

ORANGE COUNTY HOUSING FOR OLDER ADULTS

THE SENIOR HOUSING LISTING IS UPDATED ANNUALLY. THIS LIST IS CONTINGENT UPON INFORMATION PROVIDED BY EACH PROPERTY MANAGEMENT COMPANY. ALL INFORMATION IS SUBJECT TO CHANGE.

Housing Complex	Total/ Senior Units	Income Guide Maximum	Senior Rents	Utilities Included	Handicap	Pets Allowed	Section 8	Transportation	Services/Amenities/Other
Idewild Creek Apartments 1 Landmark Drive Cornwall , NY 12518 845-534-2333	214	Market Rate	1 Bedroom \$1,225 2 Bedrooms \$1,375-\$1,700 *subject to change	Heat & hot water	2 accessible No ramps	Cats(2 max) allowed, deposit required *Service Pets under 40 lbs	X	Works with Munger Cottage for bus transportation	Car service every other Wed 9am- 3pm within 10 miles, central air, laundry facilities, beauty salon, activities, exercise and community room, movie theater, library, heated outdoor pool
Northgate Manor 28 102 Trotter Circle Goshen , NY 10924 845-291-7278	28 All	\$39,780 Single \$45,420 Couple	1 Bedroom \$728 -\$836	None	28 accessible 4 adaptable	Small pets allowed (25 lbs or less)	X	X	Emergency pull cords, grab bars in tub, walk-in-closet, laundry facilities, community room with full kitchen
Northgate Manor 103 Trotter Circle Goshen , NY 10924 845-291-7278	112 All 55+	\$36,600 Single \$41,880 Couple	1 Bedroom \$714 - \$820	None	9 accessible	Small pets allowed	X	X	Emergency pull cords, grab bars in tub, walk-in-closet, laundry facilities, community room with full kitchen
Hearthstone 19 Quarry Rd. Suite 200 Goshen , NY 10924 845-291-1211	91 All	\$36,660 Single \$41,880 Couple	1 Bedroom \$868 2 Bedrooms \$1,038	Heat & hot water		Small pets allowed, deposit required	X	X	Community room, laundry on- site
Maybrook Garden Apartments 105 Clark Place Maybrook , NY 12543 845-636-4196	37 All	30% of fixed income	30% of fixed income	Heat & hot water	5 accessible 5 adaptable	Small pets allowed	X		Pull cord, activities, laundry facilities
Bluestone Commons 408 Bluestone Court#108 Maybrook , NY 12543 845-427-7444	131 All 60 under construction	Credit background and income check	1 Bedroom \$1000-\$1325 2 Bedroom \$1450-\$1650	Garbage	All accessible	Small pets, additional fee			Club room, yoga room, fitness center, library, game room, craft room, screening room, BBQ and outdoor activities, W/D hook-up in each unit

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Bella Vista									
David Moore Heights 116 Genung Street Middletown, NY 10940 845-343-1168	100 36 Senior	\$37,560 Single \$42,960 Couple	Studio \$603 1 Bedroom \$645	Gas, electric, heat & hot water	4 accessible		X	Short line available at Summitfield Apts.	Laundry facilities, city bus
Middlecrest Crossing I 76 Uhlig Rd Middletown, NY 10940 845-343-0471									
Middlecrest Crossing II 76 Uhlig Rd Middletown, NY 10940 845-343-0471	100 All	30% income \$18,330 Single \$20,940 Couple 50% income \$30,550 Single \$34,900 Couple 60% income \$36,660 Single \$41,880 Couple	1 bedroom \$400, \$681, \$820 2 bedrooms \$470, \$822, \$940 30% - 50% - 60% Base Rents	Heat & hot water	All accessible	Small pets allowed,	X		Elevators, emergency pull cords, laundry facilities, community room, exercise room, library, maintenance 24/7, city bus
Senior Horizons at Silver Lake 141 Bert Crawford Rd. Middletown, NY 10940 845-343-4770	84 All	\$37,560 Single \$42,960 Couple	1 Bedroom \$874 2 Bedrooms \$1,014	Heat & hot water	All accessible	Small pets (25 lbs and under) allowed, \$350 deposit required	X	\$1 bus rides available	Elevators, laundry facilities, community room, hair salon, movie night, bingo night, gym in building, lake views, gazebo
Southeast Towers 55 Fulton St. Middletown, NY 10940 845-342-1052	106 All 62 or older/ disabled	\$36,660 Single \$41,880 Couple	1 & 2 bedrooms Based on 30% of monthly	Heat & hot water, electric	6 accessible 6 adaptable	Small pets allowed, deposit required	X	X	24/7 maintenance, emergency pull cords, laundry facility, lounge, resident coordinator, game room, elevators, keycard access, planned activities

