

# 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 twice a week. The units are categorized by bedroom size.

The Housing Council Affordable Housing List is updated once a year. 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: (No Minimum)

1 Person .....	\$22,450 - \$35,900
2 Persons.....	\$25,650 - \$41,050
3 Persons.....	\$28,850 - \$46,150
4 Persons.....	\$32,050 - \$51,300
5 Persons.....	\$34,600 - \$55,400
6 Persons.....	\$37,200 - \$59,500
7 Persons.....	\$39,750 - \$63,600
8 Or more.....	\$42,300 - \$67,700

### 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 qualify.
- Rent is 30% of 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 140 West Ave Rochester 14611	*Glide Court Apartments 133-135 Glide St Rochester 14611
Danforth Tower West 160 West Ave Rochester 14611	*Jonathan Child Apartments 399 Colvin St Rochester 14611
*Elmdorf Apartments 663 Genesee St Rochester 14611	Kennedy Tower Apartments 666 S Plymouth Ave Rochester 14608
Glenwood Gardens 41 Kestral St Rochester 14613	*Lake Tower Apartments 321 Lake Avenue Rochester 14608

### EAST SIDE SENIOR LOCATIONS

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

### EAST SIDE SENIOR, FAMILY & DISABLED LOCATIONS

*Lena Gantt Estates 82 Vienna St Rochester 14605	*Atlantic Townhouses Atlantic Ave/ Alma Pl Rochester 14607
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### WEST SIDE FAMILY LOCATIONS

Bronson Court Bronson Ave Rochester 14611	Fairfield Village 1-121 Luther Circle Rochester 14611
Capsule Dwellings 141-47 Troup St 274-290 Clarissa St Rochester 14605	Lexington Court 1309 Lexington Ave Rochester 14606

### EAST SIDE FAMILY LOCATIONS

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

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

# Affordable Housing List

PROJECT NAME & ADDRESS	UNIT TYPES	RENT STRUCTURE	Disabled/Senior/Family
<b>Affinity Orchard Place</b> 1 Affinity Lane Rochester ( Greece ) 14616 225-8150 Owned/Managed by: Affinity Property Mgmt	1, 2, 3, 4 Bdrm	Cal for Info Tax Credit	Family
<b>Bennington Hills Apartments</b> 340 Bennington Hills Ct. West Henrietta 14586 359-0055 Owned/Managed by: Cambridge Mgmt. Services Inc.	1, 2, 3 Bdrm	Call for Info Tax Credit Section 8 Accepted	Family
<b>Cedarwood Towers</b> 2052 E Main St Rochester 14609 288-0500 Owned/Managed by: Related Mgmt	Studio, 1 Bdrm	Tax Credit Subsidized Section 8 Accepted	Family
<b>Cedars Of Chili</b> 1 Norfolk Dr. Rochester ( Chili ) 14624 889-1300 Owned/Managed by: Ramanco, Inc.	1, 2, 3, 4 Bdrm	30% of income Subsidized Section 8 Accepted	Family
<b>Century- Straub- Ontario</b> 582 Lake Ave Rochester 14613 254-5446 Owned/Managed by: Baldwin Real Estate Corp	Studio, 1, 2 Bdrm	30% of Income Subsidized DSS Accepted Section 8 not Accepted	Family
<b>Charlotte Harbortown Homes</b> 4575 Lake Ave Rochester 14612 621-4890 Owned/Managed by: Finch Group	1, 2, 3, 4 Bdrm No Pets	Call For Info Tax Credit DSS Accepted Section 8 Accepted	Family
<b>Chatham Gardens</b> 150 Kelley St Rochester 14605 546-8713 Owned/Managed by: Rochester Mgmt	1, 2, 3 Bdrm	Call For Info Tax Credit DSS Accepted Section 8 Accepted	Family

