

Dear housing partner-

New affordable housing is available! **Applications for the lottery at Cobbs Hill Village, located at 645 Norris Dr. Rochester, NY 14610, are due 11/14/2025.** Please refer your community and local stakeholders to this link to apply and learn more: <https://rochestermanagement.com/properties/cobbs-hill-village/>

Cobbs Hill Village, financed by New York States Homes and Community Renewal (NYS HCR), will have 12 units available at rents starting from \$715 (see attached for more information). 3 units will be adapted for those with mobility impairments. The property is located adjacent to Cobbs Hill Park and offers on-site laundry, a library, exercise room, community room, off-street parking, and 24/7 emergency maintenance.

These are other ways you may be able help get the word out on these units:

- Post the link on your social media in relevant languages:
  - English: Affordable housing available – Apply before November 14, 2025 for the lottery! <https://rochestermanagement.com/properties/cobbs-hill-village/>
  - Spanish: Apartamentos asequibles disponibles – Aplicar para la lotería antes de Noviembre 14 2025 <https://rochestermanagement.com/properties/cobbs-hill-village/>
- Re-post availabilities posted on NYS HCR's social media:
  - <https://www.facebook.com/nyshcronlin>
  - <https://www.instagram.com/nyshcr/>
- Include an item in your organizational newsletter or email blast
- Post the 1-pagers (attached here) in your public-facing offices or in mailouts to your community members
- Distribute paper applications to your clients/constituents.

We do not automatically reject applicants based on credit or criminal legal system background in most cases, and we give applicants a chance to provide extra information that can be helpful to their application. Learn more about these policies here: <https://hcr.ny.gov/marketing-plans-policies#credit-&-criminal-history-assessment-policies>.

Please contact me at 585-467-2442 or [jfordham@rochestermanagement.com](mailto:jfordham@rochestermanagement.com) with any questions about the upcoming availabilities.

Sincerely,  
Jennifer Fordham

Attachments:

- Advertisement in English, Spanish, and Chinese
- Application in English, Spanish, and Chinese





**Cobbs Hill Village**  
 12 UNITS AT 645 Norris Dr.  
 Rochester, NY 14610



**Application Due: November 14, 2025**

**Amenities:** Adjacent to Cobbs Hill Park, close to I-590, off-street parking, on-site laundry, library, exercise room, community room, 24/7 emergency maintenance

**Income Restrictions Apply – No Application Fee – No Broker’s Fee**

**Applicants will *not* be automatically rejected based on credit or most background check info**

**Priority admissions:** Mobility disability (3 units)

Your household must meet these income restrictions:

AMI	Unit Size	# Units	Monthly Rent*	Household Size	Household Income**
60%	1 BR RANCH	1	\$715	1-2	\$43,680 - \$49,920
60%	2 BR	4	\$850	2-4	\$49,920 - \$62,340
80%	2 BR	3	\$925	2-4	\$66,560 - \$83,120
80%	2 BR TH	4	\$1,170	2-4	\$66,560 - \$83,120

\*Rent for 60% and 80% two-bedrooms includes gas, water, and trash. Rent for 60% one-bedroom ranch and 80% two-bedroom townhouses includes water and trash. Income guidelines & permitted household size are subject to change.

\*\*Minimum income listed may not apply to applicants with Section 8 or other qualifying rental subsidies. Asset limits may apply.

### Application Due Date: November 14, 2025

Must be postmarked by this date. Sending more than 1 application may disqualify you.

#### How to Apply:

Online: [rochestermanagement.com/properties/cobbs-hill-village](http://rochestermanagement.com/properties/cobbs-hill-village)

Request Application By Phone or Email: 585-287-6555 or [office@cobbshillvillage.com](mailto:office@cobbshillvillage.com)

By Mail or In-Person: 645 Norris Dr. Rochester, NY 14610

Include your address & the name and address of the building where you want to apply.

**Lottery Date & Location: December 1, 2025 at 10AM | Livestreamed on [facebook.com/rochestermanagement](https://facebook.com/rochestermanagement)**

The lottery will determine which applications will be reviewed for tenancy

### YOU HAVE RIGHTS!

- If you have experienced housing discrimination: <https://dhr.ny.gov/journey-fair-housing> or call 844-862-8703
- Learn about how your credit and background check will be individually reviewed: <https://on.ny.gov/3uLNLw4>

### ACCESSIBILITY INFORMATION

- 3 units are adapted for mobility impairment
- 1 unit are adapted for hearing/vision impairment
- All units are adaptable to be wheelchair accessible
- Reasonable accommodation and modifications may be requested



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**Cobbs Hill Village**  
 12 UNIDADES EN 645 Norris Dr.  
 Rochester, NY 14610



**Fecha límite de entrega de la solicitud: Noviembre 14, 2025**

**Servicios:** Junto a Cobbs Hill Park, cerca de la I-590, estacionamiento privado, lavandería en el lugar, biblioteca, gimnasio, sala comunitaria, mantenimiento de emergencia las 24 horas, los 7 días de la semana.

