

Orange County Affordable Housing for Older Adults 2011-2012

Revised 6/2011

Please Note: **This information is subject to change.** Rent and income levels may change mid-January. Please confirm information with individual Housing Project.

****Information was obtained through requests to individual housing managers. Not all housing managers responded to the request to update the information for 2011-2012. Information used from previous year's update will be noted with an (**) next to related material.**

Bloomingburg

Project	Total Units	Senior Units	Senior Rents	Utilities Included	Handicap	Income Guide Maximum	Comments & Services
**Godfrey Meadows 68 Godfrey Rd. Bloomingburg, NY 12721 800-338-8538, Ask for Stephanie	24	24 (55 & older)	Income Based: \$405 - \$620 <i>*This housing complex is on the border of Orange/Sullivan Co.</i>	Heat & Hot water	4 accessible	\$24,840 - single \$28,380 - couple Sliding scale	Laundry room Elevator Section 8 accepted One pet allowed (less than 18 lbs.)

Chester

Project	Total Units	Senior Units	Senior Rents	Utilities Included	Handicap	Income Guide Maximum	Comments & Services
Green Meadows 313 Green Meadow Way Chester, NY 10918 (845) 469-2197 Main Ofc: Wappingers Falls, 297-2004, fax: 297-2080	36	Multi-family	1 bedroom - \$895 or 30% of Income 2 bedrooms - \$1,080 or 30% of Income	Heat & Hot water	5 accessible	\$36,180 - single \$41,340 - couple \$46,500 - triple Cannot pay more than 48% of income toward rent	Family Complex Renovated 1, 2 and 3 bedroom apartments Dial-A-Bus Laundry facilities Pets allowed Accepts Section 8

Cornwall

Project	Total Units	Senior Units	Senior Rents	Utilities Included	Handicap	Income Guide Maximum	Comments & Services
Idlewild Creek Apts. 1 Landmark Drive Cornwall, NY 12518 (845) 534-2333 fax: (845) 534-2299	214	All	Market Rate: 1 bedroom \$895 - \$970 2 bedrooms \$1070 - \$1200	Heat, Hot water, <i>in mid-rise apts only</i>	2 accessible 212 adaptable	\$36,180 - single \$41,340 - couple	Dial-A-Bus Laundry facilities Limo Service Beauty Salon Activities (Bingo & Yoga) Exercise Room Movie Theater/Library Birthday parties Accepts Section 8

Goshen

Project	Total Units	Senior Units	Senior Rents	Utilities Included	Handicap	Income Guide Maximum	Comments & Services
Hearthstone 19 Quarry Rd, Suite 200 Goshen, NY 10924 (845) 291-1211	91	All - 55+	1 bedroom - \$784 - \$865 2 bedrooms - \$937 - \$1034	Heat & Hot water	4 accessible 81 adaptable	Minimum - \$17,800 \$36,180 - single \$41,340 - couple	Dial-A-Bus Laundry facilities Community room Patio w/grill Bingo, Activities, Movies Accepts Section 8 Pets under 25 lbs (\$250 deposit)
Northgate Manor 103 Railroad Ave Goshen, NY 10924 (845) 291-7278	85	All Age 55+	Based on income: 1 bedroom - \$695 - \$785	None	9 accessible 42 adaptable	\$36,180 - single \$41,340 - couple	Emergency pull cords Bingo 2x week Dial-A-Bus Laundry facilities Small pets Walking distance to senior center Community room with kitchen
Northgate 28 102 Trotter Circle Goshen, NY 10924 (845) 291-7278	28	All Age 55+	Based on income: 1 bedroom - \$695 - \$785	None	4 accessible 14 adaptable	\$36,180 - single \$41,340 - couple	Emergency pull cords Bingo 2x week Dial-A-Bus Laundry facilities Small pets Senior Center at this address

