

THINGS TO KNOW

SECTION 227-a OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK ALLOWS FOR THE TERMINATION OF A RESIDENTIAL LEASE BY SENIOR CITIZENS.

This law will apply if the senior citizen, age 62 and over, is relocating to

- A. An adult home;
- B. A residential health care facility;
- C. Subsidized low income housing; or
- D. Senior citizen housing.

You should mail notification and copy of acceptance documentation into one of the above facilities to current landlord no earlier than 50 days (1-3/4 month) before the termination date of your lease.

Senior Housing

Senior housing are generally federal and/or state subsidized developments. Rents are calculated as a percentage of household income. Entry age varies in accordance with the program under which the development was financed or constructed:

- Federal (HUD) sponsored - age 62+
- State (DHCR) sponsored – age 60+
- Tax credit program – age 55+

ALERT: Income limit guidelines applicable.

Waiting list averaging 1 – 2 years may apply.

Rental Assistance Program

Section 8 Housing Choice Voucher program is available to individuals and families having household income within guidelines established by HUD. The voucher, usable throughout the U.S., allows its holder to secure rental in any residential building. Rent is usually 30 to 40% of household incomes.

Acceptance of a voucher by landlord or management agency of any privately owned building is strictly voluntary.

Section 8 Income Limits 2009

- (1) Person \$36,850-52,560
- (2) Persons \$42,100-60,050
- (3) Persons \$47,400-67,550

Note: Income limits change annually

Applying for Section 8 Voucher

If you reside in any one of the following municipalities, call the local city or town hall to apply. A preference status may be granted according to your particular circumstances at the time of application:

Eastchester, Town of Greenburgh, Village of Mamaroneck, Town of Mamaroneck/Larchmont, Mount Kisco, Mount Vernon, New Rochelle, Ossining, Peekskill, Pelham, Tuckahoe, Portchester, White Plains, Yonkers, and Yorktown.

If you do not reside in any of the above municipalities you may obtain an application and apply through the Westchester County Section 8 Program. Please call: 995-2415 and follow the menu.

ALERT:

Most communities are on a waiting list basis.



TIPS WHEN APPLYING FOR SENIOR HOUSING

Some developments will accept non-elderly tenants who have disabilities. Some will specify the type of disabilities that are accepted.

There could be other waivers a subsidized development received from their government supervising agencies.

HERE IS WHAT YOU SHOULD DO

- You should ask whether the age-eligibility rule applies to all members of the family or just the head of household. For some developments, a spouse can be younger.
- Sometimes adult children with disabilities live with their parents. You should ask whether an adult child with a disability is eligible to live in the development if the head of household meets the eligible age.
- Sometimes a senior citizen has legal custody or informal custody of a grandchild. You should ask whether your grandchild is eligible to live in the development if the head of household meets the eligible age.

APARTMENT BUILDINGS

<u>Bedford Hills</u>	<u>Managed by</u>
Fellowship Hall Inc. 212 Babbitt Road Bedford Hills, New York 10507	Fellowship Services, Inc. 212 Babbitt Road Bedford Hills, New York 10577 (914) 666-0206
<u>Briarcliff Manor</u>	
North Hill Apartments 345 North State Road Briarcliff Manor, New York 10510	E & M Management Corp. 161 Orchard Road Briarcliff Manor, New York 10510 (914) 762-7955
<u>Cortlandt Manor</u>	
Jacobs Hill 2500 Jacobs Hill Road Cortlandt Manor, New York 10567	Wilder-Balter Management Corp 570 Taxter Road, 6 th Floor Elmsford, New York 10523 (914) 347-3333
<u>Croton-on-Hudson</u>	
Springvale Apartments 2T Skytop Drive Croton-on-Hudson, New York 10520	Springvale Apartments 2T Skytop Drive Croton-on-Hudson, New York 10520 (914) 737-6954
<u>Eastchester</u>	
Sleepy Hollow Apartments 46 Jackson Avenue Eastchester, New York 10709	Sleepy Hollow Realty Corp. 191 Main Street Eastchester, New York 10709 (914) 961-3850
<u>Greenburgh</u>	
3 Maple Street White Plains, New York 10603	Greenburgh Housing Authority 9 Maple Street Greenburgh, New York 10603 (914) 946-2110
4 Beech Street White Plains, New York 10603	same as above
56 Manhattan Avenue White Plains, New York 10603	same as above

