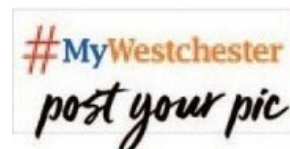


Westchester Senior Housing Sites

A Guide to Housing for Seniors in Westchester



Kenneth W. Jenkins, County Executive
Mae Carpenter, Commissioner
Department of Senior Programs and Services



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 "Ken Jenkins".

Ken Jenkins
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) 813-6300. We'll be happy to mail one to you.

A handwritten signature in black ink that reads "Mae Carpenter".

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

Ken Jenkins 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

January 2025
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, 59 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.

2024 INCOME LIMITS

Income Limits	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
120% AMI	\$131,200	\$149,950	\$168,700	\$187,450	\$202,450	\$217,450
100% AMI	\$109,350	\$124,950	\$140,600	\$156,200	\$168,700	\$181,200
80% AMI	\$87,500	\$99,950	\$112,500	\$124,950	\$134,950	\$144,950
60% AMI	\$65,600	\$74,950	\$84,350	\$93,700	\$101,200	\$108,700
50% AMI	\$54,700	\$62,500	\$70,300	\$78,100	\$84,350	\$90,600
30% AMI	\$32,800	\$37,500	\$42,200	\$46,850	\$50,600	\$54,350

Effective Date

- MTSP, Section 8 & NSP Income Limits, April 1, 2024
- HOME Income Limits and 80% Uncapped Income Limits, June 1, 2024
- While Westchester County is authorized to use the "true" 80% AMI numbers, these have not been published by HUD, so are subject to HUD's confirmation. HUD will generally round up to the closest \$50.
- 2024 Median Family Income is \$156,200.
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
- North Tarrytown
- Tarrytown
- Tuckahoe
- White Plains
- Yonkers

- Peekskill
- Port Chester
- 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)-995-2415. 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
Subsidized apartments are for renters 62 and above. Renters pay 30% of your income. So, for example, if your income is \$900 per, 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.	Affordable apartments are partially subsidized for renters either 55 and above or 62 and above. Rental rates for affordable apartments may range from between \$900 to \$1400 for a 1-bedroom apartment. Affordable apartments may be available quicker than the subsidized apartments, but the affordable apartments will have higher rents.

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

Community/Site	For More Information Contact
Bedford Hills	
Fellowship Hall Apartments 212 Babbitt Road Bedford Hills, NY 10507 Age: 62+	Fellowship Hall Apartments 212 Babbitt Road Bedford Hills, NY 10507 (914) 666-0206 or fellowshiphallny.com
Briarcliff Manor	
Briarcliff Manor Senior Apartments 345 North State Road Briarcliff Manor, NY 10510	Casden Realty & Development Co 161 Orchard Road, Briarcliff Manor, NY 10510 (914) 762-7955
Cortlandt Manor	
Jacobs Hill 2500 Jacobs Hill Road Cortlandt Manor, NY 10567	Wilder-Balter Management Corp. 480 Bedford Rd., Chappaqua, NY 10514 (914) 347-3333 or (914) 736-9400
Croton-on-Hudson	
Springvale Apartments 2T Skytop Drive Croton-on-Hudson, NY 10520 Age: 55+	Springvale Apartments 2T Skytop Drive, Croton-on-Hudson, NY 10520 (914) 737-6954
Symphony Knoll 15 Mount Airy Road Croton-on-Hudson, NY 10520 Age: 62+	Croton Housing Network 8 Bashford Street, Yonkers, NY 10701 (914) 345-2800 or crotonhousing.org
Eastchester	
Sleepy Hollow Apartments 46 Jackson Avenue Eastchester, NY 10709 Age: 62+	Sleepy Hollow Realty Corp. 191 Main Street, Eastchester, NY 10709 (914) 961-3850
Greenburgh	
3 Maple Street White Plains, NY 10603	Greenburgh Housing Authority 9 Maple St., Greenburgh, NY 10603 (914) 946-2110
4 Beech Street White Plains, NY 10603	Contact Greenburgh Housing listed above