Harriman

Project	Total Units	Senior Units	Senior Rents	Utilities Included	Handicap	Income Guide Maximum	Comments & Services
Harriman Woods 615 Route 32 P.O. Box 503 Highland Mills, NY 10930 (845) 783-3899-Complex 928-9121-Main Office (Kim)	40	0	1 bedroom- \$575 - \$770 2 bedrooms- \$675 - \$915	Heat & Hot water	2 accessible 2 adaptable	Single - \$45,100 Couple - \$51,550	Dial-A-Bus Laundry facility Swimming pool

Highland Falls

Project	Total Units	Senior Units	Senior Rents	Utilities Included	Handicap	Income Guide Maximum	Comments & Services
**Weyant Green Apts. 40 West Point Hwy Highland Falls, NY 10928 (845) 446-4966	50	50 (1 & 2 bdrms)	30% of gross income	No	4 accessible	\$45,000 - single \$51,000 - couple	Emergency pull cords Dial-A-Bus On-site laundry

Maybrook

Project	Total Units	Senior Units	Senior Rents	Utilities Included	Handicap	Income Guide Maximum	Comments & Services
**Evergreen Apts Route 208 Maybrook, NY 12543 (845) 427-2496	88	All	1 bedroom - \$480 & \$582	All except heat, hot water, electricity \$99. UA	All	Rent \$480-- Maximum single- \$29,200 Maximum couple- \$33,400 Rent \$582-- Maximum single- \$35,040 Maximum couple- \$40,080	Laundry room Pull cord alarm system Community room Small pet permitted Dial-A-Bus Tenant Association Accepts Section 8
**Maybrook Gardens Apts. 134 Cannon Street Maybrook, NY 12601 (845) 636-4196	36	All	30% of gross income	Water	36 accessible 3 adaptable	\$33,120 - single \$37,860 - couple	Dial-A-Bus Community center On-site laundry

Middletown

Project	Total Units	Senior Units	Senior Rents	Utilities Included	Handicap	Income Guide Maximum	Comments & Services
Brewery Apts. 133 Lake Ave #100 Middletown 10940 (845) 342-2720	51	0	Studio - \$773 1 bdrm - \$821 2 bdrms - \$1,081	Heat, Hot water, Garbage & Sewer	8 accessible 8 adaptable	\$36,180 - single \$41,340 - couple \$46,500 - triple	24/7 Maintenance Multi-family building Laundry facilities Elevator Accepts Section 8
Patrick Campbell Apts. 88 Senior Way Middletown, NY 10940 (845) 344-5599	72	All	Studio & 1 bedroom- 30% of Income	Heat & Hot water	10 accessible 14 adaptable	\$30,150 - single \$34,450 - couple	Emergency pull cords Dial-A-Bus Community room Laundry facilities Small pets ok (w/deposit) Accepts Section 8
**Country View Manor 203 Genung St Middletown, NY 10940 (845) 342-8787	160	0	1 bedroom - \$821 2 bedrooms - \$977 3 bedrooms - \$1,124	Water, Sewer, & Trash Removal	7 accessible 160 adaptable	\$34,380 – single \$39,240 - couple	Gated Community Clubhouse 24 hour fitness center Pool Cats allowed
Horizons at Waywayanda 3476 Route 6 Middletown, NY 10940 (845) 343-9662	106	0	1 bedroom - \$854 2 bedrooms - \$1,024 3 bedrooms- \$1,167	Cold water, Sewer & Garbage	Information not provided – HC accessible units are available	\$36,180 - single \$41,340 - couple \$46,500 - triple	Small pets On-site parking On-site laundry Community room Playgrounds Accepts Section 8 Vouchers

