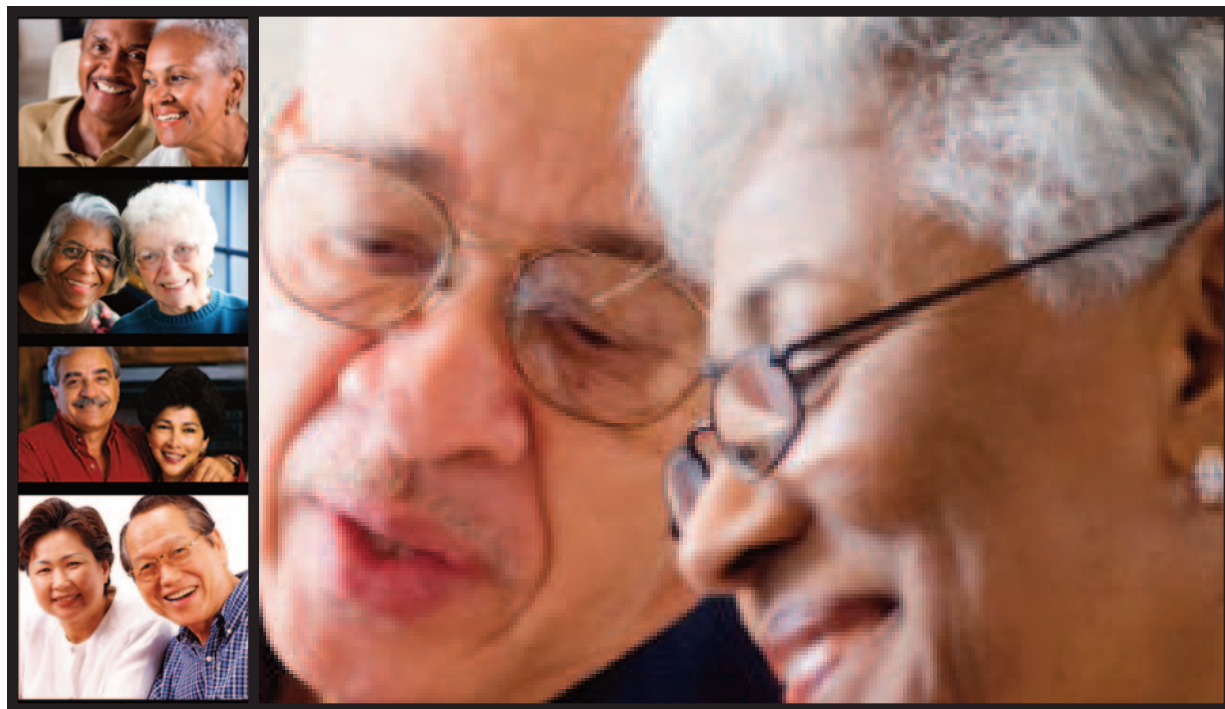


March 2020

Westchester Senior Housing Sites

A Guide to Housing for Seniors in Westchester



Westchester
gov.com

George Latimer, County Executive
Mae Carpenter, Commissioner
Department of Senior Programs and Services

#MyWestchester
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From the County Executive



Let this “Guide to Westchester Senior Housing” serve as a valuable resource for your Senior Housing needs in Westchester County. Inside, you’ll find all you need to know about Senior Housing, including how to apply for the federal Section 8 Housing Choice Voucher Program, and what questions to ask before signing a lease.

We’ve included a directory of senior apartment buildings by municipality, including contact information for the building managers to help guide your search. This guide also highlights some of the organizations that provide assistance on issues ranging from foreclosure prevention, to landlord-tenant mediation, to relocation assistance and more.

We are proud of all the options available to our seniors and their families, so they can continue to call Westchester County home.

A handwritten signature in black ink that reads "George Latimer". The signature is written in a cursive style.

George Latimer
Westchester County Executive

From the Commissioner



The County's Department of Senior Programs and Services compiled this directory and many other publications of special interest to seniors and their families.

All the department's publications are online at www.westchestergov.com/seniors.

If you prefer to have a hard copy of this directory or want more information, please contact the department directly at (914) 813-6400. We'll be happy to mail one to you.

A handwritten signature in black ink that reads "Mae Carpenter". The signature is written in a cursive style.

Mae Carpenter
Commissioner
Department of Senior Programs and Services

A Guide to Westchester Senior Housing Sites

Department of Senior Programs and Services
www.westchestergov.com/seniors

George Latimer
County Executive

Mae Carpenter
Commissioner

Information and Assistance
(914) 813-6300

Medicare Information Line
(914) 813-6100

Para información en español
(914) 813-6393

Elder Abuse Helpline
(914) 813-6436

Telecommunications Device for the Deaf (TDD) Relay NY
1 (800) 662-1220 or 711

March 2020
Westchester County
Department of Senior Programs and Services
9 South First Avenue
Mount Vernon, NY 10550-3414

WESTCHESTER COUNTY DEPARTMENT OF SENIOR PROGRAMS AND SERVICES

Who We Are

The Older Americans Act of 1965 created networks at the federal, state and local levels to administer programs that help the elderly maintain their health and independence in their homes and communities.

The Westchester County Department of Senior Programs and Services is part of this National Network on Aging. It includes the Administration on Aging in the Department of Health and Human Services, 57 State Agencies on Aging, 670 Area Agencies on Aging and some 27,000 local service provider organizations under contract to the area agencies.

In 1974, the Westchester County Office for the Aging was designated by the New York State Office for the Aging as the Area Agency on Aging to serve all persons 60 years of age and older in Westchester. In March 2001, the Westchester County Office for the Aging became the Westchester County Department of Senior Programs and Services.