Mamaroneck

Mamaroneck Towers
233 Halstead Avenue
Mamaroneck, New York 10543

Managed by

Community Housing Management Corp.
5 West Main Street– Suite 214
Elmsford, New York 10523
(914) 592-5434

Mount Kisco

Pinecrest Manor
110 Amuso Drive
Mount Kisco, New York 10549

Pinecrest Manor
110 Amuso Drive
Mount Kisco, New York 10549
(914) 666-5150

Mount Vernon

Canterbury Commons
265 South Columbus Avenue
Mount Vernon, New York 10550

QFI
12 East Third Street
Mount Vernon, New York 10550
(914) 699-8078

Grace House
229 South 7th Avenue
Mount Vernon, New York 10550
Section 8 (914) 667-7526

Community Housing Mgmt. Corp.
5 West Main Street – Suite 214
Elmsford, NY 10523
(914) 592-5434

Intown Towers
37 North Fifth Avenue
Mount Vernon, New York 10550

Speiser-Dabran Managment Corp.
6 Executive Plaza, Suite 200
Yonkers, NY 10701
(914) 969-3503

Macedonia Towers
150 South Fifth Avenue
Mount Vernon, New York 10550

Community Housing Mgmt. Corp.
5 West Main Street – Suite 214
Elmsford, NY 10523
(914) 592-5434

Petrillo Apartments
110 North Third Avenue
Mount Vernon, New York 10550

The Wavecrest Management Team Ltd.
87-14 116th Street
Richmond Hill , New York 11418
Phone: (718) 463-1200
Fax: (718-850-2790

Richard H. Dixon Towers
At Grace Plaza
Richard Dixon House
153 South Fifth Avenue
Mount Vernon, New York 10550

Community Housing Mgmt. Corp.
5 West Main Street – Suite 214
Elmsford, NY 10523
(914) 592-5434

Mount Vernon continued

Sandford Terrace, LLC
21 W. Sandford Blvd.
Mount Vernon, NY 10550
Age 55+

Union Avenue
215-219 Union Avenue
Mount Vernon, New York 10550

Unity Gardens
125 South 2nd Avenue
Mount Vernon, NY 10550
Age 55+

Vernon Terrace
29-31 West Sidney Avenue
Mount Vernon, New York 10550

Managed by

Community Housing Mgmt. Corp.
5 West Main Street – Suite 214
Elmsford, NY 10523
Joyce McCormick, Mgr. (914) 592-5434

Union Avenue Associates
215-219 Union Avenue
Mount Vernon, New York 10550
(914) 667-3020

Community Housing Mgmt. Corp
5 West Main Street– Suite 214
Elmsford, New York 10523
(914) 592-5434

Speiser-Dabran Management Corp.
6 Executive Plaza, Suite 200
Yonkers, NY 10701
(914) 969-3503

New Rochelle

Huguenot House
16 Locust Avenue
New Rochelle, New York 10801

La Rochelle Manor
111 Lockwood Avenue
New Rochelle, New York 10801

Lincoln Towers
64 Lincoln Avenue
New Rochelle, New York 10801

Maple Center
35 Maple Avenue
New Rochelle, New York 10805

Maple Terrace
39 Maple Avenue
New Rochelle, New York 10805

Community Housing Management Corp.
5 West Main Street – Suite 214
Elmsford, New York 10523
(914) 592-5434

New Rochelle Municipal Housing Auth.
50 Sickles Avenue
New Rochelle, New York 10801
(914) 235-1717

Community Housing Management Corp.
5 West Main Street – Suite 214
Elmsford, New York 10523
(914) 592-5434

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Elmsford, New York 10523
(914) 592-5434

New Rochelle continued

Queen City Towers
50 Sickles Avenue
New Rochelle, New York 10801

Rockwell Terrace
129 Lockwood Avenue
New Rochelle, New York 10805
Age 55+

Soundview Apartments
40 Willow Drive
New Rochelle, New York 10801

Washington House
60 Union Avenue
New Rochelle, New York 10801

Managed by

New Rochelle Municipal Housing Auth.
50 Sickles Avenue
New Rochelle, New York 10801
(914) 235-1717

Community Housing Management Corp.
5 West Main Street – Suite 214
Elmsford, New York 10523
(914) 592-5434

United Hebrew Geriatric Center
Margaret Curran, Director
60 Willow Drive
New Rochelle, New York 10801
(914) 632-2804

