

Dutchess County Office for the Aging Services

Senior Friendship Centers
Home Delivered Meals
Nutrition Education
Summer Senior Picnics
Nutrition Counseling
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Case Management
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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.

Revised September 2020

Dutchess County Office for the Aging

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Senior Housing 2020-21

Dutchess County
Office for the Aging

(845) 486-2555
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www.dutchessny.gov/aging

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 every April. 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.

For a general search of available housing throughout New York, visit
www.nyhousingsearch.gov



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Section 8 Vouchers and Certificates 2020-21

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, April 2020-March 2021

Maximum Gross Annual Income (GAI):

1 person - \$35,850

2 people - \$40,950

CONTACTS:

City of Poughkeepsie

Office of Property Development
Municipal Building
One Civic Center Plaza, Ste 301
Poughkeepsie NY 12601
Phone: (845) 451- 4020
www.cityofpoughkeepsie.com

City of Beacon

Tenant Relations
Beacon Housing Authority
1 Forrestal Heights
Beacon NY 12508
Phone: (845) 831-1289
www.beaconhousingauthority.org

Dutchess County (except City of Poughkeepsie)

Pathstone Corp.
29 Marshall Road
Suite 3F
Wappingers Falls NY 12590
Phone: (845) 298 - 8998 x16
www.pathstone.org

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Low Income Housing Tax Credit Property

PROPERTY NAME and CONTACT INFORMATION	NUMBER AND SIZE OF APARTMENTS	ELIGIBILITY/ MAXIMUM INCOME	RENT	UTILITIES	FEATURES	WAITING LIST
ADMIRAL HALSEY SENIOR VILLAGE 135 Main Street Poughkeepsie NY 12601 (845) 471-9788	118 Total 58 Junior 1 BR 60 Senior 1 BR (Jr 1 BR has a smaller bedroom than the Sr 1 BR)	62 yrs old or 55/ disabled 1- \$43,020 2- \$49,140	Junior 1 BR \$835 Senior 1 BR \$879	Included (AC, cable and parking extra)	Laundry and community rooms, Master Antenna, Optional Cablevision, Mass Transit, Security Doors, Lobbyvision/ Intercom, Garden, Resident Advisor, Meal Site.	None as of August 2020
BERKELEY SQUARE 66 Imperial Blvd. Wappinger Falls NY 12590 (845) 298-1200 www.berkeleysquareapts.com	150 total 60 1 BR 90 2 BR	55 and older 1- \$43,020 2- \$49,140	1 Bedroom \$1124 2 Bedroom \$1342	Cooking gas, heat/hot water included. Electric not included	Community & Exercise room, laundry, on site manager, outdoor sitting area, 24 hour maintenance.	1 BR: 6-12 months 2 BR: 6 months
DIMARCO PLACE II 36 South Remsen Avenue Wappingers Falls NY 12590 (845) 297-2004	32 total All 1 BR	62 and older 1- \$35,850 2- \$40,950	\$ 635-818	All included except phone & cable.	Community room, laundry, public transportation.	6-24 months
HAMLET AT PAWLING, THE 45 Castagna Dr Pawling NY 12564 (845) 289-0684	80 total 66 1 BR 14 2 BR	55 and older 1- \$43,020 2- \$49,140 3- \$55,260	1 BR starting at \$382 2 BR starting at \$844	Water included. Heat, electric separate.	Community room, fitness room, laundry room, two libraries, computer room	1-2 years
HERITAGE POINTE 6 Anderson School Road Staatsburg NY 12580 (845) 889-4404	82 total 60 1 BR 22 2 BR	55 and older 1- \$43,020 2- \$49,140	1 BR \$857 2 BR \$1028	Heat/hot water included. Electric not included	Community room, laundry, outdoor sitting, 24 hr emergency maintenance & emergency response. All units non-smoking and handicapped accessible	1-2 months