Mayfair Apartments 1 Fairway Circle Greenburgh, NY 10603 Age: 62+	Mayfair Apartments 1 Fairway Circle, Building B White Plains, NY 10603 (914) 603 - 5536
Mamaroneck	
Mamaroneck Towers 233 Halstead Avenue Mamaroneck, NY 10543 Age: 62+	Mamaroneck Tower 233 Halstead Ave., Mamaroneck, NY 10543 (914) 286-5709
Mount Kisco	
Pinecrest Manor 1110 Amuso Drive Mount Kisco, NY 10549 Age: No Min.	Pinecrest Manor 1100 Amuso Drive Mount Kisco, NY 10549 (914) 666-5150
Mount Vernon	
Friedrichs Residence at Wartburg 3 Wartburg Place Mount Vernon, NY 10552 Age: 62+ Grace House 229 South 7th Avenue Mount Vernon, NY 10550	Wartburg Management Services 1 Wartburg Pl., Mount Vernon, NY 10552 (914) 513-5295 Community Housing Mgmt. Corp. 5 W. Main Street – Suite 214, Elmsford, NY 10523 (914) 592-5434
Macedonia Towers 150 South Fifth Avenue Mount Vernon, NY 10550	Community Housing Mgmt. Corp. 5 W. Main Street – Suite 214, Elmsford, NY 10523 (914) 592-5434
Richard H. Dixon Towers At Grace Plaza 153 South 5th Avenue Mount Vernon, NY 10550	Contact Community Housing listed above
Sandford Terrace, LLC 21 W. Sandford Blvd. Mount Vernon, NY 10550 Age: 55+	Rob DeBenedictis Management Corp. 460 Gramatan Avenue - 2R Mount Vernon, NY 10552 (914) 530-5000

<p>Unity Gardens 125 South 2nd Avenue Mount Vernon, NY 10550 Age: 55+</p> <p>Intown Towers 37 North Fifth Avenue Mount Vernon, NY Age: 62+</p> <p>Vernon Terrace 29-31 West Sidney Avenue Mount Vernon, NY 10550 Age: 62+</p> <p>Petrillo Apartments 110 North Third Avenue Mount Vernon, NY 10550</p>	<p>Contact Rob DeBenedictis listed above</p> <p>Speiser-Dabran Management Corp. 6 Executive Plaza, Suite 200, Yonkers, NY 10701 (914) 969-3503</p> <p>Contact Speiser-Dabran listed above</p> <p>Rob DeBenedictis Management Corp. 460 Gramatan Avenue - 2R Mount Vernon, NY 10552 (914) 530-5000</p>
New Rochelle	
<p>The Craft Building 164 Union Avenue, New Rochelle 10801 Age: 55+</p> <p>Garito Manor 180 Union Avenue New Rochelle, NY 10801 Age: 62+</p> <p>Huguenot House 16 Locust Avenue New Rochelle, NY 10801</p> <p>Lincoln Towers 64 Lincoln Avenue New Rochelle, NY 10801</p> <p>Maple Center 35 Maple Avenue</p>	<p>Regan Development Corp. 1055 Saw Mill River Rd Ardsley, NY 10502 (914) 266-1055</p> <p>NDR Group 180 Union Ave., New Rochelle, NY 10801 (914) 636-4200</p> <p>Community Housing Management Corp. 5 West Main Street – Suite 214 Elmsford, NY 10523 (914) 592-5434</p> <p>Contact Community Housing listed above</p> <p>Contact Community Housing listed above</p>

