

Dutchess County Office for the Aging

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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 June 2022

Office for the Aging QR Code



On a smartphone or mobile device, open the camera app so that the QR code appears in the camera's viewfinder.

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Tap the notification to go to the Office for the Aging website.

www.dutchessny.gov/aging

Housing for Older Adults in Dutchess County 2022 - 2023

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Housing for Older Adults in Dutchess County

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

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

Low Income Tax Credit Properties

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 income rises or falls after that time, your qualification is unaffected.

Subsidized Housing

In this type of housing, the state and 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 and 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. You can inquire with the individual complexes about these discounts.

For a general search of available housing throughout New York, visit

nyhousingsearch.gov

Section 8 Vouchers and Certificates 2022-2023

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 2022 - March 2023

Maximum Gross Annual Income (GAI):

1 person - \$39,350

2 people - \$45,000

CONTACTS:

<p>Dutchess County (except City of Poughkeepsie)</p> <p>Pathstone Corp. 29 Marshall Road, Suite 3F Wappingers Falls NY 12590 845-298-8998, extension 16 pathstone.org</p>	<p>City of Beacon</p> <p>Tenant Relations Beacon Housing Authority 1 Forrestal Heights Beacon NY 12508 845-831-1289 beaconhousingauthority.org</p>
<p>City of Poughkeepsie</p> <p>Office of Property Development Municipal Building One Civic Center Plaza, Ste 301 Poughkeepsie NY 12601 845-451- 4020 cityofpoughkeepsie.com</p>	

Low Income Housing Tax Credit Property

PROPERTY NAME AND CONTACT INFORMATION	NUMBER/ SIZE OF APARTMENTS	ELIGIBILITY/ MINIMUM AND MAXIMUM INCOME	RENT	UTILITIES INCLUDED	ACCESSIBILITY	OTHER FEATURES	WAITLIST
HIGHLAND MEADOWS 11 Hastings Drive Beacon NY 12508 845-297-2004 TDD#711	1 BR (53 units total) 2 BR (15 units total)	62 and older <u>Household income limits</u> 1: \$25,000—\$70,830 2: \$25,000—\$81,000	1 BR \$1000 2 BR \$1250-\$1585	Electric Gas Heat Water Trash	Emergency call buttons Handicap parking available Secured entry with intercom system Security cameras Interior Mailroom 100% Smoke free	In-unit dishwasher and microwave Air conditioning Community Room, Library and Court Yard Laundry facilities and garbage room on each floor Dogs and cats allowed with additional restrictions	Call for Availability
MEADOW RIDGE II 134 Matteawan Road Beacon NY 12508 845-297-2004	1 BR (20 units total) 2 BR (32 units total)	62 and older <u>Household income limits</u> 1- \$30,175—\$62,960 2- \$31,500—\$72,000	1 BR \$1207 2 BR \$1260	Heat Hot water Garbage *Electric not included*	Emergency call buttons Handicap accessible units with roll-in showers Security cameras Secured entry with intercom system Elevators Interior Mailroom	In-unit dishwasher Air conditioning Laundry facilities and garbage room on each floor Community room with terrace Dogs and cats allowed with additional restrictions	Call for Availability
HORIZONS AT FISHKILL 14 Dogwood Lane Fishkill NY 12524 845-440-7678	1 BR (47 units total) 2 BR (42 units total)	55 and older and/or disabled <u>Household income limits</u> 1 - \$47,220 2 - \$54,000	1 BR \$924 2 BR \$1103	Heat Hot water *Electric not included*	Handicap parking Covered parking available On-site management Package receiving Elevators	Air conditioning Storage spaces On-floor laundry facilities Library and exercise room Proximity to town of Fishkill	Call for Availability
THE MEWS AT HOPEWELL JUNCTION 25 Cannon Lane Hopewell Junction NY 12533 845-592-4951	1 BR (34 units total / 30 are for Abilities First) 2 BR (41 units total) 3 BR (14 townhouses)	No age requirements <u>Household income limits</u> 1 - \$39,350 2 - \$45,000	1 BR: \$563-\$732 2 BR: \$1072-\$1362 (\$875 for Abilities First) 3 BR: \$1231-\$1525	Water Garbage Sewer	On-site management On-site case management through Abilities First Intercom system Controlled site access Handicap accessible parking	On site laundry facilities Central AC Community room and picnic area Internet cafe Walking distance from local library, recreational park, and shopping center	5 Years

