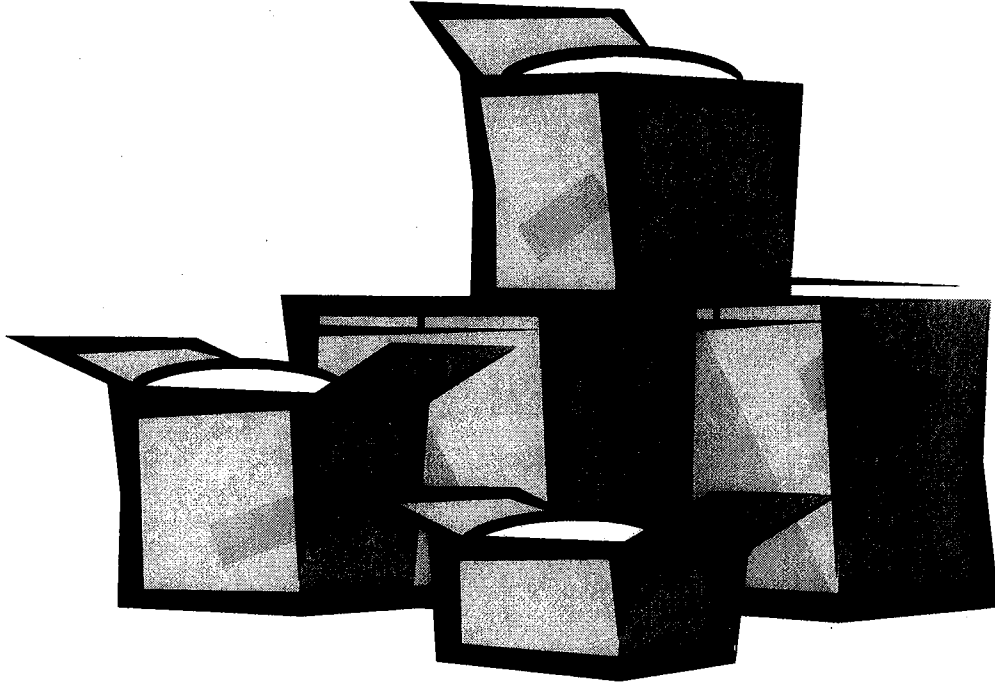


# Affordable Housing List



The  
HOUSING  
COUNCIL

75 College Ave  
4 th Floor  
Rochester, NY 14607

Unlocking the American Dream



Dear Valued Customer,

**Please read the following:**

The Housing Council is committed to providing its customers with the most current and accurate information on the availability of affordable housing in Monroe County. *The Housing Council makes no guarantee to the condition of the available units. Tenant and/or their representative are encouraged to inspect the unit prior to making a commitment to rent it.*

The Housing Council provides two listings to assist you with finding suitable and affordable housing that meet your needs, the Rental Registry and the Affordable Housing List.

The Housing Council Rental Registry list is updated weekly on Tuesday and Thursday afternoon. The units are categorized by bedroom size.

The Housing Council Affordable Housing List is updated as needed.

These properties have income limits. The rent determination is based on the housing provider's federal/state or local funding program. Keep in mind that some properties have more than one funding program resulting in differences in unit rent amount. **Never assume that you will pay only 30% of your income toward housing.** Please call the property community manager directly to inquire about unit availability, waiting list, income qualification, tenant selection criteria, and rent determination.

# **ROCHESTER HOUSING AUTHORITY - Subsidized Housing Complexes (585) 697-7180**

## **Maximum Income Limits:**

|                |          |
|----------------|----------|
| 1 Person.....  | \$37,350 |
| 2 Persons..... | \$42,650 |
| 3 Persons..... | \$48,000 |
| 4 Persons..... | \$53,300 |
| 5 Persons..... | \$57,600 |
| 6 Persons..... | \$61,850 |
| 7 Persons..... | \$66,100 |
| 8 Or more..... | \$70,400 |

## **Senior Housing Sites:**

- Minimum age is 50. Individuals under 50 with disabilities qualify at some Senior sites.
- Rent is 30% of your income.
- Utilities are included for high-rise buildings.
- Public assistance is accepted for income.
- Section 8 certificates and vouchers are NOT accepted.

## **Family Housing Sites:**

- 18 years old minimum with children.
- Disabled individuals under 50 and without families may
- Rent is 30% of your income, PA recipients pay flat rent fee.
- Some units have a utility allowance, while other units require the tenant to pay utilities.
- Section 8 certificates and vouchers are NOT accepted.

## **WEST SIDE SENIOR LOCATIONS**

|  |   |
|--|---|
| Danforth Tower East<br>140 West Ave<br>Rochester 14611   | *Glide Court Apartments<br>133-135 Glide St<br>Rochester 14611    |
| Danforth Tower West<br>160 West Ave<br>Rochester 14611   | *Jonathan Child Apartments<br>399 Colvin St<br>Rochester 14611    |
| *Elmdorf Apartments<br>663 Genesee St<br>Rochester 14611 | Kennedy Tower Apartments<br>666 S Plymouth Ave<br>Rochester 14608 |
| Glenwood Garden<br>41 Krestal St<br>Rochester 14613      | *Lake Tower Apartments<br>321 Lake Ave<br>Rochester NY 14608      |

## **EAST SIDE SENIOR LOCATIONS**

|  |   |
|--|---|
| Blackwell Estates<br>5 Antoinette Dr<br>Rochester 14623      | Parliament Arms Apartments<br>2126 St Paul St<br>Rochester NY 14621 |
| Hudson Ridge Tower<br>401 Seneca Manor Dr<br>Rochester 14621 | *University Tower<br>625 University Ave<br>Rochester NY 14607       |