<p>New Rochelle, NY 10801</p> <p>Meadow Lane Apartments 60 Willow Drive, New Rochelle, NY 10805 Age: 62+</p> <p>Rockwell Terrace 129 Lockwood Avenue New Rochelle, NY 10801 Age: 55+</p> <p>Washington House 60 Union Avenue New Rochelle, NY 10801 Age: 62+</p> <p>Queen City Towers 50 Sickles Avenue New Rochelle, NY 10801</p> <p>La Rochelle Manor 111 Lockwood Avenue New Rochelle, NY 10801</p>	<p>United Hebrew Geriatric Center 391 Pelham Road, New Rochelle, NY 10805 914-336-2339</p> <p>Community Housing Management Corp. 5 West Main Street – Suite 214 Elmsford, NY 10523 (914) 592-5434</p> <p>Contact Community Housing listed above</p> <p>New Rochelle Municipal Housing Authority 50 Sickles Ave., New Rochelle, NY 10801 (914) 235 1717</p> <p>Contact New Rochelle Municipal Housing Authority listed above</p>
<p>Shiloh Senior Housing Apartments 47 Kress Avenue New Rochelle, NY 10801 Age: 62+</p>	<p>Westhab Inc. 8 Bashford Street, Yonkers, NY 10701 (914) 345-2800 or sensationalshiloh.com</p>
<p>Soundview Apartments 40 Willow Drive New Rochelle, NY 10805 Age: 62 + or Disabled.</p>	<p>United Hebrew Geriatric Center 391 Pelham Road, New Rochelle, NY 10805 (914) 632-2804 ext. 1237 or 1238</p>
<p>Ossining</p>	
<p>Maple House 15 Maple Place Ossining, NY 10562</p> <p>The Pines 19 Narragansett Ave Ossining, NY 10562</p>	<p>MMS Group 4 Executive Blvd, Suite 100, Suffern, NY 10901 (845) 368-2400 or (914) 923-0163</p> <p>Bethel Homes. 19 Narragansett Ave., Ossining, NY 10562 (914) 941-7300 or 877-392-9272</p>

Peekskill	
<p>Peekskill Plaza 901 Main Street Peekskill, NY 10566</p> <p>Peekskill Senior Housing/Barham House 951 Main Street Peekskill, NY 10566</p> <p>Wesley Apartments 801 South Street Peekskill, NY 10566 Age: 55+ if Disabled. 62+ for Seniors.</p> <p>90 Ringold Street Peekskill, NY 10566 Age: 62+</p> <p>River Pointe at Drum Hill 100 Ringold Street Peekskill, NY 10566 Age: 62+</p>	<p>MMS Group 4 Executive Blvd, Suite 100, Suffern, NY 10901 (845) 368-2400</p> <p>Community Housing Management Corp. 5 West Main Street – Suite 214, Elmsford, NY 10523 (914) 592-5434</p> <p>Reliant Realty Service 801 South Street Peekskill, New York 10566 (914) 739-1934 or Wesley@reliantrs.com</p> <p>Drum Hill Senior Living 90 Ringold Street, Peekskill, NY 10566 (866) 324-0500 or (914) 788-8860</p> <p>Conifer Realty LLC 1000 University Avenue, Suite 500, Rochester, NY 14607 (914) 739- 6440</p>
Port Chester	
<p>Brooksville Terrace 167 & 169 Terrace Avenue Port Chester, NY 10573</p>	<p>Port Chester Housing Authority 2 Weber Drive, Port Chester, NY 10573 (914) 937-5550</p>
<p>Drew Gardens 10 & 22 Drew Street Port Chester, NY 10573</p> <p>Kingsport Housing For The Elderly 245 King Street Port Chester, NY 10573</p>	<p>Port Chester Housing Authority 2 Weber Drive, Port Chester, NY 10573 (914) 937-5550</p> <p>Community Housing Management Corp. 5 West Main Street – Suite 214 Elmsford, NY 10523</p>
Rye	
<p>Rye Manor 300 Theall Road Rye, NY 10580</p>	<p>Community Housing Management Corp. 5 West Main Street – Suite 214, Elmsford, NY 10523 (914) 592-5434</p>

Vienna Senior Apartments 250 Theodore Fremd Ave. Rye, NY 10580 Age: 62+	Vienna Senior Apartments 250 Theodore Fremd Ave. Rye, NY 10580 (914) 967-2710
Shrub Oak	
Wynwood Oaks Apartments 1292 East Main Street Shrub Oak, NY 10588 Age: 62+	Kearney Realty & Development Group 1292 East Main St Shrub Oak, NY 10588 (914) 528-0461 or wynwoodoak@aol.com
Somers	
Mews I at Baldwin Place 24 Clayton Boulevard Baldwin Place, NY 10505 Age: 63+ Mews II at Baldwin Place 32 & 34 Clayton Boulevard Baldwin Place, NY 10505 Age: 55+	Mews I at Baldwin Place 24 Clayton Boulevard Baldwin Place, NY 10505 914-621-9100 or Fax: 914-621-0207 mewsatbaldwinplace@aol.com Mews II at Baldwin Place 34 Clayton Boulevard Baldwin Place, NY 10505 914-519-6127 or mews2baldwinplace@aol.com
Crossroads at Baldwin Place 57B Route 6, Baldwin Place, Somers NY, Age: 55+	Crossroads at Baldwin Place 57B Route 6, Baldwin Place, Somers NY, 914-621-0437 or crossroadsatbaldwinplace@aol.com
Tarrytown	
Sleepy Hollow Senior Housing 120-124 Valley Street Tarrytown NY 10591	Community Housing Management Corp. 5 West Main Street – Suite 214 Elmsford, NY 10523 (914) 592-5434
Tuckahoe	
Jefferson Gardens 4 Union Place Tuckahoe, NY 10707	Tuckahoe Housing Authority 4 Union Pl., Tuckahoe, NY 10707 (914) 961-3373
White Plains	
Armory Plaza 35 South Broadway White Plains, NY 10601	Related Management Corp. 35 S. Broadway, White Plains, NY 10601