Low Income Housing Tax Credit Property

PROPERTY NAME AND CONTACT INFORMATION	NUMBER/ SIZE OF APARTMENTS	ELIGIBILITY/ MINIMUM AND MAXIMUM INCOME	RENT	UTILITIES INCLUDED	ACCESSIBILITY	OTHER FEATURES	WAITLIST
STONE LEDGE 21 Farm Lane Hyde Park NY 12538 845-229-0625	1 BR (68 units total) 2 BR, 1 BA 2 BR, 1.5 BA (16 total)	55 and older <u>Household income limits</u> 1- \$23,620- \$39,350 2- \$27,000 –45,000	1 BR \$1054 2 BR, 1 BA \$1265 2 BR, 1.5 BA \$1265	Heat Hot water *Electric not included*	Elevator Emergency pull cords Controlled building access Intercom system On-site management <i>Discounted Direct TV and Internet packages</i>	In-unit dishwasher Washer and dryer connections in unit (laundry facility on site) Computer Lab, Library, and Exercise Rooms Central air conditioning Dogs and cats allowed with additional restrictions and fees	3 Years
THE HAMLET AT PAWLING 45 Castagna Dr Pawling NY 12564 845-289-0684	1 BR (66 units total) 2 BR (14 units total)	55 and older <u>Household income limits</u> 1- \$47,220 2- \$54,000	1 BR \$405- \$933 2 BR \$894- \$1105	Water	Handicap parking On-site Management Intercom system Controlled access	Community Room Fitness rooms On-site Laundry Library Computer room Balconies	1-3 Years
ADMIRAL HALSEY SENIOR VILLAGE 135 Main Street Poughkeepsie NY 12601 845-471-9788 Lferguson@relianttrs.com	Junior 1 BR (58 units total) Senior 1 BR (60 units total)	62 and older OR 55/ disabled <u>Household income limits</u> 1- \$25,00 - \$43,020 2- \$25,00- \$49,140	Junior 1 BR \$835 Senior 1 BR \$879 <i>*Jr has smaller bedroom</i>	Heat Hot water Sewer Trash Electric	Security Cameras 24 Hour Emergency Maintenance Wheelchair accessible rooms Security doors Intercom systems Elevators On Site Super/Mgmt	Community room Off site parking On site laundry Service animals allowed Proximity to hospitals, pharmacies, and shopping Public transport bus stop Tenant gardens	No waitlist
CANNON STREET HOUSING 134 Cannon St. Poughkeepsie NY12601 845-471-1782	1 BR (40 units total)	55 and older <u>Household income limits</u> 1 - \$47,220 2- \$54,000	1 BR \$724- \$847	Heat Hot water Garbage Sewer *Electric not included*	Emergency Pull cords Grab bars Handicap parking Some fully handicap accessible apartments Elevator On-site superintendent	On-site Laundry Community Room Proximity to hospitals, pharmacies, and shopping Proximity to public transport Dogs and cats allowed with additional restrictions	Call for Availability