**Middlecrest Crossing I 74 Uhlig Rd. Middletown, NY 10940 (845) 344-2465	100	99 (must be 55 years of age or older)	1 bedroom - \$375-\$646-\$781 2 bedrooms - \$446-\$770-\$932	Heat & Hot water	All adaptable	30% \$17,190 - single \$19,620 - couple 50% \$28,650 - single \$32,700 - couple 60% \$34,380 - single \$39,240 - couple	Emergency pull cords Grab bars in shower Mid City transit bus stop Community room Exercise room Library Laundry facilities Storage Small pets <35lbs (w/dep) Rural with patio/balcony Accepts Section 8
Middlecrest Crossing II 76 Uhlig Rd. Middletown, NY 10940 (845) 343-0471	100	100	1 bedroom - \$357-\$609-\$733 2 bedrooms - \$420-\$735-\$840	Heat & Hot water	All adaptable	30% \$18,090 - single \$20,670 - couple 50% \$30,150 - single \$34,450 - couple 60% \$36,180 - single \$41,340 - couple	Emergency pull cords Grab bars in shower Mid City transit bus stop Community room/activities Exercise room Library Laundry facilities Storage Small pets <35lbs (w/dep) Rural w/ patio/balcony Accepts Section 8
David Moore Heights 22 Sweeney Avenue Middletown, NY 10940 (845) 343-1168 www.middletownhousing.org	199	48	1 bdrm - \$573 2 bdrms - \$688	Water, Garbage & Electricity	5 adaptable	\$36,180-\$57,876	Laundry facilities Fully equipped kitchens, stove, refrigerator Senior center Client Advocate Dial-a-Bus Stop Section 8 Accepted 24 hour emergency maintenance
Overlook Apts. 250 Overlook Dr Middletown, NY 10940 (845) 342-2555	100	30 Age 62+	30% of gross income	Heat & Hot water	Some accessible	\$30,150 - single \$34,450 - couple	Emergency pull cords Laundry facilities Community room No pets Dial-a-bus Smoke-free Facility HUP Subsidized
Park Hill Housing (formerly College Hill Apts) 63-34 South St Middletown, NY 10940 (845) 342-0215	75	0	1 bedroom \$765 2 bedrooms \$985	All Utilities	4 accessible 4 adaptable	\$18,360 - Minimum Maximum \$36,180 - single \$41,340 - couple	Laundry Facilities No Pets Accepts Section 8

Senior Horizons at Silver Lake 141 Bert Crawford Middletown, NY 10940 (845) 343-4770	85	84	1 bedroom - \$772 2 bedrooms - \$896	Heat, Hot water, Cold water, Sewer & Garbage.	Information not provided.	Gross Income \$36,180 - single \$41,340 - couple \$46,500 - triple	Dial-A-Bus/ Sr. Transp. Laundry on site(4) Movie night Community room Common area, Exercise room Fitness Center, Beauty Salon Organized activities, clubs Hair Salon, Libraries Small pets allowed
Southeast Towers 55 Fulton Street Middletown, NY 10940 (845) 342-1052	107	106	1 bedroom - \$599 - \$763	Heat, Hot Water, Electric, Garbage pickup	None	Minimum Income - \$17,970 - single \$45,100 - couple Maximum Income - \$17,970 - single \$51,550 - couple	Dial-A-Bus Emergency Pull cords Game room w/ pool table Small pets allowed Laundry on site Resident Svcs. Coordinator 24 hour on-call emergency staff Accepts Section 8
Summit Field Apartments 22 Sweezy Ave Middletown, NY 10940 (845) 343-1168	100	36	Studio - \$535 1 bedroom - \$573	Heat, Electricity, Gas & Water	4 accessible	\$36,180 - single \$41,340 - couple	Accepts Section 8 Laundry Facilities Senior Center Client Advocate
Tall Oaks Apts. 151 Tall Oaks Dr Middletown, NY 10940 (845) 343-5475	150	0	1 bedroom - \$787 2 bedrooms - \$945	Hot water, Gas for cooking, Trash removal, Sewer	None	Minimum Income - \$24,057 Maximum Income - \$35,040	Laundry facilities (2) Public Transp. Planned resident activities Fitness room 24-hour emergency on site maintenance Accepts Section 8
Wallkill Affordable Senior Housing 35 Senior Way Middletown, NY 10940 (845) 343-6896	127	All Must be 62 years of age	1 bedroom - \$635 \$556 \$440	Heat & Hot water	All adaptable	\$36,180 - single \$41,340 - couple	Emergency pull cord Dial-A-Bus/Mid-City Bus Laundry facilities Community room Dishwasher and air conditioning Fire alarm system No pets No smoking policy Accepts Section 8
Wallkill Living Center 455 Schutt Rd. Ext. Middletown, NY 10940 (845) 342-6282	136	All	1 bedroom - \$804 2 bedrooms - \$960	Heat & Hot water	All accessible All adaptable	1 bdrm-Min/Max 1 per-\$17,025/\$36,180 2 per-\$17,025/\$41,340 2 bdrms-Min/Max 2 per \$20,550/\$41,340 3 per \$20,550/\$46,500 4 per \$20,500/\$51,600	Dial-a-Bus & Shortline Trolley Nurse call pull cord Pets allowed under 25 lbs Billiards room Hair salon open 2 days a week Library, arts & crafts room Laundry and refuse rooms inside Community and exercise room Accepts Section 8

