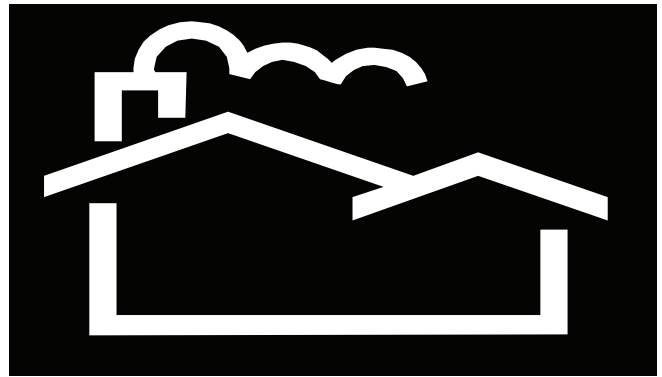

Senior Citizen Housing in Dutchess County

Adequate, affordable, and appropriate housing remains a critical concern for senior citizens in Dutchess County. The Dutchess County Office for the Aging has prepared this guide for seniors to provide basic information regarding available subsidized senior housing, low-income tax credit property, legal rights, and other information for seniors.



There are several forms of housing for senior citizens listed in this brochure:

- **Low Income Tax Credit Property**

Tax credit properties have fixed rents paid by the individual. Rent is determined by HUD (Housing and Urban Development) based on the median income for the county. Rent may go up or down according to that determination and is done on a yearly basis. Tax credit properties have maximum and minimum eligibility requirements. These incomes are calculated just prior to signing a lease on an apartment. If the income rises or falls after that time, your qualification is unaffected.

- **Subsidized Housing**

In this type of housing, the state or federal government supplements the rental paid by an individual. Generally, an individual pays 30% of his or her gross annual income and the state or federal government pays the balance of the rent. Rents are adjusted on an annual basis. Eligibility is determined by gross annual income.

Subsidized Housing covers several of the listings in this brochure including: Section 8 (you'll find more information about Section 8 on the following page), Section 236, Poughkeepsie & Beacon Housing Authorities, and U.S. Department of Agriculture Rural Development Properties.

Although they are not listed in this brochure, some established private apartment complexes in Dutchess County offer senior citizen discounts on rent. Seniors should inquire with the individual complexes about these discounts.

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Section 8 Vouchers and Certificates



In addition to Section 8 housing, this program also includes vouchers and certificates which may be used to help pay a portion of the rent for qualified applicants in privately owned apartments. The landlord must be willing to comply with the program's requirements and the apartment must pass inspection. There are waiting lists for the Section 8 vouchers and certificates. Income guidelines and contacts are listed below.

Income Guidelines 2010

Maximum Gross Annual Income (GAI):

1 person - \$29,200

2 people - \$33,400

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CONTACTS:

City of Poughkeepsie
Office of Property Development
Municipal Building
P.O. Box 300
Poughkeepsie NY 12602
Phone: 451- 4020
www.cityofpoughkeepsie.com

City of Beacon
Tenant Relations
Beacon Housing Authority
1 Forrestal Heights
Beacon NY 12508
Phone: 831-1289

Town of Poughkeepsie
Section 8
Poughkeepsie Town Hall
1 Overocker Road
Poughkeepsie NY 12603
Call for information:
Phone: 485 - 3656
www.townofpoughkeepsie.com

Dutchess County
(except City of Poughkeepsie)
Pathstone Corp.
29 Marshall Road
Suite 3F
Wappingers Falls NY 12590
Phone: 298 - 8998 x16
www.pathstone.org