<p>Age: 62+</p> <p>Battle Hill Houses 13-15 Harmon Street White Plains, NY 10606 Age: 62+</p> <p>Franklin Windsor 40 Windsor Terrace White Plains, NY 10601 Age: 62+</p> <p>Kingsley House 41 Barker Avenue White Plains, NY 10601 Age: 62+</p> <p>Station Plaza 76 South Lexington Avenue White Plains, NY 10606</p>	<p>(914) 946-7706</p> <p>Wilder-Balter Management Corp. 570 Taxter Road Elmsford NY 10523 (914) 948-6203</p> <p>Community Housing Management Corp. 5 West Main Street – Suite 214 Elmsford, NY 10523 (914) 592-5434 or (914) 686-5146</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, NY 10523 (914) 592-5434 or (914) 949-1756</p>
Yonkers	
<p>Croton Heights Apartments 193 Ashburton Avenue Yonkers, NY 10701</p> <p>Charles Curran Court –Bldgs. 1-4 Charles Curran Court Yonkers, NY 10710 (914) 793-8400</p> <p>Finian Sullivan Tower 1 Fr. Finian Sullivan Drive Yonkers, NY 10703 Age: 55+</p>	<p>Winn Residential 193 Ashburton Ave., Yonkers, NY 10701 (914) 375-1286</p> <p>Yonkers Municipal Housing Authority 1511 Central Park Avenue – PO Box 35 Yonkers, NY 10710 (914) 793-8400</p> <p>Hog Hill Management 755 Palisade Avenue, Yonkers, NY 10703 (914) 965-1659 or hhmgmt.com</p>
<p>Flynn Manor 334 Riverdale Avenue Yonkers, NY 10705</p>	<p>Yonkers Municipal Housing Authority 1511 Central Park Avenue Yonkers, NY 10710 (914) 793-8400</p>
<p>Griffin House 122 S. Broadway Yonkers, NY 10701 Age: 62+</p> <p>Highland Avenue Senior Apartments</p>	<p>Hog Hill Management 755 Palisade Avenue, Yonkers, NY 10703 (914) 376-1400 or hhmgmt.com</p> <p>Cornell Pace Inc.</p>