Monroe

Project	Total Units	Senior Units	Senior Rents	Utilities Included	Handicap	Income Guide Maximum	Comments & Services
Monroe Commons L.P. 5 North Main St. Monroe, NY 10950 (845) 781-0151	35	35	1 bedroom - \$678	Heat, Hot water, Gas, Water, Sewer & Garbage	All Adaptable	\$15,000 - Minimum \$30,150 - single \$34,450 - couple	Emergency pull cords Dial-A-Bus Small pets allowed Laundry facilities Community room; dancing & movies Lounge/Library Elevator/Intercom Security System Accepts Section 8 Vouchers

Montgomery

Project	Total Units	Senior Units	Senior Rents	Utilities Included	Handicap	Income Guide Maximum	Comments & Services
Montgomery Manor 4 Brescia Way Montgomery NY 12549 (845) 457-5542	87	86	All 1 bedroom - \$320 - \$744	None	All	\$36,180 - single \$41,340 - couple	Emergency pull cords Dial-A-Bus Small pets allowed Laundry facilities, Elevators Planned activities/TV sitting area Central Air/Security Camera's Community room with kitchen
Patchett Crossing 100 Crossing Lane Montgomery, NY 12549 (845) 457-5889	24	Must be 62 years of age or older, or disabled of any age	30% of income for 1 and 2 bedroom USDA Rural Development/NY State Subsidy	Heat & Hot water	2 accessible	\$29,200 - single \$33,400 - couple	Elevator Small pet allowed Laundry room/ Community Room Dial-A-Bus Emergency pull cords Trash Removal Automatic Front Door Secured Entry Balcony/Patio (20 units) Maintenance Repairs

Mount Hope

Project	Total Units	Senior Units	Senior Rents	Utilities Included	Handicap	Income Guide Maximum	Comments & Services
**Devan's Gate County Highway 11 Mount Hope, NY 10963 Devan's Gate I- (845) 355-3555 Devan's Gate II- (845)352-3819	24	All Must be 55 years of age or older	30 - 60% income 1 bedroom - \$320 - \$765 2 bedrooms - \$725 - \$905	Heat & Hot water	2 accessible All adaptable	Based on Income: Single: 30% \$11,500-17,200 50% \$22,000-28,650 60% \$26,000-34,380 Double: 30% \$19,650 50% \$32,700 60% \$39,240	Emergency alert system Professional emergency maintenance response system Laundry facilities in building Resident club room Private gardens Small pets allowed (w/dep) Community room Easy access to shopping

New Windsor

Project	Total Units	Senior Units	Senior Rents	Utilities Included	Handicap	Income Guide Maximum	Comments & Services
New Windsor Senior Housing 2115 Senior Court New Windsor, NY 12553 (845) 561-2688 (Joyce) fax: 561-4668	92	All	One bedroom - \$330 \$620 \$760	Hot water	All adaptable	Goes by income level Single min- \$12,000 - \$35,040 Couple min- \$12,000 - \$40,080	Small Pets allowed Emergency pull cords Laundry Room Dial-A-Bus Community Room Section 8 Elevator