Our Mission

Our mission is to identify and prioritize the needs of the elderly in Westchester; to create comprehensive and coordinated plans to meet those needs; and, to advocate for responsive policies, programs, actions, legislation and resources on behalf of the elderly. The Westchester County Department of Senior Programs and Services conducts activities and develops programs and services, to meet the intent of the federal Older Americans Act and the New York State Community Services for the Elderly Act. The goals and missions of both acts are to enhance the quality of life for the elderly by encouraging:

- ***Sufficient income to meet basic needs***
- ***The best physical and mental health possible***
- ***Appropriate housing according to individual needs and wishes***
- ***Services to restore health to the best possible state***
- ***Employment opportunities***
- ***Dignified, honorable and healthful retirement***
- ***Freedom to pursue meaningful activities***
- ***Adequate community services***
- ***Benefits from social and medical research as soon as possible***
- ***Initiative, freedom and independence to manage and plan their own lives***

A primary role of the Westchester County Department of Senior Programs and Services is to maintain a complete inventory of services available to older persons and to serve as an information and referral point for local services.

A WEALTH OF SERVICES

This booklet has been prepared by the Westchester County Department of Senior Programs and Services to acquaint you with the wealth of services and benefits available to you as a senior citizen in Westchester. They are listed alphabetically to make it easier to find what you need. Services are also listed by community in the appendix. We hope that you will find this “person-to- person” directory useful.

Department Publications

The following booklets and brochures are produced by the Westchester County Department of Senior Programs and Services:

Livable Communities – A Vision for All Ages Initiative Brochures

- Livable Communities Caregiver Coaching Program
- Livable Communities Collaboratives
- Livable Communities Connections
- Livable Communities Care Circles of Westchester: Step Forward and Give Back Program
- The Health for Life Program (HeLP)
- Speakers Bureau Directory

At the Crossroads: Residential and Health Care Facility Options

Directory of Services, Rights & Benefits

Financial Benefits and Savings Guide

A Guide To Westchester Senior Housing Sites

Nutrition Health & Wellness Brochure

Older Driver Family Assistance Program

Directorio de Servicios, Derechos y Beneficios

Guía de Beneficios y Ahorros

Generaciones (boletín)

Guía de Vivienda para Personas Mayores en Westchester

Senior Housing

Senior housing is 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, but generally:

- Department of Housing and Urban Development (HUD) - age 62+
- New York State Division of Housing and Community Renewal (DHCR) – age 60+
- Tax credit program – age 55+ or 62+

ALERT: Income limit guidelines apply to these units.

RENTAL ASSISTANCE PROGRAM

The Housing Choice Voucher (HCV) program (formerly known as Section 8) is for individuals and families having household incomes within guidelines established by HUD. The vouchers, usually usable throughout the U.S., allow their holders to secure rental in many residential buildings. The portion of the rent that the tenant pays is usually 30% to 40% of the individual household’s income. All of the HCV programs in Westchester have long waiting lists, and most are not currently taking new applications to their waiting lists. However, it is worthwhile to call the different HCV offices to ask if you can get notified when they will be taking new applicants to their waiting lists.

It is illegal for a landlord to refuse to take your application because you have a voucher. If a landlord refuses to accept your voucher, please file a complaint with the County’s Human Rights Commission.

2019 INCOME LIMITS AS OF January 2019

	2019 Maximum Income Guidelines					
	Household Size					
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
INCOME LIMITS						
120% AMI	\$101,050	\$115,500	\$129,900	\$144,350	\$155,900	\$167,450
100% AMI	\$84,200	\$ 96,250	\$108,300	\$120,300	\$129,900	\$139,550
80% AMI	\$67,350	\$ 77,000	\$ 86,600	\$ 96,250	\$103,950	\$111,650
*60% AMI	\$50,550	\$ 57,750	\$ 65,000	\$ 72,200	\$ 77,950	\$ 83,750
*50% AMI	\$42,150	\$ 48,150	\$ 54,150	\$ 60,150	\$ 65,000	\$ 69,800
30% AMI	\$25,300	\$ 28,900	\$ 32,500	\$ 36,100	\$ 39,000	\$ 41,900
EFFECTIVE DATE	* MTSP, Section 8 & NSP Income Limits, April 24, 2019 * HOME Income Limits and 80% Uncapped Income Limits, June 28, 2019					

Note: Income limits may change every year.

APPLYING FOR HOUSING CHOICE VOUCHER (Section 8)

Call the local city or town hall to apply if you reside in any of the following municipalities:

- Town of Greenburgh
- Town of Mamaroneck/Larchmont
- Mount Kisco
- New Rochelle
- Ossining
- Peekskill
- Tuckahoe
- White Plains
- Yonkers
- Yorktown

You may obtain an application and apply through New York State office for Section 8 Housing Choice Voucher Program administered in Westchester County by CVR New York by calling **(914) 995-5110**. Availability of applications is subject to whether a waiting list is open. Availability of vouchers is very limited.

ALERT: *Programs operate on a waiting-list basis.*

Senior Housing

TIPS WHEN APPLYING FOR SENIOR HOUSING

- Some developments will accept tenants who are younger than 60 and who have disabilities. Some will specify the type of disabilities that are accepted.
- 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.
- Rent affordability is important. When applying for apartments it is recommended that you ask the Building Management if you will be charged at 30% of income or if there is a set AFFH Affordable rent (see below).

