



## **Rochester's Cornerstone and Charles Settlement House complete portion of environmentally-friendly Stadium Estate rental project**

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After a busy fall and snowy winter, construction was finally completed on the first few units of the Stadium Estates rental project. According to co-developers Rochester's Cornerstone Group and Charles Settlement House, residents have started to move into the new residences. This scattered-site development on formerly vacant parcels consists of 45 three, four, and five-bedroom units in 28 separate single-family, duplex, and triplex buildings. It will serve households at or below the 60% area median income level.

Cornerstone Property Managers' project rental office at 431 Jay St. is centrally located in the middle of the JOSANA neighborhood and is accessible for all residents. The community manager received over 100 applications in the first few weeks before the tenant lottery and an extensive waiting list is expected for the remainder of the project. The project will continue to accept applications throughout the construction process.

Stadium Estates is also part of the Enterprise Green Communities program, which provides a framework to build and manage environmentally-friendly affordable homes. All appliances and fixtures are Energy Star, and the project will also receive NYSERDA incentives by complying with the EPA's Energy Star Certified Homes program. All units have central air conditioning, washer/dryer hookups, outdoor sitting areas, and cable/Internet hookups. Paved off-street parking is provided for each unit's tenants, as is a lawn area for gardening and play space.

Seven units have been set aside for household with individuals that have psychiatric or physical disabilities and two units are also adaptable for hearing or visually impaired households.

The neighborhood has been full of trucks, workers, and deliveries since the beginning of construction in October 2014. Saxton St. between Smith and Jay contains 7 of the 45 units and has been the epicenter of the initial building process. As of mid-March, 35 of the 45 project units are in some stage of construction or completion. All Stadium Estates units are expected to be leased by the end of the year.

If you would like more information about Stadium Estates, please contact Ryan Brandt at 585-424-1400 or email at [ryan@rcgltd.net](mailto:ryan@rcgltd.net).

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