

Apartment sizes:

One bedroom
730 sq. ft.
Two-bedroom:
954 sq. ft.



1 Typical 1-Bedroom Unit
31'6" x 11'0"

Pictured is one-bedroom

Amenities:

- Intercom entry system & elevator access
- Fully-equipped kitchen with Energy Star appliances
- Heat, hot water, & electric included with rent
- Individually controlled heat & electric
- Central air conditioning
- In-apartment storage
- In-unit washer/dryer hookups available, plus self-pay laundry units available on each floor
- Wired for cable TV, Internet, & telephone
- High-speed WiFi available in common areas
- Community room, exercise room, & lounges on each floor
- Ample green space & gazebo
- Free off-street parking
- Smoke-free housing
- Episcopal Senior Life Community Center on site with services available to residents and community

Eligibility Guidelines:

- Income & occupancy requirements apply
- Must be 55+ years old

Rents:

One Bedroom (13 Units):
\$776/month (50% AMI)
Two Bedrooms (2 Units):
\$1,020/month (60% AMI)



Income and Occupancy Requirements

Residency in all senior 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	
\$33,250		\$38,000	
Unit Size	Occupancy	# of Units	Rent
1 bedroom	Min. 1/Max. 2	13	\$776

60% limits

1 person	2 person	3 person	4 person
\$39,900	\$45,600	\$51,300	\$57,000
Unit Size	Occupancy	# of Units	Rent
2 bedroom	Min.2/Max.4	2	\$1,020

- 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



St. Leo Senior Apartments
Senior Housing for Age 55+



Located at 171 Lake Avenue, in the village of Hilton, in Monroe County, St. Leo Senior Apartments features 40 apartments (including 25 supportive housing units for frail elderly). There will be 13 one-bedroom, and two (2) two-bedroom apartments with kitchen and spacious living-dining area. Four apartments are fully wheelchair accessible for those with mobility impairments, two units are fully adapted for hearing/visually impaired, and all apartments are handicapped visitable or adaptable.

St. Leo Senior Apartments is near the bus route, and is close to a pharmacy, restaurants, and shopping. An Episcopal Senior Life Senior Community Center is also on site with services available to residents and the community at large.

For more information:

Phone: 585.529.9555 | TTY: 1.800.662.1220
Fax: 585.529.9525 | Email: StLeoSeniorApts@dor.org
ProvidenceHousing.org or NYHousingSearch.gov



Providence Housing Development Corporation,
1150 Buffalo Rd, Rochester, NY 14624



St. Leo Senior Apartments Tenant Selection Procedures - Initial Application Lottery



Thank you for your interest in St. Leo Senior Apartments.

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. St. Leo Senior 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.

1. Selection Process: Affordable housing tenants will be selected on a random basis through the use of a lottery. Supportive housing tenants should contact Episcopal Senior Life.

2. Applications will be available by July 8, 2024 at ProvidenceHousing.org/housing/stleo-senior-aps/ or at the following locations for pick up or by mail. Contact information is listed below.

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

Episcopal Senior Life
(585) 546-8400
505 Mount Hope Avenue
Rochester, NY 14620

3. The initial application period will be July 8, 2024 - September 5, 2024. 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: Twenty five (25) units have been set aside for persons residing in supportive housing that have been funded through the Empire State Supportive Housing Initiative (ESSHI). Episcopal Senior Life shall be the support/service provider for those residing in supportive housing. All ESSHI applicants must be referred by an agency to Episcopal Senior Life, located at 505 Mount Hope Avenue, Rochester, NY 14620. Episcopal Senior Life may be contacted at (585) 546-8400. Residents will be screened and housed according to eligibility and prioritization criteria.

6. Accessibility: Four (4) units will be fully accessible for persons who have mobility impairment. Two (2) units will be adapted for persons who have a hearing or vision impairment.

Pictured is two-bedroom unit



2 Typical 1-Bedroom Unit
3/16" = 1'-0"