30% of Income	AFFH Affordable
<p>Subsidized apartments are for renters 62 and above. Renters pay 30% of your income. So for example, if your income is \$900 per month you'll pay about \$300 in rent if you meet the income requirements. Most, if not all of these apartments have waiting lists, but you should still call to get an application and apply. The more apartments you apply to, the better your chance of getting an apartment. If you have very low income (i.e., less than around \$1800 a month) this is the type of apartment you should apply for.</p>	<p>Affordable apartments are partially subsidized for renters either 55 and above or 62 and above. These apartments will be less expensive than market rate apartments if you meet the income requirements. Rental rates for affordable apartments may range from between \$900 to \$1400 for a 1 bedroom apartment. These apartments have availabilities sometimes within a few months. Affordable apartments may be available quicker than the subsidized apartments but the affordable apartments will have higher rents.</p>

DID YOU 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
- D. Senior citizen housing

You should mail notification and a copy of your acceptance documentation into one of the above facilities to your present landlord no earlier than 50 days before the termination date of your lease.

SENIOR APARTMENT BUILDINGS BY COMMUNITY

<p><u>Bedford Hills</u> Fellowship Hall Apartments 212 Babbitt Road Bedford Hills, NY 10507 **Affordable Senior Co-operative, Age 62 and above. **</p>	<p><u>Managed By</u> Fellowship Hall, Inc. 212 Babbitt Road Bedford Hills, NY 10507 (914) 666-0206</p>
<p><u>Briarcliff Manor</u> North Hill Apartments 345 North State Road Briarcliff Manor, New York 10510</p>	<p><u>Managed By</u> Two Jays Management 161 Orchard Road Briarcliff Manor, New York 10510 (914) 762-7955</p>
<p><u>Cortlandt Manor</u> Jacobs Hill 2500 Jacobs Hill Road Cortlandt Manor, New York 10567</p>	<p><u>Managed By</u> Wilder-Balter Management Corp, 480 Bedford Road Chappaqua, New York 10514 (914) 347-3333</p>
<p><u>Croton-on-Hudson</u> Springvale Apartments 2T Skytop Drive Croton-on-Hudson, New York 10520</p> <p>Symphony Knoll 15 Mount Airy Road Croton-on- Hudson, New York 10520</p>	<p><u>Managed By</u> Springvale Apartments 2T Skytop Drive Croton-on-Hudson, New York 10520 (914) 737-6954</p> <p>Westhab Inc. 8 Bashford Street Yonkers, New York 10701</p>
<p><u>Eastchester</u> Sleepy Hollow Apartments 46 Jackson Avenue Eastchester, New York 10709</p>	<p><u>Managed By</u> Sleepy Hollow Realty Corp. 191 Main Street Eastchester, New York 10709 (914) 961-3850</p>
<p><u>Greenburgh</u> 3 Maple Street White Plains, New York 10603</p> <p>4 Beech Street White Plains, New York 10603</p> <p>56 Manhattan Avenue White Plains, New York 10603</p>	<p><u>Managed By</u> Greenburgh Housing Authority 9 Maple Street Greenburgh, New York 10603 (914) 946-2110</p> <p>same as above</p> <p>same as above</p>
<p><u>Mamaroneck</u> Mamaroneck Towers 233 Halstead Avenue Mamaroneck, New York 10543</p>	<p><u>Managed By</u> Mamaroneck Tower 233 Halstead Avenue Mamaroneck, New York 10543 (914) 286-5709</p>
<p><u>Mount Kisco</u> Pinecrest Manor 1110 Amuso Drive Mount Kisco, New York 10549</p>	<p><u>Managed By</u> Pinecrest Manor 1100 Amuso Drive Mount Kisco, New York 10549 (914) 666-5150</p>

<u>Mount Vernon</u>	<u>Managed by</u>
<p>Friedrichs Residence at Wartburg 3 Wartburg Place Mount Vernon, New York 10552 Age: 62+</p>	<p>Wartburg Management Services 1 Wartburg Place, Mount Vernon, New York 10552 (914) 513-522</p>
<p>Grace House 229 South 7th Avenue Mount Vernon, New York 10550</p>	<p>Community Housing Mgmt. Corp. 5 West Main Street – Suite 214 Elmsford, New York 10523 (914) 592-5434</p>
<p>Macedonia Towers 150 South Fifth Avenue Mount Vernon, New York 10550</p>	<p>Community Housing Mgmt. Corp. 5 West Main Street – Suite 214 Elmsford, New York 10523 (914) 592-5434</p>
<p>Richard H. Dixon Towers At Grace Plaza Richard Dixon House 153 South Fifth Avenue Mount Vernon, New York 10550</p>	<p>Community Housing Mgmt. Corp. 5 West Main Street – Suite 214 Elmsford, New York 10523 (914) 592-5434</p>
<p>Sandford Terrace, LLC 21 W. Sandford Blvd. Mount Vernon, New York 10550 Age: 55+</p>	<p>Community Housing Mgmt. Corp. 5 West Main Street – Suite 214 Elmsford, New York 10523 (914) 592-5434</p>
<p>Unity Gardens 125 South 2nd Avenue Mount Vernon, New York 10550 Age:55</p>	<p>Community Housing Mgmt. Corp. 5 West Main Street – Suite 214 Elmsford, New York 10523 (914) 592-5434</p>
<p>Intown Towers 37 North Fifth Avenue Mount Vernon, New York</p>	<p>Speiser-Dabran Management Corp. 6 Executive Plaza, Suite 200 Yonkers, New York 10701 (914) 969-3503</p>
<p>Vernon Terrace 29-31 West Sidney Avenue Mount Vernon, New York 10550</p>	<p>Speiser-Dabran Management Corp. 6 Executive Plaza, Suite 200 Yonkers, New York 10701 (914) 969-3503</p>
<p>Petrillo Apartments 110 North Third Avenue Mount Vernon, New York 10550</p>	<p>J & R Building Management 2 South Street, Mount Vernon, New York (914) 840-9741</p>