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			gross adjusted income						
Housing Complex	Total/ Senior Units	Income Guide Maximum	Senior Rents	Utilities Included	Handicap	Pets Allowed	Section 8	Transportation	Services/Amenities/Other
Summitfield Apartments 22 Sweezy Avenue Middletown, NY 10940 (845) 343-1168	99 12 Senior	\$36,660 Single \$41,880 Couple	Studio \$585 1 bedroom \$626	Gas, electric, heat & hot water	4 accessible 20 adaptable		X	Short line bus available	Laundry facilities and bus service
Wallkill Living Center 455 Schutt Road Ext. Middletown, NY 10940 845-342-6282	136 All	\$39,780 Single \$45,420 Couple	1 bedroom \$853 2 bedrooms \$1019	Heat & hot water	All accessible	Small pets(25 lbs and under) allowed, deposit required	X	X	Nurse call pull cord, laundry facilities, hair salon, library, community & exercise room, craft room
Monroe Commons L.P. 5 North Main St. Monroe, NY 10950 845-781-0151	35 All	\$33,150 Single \$37,850 Couple		Heat & hot water	All adaptable	Small pets allowed (25 lbs or under)	X	X	Elevator, intercom security system, town bus accessibility, emergency pull cords, laundry facilities, community room, library lounge/outdoor benches
Montgomery Manor 4 Brescia Way Montgomery, NY 12549 845-457-5542	86 All	\$36,660 Single \$41,880 Couple	1 bedroom \$695 - \$860	Hot water	2 accessible 86 adaptable	Small pets allowed	X	X	Pull cords, on-site management, security system, community room
Belvedere Housing 207 Lake Drive Newburgh, NY 12550 845-561-4190	375 66 Senior	\$39,780 Single \$45,420 Couple	Studio \$852 1 bedroom \$937 2 bedrooms \$1,125	Heat, hot water and electric	High Rise has elevator *reasonable accommodati ons can be made	Small pets allowed	X	Coach bus at times. References available in office	Laundry facilities, community activities room, lounge, bus stop in front of building

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Cerone Place 35 Cerone Place Newburgh, NY 12550 845-913-6581 Ceroneplacenewburgh.com	60 All 55+	No guidelines Rent not based on income	1 bedroom \$850 2 bedrooms \$1,100	Included	60 accessible		X	Some bus services available	A/C, dishwasher, laundry facilities, common area, community TV and lounge area, elevator, monthly events, bus stop at corner
High Pointe Apt 223 West St. Newburgh, NY 12550 845-565-7131	82 All	\$36,600 Single \$41,880 Couple	1 bedroom \$950 2 bedrooms \$1,100	Utilities		Cats (2 max) allowed	X	X	Laundry on each floor, community room, planned activities, emergency pull cords, elevator
Hudson Pointe Apts. 90 Grand St. Newburgh, NY 12550 845-565-0074	65 All	\$30,550 Single \$34,900 Couple Must pass credit check	1 bedroom \$790	Included	All adaptable				Elevators, on-site management office, emergency pull cords, laundry facilities, exercise & community rooms, courtyard Hudson River view
Fogarty Apts. 40 Walsh Rd. (office) Newburgh, NY 12550 845-561-2066	65	\$46,000 Single Must have a source of income	Studio 30% of gross income	Utilities	5 accessible 60 adaptable	Small pets allowed deposit required	HUD		Emergency pull cords, laundry facilities, community room
Senior Horizons 353/355 South Plank Rd. Newburgh, NY 12550 845-566-9290	70 All	\$36,660 Single \$41,880 Couple	1 bedroom \$881 2 bedrooms \$1,030	Included	6 accessible 6 adaptable	Small pets allowed	X	X	Secure entry, on-site laundry facilities, libraries, community room, planned activities, beauty salon, fitness room
New Windsor Senior Housing 2115 Senior Court New Windsor, NY 12553 845-561-2688	92 All	\$37,560 Single \$42,960 Couple	1 bedroom \$372 \$711 \$869	Utilities	All accessible Some modifications	Small pets Allowed (25lbs or less) 1 dog, or 2 cats per unit	X		Elevator, emergency pull cords, laundry room, community room