<p>34 Highland Avenue Yonkers, NY 10705 Age: 55+</p> <p>Kirstensen Homes 45 Seymour Street Yonkers, NY 10701</p> <p>Ludlow Commons, 7 Ludlow Street Yonkers, NY 10701 Age: 62+</p> <p>Loehr Court 10-80 Western Avenue Yonkers, NY 10705</p> <p>Margaret Hughes Manor 111 Waverly Street Yonkers, NY 10701 Age: 62+</p> <p>Martinelli Manor 21 Ellison Avenue/Palmer Road Yonkers, NY 10708</p>	<p>542 Main Street, 3rd Floor, New Rochelle, NY 10801 (914) 380-8220 ext. 227</p> <p>Yonkers Municipal Housing Authority 1511 Central Park Avenue Yonkers, NY 10710 (914) 793-8400</p> <p>Westhab Inc. 8 Bashford Street Yonkers, NY 10701 (914) 345-2800</p> <p>Yonkers Municipal Housing Authority 1511 Central Park Avenue Yonkers, NY 10710 (914) 793-8400</p> <p>Speiser-Dabran Management Corp. 6 Executive Plaza, Suite 200 Yonkers, NY 10701 (914) 969-3503</p> <p>Yonkers Municipal Housing Authority 1511 Central Park Avenue Yonkers, NY 10710 (914) 793-8400</p>
<p>Monastery Manor 2 Father Finian Sullivan Drive Yonkers, NY 10703</p> <p>Rene Burke Manor 15 Hamilton Avenue Yonkers, NY 10705 Age: 62+</p> <p>Seton Manor 185 Riverdale Avenue Yonkers, NY 10701 Age: 55+</p>	<p>Hog Hill Management 755 Palisade Avenue, Yonkers, NY 10703 (914) 965-1659 or hhmgmt.com</p> <p>Speiser-Dabran Management Corp. 6 Executive Plaza, Suite 200 Yonkers, NY 10701 (914) 969-3503</p> <p>Seton Manor 185 Riverdale Avenue Yonkers, NY 10701 (914) 437-0436 (914) 468-2927</p>
<p>St. Casimir's Apartments 289 Nepperhan Avenue Yonkers, NY 10701 Age: 62+</p> <p>St. Casimir's Senior Apartments</p>	<p>Speiser-Dabran Management Corp. 6 Executive Plaza, Suite 200 Yonkers, NY 10701 (914) 969-3503</p> <p>All County Management</p>

<p>11-23 St. Casimir's Avenue Yonkers, NY 10701 Age:55+</p> <p>Walsh Road Homes 55-97 Walsh Road Yonkers, NY 10701</p> <p>Trinity Senior Apartments 450 Walnut Street Yonkers, NY 10701 Age: 55+</p> <p>Monsignor Troy Manor 200 Willow Street Yonkers, NY 10701</p> <p>Woodstock Manor 755 Palisade Avenue Yonkers, NY 10703 Age: 62+</p>	<p>31-10 37th Avenue, Suite 500 Long Island City, NY 11101 (718) 730-1390</p> <p>Yonkers Municipal Housing Authority 511 Central Park Avenue Yonkers, NY 10710 (914) 793-8400</p> <p>Milio Management 103 Ashburton Ave, Yonkers, NY, 10701 (914) 966-7492 or (914) 423-5022</p> <p>Yonkers Municipal Housing Authority 1511 Central Park Avenue Yonkers, NY 10710 (914) 793-8400</p> <p>Hog Hill Management 755 Palisade Avenue, Yonkers, NY 10703 (914) 969-6159 or hhmgmt.com</p>
Yorktown Heights	
<p>Beaver Ridge Apartment 1965 Allan Avenue Yorktown Heights, NY 10598</p>	<p>J.M.I. Management 277 Northern Boulevard, Suite 203 Great Neck, NY 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 homes.westchestergov.com/homeseeker-housing

Westchester County Human Rights Commission

112 East Post Road, 3rd Floor

White Plains, NY 10601

(914) 995-7710 or humanrights@westchestercountyny.gov Information on how to file a discrimination complaint.

Westchester Residential Opportunities (WRO)

The Senior Housing Assistance Program is available to guide Westchester seniors through the process of finding subsidized rental apartments. Through cooperating programs, WRO can sometimes assist seniors who are experiencing other difficulties related to securing or keeping housing such as rent arrears, moving expense, security deposit shortfalls, or termination of utility services. The Senior Housing Program also assists seniors in identifying and applying for other legal entitlements for which they may be eligible, but may not be claiming, such as the SNAP Program (that is, food stamps), the Low Income Home Energy Assistance Program (LIHEAP), the Veterans Aid and Attendance Program for Home Care, and many other federal, state, and local benefits.

Homeownership Voucher Program (Section 8): Individuals enrolled in Section 8 can 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. (Must currently have a Section 8 voucher)

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.

Homebuyer Dream Program: The HDP will grant up to \$9,500 towards down-payment and closing costs assistance to eligible first-time homebuyers purchasing a home through one of their approved community-based, member-lenders. Click [here](#) for more information.

SONYMA's Down Payment Assistance Loan Program: Qualify for a SONYMA loan? If yes, then you also qualify for the down payment program. Receive 3% of the purchase price or \$15,000, whichever is greater.