## **EAST SIDE SENIOR, FAMILY & DISABLED LOCATIONS**

|   |   |
|---|---|
| *Lena Gantt Estates<br>82 Vienna St<br>Rochester NY 14605 | *Atlantic Townhouses<br>Atlantic Ave / Alma Pl<br>Rochester 14607 |
|---|---|

## **WEST SIDE FAMILY LOCATIONS**

|   |   |
|---|---|
| Bronson Court<br>Bronson Ave<br>Rochester 14611                                 | Fairfield Village<br>1-121 Luther Circle<br>Rochester 14611 |
| Capsule Dwellings<br>141-147 Troup St<br>274-290 Clarissa St<br>Rochester 14605 | Lexington Court<br>1309 Lexington Ave<br>Rochester NY 14606 |

## **EAST SIDE FAMILY LOCATIONS**

|  |  |
|--|--|
| Atlantic Ave Townhouses<br>Atlantic Ave & Alma Pl<br>Rochester 14607 | Harriet Tubman Estates<br>Wm Warfield Dr<br>Rochester 14605      |
| Bay Zimmer<br>40-52 Bay St<br>41-116 Casper St<br>Rochester NY 14605 | Holland Townhouses<br>250 Holland St<br>Rochester 14605          |
| Bond-Hamilton<br>Bond St<br>Rochester 14620                          | Parkside Apartments<br>2-17 Parkside Ave<br>Rochester 14609      |
| Federal Street Townhouses<br>Federal St<br>Rochester 14609           | Seneca Manor<br>Townhouses<br>Seneca Manor Dr<br>Rochester 14609 |

\*Disabled individuals over 18 years old qualify at these locations.

# Affordable Housing List

| PROJECT NAME & ADDRESS  | UNITY TYPES   | RENT STRUCTURE   | Disabled/ Senior / Family |
|---|---|--|---------------------------|
| <b>Affinity Orchard Place Apartments</b><br>1 Affinity Lane<br>Rochester NY 14616<br>225-8150<br>Owned/ Managed by<br>Affinity Property Mgmt                | 1, 2, 3, 4 bdrm                                     | Call for Info<br>Tax Credit  | Family                    |
| <b>Bennington Hills Apartments</b><br>340 Bennington Hills Ct.<br>West Henrietta NY 14586<br>359-0055<br>Owned/ Managed by<br>Cambridge Mgmt. Services Inc. | 1, 2, 3 bdrm  | Call for Info<br>Tax Credit <input type="checkbox"/><br>Section 8 Accepted   | Family                    |
| <b>Cedarwood Towers</b><br>2052 E Main St<br>Rochester NY 14609<br>288-0500<br>Owned/ Managed by<br>Related Mgmt  | Studio, 1 bdrm                                      | Tax Credit <input type="checkbox"/><br>Subsidized <input type="checkbox"/><br>Section 8 Accepted   | Family                    |
| <b>Cedars Of Chili</b><br>1 Norfolk Dr.<br>Rochester NY 14624<br>889-1300<br>Owned/ Managed by<br>Ramanco, Inc.   | 1, 2, 3, 4 bdrm                                     | 30% of income <input type="checkbox"/><br>Subsidized <input type="checkbox"/><br>Section 8 Accepted  | Family                    |
| <b>Century- Straub- Ontario</b><br>582 Lake Ave<br>Rochester NY 14613<br>254-5446<br>Owned/ Managed by<br>Baldwin Real Estate Corp                          | Studio, 1, 2 bdrm                                   | 30% of Income <input type="checkbox"/><br>Subsidized <input type="checkbox"/><br>DSS Accepted <input type="checkbox"/><br>Section 8 not Accepted | Family                    |
| <b>Charlotte Harbortown Homes</b><br>4575 Lake Ave<br>Rochester NY 14612<br>621-4890<br>Owned/ Managed by<br>Finch Group                                    | 1, 2, 3, 4 bdrm <input type="checkbox"/> No<br>Pets | Call for Info <input type="checkbox"/><br>Tax Credit <input type="checkbox"/><br>DSS Accepted <input type="checkbox"/><br>Section 8 Accepted     | Family                    |

# Affordable Housing List

| PROJECT NAME & ADDRESS  | UNITY TYPES  | RENT STRUCTURE   | Disabled/ Senior / Family |
|---|--|--|---------------------------|
| <b>Chatham Gardens</b><br>150 Kelly St<br>Rochester NY 14605<br>546-8713<br>Owned/ Managed by<br>Rochester Mgmt   | 1, 2, 3 bdrm   | Call for Info <input type="checkbox"/><br>DSS Accepted <input type="checkbox"/><br>Section 8 Accepted  | Family                    |
| <b>Creek House Commons</b><br>2000 White Swan Dr.<br>Rochester NY 14626<br>225-8650<br>Owned/ Managed by<br>Creek House Housing Partners, LP <input type="checkbox"/> Richard Gollel<br>& Cos, Inc <input type="checkbox"/> | 2 bdrm <input type="checkbox"/> 2, 3 bdrm<br>Townhouse | Call for Info  | Family                    |
| <b>Crown Oak Estates</b><br>5 Crown Oak Dr<br>Penfield NY 14526<br>377-0819<br>Owned/ Managed by<br>City Renewal Mgmt Co  | 1, 2, 3 bdrm   | Call for Info <input type="checkbox"/><br>Subsidized <input type="checkbox"/><br>Section 8 not<br>Accepted <input type="checkbox"/><br>DSS Accepted  | Family                    |
| <b>East Court Apartments</b><br>410 Alexander St<br>Rochester NY 14607<br>461-2508<br>Owned/ Managed by<br>Conifer Realty, LLC <input type="checkbox"/> Ramanco, Inc  | 1, 2 bdrm  | 30 % of income <input type="checkbox"/><br>Subsidized <input type="checkbox"/><br>Section 8 Not<br>Accepted <input type="checkbox"/><br>DSS Accepted | Family                    |
| <b>Genesee West Apartments</b><br>582 Lake Ave<br>Rochester NY 14613<br>254-5446<br>Owned/ Managed by<br>Baldwin Real Estate Corp   | Studio, 1, 2 bdrm                                      | 30% of Income  | Family                    |
| <b>Hamlin Terrace Apartments</b><br>150 Hamlin Terrace Dr<br>Hamlin NY 14464<br>964-2157<br>Owned/ Managed by<br>Baldwin Real Estate Corp   | 1, 2 bdrm  | 30% of Income  | Family                    |