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Amber Grove Senior Housing 1000 Heidi Ct. New Windsor , NY 12553 845-561-5600	86 All	\$36,660 Single \$41,880 Couple	1 bedroom \$351 - \$671 - \$822	Hot water	All accessible All adaptable	Small pets allowed	X		Pull cords, laundry room
Temple Hill Apartments 1000 Nicholas Brooks Ct. New Windsor , NY 12553 845-563-0753	44 80%	\$54,630 Single \$62,460 Couple	1 bedroom \$815	None	All accessible	Small pets allowed	X		Pull cords in each apartment, laundry room first floor
Horizon Senior I & II 88 Devan's Drive Otisville , NY 10963 845-386-4954	24 units in each building	30% to 60% of area median income	1 bedroom \$330 to \$788 2 bedrooms \$747 to \$932	Building I include heat Building II No utilities	All adaptable	Small pets allowed	X		Emergency pull cord, community room, laundry facilities
Pinecrest Senior Housing 67 Boniface Drive Pine Bush , NY 12566 845-744-2770	75 All	\$36,660 Single \$41,880 Couple	1 bedroom \$589, \$741 or \$898	Heat & hot water	2 accessible 73 adaptable	Small pets allowed	X	X	Emergency pull cords, laundry facilities,
Schuyler Crossing 25 Ted Drive #127 Pine Bush , NY 12566 845-744-4219	48	50% \$33,150 single \$37,850 couple 60% \$39,780 single \$45,420 couple	Income based	Heat & hot water, garbage/snow removal	All accessible	Small pets allowed (25 lbs or under)			Pull cords, secured entry, laundry facilities on each floor, large community room with covered patio, garbage

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Port Jervis Housing Authority 39 Pennsylvania Avenue Port Jervis, NY 12771 845-856-8621	75 50 Seniors	\$53,050 Single \$57,550 Couple	30 % of gross income	Heat & hot water & garbage	4 accessible	Small pets allowed	HUD only	X	Emergency pull cords, laundry facilities, community room, patio, grill, balcony on upper level apartments
Park Plaza 158 Pike St. Port Jervis, NY 12771 845-856-3141	23	No income guidelines	1 bedroom \$850	Hot water	2 accessible		X	Bus service available at request	Elevator, laundry facilities in basement, coded entry, off-street parking
Port Jervis Town Houses 111 Ryan St. Port Jervis, NY 12771 845-856-6998	40 6 Senior 1 bedroom	\$51,550 Single \$69,800 Couple	1 bedroom \$625-\$644 2 bedrooms \$680-\$911	None	8 accessible 2 – 1 bedroom 2- 2 bedroom	Service/therapy animals only under 25 lbs	X	X	Laundry facilities
Machackemach Village 230 Jersey Ave. Port Jervis, NY 12771 845-856-7677	51 50 specifically for seniors 62 or older or disabled	\$36,660 Single \$41,880 Couple	1 bedroom \$50.00 Rent is based upon 30% of gross income	Heat, hot water & garbage		Small pets allowed	HUD only	X	Laundry and community room 24 hour emergency maintenance
Waters Edge 12 LLC 206 East Main St. Port Jervis, NY 12771 845-856-0200	12 All	\$33,150 Single \$37,850 Couple	1 bedroom \$545	None	All accessible All adaptable	Pets allowed (dogs under 25 lbs)	X	X	Elevators, security cameras, intercom admittance, emergency pull cord, laundry facilities, community room, sprinkler system, on-site management, shopping & hospital close

