



Providence Housing and Rochester's Cornerstone Group begins phase III

September 26, 2007 - Upstate New York

Providence Housing Development Corporation and Rochester's Cornerstone Group, Ltd., developers of Plymouth Manor and Carlson Commons in the city's southwest sector, have received funding which will enable them to continue the transformation of the Plymouth/Exchange neighborhood in the city.

The construction is expected to commence in November. In 2005 and 2006, 144 units were developed in conjunction with the Rochester Housing Authority to replace 111 units of public housing that had aged beyond its useful life. In Plymouth Manor, 28 townhomes and 39 single family 2, 3, 4 and 5-bedroom homes were constructed throughout the southwest portion of the city. In Carlson Commons, 48 townhomes, 29 single family homes, and a community center were constructed in 2006 and 2007. "The market demand for our first two phases has been overwhelming," said Monica McCullough, executive director of Providence Housing Development, which also manages the apartments. "We have 1,800 families on our waiting list, which has been closed for almost a year."

The 32 units that are being developed in phase III will include mostly new structures and some rehabilitation in the Plymouth/Exchange neighborhood. The properties are being acquired from the city, in a manner similar to the previous projects. The first of the units will be ready in April of 2008 and will be delivered on a monthly basis throughout the course of the year. The development team includes Atlas Builders, who will construct the units, as well as SWBR Architects and Stantec Engineering.

Plymouth Manor and Carlson Commons have received numerous state and national awards and recognition for the quality of the developments. Most recently, the two communities combined were designated as one of the top four new family projects in the country by Affordable Housing Finance magazine's 2007 Reader's Choice Award.

New York Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540