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PROJECT NAME & ADDRESS	UNIT TYPES	RENT STRUCTURE	Disabled/Senior/Family
<b>Creek House Commons</b> 2000 White Swan Dr. Rochester ( Greece ) 14626 225-8650 Owned/Managed by: Creek House Housing Partners, Lp Richard Gollel & Cos, Inc	2 Bdrm 2, 3 Bdrm Townhouse	Call for Info	Family
<b>Crown Oak Estates</b> 5 Crown Oak Dr Penfield 14526 377-0819 Owned/Managed by: City Renewal Mgmt Co	1, 2, 3 Bdrm	Call for Info Subsidized Section 8 not Accepted DSS Accepted	Family
<b>East Court Apartments</b> 410 Alexander St Rochester 14607 461-2508 Owned/Managed by: Conifer Realty, LLC Ramanco, Inc	1, 2 Bdrm	30 % of income Subsidized Section 8 Not Accepted DSS Accepted	Family
<b>Genesee West Apartments</b> 582 Lake Ave Rochester 14613 254-5446 Owned/Managed by: Baldwin Real Estate Corp	Studio, 1, 2 Bdrm	30% of Income	Family
<b>Hamlin Terrace Apartments</b> 150 Hamlin Terrace Dr Hamlin 14464 964-2157 Owned/Managed by: Baldwin Real Estate Corp	1, 2 Bdrm	30% of Income	Family
<b>Harris Park Apartments</b> 122 Harris Park Rochester 14610 482-3440 Owned/Managed by: AIMCO/OP MGMT CO	Studio, 1, 2, 3 Bdrm	30% of Income	Family
<b>Jas A Dobson Urban Park Apts</b> 150 Van Auker St Rochester 14608 436-8800 Owned/Managed by: I C Housing Dev Fund Company	Studio, 1, 2 Bdrm 2, 3, 4 Bdrm Townhouse	30 % of income Subsidized Section 8 Accepted DSS Accepted	Family

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PROJECT NAME & ADDRESS	UNIT TYPES	RENT STRUCTURE	Disabled/Senior/Family
<b>Keeler Park Apartments</b> 501 Seneca Manor Rochester 14621 338-3400 Owned/Managed by: I C Housing Dev Fund Company	Studio, 1, 2 Bdrm 2, 3, 4 Townhouses	Call for info Subsidized Section 8 not accepted DSS Accepted	Family
<b>Los Flamboyanes</b> 100 Borinquen Plaza Rochester 14605 325-4070 Owned/Managed by: Mayzon Corp	Studio, 1, 2, 3, 4 Bdrm	Tax Credit Subsidized Section 8 Accepted DSS accepted	Family
<b>Newport Highlands</b> 140 Edgecreek Trail Rochester ( Irondequoit ) 14609 288-6460 Owned/Managed by: Mayzon Corp	2 Bdrm	30% of Income	Family
<b>Phillips Village</b> 100 Krieger Rd Webster 14580 265-1180 Owned/Managed by: Mayzon Corp	1, 2, 3, 4 Bdrm	Call for Info Tax Credit Section 8 Accepted DSS Accepted	Family
<b>Pines Of Perinton</b> 1 White Pine Circle Fairport 14450 388-0010 Owned/Managed by: Home Leasing, Llp	Studio, 1, 2, 3, 4 Bdrm	Tax Credit Section 8 Accepted DSS Accepted	Family
<b>River Park Commons</b> 185 Mount Hope Ave Rochester 14620 546-1240 Or 546-7119 Owned/Managed by: Conifer Realty, LLC	Studio 1, 2 Bdrm	30 % of income Tax Credit Section 8 Accepted DSS Accepted	Family
<b>Rochester Highlands</b> 47 Green Knolls Drive Rochester 14620 271-2680 Owned/Managed by: Rochester Mgmt Eagle Point Enterprises, LLC	1, 2, 3 Bdrm	Call For Info Tax Credit (LIUTX) Section 8 Accepted DSS Accepted	Family

