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To Rochester City Council and Mayor Lovely Warren:

This letter is submitted in support of the renovation and expansion of Cobbs Hill Village by not-for-profit Rochester Management, Inc. (RMI), which has owned and managed affordable housing communities for nearly 70 years.

As not-for-profit organizations serving Rochester, we can attest to the need for quality affordable housing communities for seniors, for which there are long waiting lists. We are very impressed with RMI's plans for modernizing Cobbs Hill Village that were approved by the Rochester City Planning Commission on April 2, 2018, and that reflect a thoughtful design that will enable seniors to age in place with dignity and comfort. We particularly admire the professional, transparent and patient planning process followed by RMI. RMI's leadership met with community organizations, neighbors and current Village residents to describe its rationale for the extensive modernization of Cobbs Hill Village, and input from those meetings and from the Planning Commission was incorporated in the development plans.

We have experienced neighborhood opposition to developments, projects or initiatives in many forms. This opposition often reflects a significant misunderstanding of the underlying purpose of and complexity involved in developing affordable housing. Sensitive to the environment and location of this important community, RMI patiently and effectively responded to the questions and concerns and presented new renderings which can be viewed at www.housingupstate.org.

In urging for City Council's and the Mayor's enthusiastic endorsement of RMI's commitment to preserve and expand the limited stock of affordable housing for seniors, and the approval of an extension of the reverter agreement so that RMI can refinance the property's mortgage for modernizing Cobbs Hill Village, we note the following:

- At more than 60 years old, the existing property has outlived its useful life and is no longer suitable as appropriate housing for seniors.
- As leaders of not-for-profit agencies with experience serving seniors and others with mobility needs with housing and other services, it is clear to us that nothing can be done to successfully renovate the existing property.
- The plans presented by RMI will provide high quality affordable housing to low-income seniors for many generations, under the same rigorous New York State Mitchell-Lama program that has governed the complex since it opened.
- RMI has created a financial management structure that will ensure this new senior community will be financially viable throughout its life.

We are proud to align ourselves with RMI's efforts to redevelop Cobbs Hill Village and believe it will enhance the environment in which it has functioned well for more than 60 years.

Sincerely,

The Undersigned.



PathStone builds family and individual self-sufficiency by strengthening farmworker, rural and urban communities. PathStone promotes social justice through programs and advocacy.

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