

News Release

Rochester City Council Approval Clears Way for Modernization of Cobbs Hill Village Affordable Senior Housing Community

-- Nonprofit Rochester Management has now received all required approvals for its plans to modernize and expand the affordable senior housing community --

ROCHESTER, N.Y., July 24, 2018 – Rochester City Council’s vote on Tuesday allows non-profit Rochester Management to move forward with plans to modernize the Cobbs Hill Village affordable senior housing community. With its approval, City Council has ensured the site is not removed from Rochester’s limited stock of affordable housing for seniors.

“The modernization of Cobbs Hill Village will allow our nonprofit to continue providing high-quality, affordable housing to seniors on this site for many years to come,” said Peggy Hill, chief executive officer of Rochester Management. “We are very pleased that this important project has now received all necessary approvals and we thank city officials, including Mayor Warren, City Council and the Planning Commission, as well as members of the community, fellow nonprofit leaders and especially our residents for their consideration and input throughout this process. The new Cobbs Hill Village will be an asset to the Rochester community, one that increases the number of affordable units in our city and provides the senior citizens living there with vastly improved accessibility, a better sense of community, and modernized, high-quality homes in which to age in place.”

In April, the Rochester City Planning Commission approved modernization plans and renderings for Cobbs Hill Village. Tuesday’s vote by City Council to extend the property’s reverter agreement allows the nonprofit to refinance and extend the property’s mortgage, thus clearing the way for this important project to move forward. The property’s current zoning, as well as the deed dedicating the site to affordable senior housing, will fully accommodate the modernization project, so no variances were required.

The modernized Cobbs Hill Village will be designed to help residents age in place and will feature apartments in a variety of sizes and layouts, each equipped with full-size kitchen appliances and energy efficient HVAC systems. The addition of accessible refuse collection and laundry rooms, a small fitness room, a computer lab, and indoor community space will allow senior residents to remain living independently, even if their mobility changes. These features will also help residents avoid isolation by having places to enjoy the company of neighbors, friends, and family whenever they choose year-round. In addition, the modernized complex will include a portion of fully handicap accessible units, and every

apartment will be built to be readily converted for handicap accessibility to accommodate changes in any resident's health and mobility.

Existing structures will be replaced by new buildings on the same land that has been dedicated to affordable senior housing since 1957, in no way encroaching on the adjacent Cobbs Hill Park boundaries. Construction, expected to begin later this year, will take place in three phases, allowing current residents to move directly from existing units into newly constructed homes, without ever leaving Cobbs Hill Village.

All units in the modernized Cobbs Hill Village will continue to be affordable under state guidelines, serving individuals aged 55 years and older earning 30% or less of the Area Median Income (AMI) up to 80% of AMI. As Rochester Management has long-stated, all 60 current residents will continue to pay the same rents they pay today, including existing utilities, in a rebuilt complex. For more information on the significant commitments to enhanced affordability the nonprofit has made, please visit <http://www.housingupstate.org/index.php/the-project#Current>.

Without the reverter agreement extension, which the council approved on Tuesday, the expense and responsibility for operating the affordable housing community would have reverted to the City of Rochester in 2041, under the deed dedicating the site to that purpose.

About Rochester Management

With roots dating back to the 1940s, Rochester Management has long been committed to providing quality, affordable housing to those in need, including senior citizens, veterans, students and low-income individuals. The nonprofit was founded by citizens in partnership with local government in order to meet the affordable housing needs of our community, and that continues to be our focus today. Today Rochester Management manages more than 3,600 residential units for low- and middle-income individuals, many of whom have spent many years in these homes. Through its talented team of dedicated professionals, Rochester Management is committed to providing outstanding service to the residents of its stable, vibrant and well-maintained communities throughout Upstate New York.

More information on the Cobbs Hill Village modernization project and Rochester Management is available at www.housingupstate.org.

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