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Dutchess County Office for the Aging
(845) 486-2555 or toll free at (866) 486-2555

www.dutchessny.gov/countygov/departments/aging/agindex.htm

LOW INCOME HOUSING TAX CREDIT PROPERTY

PROPERTY/ CONTACT PERSON	# & SIZE OF APTS	ELIGIBILITY/ MAXIMUM INCOME	RENT	UTILITIES	FEATURES	WAITING LIST
BERKELEY SQUARE 66 Imperial Blvd. Wappinger Falls 12590 298-1200	150	55 and older 1—\$35,040 2—\$40,080	1 Bedroom \$921 2 Bedroom \$1101	Cooking gas, heat/hot wa- ter included. Electric is separate.	Community room, Exercise room, laundry, on site manager, outdoor sitting area, 24 hour maintenance	1 Bedroom 6mo 2 Bedroom- Call for availability
DI MARCO PLACE II 36 South Remsen Avenue Wappinger Falls NY 12590 297-2004	32 total All 1 BR	62 and older 1—\$29,200 2—\$33,400		All included except phone & cable.	Community room, laundry, public transportation	Call for avail- ability.
HERITAGE POINTE 6 Anderson School Road, Box 600 Staatsburg, 12580 889-4404	82 total 59 1 BR 23 2 BR	55 and older 1—\$29,200 2—\$33,400	1 BR \$782 2 BR \$938	Heat/hot wa- ter included. Electric separate.	Community room, laundry, outdoor sitting, 24 hr emergency maintenance & emergency response.	Call for availability
HORIZONS AT FISHKILL 14 Dogwood Lane Fishkill 12524 440-7678 2-5 PM	90 total 1 BR 2 BR	55 and older 1—\$35,040 2—\$40,080	Call for info.	Heat & hot water in- cluded.	Laundry room, exercise room, library, parking.	Call for avail- ability
LEXINGTON AT GALLERIA 1964 South Road Poughkeepsie 12601 298-7600	160 total 98 1 BR 62 2 BR	55 and older 1—\$35,040 2—\$40,080	1 BR \$843 2 BR \$1002	Hot water included. Heat & Electric separate.	Laundry room, community room, business center, exercise room, craft room, TV lounge, continental breakfast M-Sat., Manager lives on site.	Call for availability

LOW INCOME HOUSING TAX CREDIT PROPERTY

PROPERTY/ CONTACT PERSON	# & SIZE OF APTS	ELIGIBILITY/ MAXIMUM INCOME	RENT	UTILITIES	FEATURES	WAITING LIST
MEADOW RIDGE II 134 Matteawan Road Beacon, 12508 297-2004	52 total 20 1 BR 32 2 BR	62 and older (both parties) 1—\$46,720 2—\$53,4400	1 Bedroom \$709/\$1006 2 Bedroom \$849/\$1058	Heat & hot water in- cluded. Electric separate.	Handicapped accessible, elevator, laundry room on each floor. Community room with terrace.	Call for Application and avail- ability.
RED HOOK COMMONS 17 Laura Lane Red Hook, 12571 845-758-0651	48 total All 1 BR	62 and older 1—\$35,040 2—\$40,080	Call for rent information.	Utilities are Separate.	Handicapped ac- cessible, commu- nity room, eleva- tor, emergency pull cords, on site super.	Call for avail- ability.
SPRING MANOR 600 Spring Manor Circle Poughkeepsie 12601 485-4600	88 total 44 1 BR 44 2 BR	55 and older 1—\$35,040 2—\$40,080	1 BR \$833 2 BR \$989	Pay utilities separate.	Club house, exer- cise room, library, computer room, laundry facilities, manager lives on site.	Call for availability
STONE LEDGE 21 Farm Lane Hyde Park 12538 229-0625	84 total 69 1 BR 15 2 BR	55 and older 1—\$29,200 2—\$33,400	1 BR \$683 2 BR \$820	Heat & hot water included. Electric separate. Central air Conditioning.	Handicapped ac- cessible, elevator, laundry hook-up in apartments, 2 laundry facilities, community room, exercise room, emergency pull- cords.	1 Bdrm 2-3 years 2 Bdrm 2-3 years
CANNON ST. SENIOR HOUSING 313 Mill St. Poughkeepsie, 12601 845-454-5176	40 units All 1 BR	55 and older 1—\$35,040 2—\$40,080	\$676/\$791	Heat & hot water in- cluded.	Private balcony, Community room, Laundry room, Elevator, Individ- ual inside mailbox, On site supervi- sor.	Call for avail- ability.

