



# Ibero-American Development Corporation

954 Clifford Avenue, Rochester, New York 14621

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[Date]

Re: New Affordable Rentals Available for Low-Income Households  
Alta Vista at St. Joseph's Park, 101 Franklin Street, Rochester, NY 14604

To Whom It May Concern:

Rental applications for the Alta Vista at St. Joseph's Park lottery are now available. The new building offers 51 apartments and 3 two-bedroom townhouses. The development includes off-street parking, an indoor play space, a community room, coin-operated laundry, and outdoor green space. Eight apartments are fully handicapped accessible and four apartments are adapted for audio/visual impairment. The units include the following income restrictions:

AMI	Unit Size	# Units	Monthly Rent*	Household Size	Household Income**
50%	1 BR	21	\$680	■ - ■■■■	\$36,400 - \$46,800
	2 BR	11	\$819	■■ - ■■■■■■	\$41,600 - \$56,150
60%	1 BR	3	\$858	■ - ■■■■	\$43,680 - \$56,160
	2 BR	3	\$1,033	■■ - ■■■■■■	\$49,920 - \$67,380
70%	1 BR	11	\$1,036	■ - ■■■■	\$50,960 - \$65,520
	2 BR	5	\$1,246	■■ - ■■■■■■	\$58,240 - \$78,610

\*Rent includes heat, water, garbage, WiFi. Income guidelines & permitted household size are subject to change.

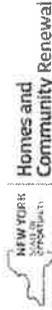
\*\*Minimum income listed may not apply to applicants with Section 8 or other qualifying rental subsidies. Asset limits may apply.

The project will be posted on NYHousingSearch.gov. Applications can be obtained from the IADC Rental Office at 47 Sullivan St., Rochester, NY 14605 or online at iadc-online.org. All applicants will be placed on a waiting list in the order determined by a random lottery. Applicants will then be contacted in priority order to determine eligibility. Lottery applications will be accepted beginning Monday, June 9, through Friday, August 8, 2025. Applications returned by mail must be postmarked by August 8, 2025 in order to be considered for the lottery. The lottery will take place at 11:00am at the IADC Rental Office at 47 Sullivan St., Rochester, NY 14605 and broadcast virtually on Friday, August 22, 2025.

I have enclosed a flyer advertising these units in English, Spanish, and Chinese. I would appreciate it if you could post the flyers.

Sincerely,

Ibero-American Development Corporation



KATHY HOCHUL  
Governor

RUTHANNE VISNAUSKAS  
Commissioner/CEO