<p><u>New Rochelle</u> Garito Manor at Union Square 180 Union Avenue New Rochelle, New York 10801</p> <p>Huguenot House 16 Locust Avenue New Rochelle, New York 10801</p> <p>Lincoln Towers 64 Lincoln Avenue New Rochelle, New York 10801</p>	<p><u>Managed by</u> Joann Trifono 180 Union Avenue, New Rochelle, New York 10801 (914) 636-4200</p> <p>Community Housing Management Corp. 5 West Main Street – Suite 214 Elmsford, New York 10523 (914) 592-5434</p> <p>same as above</p>
<p>Maple Center 35 Maple Avenue New Rochelle, New York 10801</p> <p>Rockwell Terrace 129 Lockwood Avenue New Rochelle, New York 10801 Age: 55+</p> <p>Washington House 60 Union Avenue New Rochelle, New York 10801</p>	<p>Community Housing Management Corp. 5 West Main Street – Suite 214 Elmsford, New York 10523 (914) 592-5434</p> <p>same as above</p> <p>same as above</p>
<p>Queen City Towers 50 Sickles Avenue New Rochelle, New York 10801</p> <p>La Rochelle Manor 111 Lockwood Avenue New Rochelle, New York 10801</p>	<p>New Rochelle Municipal Housing Auth. 50 Sickles Avenue New Rochelle, New York 10801 (914) 235 1717</p> <p>same as above</p>
<p>Shiloh Senior Housing Apartments 29 Kress Avenue New Rochelle, New York 10801</p> <p>Soundview Apartments 40 Willow Drive New Rochelle, New York 10805</p>	<p>Westhab Inc. 8 Bashford Street Yonkers, New York 10701 (914) 345-280</p> <p>United Hebrew Geriatric Center 391 Pelham Road New Rochelle, New York 10805 (914) 632-2804</p>

<p><u>Ossining</u> Maple House 15 Maple Place Ossining, New York 10562</p> <p>The Pines 19 Narragansett Avenue Ossining, New York 10562</p>	<p><u>Managed by</u> Acro Management 4 Executive Blvd., Suite 100 Suffern, NY 10901 (845) 368-2400</p> <p>Bethel Homes. 19 Narragansett Avenue Ossining, New York 10562 (914) 941-7300</p>
<p><u>Peekskill</u> Peekskill Plaza 901 Main Street Peekskill, New York 10566</p> <p>Peekskill Senior Housing 951 Main Street Peekskill, New York 10566</p> <p>Wesley Apartments 801 South Street Peekskill, New York 10566</p> <p>Drum Hill 90 Ringold Street Peekskill, New York 10566</p> <p>River Pointe at Drum Hill 100 Ringold Street Peekskill, New York 10566</p>	<p><u>Managed By</u> Arco Management 4 Executive Blvd, Suite 100 Suffern, New York 10901 (845) 368-2400</p> <p>Community Housing Management Corp. 5 West Main Street – Suite 214 Elmsford, New York 10523 (914) 592-5434</p> <p>Reliant Realty Service 801 South Street Peekskill, New York 10566 (914) 739-1934</p> <p>Drum Hill Senior Living 90 Ringold Street Peekskill, New York 10566 (866) 324-0500</p> <p>Conifer Realty LLC 1000 University Avenue, Suite 500 Rochester, New York 14607 (914) 739-6440 - Mon., Wed. & Fridays</p>
<p><u>Pleasantville</u> The Ashbourne , LLC 1 Clinton Street Pleasantville, New York 10570</p>	<p><u>Managed By</u> A-HOME Management 141 Tompkins Avenue – 3rd floor Pleasantville, New York 10570 (914) 741-0740</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><u>Managed By</u> Port Chester Housing Authority 2 Weber Drive, P.O. Box 347 Port Chester, New York 10573 (914) 937-5550</p> <p>Port Chester Housing Authority 2 Weber Drive, P.O. Box 347 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>Theodore Fremd Senior Apartments 150 North Street Rye, New York 10580</p>	<p><u>Managed By</u> Community Housing Management Corp. 5 West Main Street – Suite 214 Elmsford, New York 10523 (914) 592-5434</p> <p>Housing Action Council 55 South Broadway Tarrytown, NY 10591 (914) 332-4144</p>
<p><u>Shrub Oak</u> Wynwood Oaks Apartments 1292 East Main Street Shrub Oak, New York 10588</p>	<p><u>Managed by</u> Kearney Realty & Development Group 1292 East Main St Shrub Oak, New York 10588 (914) 528-0461</p>
<p><u>Sleepy Hollow</u> Sleepy Hollow Senior Housing 124 Valley Street Sleepy Hollow, New York 10591 Age 55+</p>	<p><u>Managed By</u> Community Housing Management Corp. 5 West Main Street – Suite 214 Elmsford, New York 10523 (914) 592-5434</p>
<p><u>Somers</u> Mews I at Baldwin Place 24 Clayton Boulevard Baldwin Place, New York 10505 Age: 62+</p> <p>Mews II at Baldwin Place 32-34 Clayton Boulevard Baldwin Place, New York 10505 Age:55+</p>	<p><u>Managed By</u> Housing Action Council 55 Broadway, 2nd Floor Tarrytown, New York 10591 (914) 332-4144</p> <p>Housing Action Council 55 Broadway, 2nd Floor Tarrytown, New York 10591 (914) 332-4144</p>
<p><u>Tuckahoe</u> Jefferson Gardens 4 Union Place Tuckahoe, New York 10707</p>	<p><u>Managed By</u> Tuckahoe Housing Authority 4 Union Place Tuckahoe, New York 10707 (914) 961-3373</p>