Newburgh

Project	Total Units	Senior Units	Senior Rents	Utilities Included	Handicap	Income Guide Maximum	Comments & Services
Ann S. Bourne Apts. 150 Smith St. Newburgh, NY 12550 (845) 863-0319	205	Open to All	Based on Income: One bedroom - \$635 - \$699 Two bedrooms - \$570 - \$785	Heat & Hot water (No elec)	none	\$36,180 - single \$41,340 - couple	Controlled Access Laundry facilities 24 hour maintenance Call for move-in Specials Accepts Section 8
Belvedere Housing (formerly Lake Street Apts) 207 Lake Dr Newburgh, NY 12550 (845) 561-4190	375	66	Studio - \$650-\$745 1 bedroom - \$715 - \$860	All Except cable, AC & phone	66 adaptable	\$36,180 - single \$41,340 - couple	Unit is a 9 Story High Rise Emergency pull cords Dial-A-Bus Laundry facilities Community room Lounge
**Burton Towers 36 Cerone Place Newburgh, NY 12550 (845) 562-4757	125	All	1 bedroom only - sliding scale	Heat & Hot water	14 accessible 14 adaptable	\$29,200 - single \$33,400 - couple	Emergency pull cords Cats/dogs <60 lbs allowed Grab bars Laundry facility Community TV room

Cerone Place 35 Cerone Place Newburgh, NY 12550 (845) 569-4177	60	All 55 & older	1 bedroom - \$736 2 bedrooms - \$881	Heat & Hot water	2 accessible All adaptable	\$30,040 - single \$40,080 - couple	Laundry facility Small pets allowed w/dep Community room/ TV/Computer Lounge area Tenant Association Accepts section 8 Vouchers
High Point Apts. 223 West Street Newburgh, NY 12550 (845) 565-7131 (M-F, 9-5) Kristine McAdams www.highpointeapartmenthomes.com	82	All Age 55+	1 bedroom - \$825 2 bedrooms - \$950	Heat & Hot water	All Four apts with walk-in showers	1 Bdrm/2 Bdrm \$17,000-Min Maximum 1 per-\$36,180 2 per-\$41,340 3 per-\$45,060	Emergency pull cords Locked bldg w/ intercom Dial-A-Bus Laundry facilities (2) Exercise rm, extra tenant storage Cats allowed (\$10/mo per cat, max 2) Planned activities/community rm Nurse Call System Fax/Copier/Notary Services
Hudson Points Apts. 90 Grand Street Newburgh, NY 12550 (845) 565-0074	65	All Age 55+	Studio - \$605 1 bedroom - \$705	Heat & Hot water	All accessible All adaptable	Minimum - \$15,000 \$30,150 - single \$34,450 - couple	Emergency pull cords Dial-A-Bus, Paratranst Accessible Exercise/Community Room Planned activities/Bingo Cats allowed (w/dep & \$10/mo fee) Laundry Facilities Policeman on-site/911 telephone Accept Section 8
**Joseph Fogarty Apts. 62 Johnson Street Newburgh, NY 12550 (845) 561-2066	65	All	30% of income	All except cable	6 adaptable	\$17,200 - single	Laundry facilities Community room
**Joseph X Mullin Apts. 40 Walsh Road Newburgh, NY 12550 (845) 561-2066	135	65	30% of income	Heat, Hot water, Cooking fuel, Util Cred for each size unit	2 accessible 8 adaptable	\$17,200 - single	Laundry facilities Dial-A-Bus Community room Emergency pull cords
**Senior Horizons 353-355 South Plank Rd Newburgh, NY 12550 (845) 566-9290	70	All	1 bedroom - \$837 2 bedrooms - \$966	Heat & Hot water	6 accessible 6 adaptable	\$34,380 - single \$39,240 - couple	Small pets allowed Laundry Room Planned activities Dial-A-Bus