Low Income Housing Tax Credit Property

PROPERTY NAME and CONTACT INFORMATION	NUMBER AND SIZE OF APARTMENTS	ELIGIBILITY/ MAXIMUM INCOME	RENT	UTILITIES	FEATURES	WAITING LIST
HIGHLAND MEADOWS 11 Hastings Drive Beacon NY 12508 (845) 297-2004 / TDD#711	68 total 53 1 BR 15 2 BR	62 and older 1 - \$24,375-64,530 2 - \$24,375-73,710	1 BR \$975 2 BR \$1200-1545	Electric, gas, heat, water, trash pickup included	Accessible parking, bathrooms, and appliances 100% smoke-free	6-12 months
HORIZONS AT FISHKILL 14 Dogwood Lane Fishkill NY 12524 (845) 440-7678	89 total 47 1 BR 42 2 BR	55 and older, or disabled 1 - \$43,020 2 - \$49,140	1 BR \$971 2 BR \$1141	Heat and hot water included	Laundry room, exercise room, library, parking.	6-9 months
LEXINGTON CLUB AT GALLERIA 1964 South Road Poughkeepsie NY 12601 (845) 298-7600 www.lexingtonclubatgalleria.com	160 total 98 1 BR 62 2 BR	55 and older 1- \$43,020 2- \$49,140	1 BR (base) \$954 2 BR (base) \$1146	Hot water included Heat and electric not included	Laundry and community rooms, business center, TV lounge	2-4 months
MEADOW RIDGE II 134 Matteawan Road Beacon NY 12508 (845) 297-2004	52 total 20 1 BR 32 2 BR	62 and older (both parties) 1- \$53,040 2- \$65,520	1 BR \$1150 2 BR \$1200	Heat and hot water included. Electric not included	Handicapped accessible, elevator, laundry room on each floor. community room with terrace	6-24 months
THE MEWS AT HOPEWELL JUNCTION 25 Cannon Lane Hopewell Junction NY 12533 (845) 592-4951	65 total 1BR: 15 2BR: 15 2BR townhouse: 22 3BR townhouse: 13	any age 1 - \$35,850 2 - \$62,840 3 - \$69,600 4 - \$77,280	1 BR: \$536-699 2 BR: \$835-1300 3 BR: \$1175-1456	Water, garbage, sewer included Heat/electric not included Allowance \$131-185	Laundry, community room, picnic area, internet café	1 BR - 1-3 years 2/3 BR - 1-3 years
PENDELL COMMONS 5 Commons Ln Poughkeepsie NY 12601 (845) 486-4588	24 total All 1 BR	55 and older 1 - \$43,020 2 - \$49,140	Up to \$866	Water, sewer and trash included Heat and electric not included	Community room, laundry, refuse room, elevator.	2 years

Low Income Housing Tax Credit Property

PROPERTY NAME and CONTACT INFORMATION	NUMBER AND SIZE OF APARTMENTS	ELIGIBILITY/ MAXIMUM INCOME	RENT	UTILITIES	FEATURES	WAITING LIST
POUGHKEEPSIE COMMONS 130 Hudson Ave. Poughkeepsie NY 12601 (845) 473-7533	47 total All 1 BR	55 and older 1- \$35,850 2- \$34,850	\$402, \$510 or \$625	Water, sewer and trash included Heat and electric not included	Laundry, library, TV, computer and community rooms	1-2 years
RED HOOK COMMONS 17 Laura Lane Red Hook NY 12571 (845) 758-0651	48 total All 1 BR	Phase I 62 and older 1- \$43,020 2- \$49,140	Call for rent information Max rent: \$761	Utilities not included	Handicapped accessible, community room, elevator, emergency pull cords, on site superintendent	1-2 years
	48 total All 1 BR	Phase II 55 and older Small pets allowed	Max rent: \$796	Only hot water included		1-2 years
SPRING MANOR 600 Spring Manor Circle Poughkeepsie NY 12601 (845) 485-4600 www.springmanorny.com	88 total 44 1 BR 44 2 BR	55 and older 1- \$43,020 2- \$49,140	1 BR \$936 2 BR \$1125	Utilities not included	Club house, exercise room, library, computer room, laundry facilities, super lives on site.	8-12 months
STONE LEDGE 21 Farm Lane Hyde Park NY 12538 (845) 229-0625	84 total 68 1 BR 16 2 BR	55 and older 1- \$20,556 - 32,880 2- \$24,672 - 39,480	1 BR \$820 2 BR \$980	Heat and hot water included Electric and central air not included Cable discount	Handicapped accessible, elevator, laundry hook-up, 2 laundry facilities, community and exercise rooms, emergency pull cords	2 years
CANNON STREET HOUSING 134 Cannon St. Poughkeepsie NY 12601 (845) 454-5176 (845) 471-1782	40 units All 1 BR	55 and older 1 - \$43,020 2- \$49,140	\$676/\$791	Heat & hot water included.	Private balcony, Community room, Laundry room, Elevator, Individual inside mailbox, On site superintendent	1-3 years