# Affordable Housing List

| PROJECT NAME & ADDRESS   | UNITY TYPES  | RENT STRUCTURE  | Disabled/ Senior / Family |
|--|--|---|---------------------------|
| <b>Harris Park Apartments</b><br>122 Harris Park<br>Rochester NY 14610<br>482-3440<br>Owned/ Managed by<br>AIMCO/OP Mgmt Co                    | Studio, 1, 2, 3 bdrm   | 30% of Income   | Family                    |
| <b>Jas A Dobson Urban Park Apts</b><br>150 Van Auken St<br>Rochester NY 14608<br>436-8800<br>Owned/ Managed by<br>I C Housing Dev Fund Company | Studio, 1, 2 bdrm <input type="checkbox"/> ,<br>3, 4 bdrm<br>Townhouse | 30 % of income <input type="checkbox"/><br>Subsidized <input type="checkbox"/><br>Section 8 Accepted <input type="checkbox"/><br>DSS Accepted       | Family                    |
| <b>Keeler Park Apartments</b><br>501 Seneca Manor<br>Rochester NY 14621<br>338-3400<br>Owned/ Managed by<br>I C Housing Dev Fund Company       | Studio, 1, 2, 3 Bdrm   | Call for Info <input type="checkbox"/><br>Subsidized <input type="checkbox"/><br>Section 8 not<br>Accepted <input type="checkbox"/><br>DSS Accepted | Family                    |
| <b>Los Flamboyanes</b><br>100 Borinquen Plaza<br>Rochester NY 14605<br>325-4070<br>Owned/ Managed by<br>Mayzon Corp                            | Studio, 1, 2, 3, 4<br>bdrm   | Tax Credit <input type="checkbox"/><br>Subsidized <input type="checkbox"/><br>Section 8 Accepted <input type="checkbox"/><br>DSS accepted           | Family                    |
| <b>Newport Highlands</b><br>140 Edgecreek Trail<br>Rochester NY 14609<br>288-6460<br>Owned/ Managed by<br>Mayzon Corp                          | 2 bdrm   | 30% of Income   | Family                    |
| <b>Phillips Village</b><br>100 Krieger Rd<br>Webster NY 14580<br>265-1180<br>Owned/ Managed by<br>Mayzon Corp                                  | 1, 2, 3, 4 bdrm  | Call for Info <input type="checkbox"/><br>Tax Credit <input type="checkbox"/><br>Section 8 Accepted <input type="checkbox"/><br>DSS Accepted        | Family                    |

# Affordable Housing List

| PROJECT NAME & ADDRESS  | UNITY TYPES                       | RENT STRUCTURE  | Disabled/ Senior / Family |
|---|-----------------------------------|---|---------------------------|
| <b>Pines Of Perinton</b><br>1 White Pine Circle<br>Fairport NY 14450<br>388-0010<br><br>Owned/ Managed by<br>Home Leasing, LLP                                  | Studio, 1, 2, 3, 4<br>bdrm        | Tax Credit<br>Section 8 Accepted<br>DSS Accepted                          | Family                    |
| <b>River Park Commons</b><br>185 Mount Hope Ave<br>Rochester NY 14620<br>546-1240 or 546-7119<br><br>Owned/ Managed by<br>Conifer Realty, LLC                   | Studio 1, 2 bdrm                  | 30 % of income<br>Tax Credit<br>Section 8 Accepted<br>DSS Accepted        | Family                    |
| <b>Rochester Highlands</b><br>47 Green Knolls Drive<br>Rochester NY 14620<br>271-2680<br><br>Owned/ Managed by<br>Rochester Mgmt Eagle Point Enterprises, LLC   | 1, 2, 3 bdrm                      | Call For Info<br>Tax Credit (LIUTX)<br>Section 8 Accepted<br>DSS Accepted | Family                    |
| <b>Scottsville Hollow Apartments</b><br>Bowerman Rd<br>Scottsville NY 14546<br>889-8726<br><br>Owned/ Managed by<br>Belmont Management Co Inc                   | 1, 2 bdrm                         | Call for Info   | Family                    |
| <b>Southeast Towers li</b><br>10 Manhattan Sq. Dr<br>Rochester NY 14607<br>454-2010<br><br>Owned/ Managed by<br>southeasttowersrent@frontiernet.net Mayzon Corp | 1, 2, 3 Bdrm                      | Call for Info   | Family                    |
| <b>St Simons Terrace</b><br>360 St Paul St<br>Rochester NY 14605<br>232-3630<br><br>Owned/ Managed by<br>Mayzon Corp  | 1 bdrm 2, 3, 4<br>Bdrm Townhouses | Call for Info   | Family                    |

