

Canal Commons

67-89 Canal Street, Rochester NY 14608 | Office: 585.529.9561 | Fax: 585.529.9525

September 1, 2023

Monroe County OMH
April Aycock, Director of Mental Health
1099 Jay Street Bldg J 3rd Floor
Rochester NY 14611

Dear April Aycock,

Rental applications for the Canal Commons lottery are now available! Canal Commons is a new 123-unit rental community in Rochester, New York. The property consists of studio, one-bedroom and two-bedroom apartments. All apartments have energy star rated refrigerator and. The building has an elevator and is intercom access only. Heat, electric and hot water are included in the rent. Residents of our community have access to an on-site laundry facility and community room. Seventy (70) units shall be dedicated to eligible NYS Empire State Homeless Housing Initiative (ESSHI) residents screened by East House and housed according to eligibility and prioritization criteria.

The apartments will be ready for occupancy near April 2024. Lottery applications will be accepted September 1, 2023 through October 30, 2023.

Housing is available to households having moderate to low incomes. Attached is a Brochure outlining income and occupancy eligibility.

The project is comprised of one five-story building, located at 67-89 Canal Stret. The studio apartment has a living area, kitchen, bath, storage, and WIFI. The 1 and 2-bedroom units have living areas, kitchen, bath, bedroom(s), storage and WIFI. The property will have a community room and central laundry facilities. 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. The property is non-smoking. Preference in the selection of tenants in not less than seventy (70) of the units shall be given to special needs households referred by East House through the ESSHI Program. The rent for all apartments includes heat, hot water, electric and WIFI.

Canal Commons is an East House Property and Providence Housing Development Corporation will serve as the Management Company.



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Applications can be obtained from Providence Housing Development Corporation at 1150 Buffalo Road, Rochester, New York 14624, by calling (585) 529-9555, or at ProvidenceHousing.org. Applications are also available at East House, 259 Monroe Avenue, Suite 200. Information regarding Canal Commons may also be obtained at www.NYHousingSearch.gov. The lottery will close at 11:59 pm on October 30, 2023. All applicants will be placed on a waiting list in the order determined by random lottery. The lottery will be held at Providence Housing, 1150 Buffalo Road, Rochester, New York on November 15, 2023 at 12:00 pm. Applicants are invited to attend the lottery in person. Persons will be able to view a recorded video of the lottery at ProvidenceHousing.org. Applicants will then be contacted in priority order to determine eligibility. Applications received after the close of the lottery will be placed on the waitlist in the order they are received.

I urge you to make this information known to your clients. A brochure is enclosed for you to post or to include in newsletters. The project is posted online at NYHousingSearch.gov. Thank you very much.

Sincerely,

Stefanie Glatz

Stefanie Glatz
Regional Property Manager

Enclosures



Canal Commons Tenant Selection Procedures - Initial Application Lottery

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/ 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.

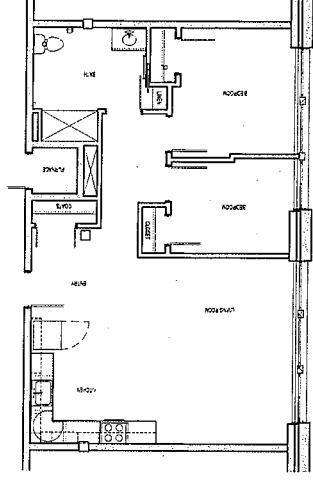
4. Tenant eligibility continued

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.

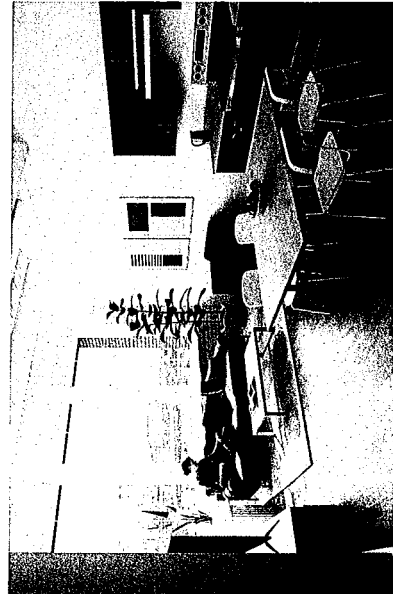
Pictured is two-bedroom adaptable unit



Thank you for your interest in Canal Commons,

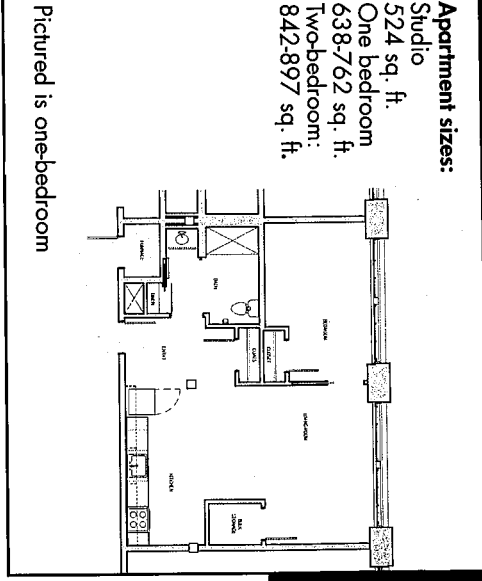
professionally managed by Providence Housing Development Corporation (PHDC). Our community is operated under the Low Income Housing Tax Credit Program (LIHTC), within Section 42 of the Internal Revenue Code. These programs are designed to facilitate the housing needs of moderate to low income households. 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.




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)

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 Ruth Anne Viscuska

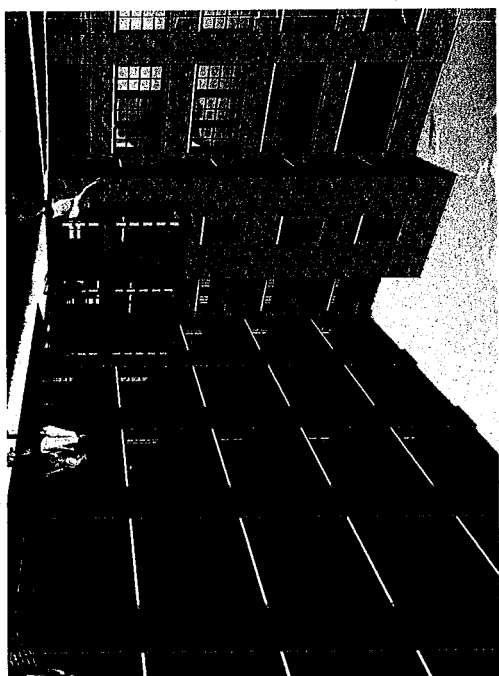


ProvidenceHousing.org

EastHouse
moving lives forward

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 visible 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@dot.or
ProvidenceHousing.org or NYHousingSearch.gov



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

ProvidenceHousing.org