Section 8 Housing for Senior Citizens

PROPERTY NAME and CONTACT INFORMATION	NUMBER AND SIZE OF APARTMENTS	ELIGIBILITY/ MAXIMUM INCOME	RENT	UTILITIES	FEATURES	WAITING LIST
CASTLE COURT AT CONCORD VILLAGE 386 Van Wagner Road Poughkeepsie, NY 12603 (845) 485-7722	60 total - all 1 BR 4 Handicapped Units	62+ 1- \$35,850 2- \$40,950	30% Adjusted Gross Income	Heat & Hot water included	Community room, laundry, emergency call bell, tenant association Smoke free.	Call for availability
DiMARCO PLACE 1 South Remsen Avenue Wappinger Falls NY 12590 (845) 297-2004	32 total 20 Section 8 All 1 BR	55+ and/or disabled 1- \$35,850 2- \$40,950	30% Adjusted Gross Income 12 Apartments Full Rent \$1070	Telephone, cable and air conditioning not included	Community room, laundry, emergency call bell.	6-24 months
THE KING'S APARTMENTS 20 Pine Drive Pawling, NY 12564 (845) 855-7230	74 Total 70 1BR 4 1BR/ Mobility Impaired	62+ 1- \$35,850 2- \$40,950	30% Adjusted Gross Income	Heat/Hot Water Included	Community center, courtyard with gazebos, laundry facilities, activities committee, service coordinator	12-18 months
LAKEVIEW ARMS 2 Creek Road Poughkeepsie, NY 12601 (845) 452-2777	71 all 1 BR	62+ and/or handicapped or disabled 1- \$35,850 2- \$40,950	30% Adjusted Gross Income	Utility allowance: \$137	Laundry room, community room, mass transit, intercom, security door, optional Spectrum or Verizon	62+: 1 year Under 62: 2-3 years
MAPLEWOOD 457 Maple Street Poughkeepsie NY 12601 (845) 473-4477 8am - 5pm weekdays	85 Total 21 Studio 64 1 BR	62+ and/or handicapped/ permanently disabled 1- \$35,850 2- \$40,950	30% Adjusted Gross Income	Credit: \$47 Studio \$62 1 BR Heat/Hot Water included	Laundry room, community rooms, mass transit, activities, resident council, night wecurity, mini market/store, congregate meals	12-18 months Priority given to 62 and older.

Section 8 Housing for Senior Citizens

PROPERTY NAME and CONTACT INFORMATION	NUMBER AND SIZE OF APARTMENTS	ELIGIBILITY/ MAXIMUM INCOME	RENT	UTILITIES	FEATURES	WAITING LIST
POUGHKEEPSIE VILLAGE 37 North Perry St Poughkeepsie NY 12601 (845) 473-0485	50 Total All 1 BR	62+ and/or Handicapped/ Permanently Disabled 1 BR- \$35,850 2 BR- \$40,950	30% of Adjusted Gross Income	Heat, hot water and cooking gas included Electric not included	Laundry room, community rooms, Mass Transit.	2-3 years
ST. ANNA HDFC APARTMENTS 12 Woody's Way Poughkeepsie NY 12601 (845) 452-6335	70 units All 1 BR 7 Handicapped	62 and older 1 BR- \$35,850 2 BR- \$40,950	30% of Adjusted Gross Income	Heat and Hot Water included Utility allowance: \$58	Laundry Room, Community Rooms, Optional Cable TV, Mass Transit, Resident Advisor, OFA Meal Site.	2-3 years 6 month Update
ST. SIMEON II HDFC 9 Hilltop Court Poughkeepsie NY 12601 (845) 471-9651 9am-5pm weekdays	60 total All 1 BR	62 and/or Mobility Impaired needing handicapped accessibility 1 BR- \$35,850 2 BR- \$40,950	30% of Adjusted Gross Income	Heat, hot water included Credit: \$60 utility allowance	Laundry Room, Community Rooms, Mass Transit, OFA Meal Site, Service Coordinator	2 years
WELLS MANOR 6 Wells Manor Ln Rhinebeck NY 12572 (845) 876-8053 9:00am-3:00pm weekdays	74 total 19 studio 55 1 BR	62 and/or Handicapped/ Permanently Disabled 1 BR- \$35,850 2 BR- \$40,950	30% of Adjusted Gross Income	Heat and hot water included, electric not included	Laundry Room. community Rooms, Craft Room, Garden Plot, Shopping, Transportation	6-36 months