# Affordable Housing List

| PROJECT NAME & ADDRESS   | UNITY TYPES       | RENT STRUCTURE  | Disabled/ Senior / Family                          |
|--|-------------------|---|--|
| <b>Stonewood Village</b><br>200 Murtlewood Dr<br>Rochester NY 14467<br>334-0440<br>Owned/ Managed by<br>Genesee Mgmt                 | 3 Bdrm            | 30% of Income   | Family   |
| <b>Sycamore Green</b><br>55 Strathmore Circle<br>Rochester NY 14609<br>266-5223<br>Owned/ Managed by<br>Related Mgmt Co, LP          | 1, 2 Bdrm         | 30% on Income <input type="checkbox"/><br>Subsidized (30% of<br>Income) <input type="checkbox"/><br>Section 8 not accepted <input type="checkbox"/><br>DSS accepted | Family   |
| <b>Wedge Point Court</b><br>539 South Ave<br>Rochester NY 14620<br>325-2752<br>Owned/ Managed by<br>Kent Mgmt                        | 1, 2 Bdrm         | Subsidized (30% of<br>Income) <input type="checkbox"/><br>Section 8 not accepted <input type="checkbox"/><br>DSS accepted   | Family   |
| <b>Westfall Heights</b><br>79 Metropolitan Drive<br>Rochester NY 14620<br>730-8338<br>Owned/ Managed by<br>Rochester Mgmt            | 2 Bdrm Townhouses | Call for Info<br>Section 8 accepted <input type="checkbox"/><br>DSS accepted  | Family   |
| <b>Abraham Lincoln Apartments</b><br>355 North Park Dr<br>Rochester NY 14609<br>544-9100<br>Owned/ Managed by<br>Conifer Realty, LLC | 1, 2 Bdrm         | Call for Info <input type="checkbox"/><br>Tax Credit <input type="checkbox"/><br>Section 8 accepted <input type="checkbox"/><br>DSS accepted                        | Senior<br>Unless Disabled                          |
| <b>Ahepa 67 Apartments</b><br>100 Ahepa Circle<br>Webster NY 14580<br>872-6300<br>Owned/ Managed by<br>Ahepa Management Co., Inc.    | 1 Bdrm            | 30% of Income   | Senior <input type="checkbox"/> Minimum Age:<br>62 |

# Affordable Housing List

| PROJECT NAME & ADDRESS  | UNITY TYPES       | RENT STRUCTURE  | Disabled/ Senior / Family   |
|---|-------------------|---|---|
| <b>Andrew Terrace Apartments</b><br>125 St. Paul St<br>Rochester NY 14604<br>232-2240<br>Owned/ Managed by<br>Winn Residential  | Studio, 1, 2 Bdrm | Tax Credit <input type="checkbox"/><br>Subsidized <input type="checkbox"/><br>Section 8 not accepted <input type="checkbox"/><br>DSS accepted | Senior<br>Minimum Age: 62<br><input type="checkbox"/> Unless Disabled |
| <b>Autumn Grove</b><br>1325 East Victor Rd<br>Victor NY 14564<br>924-8740<br>Owned/ Managed by<br>National Church Residences  | Studio, 1 Bdrm    | 30% of Income <input type="checkbox"/><br>Subsidized <input type="checkbox"/><br>Section 8 accepted <input type="checkbox"/><br>DSS accepted  | Senior<br>Minimum Age: 62<br><input type="checkbox"/> Unless Disabled |
| <b>Avon On The Green</b><br>41 Prospect St<br>Avon NY 14414<br>226-9221<br>Owned/ Managed by<br>Mayzon Corp <input type="checkbox"/> Office hours: Monday & Tuesday<br>only | Not Reported      | Call for Info   | Senior<br>Minimum Age: 62<br><input type="checkbox"/> Unless Disabled |
| <b>Brownís Memorial Manor</b><br>640 Hudson Ave<br>Rochester NY 14621<br>278-1220<br>Owned/ Managed by<br>Northside Church of Christ Housing Dev Fund Co.,<br>Inc.          | 1 Bdrm            | 30% of Income <input type="checkbox"/><br>Subsidized <input type="checkbox"/><br>Section 8 accepted <input type="checkbox"/><br>DSS accepted  | Senior<br>Minimum Age: 62   |
| <b>Butterfly Fields Apartments</b><br>2241 W. Henrietta Rd<br>West Henrietta NY 14623<br>454-5711<br>Owned/ Managed by<br>U.L.R.E.D.C.                                      | 1 Bdrm            | 30% of Income <input type="checkbox"/><br>Subsidized <input type="checkbox"/><br>Section 8 accepted <input type="checkbox"/><br>DSS accepted  | Senior<br>Minimum Age: 62   |
| <b>Charlotte Harbortown Homes</b><br>4575 Lake Ave<br>Rochester NY 14612<br>621-4890<br>Owned/ Managed by<br>Finch Group  | Studio, 1 Bdrm    | Call for Info <input type="checkbox"/><br>Tax Credit <input type="checkbox"/><br>Section 8 accepted <input type="checkbox"/><br>DSS accepted  | Senior<br>Minimum Age: 55   |