Se aplican restricciones por ingresos – Sin cuota por solicitud – Sin honorarios de corredor  
Los solicitantes **no** serán rechazados automáticamente debido a su crédito, ni por la mayor parte de la información de su investigación de antecedentes

**Admisiones prioritarias:** Discapacidad de movilidad (3 unidades)

Su hogar debe cumplir con estas restricciones de ingresos:

Ingreso mediano de la región (AMI)	Tamaño de la unidad	Núm. unidades	Alquiler mensual*	Miembros del hogar	Ingresos del hogar**
60%	1 RÉC. RANCH	1	\$715	☺ - ☺☺	\$43,680 - \$49,920
60%	2 RÉC.	4	\$850	☺☺ - ☺☺☺☺	\$49,920 - \$62,340
80%	2 RÉC.	3	\$925	☺☺ ☺☺☺	\$66,560 - \$83,120
80%	2 RÉC. TH	4	\$1,170	☺☺ ☺☺☺☺	\$66,560 - \$83,120

\*El alquiler para apartamentos de dos habitaciones (60% y 80% de los alquileres) incluye gas, agua y basura. El alquiler para apartamentos tipo rancho de una habitación (60% de los alquileres) y casas adosadas de dos habitaciones (80% de los alquileres) incluye agua y basura. Las normas de ingresos y el tamaño permitido del hogar están sujetos a cambios.\*

\*Los ingresos mínimos indicados podrían no aplicarse a los solicitantes con subsidios de la Sección 8 u otros subsidios de alquiler habilitantes. Se puede aplicar límites de recursos.

**Fecha límite de entrega de la solicitud: Noviembre 14, 2025**

If submitted by mail, it must be postmarked by this date. Submitting more than one application may result in disqualification.

**Cómo presentar solicitud:**

Por internet: [rochestermanagement.com/properties/cobbs-hill-village](http://rochestermanagement.com/properties/cobbs-hill-village)

Pedir una solicitud por teléfono o correo electrónico: 585-287-6555 o [office@cobbshillvillage.com](mailto:office@cobbshillvillage.com)

Por correo postal o en persona: 645 Norris Dr. Rochester, NY 14610

Incluya su dirección y el nombre y la dirección del edificio para el que quiere presentar la solicitud.

**Fecha y lugar de la lotería: Diciembre 1, 2025 10AM | Transmitido en vivo en [facebook.com/rochestermanagement](https://www.facebook.com/rochestermanagement)**

La lotería determinará cuáles aplicaciones se analizarán para el alquiler.

**¡USTED TIENE DERECHOS!**

- Si ha sufrido discriminación en materia de vivienda: <https://dhr.ny.gov/journey-fair-housing> o llame al 844-862-8703
- Conozca cómo se analizarán individualmente su crédito y su investigación de antecedentes: <https://on.ny.gov/3uLNLw4>

**INFORMACIÓN DE ACCESIBILIDAD**

- 3 unidades están adaptadas para problemas de movilidad
- 1 unidades están adaptadas para problemas de la vista y el oído
- Todas las unidades son adaptables para ofrecer acceso a sillas de ruedas
- Puede solicitar adaptaciones y modificaciones razonables



## Cobbs Hill Village

位於 645 Norris Dr.

Rochester, NY 14610 的 12 個單元

申請截止日期：2025 年 11 月 14 日

便利設施：毗鄰科布斯山公園 · 靠近 I-590 · 路边停车位 · 现场洗衣房 · 图书馆 · 健身房  
· 社区活动室 · 24/7 紧急维护

有收入限制 - 無申請費 - 無中介費

申請人將不會因信用或大部分背景調查資訊而被自動拒絕

優先入住：行動障礙 (3 個單元)



ROCHESTER MANAGEMENT  
Making a Difference. Connecting Community.

您的家庭必須滿足以下收入限制：

地區收入中位數(AMI)	單元規格	單元數	月租金*	家庭人數	家庭收入**
60%	1 居牧场住宅	1	\$715	1-2	\$43,680 - \$49,920
60%	2 居	4	\$850	2-4	\$49,920 - \$62,340
80%	2 居	3	\$925	2-4	\$66,560 - \$83,120
80%	2 居 联排別墅	4	\$1,170	2-4	\$66,560 - \$83,120

\* 60% 和 80% 两居室租金包含燃气费、水费和垃圾处理费。60% 一居室牧场式別墅和 80% 两居室联排別墅租金包含水费和垃圾处理费  
收入标准和允许的家庭规模可能会有所变化。

\*\*所列最低收入可能不適用於享受第 8 條或其他符合條件的租金補貼的申請人。

申請截止日期：2025 年 11 月 14 日

請務必在此日期前線上提交申請或透過郵寄 (郵戳日期在此日期前) 提交申請。提交超過 1 份申請可能會使您失去資格。

申請方法：

線上：[rochestermanagement.com/properties/cobbs-hill-village](https://rochestermanagement.com/properties/cobbs-hill-village)

透過電話或電子郵件申請：585-287-6555 [office@cobbshillvillage.com](mailto:office@cobbshillvillage.com)

透過郵寄或當面申請：645 Norris Dr. Rochester, NY 14610

請提供您的地址和您想要申請的建築物名稱和地址。

抽籤日期和地點：2025 年 12 月 1 日上午 10 點 | 在 [facebook.com/rochestermanagement](https://facebook.com/rochestermanagement) 上直播

將透過抽籤決定對哪些租賃申請進行審核



### 您享有各項權利！

- 如果您遭遇了住房歧視：<https://dhr.ny.gov/journey-fair-housing> 或致電 844-862-8703
- 瞭解如何單獨審查您的信用和背景調查：  
<https://on.ny.gov/3uLNLw4>



### 無障礙資訊

- 3 個行動障礙適應單元
- 1 個聽力/視力障礙適應單元
- 所有單元均為輪椅無障礙通行單元
- 可要求提供合理的便利安排和改造