Housing Authorities - Cities of Beacon and Poughkeepsie

PROPERTY NAME and CONTACT INFORMATION	NUMBER AND SIZE OF APARTMENTS	ELIGIBILITY/ MAXIMUM INCOME	RENT	UTILITIES	FEATURES	WAITING LIST
<p>FORRESTAL HEIGHTS 1 Forrestal Heights Beacon NY 12508 (845) 831-1289 8am-3:30pm weekdays</p> <p>(walk-ins welcome Monday, Wednesday and Friday)</p>	<p>96 1BR 38 Studios</p>	<p>62 and/or Handicapped/ Permanently Disabled</p> <p>1 BR- \$52,850 2 BR- \$60,400</p>	<p>30% of Adjusted Gross Income</p>	<p>Included (AC Extra)</p>	<p>Laundry Room, Mass Transit, Community Room, Meal Site, Resident Meetings</p> <p>On site social worker.</p>	<p>Varies; call for availability</p>
<p>HAMILTON FISH PLAZA 31 Eliza Street Beacon NY 12508 (845) 831-1289</p>	<p>70 Total All Senior 14 Studio 56 1 BR</p>	<p>62 and/or Handicapped/ Permanently Disabled</p> <p>1 BR- \$52,850 2 BR- \$60,400</p>	<p>30% of Adjusted Gross Income</p>	<p>Credit: Varies by bedroom size Studio: \$32 1 BR: \$42</p> <p>Heat, cooking gas included</p> <p>Electric not included</p>	<p>Laundry Room, Mass Transit, Community Room</p>	<p>Varies; call for availability</p>
<p>PHILIP A. SWARTZ 378 Mansion St Poughkeepsie NY 12601 (845) 485-8862</p> <p>www.poughkeepsiehousingauthority.com</p>	<p>33 Total All Senior</p> <p>32 1 BR 1 Studio</p>	<p>55+</p> <p>1 BR- \$52,850 2 BR- \$60,400</p>	<p>30% of Adjusted Gross Income</p>	<p>Included</p> <p>Optional air conditioning \$16 per month</p> <p>Optional basic cable \$23 per month</p>	<p>Mass Transit, Security Door, Laundry Room, Gathering Room.</p>	<p>1-5 years</p>

Section 236 Housing for Senior Citizens

Section 236 is an early form of rental subsidy that was used before the creation of the more familiar Section 8 program, which replaced Section 236 in 1974. Some developments, such as those listed below, still operate with Section 236 RAP (Rental Assistance Payment) assistance.

For more on Section 236, visit this link: www.hudmfpreservation.net

PROPERTY NAME and CONTACT INFORMATION	NUMBER AND SIZE OF	ELIGIBILITY/ MAXIMUM INCOME	RENT	UTILITIES	FEATURES	WAITING LIST
INTERFAITH TOWERS 66 Washington St Poughkeepsie NY 12601 (845) 452-1172 8am - 4pm weekdays www.interfaithtowers.com	135 Total 68 Junior 1 BR 56 Senior 1 BR 11 2 BR	62 Years Old 1 BR- \$47,600 2 BR- \$54,400	Junior 1 BR: \$586-\$702 Senior 1 BR: \$681-\$816 2 BR: \$871-\$1044	Air conditioning, parking and cable not included Other utilities included	Laundry Room, Community Room, Optional Cablevision, Mass Transit, Security Doors, Lobbyvision/ Intercom, Resident Advisor, OFA Meal Site, Store, Cafe	1-3 years
Second Mile Corp. A/K/A ST. SIMEON APARTMENTS 700 Second Mile Dr Poughkeepsie NY 12601 (845) 471-5766 8am - 4pm weekdays	99 Total 40 Studio 59 1 BR	62 Years Old 1 BR- \$54,950 2 BR- \$62,800	Studio: \$478-\$555 1 BR: \$561-\$651	Utilities included Air conditioning not included	Laundry Room, Community Room, Mass Transit, Activities, Optional Cablevision, Resident Advisor, OFA Meal Site.	2 years 6-12 months for active duty veterans and spouses

US Department of Agriculture - Rural Development

PROPERTY NAME and CONTACT INFORMATION	NUMBER AND SIZE OF APARTMENTS	ELIGIBILITY/ MAXIMUM INCOME	RENT	UTILITIES	FEATURES	WAITING LIST
CHURCH ALLIANCE OF MILLBROOK - BARTEL PLACE and CHURCH ALLIANCE GARDENS 7 Bartel Place Suite 100 Millbrook NY 12545 (845) 677-6701	24 Total All 1 BR	62 and/or Handicapped Disabled	30% of Adjusted Gross Income	Credit: \$98	Laundry room, community room, optional cable television, park table and benches	3-5 years
	12 units All 1 BR	1 BR- \$35,850 2 BR- \$40,950	30% of Adjusted Gross Income	Credit: \$48 Heat and hot water included		3-5 years
PROVOOST PARK 23 Woods Rd Tivoli NY 12583 (845) 757-4567 Office open Tue/Wed 10am-4pm	24 Total 22 1 BR 2 2 BR	62 and/or Handicapped/ Permanently Disabled 1 BR- \$35,850 2 BR- \$40,950	30% of Adjusted Gross Income	Water, sewer, trash	Laundry room, community Room, monthly parties, picnic area, outdoor grills Non-smoking facility	1-2 years

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.