# Affordable Housing List

| PROJECT NAME & ADDRESS  | UNITY TYPES    | RENT STRUCTURE   | Disabled/ Senior / Family                    |
|---|----------------|--|--|
| <b>Charlotte Harbortown Homes</b><br>60 River St<br>Rochester NY 14612<br>621-6220<br>Owned/ Managed by<br>Finch Group                                  | Studio, 1 Bdrm | Call for Info  | Senior<br>Minimum Age: 55                    |
| <b>Cobbs Hill Village</b><br>645 Norris Dr<br>Rochester NY 14610<br>467-2442<br>Owned/ Managed by<br>Rochester Mgmt                                     | Studio         | Call for Info  | Senior<br>Minimum Age: 55                    |
| <b>Dunn Tower I</b><br>100 Dunn Tower Dr<br>Rochester NY 14606<br>429-5520<br>Owned/ Managed by<br>Phillipone Realty                                    | 1 Bdrm         | 30% of Income <input type="checkbox"/><br>Subsidized <input type="checkbox"/><br>Section 8 not accepted <input type="checkbox"/><br>DSS not accepted | Senior<br>Minimum Age: 62<br>Unless Disabled |
| <b>Edison Senior Apartments</b><br>783-797 Clifford Ave<br>Rochester NY 14621<br>467-6410 ext26<br>Owned/ Managed by<br>Ibero American Development Corp | 1 Bdrm         | 30% of Income <input type="checkbox"/><br>Subsidized <input type="checkbox"/><br>Section 8 accepted <input type="checkbox"/><br>DSS accepted         | Senior<br>Minimum Age: 62                    |
| <b>Fairport Apartments</b><br>1030 Whitney Rd E<br>Fairport NY 14450<br>377-6560<br>Owned/ Managed by<br>Fairport Apartments                            | Studio, 1 Bdrm | 30% of Income <input type="checkbox"/><br>Subsidized <input type="checkbox"/><br>Section 8 accepted <input type="checkbox"/><br>DSS accepted         | Senior<br>Minimum Age: 62                    |
| <b>Hilton Manor Estates</b><br>1 Park Square<br>Hilton NY 14468<br>392-4500<br>Owned/ Managed by<br>Farash Corp   | 1 Bdrm         | 30% of Income  | Senior                                       |

# Affordable Housing List

| PROJECT NAME & ADDRESS  | UNITY TYPES    | RENT STRUCTURE   | Disabled/ Senior / Family   |
|---|----------------|--|---|
| <b>Jack Kennedy Memorial</b><br>220 Garland Ave<br>Rochester NY 14611<br>235-2645<br>Owned/ Managed by<br>Longley-Jones Mgmt Corp | 1, 2 Bdrm      | Call for Info <input type="checkbox"/><br>Subsidized <input type="checkbox"/><br>Section 8 accepted <input type="checkbox"/><br>DSS accepted | Senior<br>Minimum age: 62<br>Unless Disabled                          |
| <b>Midtown Manor</b><br>475 E Broad St<br>Rochester NY 14607<br>546-3650<br>Owned/ Managed by<br>Branford Realty                  | Studio, 1 Bdrm | Call for Info <input type="checkbox"/><br>Subsidized <input type="checkbox"/><br>Section 8 accepted <input type="checkbox"/><br>DSS accepted | Senior<br>Minimum Age: 50<br><input type="checkbox"/> Unless Disabled |
| <b>Park Place Apartments</b><br>140 Park Avenue<br>Brockport NY 14420<br>637-6101<br>Owned/ Managed by<br>Belmont Mgmt Co Inc.    | 1 bdrm         | 30% of Income  | Senior<br>Minimum Age: 62   |
| <b>Pinehurst Apartments</b><br>1000 Pine Trail<br>Honeoye Falls NY 14472<br>624-5970<br>Owned/ Managed by<br>Conifer Realty, LLP  | 1 Bdrm         | Call for Info  | Senior<br>Minimum Age: 50   |
| <b>Pinnacle Place</b><br>919 S. Clinton Ave<br>Rochester NY 14620<br>442-9444<br>Owned/ Managed by<br>Beacon Residential Mgmt     | Studio, 1 Bdrm | Call for Info  | Senior<br>Minimum Age: 50   |
| <b>Plymouth Gardens</b><br>1400 Plymouth Ave S<br>Rochester NY 14611<br>235-6010<br>Owned/ Managed by<br>Rochester Mgmt           | Studio         | Call for Info  | Senior<br>Minimum Age: 55   |

# Affordable Housing List

| PROJECT NAME & ADDRESS  | UNITY TYPES | RENT STRUCTURE | Disabled/ Senior / Family |
|---|-------------|----------------|---------------------------|
| <b>Quinby Park Apartments</b><br>1030 Shoecraft Rd<br>Webster NY 14580<br>671-1450<br>Owned/ Managed by<br>National Church Residences     | 1 Bdrm      | 30% of Income  | Senior<br>Minimum Age: 62 |
| <b>Resch Commons</b><br>600 Island Cottage Rd<br>Rochester NY 14612<br>621-4263<br>Owned/ Managed by<br>Unity Health                      | 1 Bdrm      | 30% of Income  | Senior<br>Minimum Age: 62 |
| <b>RI Edwards Manor</b><br>615 Clarissa St<br>Rochester NY 14608<br>546-4701<br>Owned/ Managed by<br>Frederick Douglas Community Dev Corp | 1 Bdrm      | 30% of income  | Senior □ Minimum Age: 62  |
| <b>Roch General/Hudson Housing</b><br>2026 Hudson Ave<br>Rochester NY 14617<br>266-2500<br>Owned/ Managed by<br>Conifer Realty            | 1 Bdrm      | 30% of income  | Senior<br>Minimum Age: 62 |
| <b>Royal Gardens Apartments</b><br>100 Royal Gardens Way<br>Brockport NY 14420<br>637-8220<br>Owned/ Managed by<br>Christopher Community  | 1 Bdrm      | Call for Info  | Senior<br>Minimum Age: 62 |
| <b>Seneca Towers</b><br>200 Seth Green Dr<br>Rochester NY 14621<br>467-3727<br>Owned/ Managed by<br>Rochester Mgmt                        | Studio      | Call for Info  | Senior<br>Minimum Age: 55 |