<p><u>White Plains</u> Armory Plaza 35 South Broadway White Plains, New York 10601</p> <p>Battle Hill Houses 13-15 Harmon Street White Plains, New York 10606</p> <p>Franklin Windsor 40 Windsor Terrace White Plains, New York 10601</p> <p>Kingsley House 41 Barker Avenue White Plains, New York 10601</p> <p>Station Plaza 76 South Lexington Avenue White Plains, New York 10606</p>	<p><u>Managed By</u> Related Management Corp. 35 South Broadway White Plains, New York 10601 (914) 946-7706</p> <p>Wilder-Balter Management Corp. 1315 Harmon Street White Plains 10606 (914) 948-6203</p> <p>Community Housing Management Corp. 5 West Main Street – Suite 214 Elmsford, New York 10523 (914) 592-5434</p> <p>Concord Management of NY, 170 Froehlich Farm Blvd Woodbury NY 11797 (631) 421-7371 ext. 112</p> <p>Community Housing Management Corp. 5 West Main Street – Suite 214 Elmsford, New York 10523 (914) 592-5434</p>
<p><u>Yonkers</u> Croton Heights Apartments 193 Ashburton Avenue Yonkers, New York 10701 (914) 375-1286</p> <p>Charles Curran Court –Bldgs. 1-4 Charles Curran Court Yonkers, New York 10710 (914) 793-8400</p> <p>Finian Sullivan Tower 1 Fr. Finian Sullivan Drive Yonkers, New York 10703 Age: 55+</p> <p>Flynn Manor 334 Riverdale Avenue Yonkers, New York 10705</p>	<p><u>Managed By</u> Winn Residential 193 Ashburton Avenue Yonkers, New York 10701 (914) 375-6050</p> <p>Yonkers Municipal Housing Authority 1511 Central Park Avenue – P.O. Box 35 Yonkers, New York 10710 (914) 793-8400</p> <p>Finian Sullivan Tower 1 Fr. Finian Sullivan Drive Yonkers, New York 10703 (914) 965-1659</p> <p>Yonkers Municipal Housing Authority 1511 Central Park Avenue Yonkers, New York 10710 (914) 793-8400</p>

<u>Yonkers (Continued)</u>	<u>Managed By</u>
<p>Griffin House 122 S. Broadway Yonkers, New York 10701 Age 62+</p>	<p>Griffin House 122 South Broadway Yonkers, New York 10701 (914) 376-1400</p>
<p>Highland Avenue Senior Apartments 34 Highland Avenue Yonkers, New York 10705 55+</p>	<p>Cornell Pace Inc. 542 Main Street, 3rd floor New Rochelle, New York 10801 (914) 380-8220 ext. 227</p>
<p>Kris Kirstensen Homes 45 Seymour Street Yonkers, New York 10701</p>	<p>Yonkers Municipal Housing Authority 1511 Central Park Avenue Yonkers, New York 10710 (914) 793-8400</p>
<p>Lane Hill Apartments 50 St. Andrews Place, #108 Yonkers, New York 10705</p>	<p>Valentine Properties Associates, L.P. 84 Business Park Drive, Suite 103 Armonk, New York 10504 (914) 273-5800</p>
<p>Loehr Court 52 Western Avenue Yonkers, New York 10705</p>	<p>Yonkers Municipal Housing Authority 1511 Central Park Avenue Yonkers, New York 10710 (914) 793-8400</p>
<p>Margaret Hughes Manor 111 Waverly Street Yonkers, New York 10701</p>	<p>Speiser-Dabran Management Corp. 6 Executive Plaza, Suite 200 Yonkers, New York 10701 (914) 969-3503</p>
<p>Martinelli Manor 21 Ellison Avenue Yonkers, New York 10708</p>	<p>Yonkers Municipal Housing Authority 1511 Central Park Avenue Yonkers, New York 10710 (914) 793-8400</p>
<p>Monastery Manor 2 Father Finian Sullivan Drive Yonkers, New York 10703 Age: 62+</p>	<p>Monastery Manor 2 Father Finian Sullivan Drive Yonkers, New York 10703 (914) 963-0202</p>
<p>Rene Burke Manor 15 Hamilton Avenue Yonkers, New York 10705</p>	<p>Speiser-Dabran Management Corp. 6 Executive Plaza, Suite 200 Yonkers, New York 10701 (914) 969-3503</p>

<p><u>Yonkers (Continued)</u> Seton Manor 185 Riverdale Avenue Yonkers, New York 10701 Age:55+</p> <p>St. Casimir's Apartments 289 Nepperhan Avenue Yonkers, New York 10701</p> <p>St. Casimir's Senior Apartments 11-23 St. Casimir's Avenue Yonkers, New York 10701 Age:55+</p> <p>Walsh Road Homes 55-97 Walsh Road Yonkers, New York 10701</p> <p>Monsignor Troy Manor 200 Willow Street Yonkers, New York 10701</p> <p>Woodstock Manor 755 Palisade Avenue Yonkers, New York 10703 Age: 62+</p>	<p><u>Managed By</u> Speiser-Dabran Management Corp. 6 Executive Plaza, Suite 200 Yonkers, New York 10701 (914) 969-3503</p> <p>Speiser-Dabran Management Corp. 6 Executive Plaza, Suite 200 Yonkers, New York 10701 (914) 969-3503</p> <p>All County Management 31-10 37th Avenue, Suite 500 Long Island City, New York 11101 (718) 730-1390</p> <p>Yonkers Municipal Housing Authority 1511 Central Park Avenue Yonkers, New York 10710 (914) 793-8400</p> <p>Yonkers Municipal Housing Authority 1511 Central Park Avenue Yonkers, New York 10710 (914) 793-8400</p> <p>Woodstock Manor 755 Palisade Avenue Yonkers, New York 10703 (914) 969-6159</p>
<p><u>Yorktown Heights</u> Beaver Ridge Apartment 1965 Allan Avenue Yorktown Heights, New York 10598</p>	<p><u>Managed By</u> J.M.I. Management 277 Northern Boulevard, Suite 203 Great Neck, New York 11021 (516) 487-0041</p>

HOUSING ASSISTANCE

Westchester County Homeseeker Website

A website where families can look for affordable housing or sign up to get alerts about new affordable housing opportunities as they become available.

