



Rochester's Cornerstone Group breaks ground on Frances Apts. II with Lifetime Assistance, Passero, SWBR, LECESSE, People, Inc.

December 03, 2019 - Upstate New York

Brockport, NY Lifetime Assistance, Inc. and Rochester's Cornerstone Group, Ltd., broke ground on Phase II of Frances Apartments affordable inclusive housing. Frances Apartments II will add 48 units of affordable rental housing with inclusive options for people with disabilities.

The apartments will be located on two vacant parcels, a 2.51-acre parcel on Owens Rd. (north of the existing Frances Apartments). This parcel will be developed to include four apartment buildings consisting of eight units in each building. A 4.12-acre parcel on Owens Rd. (south of the existing Frances Apartments), will be developed to include four apartment buildings consisting of eight units in each building. Both parcels are close to retail, employment, and the village.

The project's team includes Lifetime Housing Development Corp. and Rochester's Cornerstone Group, Ltd. as co-developer/owners, Passero Associates (civil engineer), SWBR Architects (architect), LECESSE Construction Co. (general contractor), Cornerstone Property Managers, LLC and People, Inc. (service provider).

NYS HCR Funding provided federal Low Income Housing Tax Credits that will generate \$9.6 million in equity and an additional \$2.2 million in subsidy. Additional funding sources include Monroe County HOME Funds, CPC Permanent Conventional Mortgage, the Lifetime Assistance Foundation, NYSERDA Green Building Incentives, Raymond James Tax Credit Funds, Chase's Community Development Banking group.

The first units are expected to be ready to occupy starting July 2020. The buildings will be accessible to persons with accessibility issues through handicap accessible common areas, grounds, and ground floor units. Residents will also be able to use the existing accessible Community Building in the Frances Apartment Complex, which will also be expanded. The building features a large community room and accessible kitchen, computers and internet access for resident use and laundry facilities. It will have 24 one-bedroom units and 24-three bedroom units. Phase I of Frances Apartments, which opened in October 2017, consists of 56 fully-occupied units within seven buildings offering independent, inclusive housing for low to moderate income families and individuals with developmental disabilities.

“Today is another historic day in Lifetime’s history,” said Lifetime’s CEO Jamie Branciforte, “We have taken another major step to broaden the opportunities for individuals with disabilities to live independently with support and to fully participate and contribute in their communities. We are grateful to all those who are partnering with us in this important endeavor.”

“Cornerstone is very pleased to be partnering again with Lifetime Assistance to provide successful development with our funders at New York State,” said Roger Brandt, Jr., president of RCG. “This second phase of Frances Apartments will provide 48 additional units of clean, safe, and affordable housing in the wonderful town of Sweden.”

“At CPC, we believe that housing that is affordable and well-managed can act as the foundation of strong, healthy communities. This is why we’re proud to invest in housing projects like Frances II, that will bring stability to the people who will call it home, and new opportunity and investment into the neighborhood,” said Miriam Zinter, mortgage officer at CPC. “My thanks to Rochester’s Cornerstone Group, Lifetime Assistance, Inc., the town of Sweden, New York State Homes and Community Renewal and all of our partners for their commitment to this fantastic project.”

Eight units (15%) will be set-aside for individuals with special needs including traumatic brain injuries or physical disabilities. Five of the 48 project units (10%) will be accessible and designed to accommodate individuals with mobility impairments. Two of the 48 units (4%) will be set aside for individuals who are deaf or hard of hearing. Strobe lights and chimes will be utilized within this unit.

Frances Apartments II is part of governor Cuomo’s commitment to providing all New Yorkers with access to safe, affordable housing is reflected in the state’s \$20 billion, five-year housing plan. The plan makes housing accessible and combats homelessness by building or preserving more than 100,000 affordable homes and 6,000 with supportive services. Frances Apartments Phase II aligns with the town’s comprehensive plan by converting vacant land on Owens Rd. to multifamily residential, filling the need for housing with a variety of style and prices, as well as providing handicapped accessible and energy efficient units, and utilizing existing public sewer and recent infrastructure improvements.