courtyard garden space with pond and waterfall feature, outdoor recreational facilities, and walking path to the Millbrook Preserve. The Chazen design team utilized their talents in sustainable design development to create a cluster development for this 357,000-square foot continuing care retirement community. The site design avoided wetland resources, maximized buffer areas, and preserved habitat by restricting site disturbance areas and maximizing open space. Out of the 91 acres of land owned by the project sponsor, 56 acres were placed in a conservation easement to the Wallkill Valley Land Trust and became part of the Millbrook Preserve.

Ulster Gardens Multi-Family Living Community - Ulster, NY

Chazen, a LaBella Company, provided full design, engineering, ecological, landscape architecture, and planning services for the Ulster Gardens Senior and multi-family living community located in the Town of Ulster, NY. This project has been designed as an environmentally

cozy community within walking distance to numerous shopping centers and dining locations. A large center courtyard is the focus of activity and serves as a socially engaging gathering place for residents of the community. This multi-phased planned community includes 2 three-story, 56-unit senior living buildings and 2 three-story 26-unit multi-family living buildings. The multi-family buildings are intended to serve individuals with developmental disabilities who are attempting to lead productive, healthy lives. The overall project was completed into two phases, resulting in an ultimate build out in approximately 5 years. The Chazen design team utilized their talents in sustainable and open space planning to avoid wetland resources, maximize buffer areas, and preserve habitat by restricting site disturbance areas and maximizing open space.

Tapestry On The Hudson - Troy, NY

Chazen, a LaBella Company, provided structural and civil engineering services to support the conversion of the historic building formerly known as the "Mooradian Building" at 599 River Street in the City of Troy to 67-units of mixed income residential apartments. The project included permitting to restore a concrete seawall, construction of an elevated greenspace deck, new vertical

transportation systems, repairs to the building structure, upgrades to the building envelope systems, solar and other green infrastructure investments while preserving historic features throughout the building. Chazen was successful in preparing applications and engineering reports/plan on behalf of Community Builders to secure GIGP funding from EFC for critical elements of an adaptive redevelopment of a deteriorated commercial building located in Hoosick Street Waterfront District. The redevelopment of the existing historic 84,000 square foot 7-story brick-masonry and wood frame building was highlighted by Chazen's design of the innovative "sky garden" construction design, which included green roof sections, rainwater cistern, permeable pavers, bioretention area, raised planters and tree planters.

Mosaic Village - Cohoes, NY

Chazen, a LaBella Company, worked on a design team for redevelopment of an urban property in the City of Cohoes for 72 apartment units with inclusive housing for adults on the autism spectrum. Chazen provided site planning and engineering services and assisted the design team in securing site plan approval from the City in the summer of 2016. The project is currently awaiting grant funding award for construction.

Mosaic Village - Cohoes, NY

