

## 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: 585.529.9561 | TTY: 1.800.662.1220  
Fax: 585.529.9525 | Email: CanalCommons@dor.org  
ProvidenceHousing.org or NYHousingSearch.gov



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



## 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 (2023) 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
\$33,250	\$38,000	\$42,750	\$47,500
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
\$39,900	\$45,600	\$51,300	\$57,000
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.

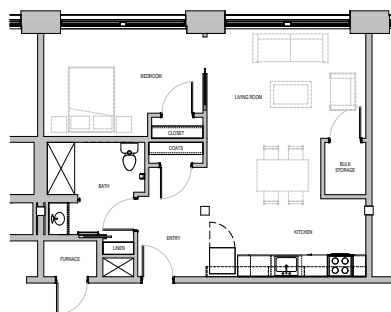


NYS Governor Kathy Hochul  
NYS HCR Commissioner RuthAnne Visnauskas



### Apartment sizes:

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



Pictured is one-bedroom

### 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)

## Canal Commons Tenant Selection Procedures - Initial Application Lottery



### 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 (2023) maximum allowable incomes, by household size. The income limits are updated and published annually by the U.S. Department of HUD.



**1. Selection Process:** Affordable housing tenants will be selected on a random basis through the use of a lottery. Supportive housing tenants should contact East House.

**2. Applications will be available by September 1, 2023** at [ProvidenceHousing.org/housing/canal-commons/](https://ProvidenceHousing.org/housing/canal-commons/) or at the following locations for pick up or by mail. Contact information is listed below.

East House Corporation (585)238-4800  
259 Monroe Avenue  
Rochester, New York 14607

Providence Housing Development Corporation (585)529-9555  
1150 Buffalo Road  
Rochester, New York 14624

**3. The initial application period will be September 1, 2023 - October 30, 2023.** All applications must be received during the initial application period to be included in the lottery. At the end of the initial application period, all applications received will be placed in priority order via random lottery in our compliance software program.

**4. Tenant eligibility** will be determined through proof of age, income certification, criminal record checks, landlord references and additional requirements as required by the designated project or funders. When filling a vacancy in a specially designated "handicap" unit or "hearing/visually impaired" unit, preference will be given to applicants who require the use of the special design features of that unit.

### 4. Tenant eligibility continued

Once applicants have been placed in priority order, they will be contacted to inform them of their placement on the waitlist and/or to schedule a personal interview. After the personal interview, applicants will supply income and asset information which then will be third party verified. Management staff will review all materials and determine eligibility for tenancy.

**5. Supportive Housing:** Seventy (70) units have been set aside for persons residing in supportive housing that have been funded through the Empire State Supportive Housing Initiative (ESSHI). East House Corporation shall be the support/service provider for those residing in supportive housing. All ESSHI applicants must be referred by an agency to East House, located at 259 Monroe Avenue, Rochester, NY 14607. East House may be contacted at (585) 238-4800. Residents will be screened and housed according to eligibility and prioritization criteria.

**6. Accessibility:** Seven (7) units will be fully accessible for persons who have mobility impairment. Three (3) units will be adapted for persons who have a hearing or vision impairment.

Pictured is two-bedroom adaptable unit