# Affordable Housing List

| PROJECT NAME & ADDRESS  | UNITY TYPES       | RENT STRUCTURE | Disabled/ Senior / Family |
|---|-------------------|----------------|---------------------------|
| <b>Seth Green Park</b><br>Seth Green Dr<br>Rochester NY 14621<br>467-2442<br>Owned/ Managed by<br>Rochester Mgmt  | Studio            | Call for Info  | Senior<br>Minimum Age: 55 |
| <b>South Village Apartments</b><br>2515 Culver Rd<br>Rochester NY 14609<br>544-2690<br>Owned/ Managed by<br>Culverton, Inc.   | 1 Bdrm            | Call for Info  | Senior<br>Minimum Age: 62 |
| <b>Southview Towers</b><br>50 South Ave<br>Rochester NY 14620<br>325-2580<br>Owned/ Managed by<br>Culverton Inc   | 1 bdrm            | 30% of income  | Senior                    |
| <b>Springside Meadows</b><br>125 Scottsville- W Henrietta Rd<br>West Henrietta NY 14586<br>359-3320<br>Owned/ Managed by<br>Housing Management Resources Properties | 1 bdrm            | 30% of income  | Senior                    |
| <b>St Bernardís Park Apartments</b><br>2260 Lake Ave<br>Rochester NY 14612<br>458-9000<br>Owned/ Managed by<br>Housing Management Resources, Inc.                   | Studio, 1, 2 Bdrm | Call for Info  | Senior<br>Minimum Age: 55 |
| <b>St. Judeís Apartments</b><br>4075 Lyell Rd<br>Rochester NY 14606<br>247-1060<br>Owned/ Managed by<br>Christopher Community                                       | 1 Bdrm            | 30% of Income  | Senior<br>Minimum Age: 62 |

# Affordable Housing List

| PROJECT NAME & ADDRESS  | UNITY TYPES       | RENT STRUCTURE | Disabled/ Senior / Family                       |
|---|-------------------|----------------|---|
| <b>St. Michaelis Apartments</b><br>355 Clifford Ave<br>Rochester NY 14605<br>232-8356<br>Owned/ Managed by<br>Housing Management Resources      | Studio, 1, 2 Bdrm | 30% of Income  | Senior <input type="checkbox"/> Minimum Age: 62 |
| <b>The Crosman</b><br>42 East Ave<br>Fairport NY 14450<br>377-1190<br>Owned/ Managed by<br>Baldwin Real Estate Corp                             | 1, 2 Bdrm         | Call for Info  | Senior<br>Minimum Age: 62                       |
| <b>Totiakton Manor</b><br>200 Pine Trail<br>Honeoye Falls NY 14472<br>624-1970<br>Owned/ Managed by<br>Conifer Realty LLC                       | 1 Bdrm            | Call for Info  | Senior<br>Minimum Age: 62                       |
| <b>Village Centre Apartments</b><br>222 Main St, Site Office<br>Brockport NY 14420<br>637-6310<br>Owned/ Managed by<br>Brockport BDC LP         | 1 Bdrm            | 30% of Income  | Senior  |
| <b>Wellington Woods</b><br>702 Wellington Woods<br>Brockport NY 14420<br>716-542-3030<br>Owned/ Managed by<br>ODS Mgmt                          | 1, 2 Bdrm         | 30% of Income  | Senior<br>Minimum Age: 62                       |
| <b>West Town Village</b><br>60 Hendrix Rd<br>West Henrietta NY 14586<br>328-3228 ext 1417<br>Owned/ Managed by<br>Providence Housing Dev. Corp. | 1, 2 Bdrm         | Call for Info  | Senior<br>Minimum Age: 55                       |

# Affordable Housing List

| PROJECT NAME & ADDRESS  | UNITY TYPES            | RENT STRUCTURE | Disabled/ Senior / Family |
|---|------------------------|----------------|---------------------------|
| <b>Woodstone Estates</b><br>200 Myrtlewood Dr<br>Rochester NY 14467<br>334-0440<br>Owned/ Managed by<br>Genesee Mgmt                        | 1 Bdrm                 | 30% of Income  | Senior<br>Minimum Age: 62 |
| <b>Amapola Home</b><br>786 Clifford Ave<br>Rochester NY 14621<br>467-6410 ext 26<br>Owned/ Managed by<br>Ibero American Development Corp    | Group Home (6<br>Beds) | 30% of Income  | Disabled                  |
| <b>Blossom Village</b><br>1275 Blossom Rd<br>Rochester NY 14610<br>288-7090<br>Owned/ Managed by<br>U.L.R.E.D.C.                            | 1, 2 Bdrm              | 30% of Income  | Disabled                  |
| <b>Crossroads Apartments</b><br>125 St. Paul St<br>Rochester NY 14604<br>325-5232<br>Owned/ Managed by<br>Genesee Mgmt                      | Studio, 1, 2 Bdrm      | 30% of Income  | Disabled                  |
| <b>Ferncliff Gardens</b><br>895 Fernwood Park<br>Rochester NY 14609<br>224-8869<br>Owned/ Managed by<br>Mayzon Corp                         | 1 Bdrm                 | 30% of Income  | Disabled                  |
| <b>Ibero Homes</b><br>548 Blossom Rd<br>Rochester NY 14610<br>467-6410 ext26<br>Owned/ Managed by<br>Ibero American Development Corp (IADC) | Group Home (4<br>Beds) | 30% of Income  | Disabled                  |