Stewart Woods 61 Stewart Avenue Newburgh, NY 12550 (845) 569-0649 Joe or Vicki	42	All Age 55+	2 bedrooms - \$1,550 - \$1,650	Heat & Hot water	All	No Income Max	Shortline Bus Exercise room/TV Lounge Billiards/Library/Media Center Private home theater Wireless Internet Access Small pets Social room w/ kitchenette Dog run/Organic gardening Walking trails to store
**Voisins of Newburgh 51 LeRoy Place Newburgh, NY 12550 (845) 565-5393	78	0	1 bedroom - \$780 2 bedrooms - \$930	Gas, Heat & Hot water	0	No Income Guidelines	Dial-A-Bus Laundry facilities No pets

Pine Bush

Project	Total Units	Senior Units	Senior Rents	Utilities Included	Handicap	Income Guide Maximum	Comments & Services
Bush Gardens 103 Boniface Dr Pine Bush, NY 12566 (845) 744-5207	30	0	Income based for 1 and 2 bedroom \$706 - \$885-1 bdrm \$764-\$1000-2 bdrm w/o rental assistance USDA	Water	2 accessible Will adapt as needed.	1 Person/Income \$29,200 –Very low \$45,100-Low \$50,600-Moderate 2 Persons/Income \$33,400-Very Low \$51,500-Low \$57,000-Moderate	Emergency pull cords in handicap apts only Dial-A-Bus Laundry facilities in each bldg On-site Maintenance Service Animals Only Accepts Section 8
Pinecrest L.P. 67 Boniface Dr Pine Bush, NY 12566 (845) 744-2770	75	All 55 years of age and older	1 bedroom - \$517 - \$651 - \$790	Heat & Hot water	2 accessible All adaptable	\$517: \$24,120 - single \$27,560 - couple \$651: \$30,150 - single \$34,450 - couple \$790: \$36,180 - single \$41,340 - couple	Emergency pull cords Dial-A-Bus Pets allowed (1 dog or 2 cats) Laundry facilities Accepts Section 8
Schuyler Crossing 25 Ted Drive Pine Bush, NY 12566 (845) 744-4219	48	62 years of age or older or Disabled of any age	30% of adjusted annual income	Heat & Hot water	2 accessible	\$29,200 - single \$33,400 - couple	Emergency pull cords Large community room Laundry facility Handrails in all hallways Secured entry Small pets allowed Dial-A-Bus Trash/Snow Removal Balcony or Patio in unit

Port Jervis

Project	Total Units	Senior Units	Senior Rents	Utilities Included	Handicap	Income Guide Maximum	Comments & Services
Hillside Terrace 39 Pennsylvania Av Port Jervis, NY 12771 (845) 856-8621	50	All	Depends on Income Assets	Heat & Hot Water	3 accessible	\$45,100 - single \$51,500 - couple	Emergency pull cords Dial-A-Bus Community room Laundry facilities Small Pets allowed Patio, picnic tables, Grill Balcony on upstairs apts
**Machackemach Village 230 Jersey Ave Port Jervis, NY 12771 (845) 856-7677	50	All 1 bedrm	30% of income	Heat & Hot water	None	\$44,800 - single \$51,200 - couple	Emergency pull cords Small pets allowed Community room Elevators, 24-hr maintenance Laundry facilities Dial-A-Bus
Park Plaza 158 Pike Street Port Jervis, NY 12771 (845) 856-3141	23	All	1 bedroom - \$775	Hot water	2 accessible	No guidelines	Dial-A-Bus Laundry facilities Elevator Off-street parking
Port Jervis Townhouses 111 Ryan Street Port Jervis, NY 12771 (845) 856-6998	40	none	1 bedrm \$571-\$730 2 bedrms \$605- \$840	None	3 accessible 0 adaptable	Minimum \$18,000 - \$20,000	Dial-A-Bus Laundry facilities Accepts Section 8 Service Animals Only
Waters Edge 88 208 East Main St Port Jervis, NY 12771 (845) 856-0200	88	All	All 1 bedroom - \$598	Heat & Hot water	All	Single \$23,360 - \$29,200 Couple \$26,720 - \$33,400	Emergency pull cords, Elevators Security cameras Dial-A-Bus Small pets allowed Laundry on-site Activities (incl radio station) Bingo, Casino Trips, Comm Rm
Waters Edge 40 208 East Main St Port Jervis, NY 12771 (845) 856-4700	40	All	All 1 bedroom - \$690	Heat & Hot Water	All	\$36,180 - single \$41,340 - couple	Emergency pull cords, Elevators Security cameras Dial-A-Bus Small pets allowed Laundry on-site Activities/Intercom admittance Close to shopping & Hospital Accepts Section 8

