

Income and Occupancy Requirements

Residency in all family housing apartments is limited to households below 50% and 60% Annual Median Income (AMI). Listed below are the current (2024) maximum allowable incomes, by household size. The income limits are updated and published annually by the U.S. Department of HUD.

50% limits

1 person	2 person	3 person	4 person
\$33,950	\$38,800	\$43,650	\$48,500
Unit Size	Occupancy	# of Units	Rent
Studio	Min. 1/Max. 2	1	\$625
1 bedroom	Min. 1/Max. 2	6	\$700
2 bedroom	Min.2/Max.4	19	\$820

60% limits

1 person	2 person	3 person	4 person
\$40,740	\$46,560	\$52,380	\$58,200
Unit Size	Occupancy	# of Units	Rent
1 bedroom	Min. 1/Max. 2	7	\$800
2 bedroom	Min.2/Max.4	20	\$940

- All information on income and assets provided by applicants must be verified prior to occupancy. This qualification and certification process must also be completed annually upon renewal.
- Security deposit is equal to one month's rent.
- Assistive animals for persons with a disability are accepted.
- This is a non-smoking community. Smoking is not allowed in any apartment or common areas or within 50 feet of the buildings.



**Homes and
Community Renewal**

NYS Governor Kathy Hochul
NYS HCR Commissioner RuthAnne Visnauskas



Family & Supportive Housing Canal Commons



Located at 67-89 Canal Street, in the City of Rochester in Monroe County, Canal Commons features 123 apartments, including 70 supportive housing units. There will be one studio, 81 one-bedroom, and 41 two-bedroom apartments with kitchen and spacious living-dining area. Seven apartments are fully wheelchair accessible for those with mobility impairments, three units are fully adapted for hearing/visually impaired, and all apartments are handicapped visitable or adaptable.

Canal Commons is located one block from a major bus route and the RTS Transit Center, and is close to restaurants, shopping, and attractions.

For more information:

Phone: 585.238.8940 | TTY: 1.800.662.1220

Fax: 585.529.9525

Email: CanalCommons@dor.org

ProvidenceHousing.org or NYHousingSearch.gov



Property Professionally Managed by Providence Housing
Development Corporation, 1150 Buffalo Rd, Rochester, NY 14624



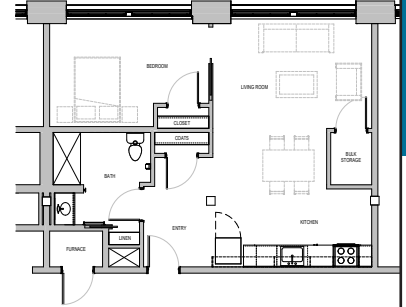
ProvidenceHousing.org

ProvidenceHousing.org



Apartment sizes:

Studio
524 sq. ft.
One bedroom
638-762 sq. ft.
Two-bedroom:
842-897 sq. ft.



Pictured is one-bedroom

Thank you for your interest in Canal Commons, professionally managed by Providence Housing Development Corporation (PHDC). Our community is operated under the Low Income Housing Tax Credit Program (LIHTC), within Section 42 of the Internal Revenue Code. These programs are designated to facilitate the housing needs of moderate to low income households. Applicants with Section 8 housing choice vouchers or certificates are welcome to apply for residency. Please review the enclosed documentation regarding qualifications and application.

Residency in all of the apartments is limited to households having moderate to low incomes. In addition to standard wages, income includes monies received from many sources such as alimony, pensions, social security, etc. Canal Commons Apartments will serve several income groups. Please refer to the back of the brochure for the current (2024) maximum allowable incomes, by household size. The income limits are updated and published annually by the U.S. Department of HUD.

Amenities:

- Intercom entry system & elevator access
- Fully-equipped kitchen with Energy Star appliances
- Heat, hot water, electric, & high-speed wifi included with rent
- Individually controlled heat & electric
- Central air conditioning
- Bulk tenant storage
- Self-pay laundry units available on each floor
- Wired for cable TV, Internet, & telephone
- Community room & lounges on each floor
- Private courtyard area with green space, walking areas, seating & playground equipment
- Free off-street parking
- Exterior bike racks & interior storage space for up to 20 bikes
- Smoke-free housing 

Eligibility Guidelines:

- Income & occupancy requirements apply

Rents:

Studio Apartment (One Unit)

1 unit @ \$625/month (50% AMI)

One Bedroom (13 Units):

6 units @ \$700/month (50% AMI)

7 units @ \$800/month (60% AMI)

Two Bedrooms (29 Units):

19 units @ \$820/month (50% AMI)

10 units @ \$940/month (60% AMI)