# Affordable Housing List

| PROJECT NAME & ADDRESS  | UNITY TYPES         | RENT STRUCTURE | Disabled/ Senior / Family |
|---|---------------------|----------------|---------------------------|
| <b>Ibero Homes</b><br>2098 Culver Rd<br>Rochester NY 14609<br>467-6410 ext26<br>Owned/ Managed by<br>Ibero American Development Corp (IADC) | Group Home (4 Beds) | 30% of Income  | Disabled                  |
| <b>Jack Kenney Memorial</b><br>220 Garland Ave<br>Rochester NY 14611<br>235-2645<br>Owned/ Managed by<br>Longley-Jones Mgmt Corp            | 1, 2 Bdrm           | Call for Info  | Disabled                  |
| <b>Midtown Manor</b><br>475 E Broad St<br>Rochester NY 14607<br>546-3650<br>Owned/ Managed by<br>Branford Realty                            | Studio, 1 Bdrm      | Call for Info  | Disabled                  |
| <b>Park Place Apartments</b><br>140 Park Avenue<br>Brockport NY 14420<br>637-6101<br>Owned/ Managed by<br>Belmont Management Co, Inc.       | 1 Bdrm              | 30% of Income  | Disabled                  |
| <b>Royal Gardens Apartments</b><br>100 Royal Gardens Way<br>Brockport NY 14420<br>637-8220<br>Owned/ Managed by<br>Christopher Community    | 1 Bdrm              | Call for Info  | Disabled                  |
| <b>South Village Apartments</b><br>2515 Culver Rd<br>Rochester NY 14609<br>544-2690<br>Owned/ Managed by<br>Culverton, Inc                  | 1 bdrm              | Call for Info  | Disabled                  |

# Affordable Housing List

| PROJECT NAME & ADDRESS  | UNITY TYPES       | RENT STRUCTURE | Disabled/ Senior / Family |
|---|-------------------|----------------|---------------------------|
| <b>Southview Towers</b><br>500 South Ave<br>Rochester NY 14620<br>325-2580<br>Owned/ Managed by<br>Mayzon Corp  | 1 Bdrm            | 30% of Income  | Disabled                  |
| <b>Springside Meadows</b><br>125 Scottsville- W Henrietta Rd<br>West Henrietta NY 14586<br>359-3320<br>Owned/ Managed by<br>Housing Management Resources Properties | 1 Bdrm            | 30% of Income  | Disabled                  |
| <b>St Michaelís Apartments</b><br>355 Clifford Ave<br>Rochester NY 14605<br>232-8356<br>Owned/ Managed by<br>Housing Management Resources                           | Studio, 1, 2 Bdrm | 30% of Income  | Disabled                  |
| <b>Totiakton Manor</b><br>200 Pine Trail<br>Honeoye Falls NY 14472<br>624-1970<br>Owned/ Managed by<br>Conifer Realty LLC   | 1 Bdrm            | Call for Info  | Disabled                  |
| <b>Village Centre Apartments</b><br>222 Main St, Site Office<br>Brockport NY 14420<br>637-1970<br>Owned/ Managed by<br>Brockport BDC LP                             | 1 Bdrm            | 30% of Income  | Disabled                  |
| <b>Wellington Woods</b><br>702 Wellington Woods<br>Brockport NY 14420<br>716-542-3030<br>Owned/ Managed by<br>ODS Mgmt  | 1 Bdrm            | 30% of Income  | Disabled                  |

# Affordable Housing List

| PROJECT NAME & ADDRESS  | UNITY TYPES      | RENT STRUCTURE | Disabled/ Senior / Family                            |
|---|------------------|----------------|--|
| <b>Woodstone Estates</b><br>200 Myrtlewood Dr<br>Rochester NY 14467<br>334-0440<br>Owned/ Managed by<br>Genesee Mgmt                                      | 1 Bdrm           | 30% of Income  | Disabled   |
| <b>Wilson Commencement Park</b><br>Joseph Ave<br>Rochester NY 14605<br>263-7930<br>Owned/ Managed by<br>WCPHDFC   | 2, 3 Bdrm        | Call for Info  | Transitional<br>2 Year program for<br>single parents |
| <b>Northern Star Apartments</b><br>1180 Buffalo Road<br>Rochester NY 14624<br>464-0880<br>Owned/ Managed by<br>Providence Housing Development Company     | 2, 3, 4, 5+ Bdrm | Call for Info  | Family   |
| <b>Carlson Commons</b><br>Coretta Scott Crossing<br>Rochester NY 14608<br>436-4040<br>Owned/ Managed by<br>Providence Housing Development Corporation     | 2, 3, 4, 5+Bdrm  | Call for Info  | Family   |
| <b>Near Westside Apartments</b><br>1180 Buffalo Road<br>Rochester NY 14624<br>464-0880<br>Owned/ Managed by<br>Providence Housing Development Corporation | 2 Bdrm           | Call for Info  | Family   |
| <b>Olean Heights</b><br>70 Coretta Scott Corssing<br>Rochester NY 14608<br>436-4040<br>Owned/ Managed by<br>Providence Housing Development Corporation    | 3, 4, 5+ Bdrm    | Call for Info  | Family   |