Notes:

SECTION 8 HOUSING FOR SENIOR CITIZENS

PROPERTY/ CONTACT PERSON	# & SIZE OF APTS	ELIGIBILITY/ MAXIMUM INCOME	RENT	UTILITIES	FEATURES	WAITING LIST
CASTLE COURT AT CONCORD VILLAGE 386 Van Wagner Road Poughkeepsie, NY 12603 485-7722	60 Total 1 BR 4 Handi- capped Units	62 1—\$29,200 2—\$33,400	30% Ad- justed Gross Income	Heat & Hot water in- cluded	Community room, laundry, emergency call bell	2 years
DI MARCO PLACE 1 South Remsen Avenue Wappinger Falls NY 12590 297-2004	32 total 20—Sec 8 All 1 BR	55/disabled 1—\$29,200 2—\$33,400	30% Ad- justed Gross Income	Telephone, cable and A/C extra	Community room, laundry, emergency call bell	Call for availability.
THE KING'S APARTMENTS 20 Pine Drive Pawling, NY 12564 855-7230	75 Total 71 1BR 4 1BR/ Mobility Impaired	62/Mobility Impaired 1—\$29,200 2—\$33,400	30% Adjusted Gross Income	Heat/Hot Water Included	Community Center, Courtyard w/ Gazebos, Laundry facilities, Tenant Association, Emergency call bell	1 year
LAKEVIEW ARMS 2 Creek Road Poughkeepsie, NY 12601 452-2777	71 all 1 BR	62/Mobility Impaired 1—\$29,200 2—\$33,400	30% Adjusted Gross Income	Utility allowance: \$85	Laundry Room, Community Room, Mass Transit, Intercom, Security Door, Optional Cablevision	1—2 years
MAPLEWOOD 457 Maple Street Poughkeepsie NY 12601 473-4477 8am—5pm	85 Total 21 Studio 64 1 BR	62/ Handicapped/ Permanently Disabled 1—\$29,200 2—\$33,400	30% Adjusted Gross Income	Credit: \$33 Studio \$34 1 BR	Laundry Room, Community Rooms, Mass Transit, Activities, Resident Council, Night Security, Mini Market/ Store	8-12 months Priority given to 62 and older.

SECTION 8 HOUSING FOR SENIOR CITIZENS

PROPERTY/ CONTACT PERSON	# & SIZE OF APTS	ELIGIBILITY/ MAXIMUM INCOME	RENT	UTILITIES	FEATURES	WAITING LIST
POUGHKEEPSIE VILLAGE 37 North Perry St Poughkeepsie NY 12601 473-0485	50 Total All 1 BR	62/ Handicapped/ Permanently Disabled 1—\$29,200 2—\$33,400	30% Adjusted Gross Income	Heat included, Resident pays electric	Laundry Room, Community Rooms, Mass Transit	2 years
ST. ANNA, HDFC APARTMENTS 12 Woody's Way Poughkeepsie, NY 12601 452-6335 www.stsimeon.org	70 units All 1 BR 7 Handicapped	62 and older 1—\$29,200 2—\$33,400	30% Adjusted Gross Income	Heat and Hot Water included	Laundry Room, Community Rooms, Master Antenna, Optional Cablevision, Mass Transit, Resident Advisor, O.F.A. Meal Site	18mo-2yrs 6 month up- date
ST. SIMEON II, HDFC 9 Hilltop Court Poughkeepsie NY 12601 471-9651 8am-4pm www.stsimeon.org	60 total All 1 BR	62/Mobility Impaired 1—\$29,200 2—\$33,400	30% of Adjusted Gross Income	Credit: \$24 toward electricity Heat, Hot Water included in rent	Laundry Room, Community Rooms, Master Antenna, Optional Cablevision, Mass Transit, Resident Advisor, O.F.A. Meal Site	1 year
WELLS MANOR 6 Wells Manor Ln Rhinebeck NY 12572 876-8053 9:30am-2:30pm	74 total 19 studio 55 1 BR	62/ Handicapped/ Permanently Disabled 1—\$29,200 2—\$33,400	30% of Adjusted Gross Income	Credit: \$25 studio \$32 1 BR	Laundry Room. community Rooms, 2 Craft Rooms, Free Cable TV, Garden Plots, Shopping, Transportation	1-3 years

