

PROGRAM INFORMATION SHEET
Frances Apartments II
Brockport, New York

WELCOME to Frances Apartments II, owned by Frances Apartments II, LLC and professionally managed by Cornerstone Property Managers, LLC. Our community is operated under the Low-Income Housing Tax Credit Program (LIHTC), within Section 42 of the Internal Revenue Code. This program is designated to facilitate the housing needs of moderate to low income individuals and families. This program is not connected with Section 8 although applicants with Section 8 travel vouchers or certificates may apply for residency.

Residency in all of the apartments at Frances Apartments II is limited to those households having moderate to low incomes. In addition to standard wages, income includes monies received from many sources such as pensions, social security, retirement accounts, alimony, etc. Listed below are the current (2019) maximum allowable incomes (by household size) for Monroe County:

50% Limits

Income Cannot Exceed:

<u>1 Person</u>	<u>2 Person</u>	<u>3 Person</u>	<u>4 Person</u>	<u>5 Person</u>	<u>6 Person</u>
\$26,500	\$30,300	\$34,100	\$37,850	\$40,900	\$43,950
<u>Unit Size</u>		<u>Occupancy</u>		<u># of Units</u>	<u>Rent</u>
1-bedroom		Min. 1/Max. 2		5	\$605
3-bedroom		Min. 3/Max. 6		5	\$839

60% Limits

Income Cannot Exceed:

<u>1 Person</u>	<u>2 Person</u>	<u>3 Person</u>	<u>4 Person</u>	<u>5 Person</u>	<u>6 Person</u>
\$31,800	\$36,360	\$40,920	\$45,420	\$49,080	\$52,740
<u>Unit Size</u>		<u>Occupancy</u>		<u># of Units</u>	<u>Rent</u>
1-bedroom		Min. 1/Max. 2		19	\$657
3-bedroom		Min. 3/Max. 6		19	\$914

- All information on income provided by applicants must be verified before occupancy. This qualification and certification process must also be completed annually upon renewal.
- Tenant is responsible for payment of gas and electric bills. Water, Sewer and Trash included. Off street parking, Energy Star appliances and fixtures, Washer/Dryer hookups, balcony/patio, and all homes are located on or near a public bus line.
- Standard security deposits have been established and are equal to one month's rent.
- Applications may be obtained by phone, mail or at the rental office at 1 Lifetime Way Brockport, NY 14420.

Applications are being accepted starting **March 15, 2020** through **April 14, 2020** at **9:59 am**. A lottery will take place on **April 14, 2020** at **10 am** at the **Frances Apartments Community Room** located at **1 Lifetime Way, Brockport, NY 14420**. After the lottery applications will be accepted with a date and time stamp when received.

Please return all completed applications to:

Frances Apartments II
Phone (585) 637-6428, TTY 711
Fax (585) 637-6653
Email francesapts@rcgltd.net

The project is posted online at www.NYHousingSearch.gov