The website is www.westchestergov.com/homeseeker

Westchester County Human Rights Commission

112 East Post Road, 3rd. Fl.
White Plains, New York 10601
(914) 995-7710

Information on how to file a discrimination complaint.

Westchester Residential Opportunities (WRO)

470 Mamaroneck Avenue
White Plains, NY 10605
(914) 428-4507 ext. 313 or 312

Nonprofit housing counseling agency serving Westchester County. Services include:

The Senior Housing Assistance Program— One-on-one counseling to help resolve individual housing and housing-related problems.

Homeownership Voucher Program (Section 8): Individuals enrolled in the Family Self Sufficiency (FSS) program through Section 8 are able to take advantage of a 15-year subsidy towards their mortgage. Individuals must meet minimum income criteria, and be in good standing with Section 8. Homebuyer education is also REQUIRED.

First-time Home Buyers Assistance: In addition to property tax foreclosure counseling, a WRO homeownership counselor can help identify if one of the following programs make sense for you.

- **Individual Development Accounts:** WRO offers Individual Development Accounts (IDA), another way of saving money to buy a home. WRO or a participating bank matches funds saved by the individual. Financial literacy training as well as homebuying counseling is required.
- **The First Home Club:** First Home Clubs provides a 4-1 match to help build savings for down payment and closing cost assistance. Members of the First Home Club who save on a consistent basis can qualify for matching funds of up to \$7,500 from a participating bank. Club members are required to receive 8-10 hours of individual and group homebuying counseling. **Bank Applications are ONLY provided during intake appointment.*

- **Home of Your Own:** A loan program through M&T Bank & NYS Dept. of Mental Health. This program is offered through the New York State Office of Mental Health. The program allows an individual to finance a SONYMA loan at 100% with an interest rate of 4%. Closing cost assistance is provided and can even potentially receive additional assistance for attorney's fees and engineering. Approval is based on at least one household member, over the age of 18, having an Axis 1 diagnosis and applicant must have good credit history. Approval through New York State Office of Mental Health is **REQUIRED** in addition to completing Homebuyer education.

The Bridge Fund of Westchester

171 E. Post Road, Room 200
 White Plains, NY 10601
 (914) 949-8146
 (914) 949-1162 (fax)
 Grace Perry

The Bridge Fund is an eviction prevention program, offering assistance with loans or grants depending on the circumstances. Loans carry no interest and have flexible repayment terms. All loans and grants are made to third parties (landlords).

To be eligible, family must be referred by a social service or community based organization. A completed application must be faxed or mailed to the Director of the Bridge Fund. Call-in or walk-in clients are not accepted.

Human Development Services of Westchester (HDSW)

28 Adee Street
 P. O. Box 110
 Port Chester, NY 10573
<http://www.hdsw.org>
 (914) 939-2005

Offers housing counseling to residents living in Westchester County.

- Eviction Prevention
- Pre and Post Homeownership counseling
- Landlord/tenant mediation
- Housing Court Assistance – Port Chester Residents only
- Foreclosure Prevention
- Budgeting and financial guidance
- Reverse Mortgage/HECAM

HDSW locates, develops, rehabilitates and maintains new sources of low and moderate income housing and provides tenant assistance to persons and families within this income range. Services may include eviction prevention, landlord-tenant mediation, housing court assistance and home ownership counseling.

Interfaith Council For Action, Inc. (IFCA)

138 Spring Street
P. O. Box 790
Ossining, NY 10562
www.ifcany.org
Jackie Shaw
(914) 941-5252

Housing related placement and social services for the Ossining community. IFCA provides certain services to tenants only, based on need and availability. IFCA's clients are predominantly low and moderate-income families. Many are seniors and/or disabled yet are the primary caregiver for the children.

Mount Vernon United Tenants

2 Gramatan Avenue, room 304
P. O. Box 2107
Mt Vernon, NY 10551
mvut@erols.com
Dennis Hanratty
(914) 699-1114 ext. 303

Offers housing and housing related support services.

- Landlord/Tenant relations
- Homelessness prevention program
- Home buying workshops and counseling
- Re-Housing services
- Member of FURNITURE SHARE HOUSE

North Yonkers Preservation & Development Corp.

219 Ridge Avenue
Yonkers, NY 10703
(914) 423-9754
Angela Ascolillo
NorthYonkersPreservaton@yahoo.com

Housing related assistance to residents of Northwest Yonkers.

- Tenant/Landlord relations
- Legal Housing Council

Washingtonville Housing Alliance, Inc. (WHA)

136 Library Lane
Mamaroneck, NY 10543
(914) 698-4299
Theresa Tilson
www.washingtonville.org

Variety of housing related services for low income Village and Town of Mamaroneck, Larchmont (village), Rye Neck areas, including:

Tenant Assistance

- Landlord-tenant mediation to resolve housing issues
- Section 8 applications-for continued rental assistance
- Relocation Assistance

Housing Crisis Fund: Tenant Eviction Prevention Program (TEPP): Funds provided to Mamaroneck and Larchmont income eligible families or individuals to help prevent eviction or homelessness.

