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Friends and Neighbors of Cobbs Hill Park,

My wife Martha and I live on Berkeley Street. We are frequent visitors to Cobbs Hill Park. Our grandson Matthew enjoys the playground. I have been following the community discussion regarding the redevelopment of Cobbs Hill Village. I write to encourage neighbors of Cobbs Hill to endorse and embrace the redevelopment of this important housing resource for seniors.

I am very familiar with the nonprofit which operates this affordable housing complex, Rochester Management Inc. RMI has an exemplary track record in developing and managing housing communities for low income families including seniors. I am the President/CEO of PathStone Corporation. We too, are an experienced not for profit developer of housing for individuals and families.

It is evident to anyone who visits the current senior housing complex, which was built in 1957 that it is in dire need of redevelopment. RMI has worked tirelessly with neighbors and other concerned parties including the City Planning Office to accommodate expressed concerns regarding the redevelopment.

The plans presented by RMI have been modified to accommodate concerns raised by neighbors as well as residents. From our experience at PathStone, I can attest to the complexity of funding required to redevelop projects like Cobbs Hill Village. Peggy Hill and her team have successfully identified the multiple funding layers required. This is no easy task.

Now is the time to embrace the proposed Cobbs Hill Village redevelopment. For generations, residents who have lived at Cobbs Hill Village have demonstrated that they can co-exist with those using the park. The rental structure for the redeveloped property will accommodate all of the current residents. There is a huge need for below market rate housing in Rochester. This project already exists at Cobbs Hill Village. The seniors deserve high quality and affordable housing. Organizations such as RMI and PathStone Corporation experience NIMBY (Not In My Back Yard) resistance when developing properties. We work in concert with neighbors, municipalities and pay attention to legitimate concerns raised. Cobbs Hill Village has been improved from input. Now is the time to move forward toward final approval and redevelopment of this extraordinarily valuable resource for those seniors who call Cobbs Hill their village.

Sincerely,

A handwritten signature in black ink, appearing to read "Stuart J. Mitchell", written over a light blue horizontal line.

Stuart J. Mitchell



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