Community Housing
5 Main Street – Suite 214
Elmsford, New York 10523
(914) 592-5434

Ossining

Maple House
15 Maple Place
Ossining, NY 10562

H & S Property Management
1101 Midland Avenue
Bronxville, NY 10708
(914) 961-9400/961-6330

Peekskill

Peekskill Plaza
901-907 Main Street
Peekskill, New York 10566

Montrose Management
3666 Hill Boulevard
Jefferson Valley, New York 10535
(914) 245-1100

Peekskill Senior Housing
951 Main Street
Peekskill, New York 10566

Community Housing Management Corp.
5 West Main Street – Suite 214
Elmsford, New York 10523
(914) 592-5434

Wesley Hall
801 South Street
Peekskill, New York 10566

P & L Management
801 South Street
Peekskill, New York 10566
(914) 739-1934

<p><u>Pleasantville</u> Ashbourne Hall 1A Clinton Avenue Pleasantville, New York 10570</p>	<p><u>Managed by</u> Poko Management Corp. 225 Westchester Avenue Port Chester, New York 10573 E. Rivera, Contact Person (914) 937-5125 x304</p>
<p><u>Port Chester</u> Brooksville Terrace 167 & 169 Terrace Avenue Port Chester, New York 10573</p> <p>Drew Gardens 10 & 22 Drew Street Port Chester, New York 10573</p> <p>Kingsport 245 King Street Port Chester, New York 10573</p>	<p>Port Chester Housing Authority 2 Weber Drive Port Chester, New York 10573 (914) 937-5550</p> <p>Port Chester Housing Authority 2 Weber Drive Port Chester, New York 10573 (914) 937-5550</p> <p>Community Housing Management Corp. 5 West Main Street– Suite 214 Elmsford, New York 10523 (914) 592-5434</p>
<p><u>Rye</u> Rye Manor 300 Theall Road Rye, New York 10580</p>	<p>Community Housing Management Corp. 5 West Main Street – Suite 214 Elmsford, New York 10523 (914) 592-5434</p>
<p><u>Shrub Oak</u> Wynwood Oaks Apartments 1286 East Main Street Shrub Oak, New York 10588</p>	<p>Wynwood Oaks Apartments Management 1286 East Main Street (914) 528-0461 or 528-0462</p>
<p><u>Sleepy Hollow</u> Margotta Court 126 Valley Street Sleepy Hollow, New York 10591</p> <p>Sleepy Hollow Senior Housing Valley Street Sleepy Hollow, NY 10591 Age 55+</p>	<p>Sleepy Hollow Housing Authority 126 Valley Street Sleepy Hollow, New York 10591 (914) 631-4626</p> <p>Community Housing Management Corp. 5 West Main Street – Suite 214 Elmsford, New York 10523 (914) 592-5434</p>
<p><u>Tuckahoe</u> Jefferson Gardens 4 Union Place Tuckahoe, New York 10707</p>	<p>Tuckahoe Housing Authority 4 Union Place Tuckahoe, New York 10707 (914) 961-3373</p>

White Plains

Armory Plaza
35 South Broadway
White Plains, New York 10601

Battle Hill Houses
1315 Hamilton Street
White Plains, New York 10606

Franklin Windsor
40 Windsor Terrace
White Plains, New York 10602

Kensico Terrace Apartments
24 South Kensico Ave.
White Plains, New York

Kingsley House
41 Barker Avenue
White Plains, New York 10601

Station Plaza
76 South Lexington Avenue
White Plains, New York 10606

Managed by

Related Management Corp.
35 South Broadway
White Plains, New York 10601
(914) 946-7706

Wilder-Balter Management Corp.
570 Taxter Road. 6th Floor
Elmsford, New York 10523
(914) 346-3333

Community Housing Management Corp.
5 West Main Street – Suite 214
Elmsford, New York 10523
(914) 592-5434

Richmond Property Services
(914) 358-4470

Halpern & Stillman Management Corp.
1101 Midland Avenue
Bronxville, New York 10701
(914) 961-6330

Community Housing Management Corp.
5 West Main Street – Suite 214
Elmsford, New York 10523
(914) 592-5434

Yonkers

Croton Heights Apartments
193 Ashburton Avenue
Yonkers, New York 10701

Curran Court
1511 Central Park Avenue
Yonkers, New York 10710

Finian Sullivan Towers
1 Fr. Finian Sullivan Drive
Yonkers, New York 10703
Age 55+