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PROJECT NAME & ADDRESS	UNIT TYPES	RENT STRUCTURE	Disabled/Senior/Family
<b>Scottsville Hollow Apartments</b> Bowerman Rd Scottsville 14546 889-8726 Owned/Managed by: Belmont Management Co Inc	1, 2 Bdrm	Call for Info	Family
<b>Southeast Towers II</b> 10 Manhattan Sq. Dr Rochester 14607 454-2010 Owned/Managed by: Southeasttowersrent@frontiernet.net Mayzon Corp	1, 2, 3 Bdrm	Call for info	Family
<b>St Simons Terrace</b> 360 St Paul St Rochester 14605 232-3630 Owned/Managed by: Mayzon Corp	1 Bdrm 2, 3, 4 Bdrm Townhouses	Call for Info	Family
<b>Stonewood Village</b> 200 Murtlewood Dr Rochester ( Henrietta ) 14467 334-0440 Owned/Managed by: Genesee Mgmt	3 Bdrm	30% of Income	Family
<b>Sycamore Green</b> 55 Strathmore Circle Rochester 14609 266-5223 Owned/Managed by: Related Mgmt Co, Lp	1, 2 Bdrm	30% on Income Subsidized Section 8 not accepted DSS accepted	Family
<b>Wedge Point Court</b> 539 South Ave Rochester 14620 325-2752 Owned/Managed by: Kent Mgmt	1, 2 Bdrm	30% of Income Subsidized Section 8 not accepted DSS accepted	Family
<b>Westfall Heights</b> 249 Norton Vill Land Rochester 14609 467-2442 Owned/Managed by: Rochester Mgmt	2 Bdrm Townhouses	30% of Income Subsidized Section 8 accepted DSS accepted	Senior

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PROJECT NAME & ADDRESS	UNIT TYPES	RENT STRUCTURE	Disabled/Senior/Family
<b>Abraham Lincoln Apartments</b> 355 North Park Dr Rochester ( Irondequoit ) 14609 544-9100 Owned/Managed by: Conifer Realty, LLC	1, 2 Bdrm	Call for Info Tax Credit Section 8 accepted DSS accepted	Senior Unless Disabled
<b>AHEPA 67 Apartments</b> 100 Ahepa Circle Webster 14580 872-6300 Owned/Managed by: Ahepa Management Co., Inc.	1 Bdrm	30% of Income	Senior Minimum Age: 62
<b>Andrew Terrace Apartments</b> 125 St. Paul St Rochester 14604 232-2240 Owned/Managed by: Winn Residential	Studio, 1, 2 Bdrm	Tax Credit Subsidized Section 8 not accepted DSS accepted	Senior Minimum Age: 62 Unless Disabled
<b>Autumn Grove</b> 1325 East Victor Rd Victor 14564 924-8740 Owned/Managed by: National Church Residences	Studio, 1 Bdrm	30% of Income Subsidized Section 8 accepted DSS accepted	Senior Minimum Age: 62 Unless Disabled
<b>Avon On The Green</b> 41 Prospect St Avon 14414 226-9221 Owned/Managed by: Mayzon Corp Office Hours: Monday & Tuesday Only	Not Reported	Call for Info	Senior Minimum Age: 62 Unless Disabled
<b>Brown's Memorial Manor</b> 640 Hudson Ave Rochester 14621 278-1220 Owned/Managed by: Northside Church Of Christ Housing Dev Fund Co., Inc.	1 Bdrm	30% of Income Subsidized Section 8 accepted DSS accepted	Senior Minimum Age: 62
<b>Butterfly Fields Apartments</b> 2241 W. Henrietta Rd West Henrietta 14623 454-5711 Owned/Managed by: U.L.R.E.D.C.	1 Bdrm	30% of Income Subsidized Section 8 accepted DSS accepted	Senior Minimum Age: 62

