



For Immediate Release: 2/17/2022

GOVERNOR KATHY HOCHUL

**GOVERNOR HOCHUL ANNOUNCES COMPLETION OF \$13.5 MILLION
AFFORDABLE AND SUPPORTIVE HOUSING DEVELOPMENT FOR SENIORS IN
ROCHESTER**

***Zion Hill Senior Apartments Offers 45 Safe, Affordable and Energy-Efficient
Homes in Transit-Rich Area***

***Investment Complements "Finger Lakes Forward" - The Region's Comprehensive
Strategy to Revitalize Communities and Grow the Economy***

Governor Kathy Hochul today announced completion of a \$13.5 million affordable and supportive housing development in southwest Rochester. Zion Hill Senior Apartments features 45 affordable apartments for households aged 55 and older, with seven apartments reserved for residents in need of supportive services to help them live independently.

"Access to safe, affordable, and supportive housing is critical to helping seniors remain healthy, active and engaged in their communities," **Governor Hochul said.** "Zion Hill Senior Apartments provides a comfortable and secure environment, while complementing transit-oriented revitalization efforts in Rochester. Developments like this will ultimately help us achieve a greener and more equitable New York for the future."

Zion Hill Senior Apartments is part of Governor Hochul's sweeping plans to make housing more affordable, equitable, and stable. This year, the State is poised to reach the goal of its current Housing Plan of creating and preserving 100,000 affordable homes and This year, the State is poised to reach the goal of its current Housing Plan of creating and preserving 100,000 affordable homes and has already exceeded the goal of creating 6,000 units with support services. Governor Hochul is building on this successful effort with a proposal for a new \$25 billion, five-year Housing Plan that will create and preserve an additional 100,000 affordable homes in urban and rural areas across New York including 10,000 with support services. As outlined in her 2023 Executive Budget, Zion Hill also accentuates the Governor's commitment to encourage the development of multi-family housing within close proximity to public transportation, all to promote affordability while reducing housing insecurity and driving economic

growth. Social and economic mobility and the reduction of greenhouse gas emissions are also key components to her proposal.

The development consists of a single L-shaped building on the corner of Dr. Samuel McCree Way and Wooden Street. With frequent service along multiple bus routes, this location has been designated a "Transit-Supportive Corridor" by the city of Rochester and identified as a target for strategic development.

All 45 apartments are affordable to households earning at or below 50 percent of the Area Median Income. Seven households will have access to on-site supportive services provided by Rochester Management, Inc.

The building offers many safety features including carpeting and handrails in primary corridors, and grab bars in each apartment to reduce the risk of falls. Each apartment also has an emergency aid communication system. There are five fully adapted and move-in ready apartments for mobility impaired tenants and two fully adapted and move-in ready apartments for hearing or visually impaired tenants.

Zion Hill Senior Apartments boasts energy efficient features such as LED lighting, Energy Star certified appliances and high-efficiency furnaces and condensing units for heating and cooling. Residential amenities include laundry facilities, a community room with kitchen, a fitness room and a rooftop patio. Each apartment has a balcony or patio and bulk storage space.

The development team is a joint venture between Zion Hill Missionary Baptist Church and Rochester Management, Inc.

State support for Zion Hill Senior Apartments includes federal Low-Income Housing Tax Credits that generated \$8.8 million in equity and \$3.5 million in subsidy from New York State Homes and Community Renewal. The New York State Energy Research and Development Authority will provide \$45,000 in support. Additional financing was provided by the city of Rochester and the Federal Home Loan Bank. The Rochester Housing Authority is providing 8 Project-Based Housing Choice Vouchers.

HCR Commissioner RuthAnne Visnauskas said, "All New Yorkers deserve to age in place with safe homes that they can afford in the communities they love. Zion Hill will provide this important neighborhood with thoughtfully designed apartments with energy efficient features, and convenient transit-oriented location. We are grateful for our partnership with Rochester's faith-based community, including Zion Hill Missionary Baptist Church, and Rochester Management, Inc., who share our commitment to making this city an even better place to live."

Doreen M. Harris, President and CEO, NYSERDA, said, "With Zion Hill Senior Apartments' ribbon cutting, Rochester's vulnerable seniors now have increased access to affordable and supportive housing that is not only safe and comfortable but also focuses on energy efficiency. NYSERDA and the state are committed to reducing

harmful emissions while ensuring that all New Yorkers benefit from the transition to clean energy as we advance Governor Hochul's goal of achieving two million climate friendly homes by 2030."

Rochester Management, Inc., CEO and President Peggy J. Hill said, "We are thrilled to be able to bring much needed modern, beautiful and affordable housing to seniors in the city of Rochester and provide homes which will adapt to meet their needs as they age in place."

Rev. Dr. Richard Douglass of Zion Hill Missionary Baptist Church said, "Zion Hill is a church committed to spiritual empowerment and community uplift."

Senator Jeremy Cooney said, "This collaboration and investment addresses a crucial need for affordable, supportive senior housing in our community. We are grateful for the partnership of NYS Homes & Community Renewal, Zion Hill Missionary Baptist Church, and Rochester Management, Inc. for focusing on the needs of a vulnerable population in our region. I look forward to New York State's continued commitment to our seniors, for the future development of the "Transit-Supportive Corridor".

Monroe County Executive Adam Bello said, "Our seniors deserve affordable housing that fulfills their need to live healthy, independent lives. Projects like this are a key part of my administration's commitment to better infrastructure for all. I thank Governor Kathy Hochul, Mayor Malik Evans, Zion Hill Missionary Baptist Church and Rochester Management, Inc. for making this much-needed housing development project a reality."

Mayor Malik Evans said, "The Zion Hill Senior Apartments are a symbol of progress for our city. Its completion helps fill a critical need in our community for quality, affordable housing and continues the revitalization of the Bull's Head area. I am thankful for the City's ongoing partnership with our local leaders and community stakeholders to continue our pursuit of housing equity for all."

Accelerating Finger Lakes Forward

Today's announcement complements "Finger Lakes Forward," the region's comprehensive blueprint to generate robust economic growth and community development. The regionally designed plan focuses on investing in key industries including photonics, agriculture and food production, and advanced manufacturing. Now, the region is accelerating Finger Lakes Forward with a \$500 million State investment through the Upstate Revitalization Initiative. The State's \$500 million investment will incentivize private business to invest well over \$2.5 billion - and the region's plan, as submitted, projects up to 8,200 new jobs. More information is available here.

###