# Affordable Housing List

| PROJECT NAME & ADDRESS   | UNITY TYPES      | RENT STRUCTURE | Disabled/ Senior / Family |
|--|------------------|----------------|---------------------------|
| <b>Plymouth Manor Townhouses</b><br>70 Coretta Scott Crossing<br>Rochester NY 14608  | 2, 3, 4, 5+ Bdrm | Call for Info  | Family                    |
| Owned/ Managed by<br>Providence Housing Development Corporation                      |                  |                |                           |
| <b>St. Andrews Apartments</b><br>1180 Buffalo Rd.<br>Rochester NY 14624<br>464-0880  | 1, 2 Bdrm        | Call for Info  | Family                    |
| Owned/ Managed by<br>Providence Housing Development                                  |                  |                |                           |
| <b>St. Salamone Apartments</b><br>4260 Culver Road<br>Rochester NY 14662<br>544-9151 | 1 Bdrm, 2 Bdrm   | Call for Info  | Senior<br>Minimum Age: 55 |
| Owned/ Managed by<br>Providence Housing Development Corporation                      |                  |                |                           |
| <b>Union Meadows</b><br>1 Linnea Lane<br>North Chili NY 14514<br>293-9150            | 1, 2, 3 Bdrm     | Call for Info  | Family                    |
| Owned/ Managed by<br>Providence Housing Development Corporation                      |                  |                |                           |
| <b>West Town Village</b><br>60 Hendrix Rd.<br>West Henrietta NY 14586<br>321-3420    | 1, 2 Bdrm        | Call for Info  | Senior<br>Minimum Age: 62 |
| Owned/ Managed by<br>Providence Housing Development Corporation                      |                  |                |                           |
| <b>Union Park</b><br>49 Union Square Blvd.<br>North Chili NY 14514<br>293-9150       | 1, 2 Bdrm        | Call for Info  | Senior<br>Minimum Age: 55 |
| Owned/ Managed by<br>Providence Housing Development Corporation                      |                  |                |                           |



75 College Avenue, Suite 412  
Rochester, NY 14607

## **Federal, State, and Local Fair Housing Laws prohibit Discrimination in housing because of a Person's:**

- Race or Color
- National Origin
- Religion
- Sex
- Familial Status
- Disability
- Age
- Marital Status
- Sexual Orientation
- Military Status
- Victims of Domestic or Dating Violence

## **Prohibited Practices When Renting or Selling**

- Refuse to rent or sell a house or apartment
- Deny that a house or apartment is available when it is
- Set different conditions or privileges for sale or rental
- Provide different services or facilities
- Advertise or make any statement that indicates Preferences based on race, color, national origin, Religion, sex, familial status, disability, age, Marital status, sexual orientation, or military status

## **Additional Protection If You Have A Disability...**

You have protection under the Fair Housing Amendments Act if you or someone in your family has a physical or mental disability including:

- Hearing
- Mobility
- Visual impairments
- Mental retardation
- Recovering alcoholic
- Chronic mental illness
- AIDS or AIDS related complex

A tenant has a right to make reasonable modifications to the apartment or common areas at their own expense.

The landlord must allow these modifications, but is not responsible for paying for them. It is the tenant's responsibility to return the apartment to its original condition when moving out. A landlord must also make reasonable exceptions to the building rules, such as allowing a utility dog when pets are otherwise not permitted.

## **How Does the Fair Housing Act Protect Families With Children?**

Fair Housing laws give families with children under age 18 specific protection from discrimination in housing.

"Families with children under 18" include:

- Children living with legal custodians or an adult designated to care for the children
- Pregnant women
- People in the process of securing custody of children, such as adoption

In addition to other protections provided by the federal Fair Housing Act it is illegal to:

- Refuse to rent or sell a home or apartment to a family because they have children
- Require an additional security deposit or fee for families with children that is not required of other residents of the apartment, condominium, mobile home park, etc.
- Segregate families with children to certain areas of a housing complex, mobile home park, etc.
- Limit the use of the housing complex's pools, elevators and other services to adults only, although reasonable safety rules are permissible
- Evict a family after a baby is born or adopted unless legal occupancy requirements are violated

## When Can Families With Children Be Excluded From Housing?

Fair Housing laws allow “housing for older persons” to exclude families with children.

“Housing for older persons” is strictly defined:

- All the people living in the housing complex, including both spouses, must be 62 and over or
- 80% of all the units in a complex must be occupied by at least one person age 55 or older; or
- The housing has been funded “for older persons” by the state or federal government

## How Do Fair Housing Laws Protect Against Discrimination Based Upon Your Sex?

The law says that sellers, landlords, homeowners’ associations, real estate agents, etc. may not decide where you will be able to live based on gender.

In addition to the general protection provided by the Fair Housing Act, it is illegal to:

- Rent, sell or negotiate for housing with women on a different basis than men
- Refuse to acknowledge as income any documented alimony or child support payments received by a divorced or unmarried woman or man
- Require, directly or by implication, sexual favors in exchange for housing or real estate related transactions
- Sexually harass home or apartment purchasers or tenants

## Specific to Mortgages

If you’re buying a home, when it comes time to arrange your Mortgage it is against the law for a lender to:

- Refuse to take your mortgage application
- Fail to provide information about loans
- Set different terms on the loan, such as higher Interest rate or extra fees
- Discriminate in appraising a property’s value



**Discrimination base on race, color, religion, national origin, sex, familial status, disability, age, marital status, sexual orientation, military status, or victim of domestic or dating violence is illegal.**

Tenants, Homeowners, and Landlords with Fair Housing Questions

– call (585) 546-3700

Or contact us at:

[info@thehousingcouncil.org](mailto:info@thehousingcouncil.org)