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PROJECT NAME & ADDRESS	UNIT TYPES	RENT STRUCTURE	Disabled/Senior/Family
<b>Charlotte Harbortown Homes</b> 4575 Lake Ave Rochester 14612 621-4890 Owned/Managed by: Finch Group	Studio, 1 Bdrm	Call for Info Tax Credit Section 8 accepted DSS accepted	Senior Minimum Age: 55
<b>Charlotte Harbortown Homes</b> 60 River St Rochester 14612 621-6220 Owned/Managed by: Finch Group	Studio, 1 Bdrm	Call for Info	Senior Minimum Age: 55
<b>Cobbs Hill Village</b> 645 Norris Dr Rochester 14610 467-2442 Owned/Managed by: Rochester Mgmt	Studio	Call for Info	Senior Minimum Age: 55
<b>Dunn Tower I</b> 100 Dunn Tower Dr Rochester 14606 429-5520 Owned/Managed by: Phillipone Realty	1 Bdrm	30% of Income Subsidized Section 8 not accepted DSS not accepted	Senior Minimum Age: 62 Unless Disabled
<b>Edison Senior Apartments</b> 783-797 Clifford Ave Rochester 14621 467-6410 Ext26 Owned/Managed by: Ibero American Development Corp	1 Bdrm	30% of Income Subsidized Section 8 accepted DSS accepted	Senior Minimum Age: 62
<b>Fairport Apartments</b> 1030 Whitney Rd E Fairport 14450 377-6560 Owned/Managed by: Fairport Apartments	Studio, 1 Bdrm	30% of Income Subsidized Section 8 accepted DSS accepted	Senior Minimum Age: 62
<b>Hilton Manor Estates</b> 1 Park Square Hilton 14468 392-4500 Owned/Managed by: Farash Corp	1 Bdrm	30% of Income	Senior

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PROJECT NAME & ADDRESS	UNIT TYPES	RENT STRUCTURE	Disabled/Senior/Family
<b>Jack Kennedy Memorial</b> 220 Garland Ave Rochester 14611 235-2645 Owned/Managed by: Longley-Jones Mgmt Corp	1, 2 Bdrm	Call for Info Subsidized Section 8 accepted DSS accepted	Senior Minimum Age: 62 Unless Disabled
<b>Midtown Manor</b> 475 E Broad St Rochester 14607 546-3650 Owned/Managed by: Branford Realty	Studio, 1 Bdrm	Call for Info Subsidized Section 8 accepted DSS accepted	Senior Minimum Age: 50 Unless Disabled
<b>Park Place Apartments</b> 140 Park Avenue Brockport 14420 637-6101 Owned/Managed by: Belmont Mgmt Co Inc.	1 Bdrm	30% of Income	Senior Minimum Age: 62
<b>Pinehurst Apartments</b> 1000 Pine Trail Honeoye Falls 14472 624-5970 Owned/Managed by: Conifer Realty, Llp	1 Bdrm	Call for Info	Senior Minimum Age: 50
<b>Pinnacle Place</b> 919 S. Clinton Ave Rochester 14620 442-9444 Owned/Managed by: Beacon Residential Mgmt	Studio, 1 Bdrm	Call for Info	Senior Minimum Age: 50
<b>Plymouth Gardens</b> 1400 Plymouth Ave S Rochester 14611 235-6010 Owned/Managed by: Rochester Mgmt	Studio	Call for Info	Senior Minimum Age: 55
<b>Quinby Park Apartments</b> 1030 Shoecraft Rd Webster 14580 671-1450 Owned/Managed by: National Church Residences	1 Bdrm	30% of Income	Senior Minimum Age: 62

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PROJECT NAME & ADDRESS	UNIT TYPES	RENT STUCTURE	Disabled/Senior/Family
<b>Resch Commons</b> 600 Island Cottage Rd Rochester 14612 621-4263 Owned/Managed by: Unity Health	1 Bdrm	30% of Income	Senior Minimum Age: 62
<b>RL Edwards Manor</b> 615 Clarissa St Rochester 14608 546-4701 Owned/Managed by: Frederick Douglas Community Dev Corp	1 Bdrm	30% of income	Senior Minimum Age: 62
<b>Roch General/Hudson Housing</b> 2026 Hudson Ave Rochester ( Irondequoit ) 14617 266-2500 Owned/Managed by: Conifer Realty	1 Bdrm	30% of income	Senior Minimum Age: 62
<b>Royal Gardens Apartments</b> 100 Royal Gardens Way Brockport 14420 637-8220 Owned/Managed by: Christopher Community	1 Bdrm	Call for Info	Senior Minimum Age: 62
<b>Seneca Towers</b> 200 Seth Green Dr Rochester 14621 467-3727 Owned/Managed by: Rochester Mgmt	Studio	Call for Info	Senior Minimum Age: 55
<b>Seth Green Park</b> Seth Green Dr Rochester 14621 467-2442 Owned/Managed by: Rochester Mgmt	Studio	Call for Info	Senior Minimum Age: 55
<b>South Village Apartments</b> 2515 Culver Rd Rochester ( Irondequoit ) 14609 544-2690 Owned/Managed by: Culverton, Inc.	1 Bdrm	Call for Info	Senior Minimum Age: 62