The Bridge Fund of Westchester

235 Mamaroneck Avenue, Suite 303

White Plains, NY 10601

(914) 949-8146

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)

930 Mamaroneck Ave, Mamaroneck, NY 10543
www.hdsw.org (914) 835-8906
(914) 835-8905 fax

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
Ossining, NY 10562
www.ifcany.org
(914) 941-5252
(914) 941-7392
(Fax)
info@ifcany.org

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 PO
Box 2107
Mt Vernon, NY 10551
(914) 699-1114 ext. 5
www.mvut.org
mvut@erols.com

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
- Senior Citizen Rent Increase (SCRIE) application assistance

North Yonkers Preservation & Development Corp.

219 Ridge Avenue

Yonkers, NY 10701

(914) 423-9754

Fax: (914) 423-9841

northyonkerspreservation@yahoo.com

Housing related assistance to residents of Northwest Yonkers.

- Tenant/Landlord relations
- Legal Housing Council
- Senior Nutrition Lunch Program
- Assistance in completing any type of forms or applications

Washingtonville Housing Alliance, Inc. (WHA)

136 Library Lane

Mamaroneck, NY 10543 (914)

698-4299

www.washingtonville.org Email:
info@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 homeownership
- 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

Homeowners 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

(929) 923-7331 Fax:(914)734-8535 Email: housing@sunriver.org

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

- Tenant relations • Eviction Prevention
- Workshops/ Home ownership • 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 S. Broadway, Suite 340

White Plains, NY 10601

Phone: (914) 595-0992

Fax: (914) 683-6158

Website: <https://www.communityhousing.org/>

Email: intake@communityhousing.org

First Time Homebuyer Grant Program:

Community Housing Innovations, Inc., through the New York State Affordable Housing Corporation, is offering First-Time Homebuyers homeownership assistance up to \$40,000 to cover down payment and/or closing costs plus rehabilitation expenses.

- The program is open to qualified applicants purchasing properties within Westchester, Nassau and Suffolk counties.
- Applications are processed on a first come, first served basis. We process applications in the order received.
- Properties eligible for assistance through this program are single-family homes, condominiums and co-ops.
- Participants are required to contribute to the transaction an amount equal to at least 3% of the anticipated purchase price. The contribution may include checking, savings, investments, 401K, and/or gifts. Proof of all assets and documentation of the contribution is required.
- A maximum of 49 percent of the grant proceeds can be spent on acquisition costs. These costs may include down-payment and/or closing cost assistance.
- A minimum of 51 percent of the grant proceeds must be spent on repairs and rehabilitation. The rehabilitation budget is determined by CHI’s designated HUD pre-planner.
- The grant assistance is in the form of a deferred forgivable loan with no payments that declines over time, secured by a second mortgage lien; and,
- The owner must occupy the property for 10 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 any way violate the terms of his/her mortgage, then all or a portion of the assistance will have to be repaid.

TO QUALIFY, APPLICANTS NEED TO:

- Meet the definition of a “First-Time Homebuyer”
- Attend one of CHI’s Homebuyer Orientation
- Qualify for a mortgage from a CHI Participating Lender
- Complete a HUD Approved Education Course
- Provide at least 3 percent to contribute toward the purchase

- Fall below the maximum household income level set by New York State

SmartMove NY Down Payment Assistance Loan Program:

Low interest down payment assistance loan for NY first time homebuyers for up to 20% of the purchase price.

ELIGIBILITY CRITERIA

- You have not owned a home in the last 3 years. The applicant, co-applicants and non-borrowing spouses must also be first-time homebuyers
- You have NOT had a bankruptcy in the last 4 years.
- You have NOT had a foreclosure in the last 7 years.
- You DO NOT have any knowledge of collections, charge-offs or current past due accounts on my/our credit report.
- You are prepared to purchase a home in the next 12 months and will have:
- Funds available for borrower contribution of at least 1% of the purchase price, pre-closing costs, and emergency reserves
- Steady work history of the past 2 years in the same industry
- On-time bill payment and debt management history
- You are U.S. citizens or permanent resident alien.
- You meet the income guidelines. Income eligibility is determined using household income.

Housing Action Council (HAC)

55 South Broadway (2nd floor)

Tarrytown, NY 10591

Phone: (914) 332-4144

(914) 332-4147 (Fax)

Westhab Inc.