POUGHKEEPSIE and BEACON HOUSING AUTHORITIES

PROPERTY/ CONTACT PERSON	# & SIZE OF APTS	ELIGIBILITY/ MAXIMUM INCOME	RENT	UTILITIES	FEATURES	WAITING LIST
FORRESTAL HEIGHTS 1 Forrestal Heights Beacon NY 12508 831-1289 8am-3:30pm	135 1 BR Efficiencies	55/ Handicapped/ Permanently Disabled 1—\$45,100 2—\$51,550	30% of Adjusted Gross Income	Included (AC Extra)	Laundry Room, Mass Transit, Community Room, Meal Site, Resident Meetings On site social worker.	1 - 3 years
HAMILTON FISH PLAZA 31 Eliza Street Beacon NY 12508 831-1289	70 Total All Senior 14 Studio 56 1 BR	55/ Handicapped/ Permanently Disabled 1—\$45,100 2—\$51,550	30% of Adjusted Gross Income	Credit: \$25/Lights Heat included	Laundry Room, Mass Transit, Community Room On site social worker.	1 - 3 years
PHILIP A. SCHWARTZ 378 Mansion St Poughkeepsie NY, 12601 485-8862 www.poughkeepsiehousingauthority.com	33 Total All Senior 33 1 BR	62 years old 1—\$44,800 2—\$51,200	30% Adjusted Gross Income	Included (AC Extra)	Mass Transit, Security Door, Laundry Room, Gathering Room	1 Bedroom 6-9 months

Notes:

SECTION 236 HOUSING FOR SENIOR CITIZENS

PROPERTY/ CONTACT PERSON	# & SIZE OF APTS	ELIGIBILITY/ MAXIMUM INCOME	RENT	UTILITIES	FEATURES	WAITING LIST
ADMIRAL HALSEY SENIOR VILLAGE 135 Main Street Poughkeepsie NY 12601 471-9788 www.halseyseniorvi llage.com	118 Total 58 Junior 1 BR 60 Senior 1 BR Jr 1 BR has a smaller bedroom than the Senior 1 BR	62 Years Old 1—\$35,040 2—\$40,080	Junior 1 BR \$750 Senior 1 BR \$790	Included (AC Extra)	Laundry Room, Community Room, Master Antenna, Optional Cablevision, Mass Transit, Security Doors, Lobbyvision/ Intercom, Garden Plots, Resident Advisor, O.F.A. Meal Site	Junior: 2-3 months Annual Update
INTERFAITH TOWERS 66 Washington St Poughkeepsie NY 12601 452-1172 9am-3pm www.interfaithtower s.com	136 Total 68 Junior 1 BR 56 Senior 1 BR 12 2 BR	62 Years Old 1—\$45,100 2—\$51,550	Junior 1 BR: \$561-\$681 Senior 1 BR: \$652-\$791 2 BR: \$834-\$1014	Included (AC Extra)	Laundry Room, Community Room, Master Antenna, Optional Cablevision, Mass Transit, Security Doors, Lobbyvision/ Intercom, Storage Rooms, Resident Advisor, O.F.A. Meal Site	Junior: 3-6 months Senior: 6-12 monthd 2 BR: 2-3 years Annual Update
Second Mile Corp., AKA: ST. SIMEON APARTMENTS 700 Second Mile Dr Poughkeepsie NY 12601 471-5766 9am-5pm www.stsimeon.org	100 Total 40 Studio 59 1 BR 1 2 BR	62 Years Old 1—\$45,100 2—\$51,550	Studio: \$478-\$555 1 BR: \$561-\$651	Included (AC Extra)	Laundry Room, Community Room, Master Antenna, Mass Transit, Activities, Optional Cablevision, Resident Advisor, O.F.A. Meal Site	15-24 months 6 month update