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Waters Edge 208 East Main St. Port Jervis , NY 12771 845-856-0200	88 All	\$33,150 Single \$37,850 Couple	1 bedroom \$633	Heat & hot water	All accessible All adaptable	Pets allowed	X	X	Elevators, security cameras, emergency pull cord, laundry facilities, community room, sprinkler system, on-site management, shopping & hospital close
Waters Edge 40 214 East Main St. Port Jervis , NY 12771 845-856-0200	40 All	\$39,780 Single \$45,420 Couple	1 bedroom \$731-\$773	Heat & hot water	All accessible All adaptable	Pets allowed	X	X	Elevators, security cameras, emergency pull cord, laundry facilities, community room, sprinkler system, on-site management, shopping & hospital close, 24 hr. emergency service
Waters Edge 216 East Main St. Port Jervis , NY 12771 845-856-0200	32 All	\$33,150 Single \$37,850 Couple	1 bedroom \$731	Heat & hot water	All accessible All adaptable	Pets allowed	X	X	Elevators, security cameras, emergency pull cord, laundry facilities, community room, sprinkler system, on-site management, shopping & hospital close
The Cedars 400 Cliff Street Walden , NY 12586 845-778-7687	88 27 with elevator	\$37,560 Single \$42,960 Couple	30% income base	Heat & hot water	3 accessible		X	X	Elevator, laundry facilities, community room
Creekside Apartments 26 Campsite Way Warwick , NY 10990 845-986-6774	64 62+ disabled any age	\$30,550 Single \$34,900 Couple	1 bedroom 30% of income	Water, sewer & garbage	All accessible 4 adaptable with special features	Small pets allowed (20 lbs or under)	X	X	Emergency pull cords, laundry facilities, planned activities & clubs, sidewalks to village library, no elevators, 24/7 emergency maintenance, close to hospital and pantry, convenient village location

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Devon Woods One Crescent Ave. Warwick, NY 10990 845-987-2299	70 69 Seniors	\$36,660 Single \$41,880 Couple	1 bedroom \$820	Water, sewer & garbage	8 adaptable	Small pets allowed (18 or 25 lb limit)	X	X	Emergency pull cord, community room with kitchen, pavilion, laundry facilities, on-site management, sprinkler system, dog park, wall unit AC
Liberty Green I LP 1 Liberty Court, Suite 1 Warwick, NY 10990 845-986-7701	86 All	\$36,660 Single \$41,880 Couple	1 bedroom \$375, \$717, or \$877 based on income	Water & sewer, garbage	All accessible All adaptable	Small pets allowed	X	X	On-site management, emergency pull cord, Central A/C, laundry room, community room, planned activities, visitor response system
Liberty Green II LLC 2 Liberty Court Suite 1 Warwick, NY 10990 845-986-7701	80 All	Higher income housing No guidelines	1 bedroom \$893	Water & sewer	All accessible All Adaptable	Small pets allowed	X	X	On-site management, emergency pull cords, central A/C, laundry room, community room, planned activities, visitor response system
Liberty Green III LP 3 Liberty Court Suite 1 Warwick, NY 10990 845-986-7701	82 All	\$36,660 Single \$41,880 Couple	1 bedroom \$394, \$722, \$884	Water & sewer	All accessible All Adaptable	Small pets allowed	X	X	On-site management, emergency pull cord, A/C, laundry room, community room, planned activities, visitor response system
Burt Farms I 103 Forester Ave. Warwick, NY 10990 845-986-7070	50 All	\$47,600 Single \$54,400 Couple	1 bedroom \$1,108	Heat & hot water	4 accessible	Small pets allowed, deposit required	X HUD	X 4 stops	Pull cord, community room, laundry facilities, gazebo, beautiful grounds

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Burt Farms II 103 Forester Ave. Warwick, NY 845-986-7070	50 All	\$31,300 Single \$35,800 Couple	\$1006	Heat & hot water	4 accessible	Small pets allowed, deposit required	X HUD	X	Pull cord, community room, laundry facilities
Rocky Knoll Apartments 11 Silk Circle Washingtonville, NY 10992 845-496-7772	64 All 62+or disabled	\$31,300 Single \$35,800 Couple	1 bedroom Based on 30% of income	Water & sewer	4 accessible	Small pets allowed 25lbs and under	Can be accepted	X	Emergency pull cord, laundry facilities, community room
Rocky Point Apartments 4 Emily Akers Drive Washingtonville, NY 10992 845-496-3497	44 All	\$36,420 Single \$41,640 Couple	1 bedroom \$800	Heat & water	4 accessible	Small pets allowed	X	X	Two pull cords in each apartment, clubhouse, elevator, laundry facility, private storage area in each apartment, covered deck on each apartment, walking distance of stores
Stone Hill Apartments One Stone Hill Rd. Washingtonville, NY 10992 845-496-9972	109 All 55+	\$30,550 Single \$34,900 Couple	1 bedroom \$688	None		Small pets allowed, deposit required	X		Laundry facilities, community room, laundry hook-ups in each apartment.