Flynn Manor
334 Riverdale Avenue
Yonkers, New York 10704

Croton Heights Apartments
1767 Central Park Avenue, Suite 105
Yonkers, New York 10710
(914) 236-3488 to request application

Yonkers Housing Authority
1511 Central Park Avenue
Yonkers, New York 10710
(914) 793-8400

Sacred Heart Housing Mgmt. Corp.
1 Fr. Finian Sullivan Drive
Yonkers, New York 10703
(914) 965-1659 or (914) 963-0202

Yonkers Housing Authority
1511 Central Park Avenue
Yonkers, New York 10710
(914) 793-8400

Yonkers continued

Griffin House
122 S. Broadway
Yonkers, New York 10701

Highland Avenue Senior Apartments
34 Highland Avenue
Yonkers, New York 10705
55+

Kirstensen Homes
45 Seymour Street
Yonkers, New York 10701

Kubasek-Trinity Manor
1 Kubasek-Trinity Manor Drive
Yonkers, New York 10701

Lane Hill Apartments
50 St. Andrew's Place
Yonkers, New York 10705

Loehr Court
52 Western Avenue
Yonkers, New York 10705

Margaret Hughes Manor
111 Waverly Street
Yonkers, New York 10701

Martinelli Manor
21 Ellison Avenue
Yonkers, New York 10708

Monastery Manor
150 Vineyard Avenue
Yonkers, New York 10703

Managed by

Sacred Heart Housing Mgmt. Corp.
1 Fr. Finian Sullivan Drive
Yonkers, New York 10703
(914) 965-1659

Request Application from
Cornell Pace Inc.
542 Main Street, 2nd floor
New Rochelle, New York 10705
(914) 380-8220 ext 227 or 261

Yonkers Housing Authority
1511 Central Park Avenue
Yonkers, New York 10710
(914) 793-8400

N.H.P. Management Corp.
1 Kubasek-Trinity Manor Drive
Yonkers, New York 10701
(914) 423-0091

J.Z.G. Resources
84 Business Park Drive
Armonk, New York 10504
(914) 273-5800

Yonkers Housing Authority
1511 Central Park Avenue
Yonkers, New York 10710
(914) 793-8400

Speiser-Dabran Management Corp.
6 Executive Plaza, Suite 200
Yonkers, New York 10701
(914) 969-3503

Yonkers Housing Authority
1511 Central Park Avenue
Yonkers, New York 10710
(914) 793-8400

Sacred Heart Housing Mgmt. Corp.
1 Fr. Finian Sullivan Drive
Yonkers, New York 10703
(914) 965-1659

Yonkers continued

Rene Burke Manor
15 Hamilton Avenue
Yonkers, New York 10705

Seton Manor
185 Riverdale Avenue
Yonkers, NY 10701
55+

St. Casimir's Apartments
289 Nepperhan Avenue
Yonkers, New York 10701

St. Casimir's Senior Apartments
11-23 St. Casimir's Avenue
Yonkers, New York 10701
55+

Walsh Houses
Walsh Road
Yonkers, New York 10701

Waterview
28 Lamartine Terrace
Yonkers, New York 10701

Woodstock Manor
755 Palisade Avenue
Yonkers, New York 10703

Managed by

Speiser-Dabran Management Corp.
6 Executive Plaza, Suite 200
Yonkers, New York 10701
(914) 969-3503

WestHab Inc
20 South Broadway, 3rd Floor
Yonkers, NY 10701
(914) 376-0063

Speiser-Dabran Management Corp.
6 Executive Plaza, Suite 200
Yonkers, New York 10701
(914) 969-3503

Urban Group, LLC
11-23 St. Casimir's Avenue
Yonkers, New York 10701
(914) 476-3381

Yonkers Housing Authority
1511 Central Park Avenue
Yonkers, New York 10710
(914) 793-8400

J.Z.G. Resources
84 Business Park Drive
Armonk, New York 10504
(914) 273-5800

Hog Hill Management
2 Fr. Finian Sullivan Drive
Yonkers, New York 10703
(914) 963-0202

Yorktown Heights

Beaverridge Apartments
Allen Avenue
Yorktown Heights, New York 10598

J.M.I.
277 Northern Boulevard
Great Neck, New York 11011
(516) 487-0050