Waters Edge 32 216 East Main St Port Jervis, NY 12771 (845) 856-4700	32	All	All 1 bedroom - \$725	Heat & Hot water	All	Gross Income \$30,150 - single \$34,450 - couple	Emergency pull cords, Elevators Security cameras Dial-A-Bus Small pets allowed Laundry on-site Activities/Intercom Admittance Close to shopping & Hospital Accepts Section 8
Waters Edge 12 LLC 206 East Main St Port Jervis, NY 12771 (845) 856-4700	12	All	All 1 bedroom - \$518	None	All	\$30,150 - single \$34,450 - couple	Emergency pull cords, Elevators Security cameras Dial-A-Bus Small pets allowed Laundry on-site Activities/Intercom Admittance Close to shopping & Hospital Accepts Section 8

Tuxedo

Project	Total Units	Senior Units	Senior Rents	Utilities Included	Handicap	Income Guide Maximum	Comments & Services
The Promenade at Tuxedo Place 40 Hospital Road Tuxedo, NY 10987 (845) 351-0000, ext. 203 www.PromenadeSenior.com	44 Indep	All Age 55+	1 bedroom - \$994 2 bedrooms - \$1,129	Heat & Hot water	All	\$36,180 - single \$41,340 - couple	Exercise room TV room Laundry facility Beauty/Barber shop Library/ Computer Center Billiard room Elevator Pets ok w/dep (< 40 lbs) Accepts Section 8

Walden

Project	Total Units	Senior Units	Senior Rents	Utilities Included	Handicap	Income Guide Maximum	Comments & Services
The Cedars 400 Cliff & 55 Main St Walden, NY 12586 (845) 778-7687	89	27 senior/disabled	30% of adjusted monthly gross income 1 bdrm - income based 2 bdrms - n/a for seniors	Heat, Hot water, Sewer & Trash Removal	3 accessible 27 adaptable	\$44,900 max - single \$51,400 max - couple	Dial-A-Bus Laundry facilities Emergency pull cords Community room Small pets OK w/ 504 request Elevator 24-hour emergency maintenance Section 8 Project Based