Grants or loans can be obtained for:

- Rental or mortgage arrears if eviction for non-payment is imminent
- Assistance with broker fees or security deposits if relocation is required
- Assistance with relocation expenses
- Assistance with other extraordinary expenses that may impact ability to pay rent

Criteria include the following:

- Funds are provided on a one time basis, not continuously
- Proof of income is required; assets must be verified
- Individual must be able to continue to pay rent on their own after assistance
- The need for assistance must be verified
- WHA reserves the right to and may refer clients to other agencies for assistance
- Funds are disbursed only to landlords
- WHA may require additional documents after interview

First-time Home Buying WHA encourages customers to buy their own housing and assist them by providing:

- Individual initial assessment of capacity for home-ownership
- Information and referrals for credit repair and credit build up
- Referrals to real estate and mortgage companies
- Referrals to attorneys and building inspectors
- Information and assistance with application for Home Buyers Clubs

WHA works in cooperation with established home-buyer assistance programs in Lower Westchester County. WHA will assist clients in making a referral to the appropriate agency.

Property Improvement Program: When funds are provided by Westchester County to repair senior homeowners' properties, WHA will assist with applications. Funding for this county program is limited. The county will inspect conditions prior to repairs. Money is not given directly to homeowners.

Eligibility:

- Conditions are eligible if they represent a threat to the health and safety of the homeowner
- Repairs not to exceed \$15,000
- If repairs are over \$15,000 customer may apply for additional funds after one year of initial repairs

Home-owners must provide proof of the following:

- Homeownership (title or deed)
- Income (tax returns, W-2, pay-stubs, Social Security award letters, etc.)
- Assets that reflect available resources
- If program is directed to seniors, proof of age is required

The Preservation Company, Inc.

1037 Main Street
Peekskill, NY 10566
(914) 734-8928
Jeannette Phillips
Ada Coronada

Housing and community development organization serving the Peekskill area and surrounding areas.

- Tenant relations
- Workshops/ Home ownership counseling
- Eviction Prevention
- Rent Counseling
- Affordable Housing

Housing development and management, tenant and homeowner services workshops and assistance with the purchase and mortgaging of a home, mediation services and referrals to organizations for rent assistance, security deposits, etc. The Preservation Company runs both a Home Improvement Program and a Rental Rehab Program, assisting in necessary improvements for income-eligible homeowners and landlords in the City of Peekskill.

Cluster

28 Wells Avenue, 4th FL.
Yonkers, NY 10701
(914) 963-6440

Eviction Services:

- Provide direct legal services for tenants facing eviction or threatened with displacement.
- Assist clients in court to resolve landlord-tenant conflicts including lease disputes, rent arrears and code violations.
- Help clients to obtain public benefits or other funds to satisfy rent arrears.
- Address critical housing conditions that threaten tenants' health or safety and that could lead to their displacement if not resolved.

Housing Disaster Relief Services:

- Help secure temporary shelter and meet other basic needs for families suffering a housing crisis due to fire, disaster or a building having been condemned because of code violations.
- Provide advocacy, benefits assistance, and landlord negotiation services to help displaced families relocate to stable new housing.

Housing Code Enforcement:

- Help tenants negotiate with landlords for needed repairs.

Tenants Associations Support:

- Help tenants in troubled buildings form Tenants Associations to improve the quality of life in their buildings and to negotiate with landlords for improved conditions.
- Provide advocacy and legal assistance to persuade unresponsive landlords to correct poor conditions.

Neighborhood Associations Support:

- Develop resident cooperation with key Yonkers departments.
- Conduct community meetings, including “summits” with officials and Police to address neighborhood needs.
- Help Block Watches develop collaborative efforts with the Yonkers police to combat crime.
- Assist neighborhood groups with strategic planning and leadership development.

Self-Sufficiency Program:

- Provide instruction in basic life skills, budgeting and benefits.
- Offer case management, outside referrals and periodic performance reviews.
- Conduct periodic performance reviews to help clients gauge and assess progress toward self-sufficiency.
- Furnish referrals to community resources and other service providers.

Housing Emergencies/Abandoned Building Services:

- Assist when landlords abandon buildings and tenants are left without heat, utilities or other services that could lead Yonkers Code Enforcement Agencies to close the properties.
- Provide an “on-call” response service for building crises such as utility cut-offs or other service interruptions that landlords will not address.
- Intervene with public utilities and private oil companies to forestall cut-offs and help tenant’s pool funds to cover bills.
- Arrange with contractors for urgently needed repairs that landlords will not address.

Community Housing Innovations (CHI)

75 So. Broadway, Suite 340

White Plains, NY 10601

Phone: (914) 683-1010

Fax: (914) 683-6158

Nonprofit agency providing housing and human services to homeless persons and low income families and individuals.

Note: Income requirements and property purchase price limits apply for the following programs. Eligible property – single family, co-op, and condos.

First Time Homebuyer Grant: CHI currently has two programs available to provide down payment assistance to first-time homebuyers. Both provide up to \$25,000 but have slightly different requirements:

Hudson Valley Home Ownership and Revitalization: offers \$25,000 grants but requires that there be at least \$12,750 in renovation.

- Under this program, first-time homebuyers purchasing property in Westchester, Dutchess, Orange, Putnam, and Ulster counties can qualify to receive a standard of \$25,000 in program funds for acquisition and renovation of an identified property.
- The gross household income must be at or below 80% of Area Median Income for the area in which you wish to purchase.

- Assistance of a deferred forgivable loan that has recapture provisions. The owner must occupy the property for 10 years to avoid having to pay back any or all of the assistance.
- A minimum of 51% of the \$25,000 *must* be used for renovation of the property, this means \$12,750 or more in repairs.
- “Repairs” are defined as those which will prolong the useful life of a home or shall correct structural defects or the repair of basic building systems which threaten the health and safety of the dwelling’s residents if not corrected or repaired.

Westchester County Homeownership Initiative – Offers assistance of up to \$25,000 but has a \$1000 renovation requirement.