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PROJECT NAME & ADDRESS	UNIT TYPES	RENT STUCTURE	Disabled/Senior/Family
<b>Southview Towers</b> 50 South Ave Rochester 14620 325-2580 Owned/Managed by: Culverton Inc	1 Bdrm	30% of income	Senior
<b>Springside Meadows</b> 125 Scottsville- W Henrietta Rd West Henrietta 14586 359-3320 Owned/Managed by: Housing Management Resources Properties	1 Bdrm	30% of income	Senior
<b>St Bernard's Park Apartments</b> 2260 Lake Ave Rochester 14612 458-9000 Owned/Managed by: Housing Management Resources, Inc.	Studio, 1, 2 Bdrm	Call for Info	Senior Minimum Age: 55
<b>St. Jude's Apartments</b> 4075 Lyell Rd Rochester ( Gates ) 14606 247-1060 Owned/Managed by: Christopher Community	1 Bdrm	30% of Income	Senior Minimum Age: 62
<b>St. Michael's Apartments</b> 355 Clifford Ave Rochester 14605 232-8356 Owned/Managed by: Housing Management Resources	Studio, 1, 2 Bdrm	30% of Income	Senior Minimum Age: 62
<b>The Crosman</b> 42 East Ave Fairport 14450 377-1190 Owned/Managed by: Baldwin Real Estate Corp	1, 2 Bdrm	Call for Info	Senior Minimum Age: 62
<b>Totiakton Manor</b> 200 Pine Trail Honeoye Falls 14472 624-1970 Owned/Managed by: Conifer Realty LLC	1 Bdrm	Call for Info	Senior Minimum Age: 62

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PROJECT NAME & ADDRESS	UNIT TYPES	RENT STUCTURE	Disabled/Senior/Family
<b>Village Centre Apartments</b> 222 Main St, Site Office Brockport 14420 637-6310 Owned/Managed by: Brockport BDC LP	1 Bdrm	30% of Income	Senior
<b>Wellington Woods</b> 702 Wellington Woods Brockport 14420 716-542-3030 Owned/Managed by: ODS Mgmt	1, 2 Bdrm	30% of Income	Senior Minimum Age: 62
<b>West Town Village</b> 60 Hendrix Rd West Henrietta 14586 328-3228 Ext 1417 Owned/Managed by: Providence Housing Dev. Corp.	1, 2 Bdrm	Call for Info	Senior Minimum Age: 55
<b>Woodstone Estates</b> 200 Myrtlewood Dr Rochester ( Henrietta ) 14467 334-0440 Owned/Managed by: Genesee Mgmt	1 Bdrm	30% of Income	Senior Minimum Age: 62
<b>Amapola Home</b> 786 Clifford Ave Rochester 14621 467-6410 Ext 26 Owned/Managed by: Ibero American Development Corp	Group Home (6 Beds)	30% of Income	Disabled
<b>Blossom Village</b> 1275 Blossom Rd Rochester ( Brighton ) 14610 288-7090 Owned/Managed by: U.L.R.E.D.C.	1, 2 Bdrm	30% of Income	Disabled
<b>Crossroads Apartments</b> 125 St. Paul St Rochester 14604 325-5232 Owned/Managed by: Genesee Mgmt	Studio, 1, 2 Bdrm	30% of Income	Disabled