Warwick

Project	Total Units	Senior Units	Senior Rents	Utilities Included	Handicap	Income Guide Maximum	Comments & Services
**Burt Farms I 103 Forester Ave Warwick NY 10990 (845) 986-7070	50	All + disabled	30% of income	Heat & Hot water	2 accessible 2 adaptable	\$45,100 - single \$51,550 - couple	Senior Shuttle Dial-A-Bus Emergency pull cord Small pet (w/ \$300 dep) Laundry facilities Clubs
**Burt Farms II 103 Forester Ave Warwick NY 10990 (845) 986-7070	50	All + disabled	30% of income	Heat & Hot water	3 accessible 3 adaptable	\$29,200 - single \$33,400 - couple	Senior Shuttle Dial-A-Bus Emergency pull cord Small pet ok Laundry facilities Community room/news center
Creekside Apts. 26 Campsite Way Warwick, NY 10990 (845) 986-6774	64	All	All 1 bedroom - 30% of income (deductions for out-of- pocket medical expenses)	Water & Sewer	4 accessible 28 adaptable	\$30,150 - single \$36,180 - couple	Emergency pull cords Dial-A-Bus Small pets allowed Laundry facilities Planned activities and clubs Weekly Bingo/Monthly coffee hr. Sidewalks to village
Devon Woods L.P. One Crescent Ave Warwick NY 10990 (845) 987-2299 (Donna)	69	69	1 bedroom - \$750	Garbage, Water & Sewer	34 adaptable	Minimum - \$18,000 \$36,180 - single \$41,340 - couple	Community room w/ kitchen Emergency pull cords Small pets allowed Laundry on-site Dial-A-Bus 24-hour emergency service Patio, benches & BBQ/picnic area Exercise Path Resident Parking
Liberty Green I One Liberty Court Warwick NY 10990 (845) 986-7701, Cheryl	86	All	Based on Income: One bedroom - \$330-\$620-\$760	Hot water, Sewer & Trash	86 accessible	Rent \$330 \$18,090 - single \$20,670 - couple Rent \$620 \$30,150 - single \$34,450 - couple Rent \$760 \$36,180 - single \$41,340 - couple	Elevator Community w/ Kitchen/Card room Computer area/Laundry Room 24/7 supervisor on site Visitor Intercom System Emergency pull cord Air conditioning Dial-a-Bus Small Pets Accepts Section 8

Liberty Green II Two Liberty Court Warwick NY 10990 (845) 986-7701, Cheryl	81	All	One bedroom - \$830	Water, Sewer & Trash	81 accessible	\$54,270 - single \$62,010 - couple	Elevator Community w/ Kitchen/Card room Computer area/Laundry room 24/7 supervisor on site Emergency pull cord Visitor Intercom System Air conditioning Dial-A-Bus Small Pets Accepts Section 8
Liberty Green III Three Liberty Court Warwick, NY 10990 (845)986-7701, Cheryl *Available October 1, 2011	82	All	One bedroom- \$360-\$670-\$820	Water, Sewer & Trash	82 accessible	Rent \$360 \$18,090 - single \$20,670 - couple Rent \$670 \$30,150 - single \$34,450 - couple Rent \$820 \$36,180 - single \$41,340 - couple	Elevator Community w/ Kitchen/Card room Computer area/Laundry room 24/7 supervisor on site Emergency pull cord Visitor Intercom System Air conditioning Dial-A-Bus Small Pets Accepts Section 8

Washingtonville

Project	Total Units	Senior Units	Senior Rents	Utilities Included	Handicap	Income Guide Maximum	Comments & Services
**Rocky Knoll Apts. 11 Silk Circle Washingtonville, NY 10992 (845) 496-7772	64	All	30% of income	\$155 allowance	4 accessible 4 adaptable	\$26,750 - single \$30,550 - couple	Activities Small pets allowed (20 lbs) Emergency pull cords Dial-A-Bus Laundry facilities
Rocky Point Apts. 4 Emily Ackers Dr PO Box 404 Washingtonville, NY 10992 (845) 496-3497	44	All	1 bedroom - \$690	Gas	4 accessible	Minimum \$18,000 for all Maximum \$36,180 - single \$41,340 - couple	One small pet w/ deposit Dial-A-Bus Emergency pull cords Resident Run club Community/clubhouse room Laundry facilities Accepts Section 8
Stone Hill Apts. One Stone Hill Rd Washingtonville, NY 10992 (845) 496-9972	103	All	1 bedroom - \$690 2 bedrooms - \$802	Water, Waste & Garbage Removal	46 accessible 46 adaptable	Maximum \$30,150 - single \$34,450 - couple \$38,750 - triple	Emergency pull cords Dial-A-Bus Club house - Community room w/ Fireplace, kitchen, library, laundry facilities, & card room Washer/dryer hookups optional Pet policy – 1 small pet or bird, no exotics, w/1 time fee/sec dep Accepts Section 8