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## Carmina Wood Morris partners with CB-Emmanuel for \$15.8 million project

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Former Buffalo Public School 63 – Buffalo, NY

**Buffalo, NY** According to Carmina Wood Morris (CWM), a leading Architecture, Engineering, and Interior Design firm specializing in the housing industry, they are partnering with CB-Emmanuel Realty, LLC by providing architecture and interior design services for a new \$15.8 million mixed-income apartment complex on Lisbon and Minnesota Aves. The groundbreaking for the Lofts at University Heights was held on Monday November 21, 2016.

Former Buffalo Public School 63 is being transformed into a 44-unit mixed-income apartment complex, with two two-story units constructed in the school's gymnasium. The tax-exempt bond financing restrictions will allow for three of the units to be for households who earn no more than 50% of the annual median income (AMI) for the area, 35 will be for households earning up to 60% of AMI, and six will be set aside for households earning no more than 90% of AMI, adjusted for family size. Reuse plans for the 72,435 s/f building include replacing bricked in windows and restoring the cornice.

A leader in local housing design projects, CWM has spearheaded the restoration of numerous buildings throughout the city, with several projects currently in progress. The full-service firm also specializes in distinctive hospitality, adaptive re-use, commercial, health care, corporate, and education designs, with a passion for their work and the quality of the services they provide. CWM is also green design conscious with certified LEED designers on staff.

Carmina Wood Morris has developed a distinct reputation for their design and technical skills over the last fifteen years. The principals of CWM: Steven J. Carmina, AIA; R. Christopher Wood, PE; Jonathan H. Morris, AIA; Pamela Timby-Straitiff, CID IIDA; and Michael R. Bray, AIA; credit the success of their firm to the attention to detail, aesthetics, and service given to each project and client. They are a dynamic team collaborating to achieve innovative solutions, grounded in core values, respected in their profession and community.