8 Bashford Street

Yonkers, NY 10701 Phone:

(914) 345-2800

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.

EVICTION PREVENTION

The following organizations may be able to help with:

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

Countywide:

Westchester Dept. of Social Services

85 Court St., White Plains, NY 10601

Tel: (914) 995-3333

Port Chester Area

Catholic Charities (Port Chester Office)

22 Don Bosco Place, Port Chester, NY 10573

(914) 939-0323

Mamaroneck Area:

Washingtonville Housing Alliance

136 Library Lane, Mamaroneck, NY

10543

Tel: (914) 698-4299

Mount Vernon Area:

Mount Vernon United Tenants.

2 Gramatan Avenue, Mt. Vernon, N.Y.

10550 (914) 699-1114 or

mvut@erols.com

Neighborhood Preservation Company Program

28 Adea Street, Port Chester, New York 10573

(914) 939-2005

Yonkers Area:

Catholic Charities (Yonkers Office)

204 Hawthorne Avenue Yonkers, NY 10705 Tel: (914) 476-2700

Westchester Mediation Center for CLUSTER

20 So. Broadway, Yonkers, NY, 10701 (914) 963-6440

New Rochelle Area

Choice of New Rochelle

71 North Ave. New Rochelle, NY

(914) 576-0173

White Plains Area:

Legal Services of the Hudson Valley

90 Maple Ave, White Plains, NY 10601

(914) 949-1305

United Way of Westchester and Putnam

336 Central Ave, White Plains, NY 10606

(914) 997-6700

The Bridge Fund of New York

Westchester Office:

171 E Post Road, Suite 200,

White Plains, New York 10605

(914) 949-8146

Westchester Hispanic Coalition

46 Waller Ave., White Plains, NY 10605

(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
Westchester County Rent Office
75 South Broadway, 3rd Floor
White Plains, New York 10601 Phone:
914-948-4434

County of Westchester

Westchester Housing Opportunity Commission (HOC)
148 Martine Avenue, Room 416
White Plains, NY 10601
Phone: (914) 995-4007
E-mail: BLopez@westchestercountyny.gov

City of New Rochelle

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

City of Yonkers

Department of Planning & Development
87 Nepperhan Avenue, Suite 312
Yonkers, NY 10701-3818
Phone: (914) 377-6150

COMMUNITY ACTION PARTNERSHIP (CAPs)

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 C.A.P.

142 Main Street
Tuckahoe, NY 10707
(914) 337-7768
(914) 337-2751 (fax)
Email: KPogue@westcop.org

Ossining C.A.P.

81 Croton Avenue, 2nd Floor
Ossining, NY 15062
Phone: 914-488-2277

E-Mail: dchin@westcop.org

Greenburgh Community Action Partnership

Theodore Young Community Center
32 Manhattan Avenue, 2nd Floor
White Plains, NY 10607
(914) 761-6605
E-Mail: akyle-shaw@westcop.org

Mount Vernon C.A.P.

28 East 1st Street
Mt. Vernon, NY 10550
(914) 664-8680 x 103
E-Mail: jduren@westcop.org
Fax (914) 664-6943
914-664-8680 x 100
E-Mail: jbstick@westcop.org

New Rochelle C.A.P.

95 Lincoln Avenue
New Rochelle, NY 10801
(914) 636-3050
E-Mail: DBonnet@westcop.org

Peekskill C.A.P. Kiley Center

709 Main Street
Peekskill, NY 10566
(914) 739-1454
(914) 739-3472 (fax)
Email: mhairston@westcop.org

Tarrytown Community Opportunity Center:

105 Wildey Street
Tarrytown, NY 10591
(914) 631-7340
E-Mail: Dlnzar@westcop.org

White Plains C.A.P.

70 Ferris Avenue
White Plains, NY 10603
(914) 428-7030, ext. 222
Email: jrossi@westcop.org

This project was supported, in part by the U.S. Administration for Community Living, Department of Health and Human Services, Washington, D.C. 20201. Grantees undertaking project with government sponsorship are encouraged to express freely their findings and conclusions. Points of view or opinions do not, therefore, necessarily represent official ACL policy.

In accordance with 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.