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affordable housing information

The City of Rochester, through its "Rental Housing Fund," has created a program to promote the development of affordable rental housing. VIDA is pleased to participate in this program and has agreed to reserve select apartments ("Affordable Apartments") for applicants who meet the program's guidelines.

RENTAL GUIDELINES:

The monthly rental amounts for all of our apartments, including estimated utilities, comply with the program guidelines.

INCOME RESTRICTIONS:

As per the City's "Rental Housing Fund Project Agreement," the apartments designated as Affordable Apartments may only be occupied by households with incomes below 80% of the Rochester Metropolitan Statistical Area median family income ("AMI") for some of these units, and below 60% in others. The income limit is determined by the number of people who live in the household, as follows:

Style	Monthly Rent	Minimum Income	Maximum Household Income			
			1 Person	2 People	3 People	4 People
Studio A**	\$1,195	\$44,813	\$58,200	\$66,500	N/A	N/A
Studio B**	\$1,185	\$44,438	\$58,200	\$66,500	N/A	N/A
Studio C*	\$895	\$33,563	\$43,680	\$49,920	N/A	N/A
Apartment 1-A*	\$1,020	\$38,250	\$43,680	\$49,920	N/A	N/A
Apartment 1-C**	\$1,325	\$49,688	\$58,200	\$66,500	N/A	N/A
Apartment 1-F**	\$1,225	\$45,938	\$58,200	\$66,500	N/A	N/A
Apartment 1-G**	\$1,325	\$49,688	\$58,200	\$66,500	N/A	N/A

*Qualifies under City of Rochester's Affordable Housing guidelines at 60% AMI

** Qualifies under City of Rochester's Affordable Housing guidelines at 80% AMI

As per City of Rochester Income and Rent Limits for 2025

RENTS LAST UPDATED: 3/1/2025

CERTIFICATION PROCESS:

Prospective residents of our Affordable Apartments must provide documented evidence of annual income for the household, and information concerning the number of people intending to occupy the residence. In addition, VIDA must verify each participating household's total annual income each year when the lease renews, to ensure the household continues to comply with the program guidelines. Residents of Affordable Apartments must notify VIDA of any change in household composition or income. More details concerning this program can be provided by a leasing agent.