- Available for qualified First Time Homebuyers purchasing houses, condominiums or cooperative units within Westchester County.
- Gross household income must be at or below 80% of Area Median Income
At least \$1,000.00 must be used for repairs to improve the housing quality standards of the purchased property.
- “Repairs” are defined as those which will prolong the useful life of a home or shall correct structural defects or the repair of basic building systems which threaten the health and safety of the dwelling’s residents if not corrected or repaired.
- The assistance is in the form of a deferred forgivable loan that has recapture provisions. The owner must occupy the property for 15 years to avoid having to pay back any or all of the assistance. If the recipient were to move out of the property or sell, or in anyway violate the terms their mortgage, then all, or a portion of the assistance, will have to be repaid. The purchase price limits for this grant fall within the current FHA Mortgage Limits.

Housing Action Council (HAC)

55 South Broadway (2nd floor)
Tarrytown, NY 10591
Phone Number: (914) 332-4144
Fax Number: (914) 332-4147
E-mail: hac@affordablehomes.org

First Time Home Buyers Program - Counseling for those looking to purchase their first home, including an overview of what to expect in the home-buying process. In addition, HAC counselors provide budget and credit counseling and guidance through the home buying process.

Westhab Inc.

8 Bashford Street
Yonkers, NY 10701
Phone: (914) 345-2800
Fax: (914) 345-3139
Email: mail@westhab.org

Westhab creates quality affordable housing by acquiring and renovating vacant apartment buildings as well as building new rental and home-ownership housing.

Homeless Transition to Permanent Housing: Westhab clients who move into permanent housing are entitled to participate in a New York State Homelessness Intervention Program. For at least 9 months, they receive services that include, eviction prevention counseling, budgeting assistance, assistance with Dept. of Social Services and other governmental programs.

EVICTON PREVENTION

The following organizations may be able to help with:

- Landlord Disputes
- Back rent
- Utility assistance & shut off prevention
- Legal counseling

Countywide:

Westchester Department of Social Services
85 Court Street
White Plains, New York 10601
Tel: (914) 995-6027

Mamaroneck Area:

Washingtonville Housing Alliance
136 Library Lane
Mamaroneck, N.Y. 10543
Tel: (914) 698-4299

Mount Vernon Area:

Mount Vernon United Tenants Association.
40 South First Avenue
Mt. Vernon, N.Y. 10550
(914) 699-1114

Yonkers Area:

Catholic Charities (Yonkers Office)
204 Hawthorne Avenue
Yonkers, New York 10705
Tel: (914) 476-2700

Westchester Mediation Center for CLUSTER
20 So. Broadway
Yonkers, New York, 10701
(914) 963-6440
(914) 963-6500

White Plains Area:

Legal Services of the Hudson Valley
90 Maple Ave
White Plains, NY 10601
(914) 949-1305

Health Information Tool for Empowerment (HITE)
<http://HITESITE.org>
(Online Service)

United Way of Westchester and Putnam
336 Central Ave
White Plains, NY 10606
(914) 997-6700

Make the Road NY
46 Waller Avenue
White Plains, New York 10605
Tel: (914) 948-8466

Westchester Residential Opportunities
470 Mamaroneck Avenue, Suite 410
White Plains, N.Y. 10605
Tel: (914) 428-4507

ADDITIONAL HOME OWNERSHIP ASSISTANCE:

By Cities:

State of New York

Homes and Community Renewal
38-40 State Street
Fourth Floor
Albany, NY 12207
Phone: (866) 275-3427

County of Westchester

Ms. Norma V. Drummond, Deputy
Commissioner
Division of Housing and Community
Development
148 Martine Avenue
Michaelian Office Bldg., Room 414
White Plains, NY 10601
Phone: (914) 995-2427
Fax: (914) 995-9093

City of New Rochelle

Department of Development
515 North Avenue
City Hall
New Rochelle, NY 10801-3405
Phone: (914) 654-2185
Fax: (914) 632-3626

City of Yonkers

Department of Planning & Community
Development
87 Nepperhan Avenue, Suite 312
Yonkers, NY 10701-3818
Phone: (914) 377-6650
Fax: (914) 377-6672

COMMUNITY ACTION PROGRAMS

Assistance with a variety of issues, ranging from eviction prevention, Home Energy Assistance Program (HEAP) and Social Service application assistance, information and referrals to various community and county programs.

Eastchester Community Action Program
142-144 Main Street
Tuckahoe, NY 10707
(914) 337-7768
(914) 337-2751 (fax)

Peekskill Community Action Program
Kiley Center
709 Main Street
Peekskill, NY 10566
(914) 739-1454
(914) 739-3472 (fax)

Greenburgh Community Action
Partnership
Theodore Young
Community Center
32 Manhattan Avenue
White Plains, NY 10607
(914) 761-6605
(914) 997-7107 (fax)

Tarrytown Community Opportunity Center
105 Wildey Street
Tarrytown, NY 10591
(914) 631-7340
(914) 631-7364 (fax)

Mount Vernon Community Action Group
28 East 1st Street
Mt. Vernon, NY 10550
(914) 664-8680
(914) 664-6943 (fax)

White Plains Community Action Program
70 Ferris Avenue
White Plains, NY 10603
(914) 428-7030
(914) 946-4395 (fax)

New Rochelle Community Action Program
95 Lincoln Avenue
New Rochelle, NY 10801
(914) 636-3050
(914) 636-7782 (fax)

Funded through the Department of Health and Human Services, the New York State Office for the Aging and the Westchester County Department of Senior Programs and Services.

In accordance with the Federal law, the Westchester County Department of Senior Programs and Services prohibits discrimination because of race, color, sex, sexual orientation, national origin, religion, age or handicap, in all aspects of the provision of services for the benefit and welfare of Senior Citizens, and in all employment practices, including hiring, firing, promotion, compensation and other terms, conditions and privileges of employment.

Further, subcontractors of the Westchester County Department of Senior Programs and Services shall be required to meet the above stated standards.