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PROJECT NAME & ADDRESS	UNIT TYPES	RENT STUCTURE	Disabled/Senior/Family
<b>Ferncliff Gardens</b> 895 Fernwood Park Rochester 14609 224-8869 Owned/Managed by: Mayzon Corp	1 Bdrm	30% of Income	Disabled
<b>Ibero Homes</b> 548 Blossom Rd Rochester 14610 467-6410 Ext26 Owned/Managed by: Ibero American Development Corp (IADC)	Group Home (4 Beds)	30% of Income	Disabled
<b>Ibero Homes</b> 2098 Culver Rd Rochester 14609 467-6410 Ext26 Owned/Managed by: Ibero American Development Corp (IADC)	Group Home (4 Beds)	30% of Income	Disabled
<b>Jack Kenney Memorial</b> 220 Garland Ave Rochester 14611 235-2645 Owned/Managed by: Longley-jones Mgmt Corp	1, 2 Bdrm	Call for Info	Disabled
<b>Midtown Manor</b> 475 E Broad St Rochester 14607 546-3650 Owned/Managed by: Branford Realty	Studio, 1 Bdrm	Call for Info	Disabled
<b>Park Place Apartments</b> 140 Park Avenue Brockport 14420 637-6101 Owned/Managed by: Belmont Management Co, Inc.	1 Bdrm	30% of Income	Disabled
<b>Royal Gardens Apartments</b> 100 Royal Gardens Way Brockport 14420 637-8220 Owned/Managed by: Christopher Community	1 Bdrm	Call for Info	Disabled

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PROJECT NAME & ADDRESS	UNIT TYPES	RENT STUCTURE	Disabled/Senior/Family
<b>South Village Apartments</b> 2515 Culver Rd Rochester ( Irondequoit ) 14609 544-2690 Owned/Managed by: Culverton, Inc	1 Bdrm	Call For Info	Disabled
<b>Southview Towers</b> 500 South Ave Rochester 14620 325-2580 Owned/Managed by: Mayzon Corp	1 Bdrm	30% of Income	Disabled
<b>Springside Meadows</b> 125 Scottsville- W Henrietta Rd West Henrietta 14586 359-3320 Owned/Managed by: Housing Management Resources Properties	1 Bdrm	30% of Income	Disabled
<b>St Michael's Apartments</b> 355 Clifford Ave Rochester 14605 232-8356 Owned/Managed by: Housing Management Resources	Studio, 1, 2 Bdrm	30% of Income	Disabled
<b>Totiakton Manor</b> 200 Pine Trail Honeoye Falls 14472 624-1970 Owned/Managed by: Conifer Realty LLC	1 Bdrm	Call for Info	Disabled
<b>Village Centre Apartments</b> 222 Main St, Site Office Brockport 14420 637-1970 Owned/Managed by: Brockport Bdc Lp	1 Bdrm	30% of Income	Disabled
<b>Wellington Woods</b> 702 Wellington Woods Brockport 14420 716-542-3030 Owned/Managed by: ODS Mgmt	1 Bdrm	30% of Income	Disabled

# Affordable Housing List

PROJECT NAME & ADDRESS	UNIT TYPES	RENT STUCTURE	Disabled/Senior/Family
<b>Woodstone Estates</b> 200 Myrtlewood Dr Rochester ( Henrietta ) 14467 334-0440 Owned/Managed by: Genesee Mgmt	1 Bdrm	30% of Income	Disabled

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<b>Wilson Commencement Park</b> Joseph Ave Rochester 14605 263-7930 Owned/Managed by: WCPHDFC	2, 3 Bdrm	Call for Info	Transitional 2 Year Program For Single Parents
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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.

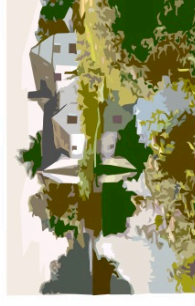
In addition to the general protection provided by the Fair Housing Act, it is illegal to:

- 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)