US Department of Agriculture - Rural Development

PROPERTY/ CONTACT PERSON	# & SIZE OF APTS APTS	ELIGIBILITY/ MAXIMUM INCOME	RENT	UTILITIES	FEATURES	WAITING LIST
CHURCH ALLIANCE OF MILLBROOK BARTEL PLACE and CHURCH ALLIANCE GARDENS 7 Bartel Place Suite 100 Millbrook, 12545 677-6701	24 Total All 1 BR	62 Handicapped Disabled	30% of Adjusted Gross Income	Credit: \$98	Laundry Room, Community Room, Optional Cablevision, Park Table/ Benches	12—18 months
	12 units	1—\$29,200 2—\$33,400		Credit: \$36 Heat & Hot Water included		18-24 months
PROVOST PARK 25 Provost Park Box 68 Tivoli NY 12583 757-4567	24 Total 22 1 BR 2 2 BR	62/ Handicapped/ Permanently Disabled 1—\$29,200 2—\$33,400	30% of Adjusted Gross Income	Paid by Tenant	Laundry Room, Community Room, Monthly Parties, Picnic Area/ Grills	2 - 3 years 6 month update

Lease Termination Rights for Senior Citizens

Senior citizens are given certain protections with respect to terminating apartment or other residential leases providing they are moving into certain specialized types of housing.

This law applies if the senior is relocating to an adult care facility, a residential health care facility (nursing home), low income housing, or senior citizen housing. It protects anyone age 62 or older, or anyone who will reach that age during the term of the lease agreement. It also covers the spouse of such persons provided the two are living together.

There are some requirements. Written notice must be provided to the landlords which includes documentation of admission or pending admission to one of the covered facilities. The tenant must make the effective termination date no earlier than thirty days after the date on which the next rental payment is due.

The law also provides for penalties to landlords who do not comply. Anyone who interferes with the removal of property from the premises will be guilty of a misdemeanor, allowing for up to one year in jail and/or a one thousand dollar fine. Senior citizens may also terminate their lease or tenancy to move in with a family member upon certification by a physician that they are no longer able to live independently.

They also are allowed a three day "cooling off" period to cancel or rescind a lease or contract entered into for senior citizen housing and that they be given an opportunity to reinstate their original lease or rental agreement until midnight of the fifth business day after notification of terminating that lease or rental agreement.

Dutchess County Office for the Aging Services

Senior Friendship Centers
Home Delivered Meals
Nutrition Education
Senior Citizen Picnics
Nutrition Counseling
Caregiver Support
DUTCHESS NY Connects
Case Management
Ombudsman Program
Nursing Home Information
Benefit & Entitlement Counseling
Information, Referral & Advocacy
Health Insurance Counseling &
Assistance
Reverse Mortgage Counseling
Tax Assistance
Legal Assistance
Housing Information
Home Energy Assistance
Senior I.D. Cards
Dial-A-Ride
Medical Transportation
Volunteer Opportunities

The Dutchess County Office for the Aging is a County Agency funded under Title III of the U.S. Older Americans Act, the New York State Office for the Aging, and the County of Dutchess.

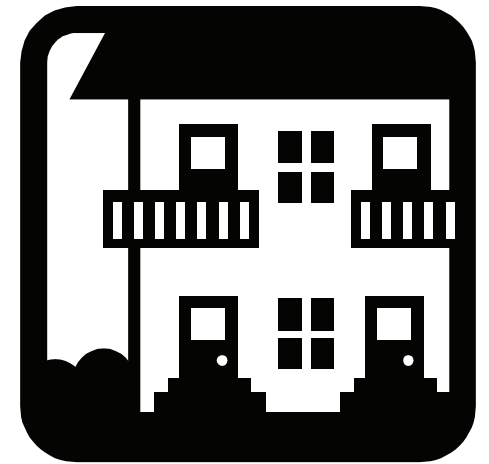
Dutchess County Office for the Aging

27 High Street • Poughkeepsie, NY 12601
(845) 486-2555 • (866) 486-2555

William R. Steinhaus
County Executive



John A. Beale
Director
Office for the Aging



Dutchess County
Office for the Aging

Senior Housing



Service, Support and Information
www.dutchessny.gov