Low Income Housing Tax Credit Property

PROPERTY NAME AND CONTACT INFORMATION	NUMBER/ SIZE OF APARTMENTS	ELIGIBILITY/ MINIMUM AND MAXIMUM INCOME	RENT	UTILITIES INCLUDED	ACCESSIBILITY	OTHER FEATURES	WAITLIST
LEXINGTON CLUB AT GALLERIA 1964 South Road Poughkeepsie NY 12601 845-298-7600	1 BR (98 units total) 2 BR (62 units total)	55 and older <u>Minimum Income per unit:</u> 1 BR minimum \$22,896 2 BR minimum \$27,504 <u>Maximum Income per person:</u> 1 person: \$43,020 2 people: \$49,140 3 people: \$55,261 4 people: \$61,380	1 BR \$984 (base) 2 BR \$1188	Hot Water Sewer Trash *Gas heat and electric not included*	24 Hour emergency maintenance Handicap accessible parking Proximity to Poughkeepsie Galleria Proximity to Vassar Brothers and St. Francis hospitals	Air conditioning Washer and dryer connections in unit (laundry facility on site) Beauty Salon Fitness Center TV lounge Dogs and cats allowed with additional restrictions and fees	8-12 Months
PENDELL COMMONS 5 Commons Ln Poughkeepsie NY 12601 845-486-4588	1 BR (24 units total)	55 and older <u>Household income limits</u> 1 - \$18,375- \$47,220 2 - \$18,375- \$54,000	1 BR* \$636-\$943	Water Sewer Trash	Elevator On-site management Controlled Building access Intercom system Handicap parking Emergency Pull cords	Community Room Laundry Room on site Computer Lounge Sports Court Located on Dutchess County bus route	6-12 Months
POUGHKEEPSIE COMMONS 130 Hudson Ave. Poughkeepsie NY 12601 845-485-5805	1 BR (47 units total) 1 BR— Veteran's Only (24 units total)	55 and older *Call for more pricing and information*	1 BR* *Call to inquire*	Water Sewer Trash	Pull cords On-site Superintendent Controlled access Intercom system Handicap parking	Community Room Laundry on site Located on Dutchess County bus route Home of American Legion Lafayette Post 37	Call for Availability
SPRING MANOR 600 Spring Manor Circle Poughkeepsie NY 12601 845-485-4600	1 BR (44 units total) 2 BR (44 units total)	55 and older <u>Household income limits</u> 1- \$30,000* - \$47,220 2- \$30,000 - \$54,000	1 BR \$1091 2 BR \$1314	Sewer Garbage	Handicap parking 24 Hour emergency maintenance On-site superintendent Elevators in select buildings	Clubhouse Fitness and Business Centers Library In-unit dishwasher Washer and dryer connections in unit (laundry facility on site) Central heating and cooling	A year+

Low Income Housing Tax Credit Property

PROPERTY NAME AND CONTACT INFORMATION	NUMBER/ SIZE OF APARTMENTS	ELIGIBILITY/ MINIMUM AND MAXIMUM INCOME	RENT	UTILITIES INCLUDED	ACCESSIBILITY	OTHER FEATURES	WAITLIST
RED HOOK COMMONS 17 Laura Lane Red Hook NY 12571 845-758-0651	Phase I 1 BR (48 units total) Phase II 1 BR (48 units total)	Phase I: 62 and older <u>Minimum Income:</u> \$12,325 Phase II: 55 and older <u>Minimum Income:</u> \$12,325 <u>Maximum Income (I and II):</u> 1 - \$43,020 2- \$49,140	Call to inquire	Water Trash Sewer *Electric and heat not included*	Handicap parking Elevator Emergency pull cords Handrails Intercoms On-site superintendent	Community Room In-unit washer and dryer Patio or deck Walk-in closet Air conditioning Dogs and cats allowed with additional restrictions	Call for Availability
HERITAGE POINTE 6 Anderson School Road Staatsburg NY 12580 845-889-4404	1 BR (60 units total) 2 BR (22 units total)	55 and older <u>Household income limits</u> 1- \$43,020 2- \$49,140	1 BR \$891 2 BR \$1069	Heat Hot water *Electric not included*	Handicap parking 24 Hour emergency call system 24 Hour emergency maintenance Grab bars	Community room Indoor lounge areas On-site Laundry Indoor mail center Proximity to public transport	Call for Availability
BERKELEY SQUARE 66 Imperial Blvd. Wappinger Falls NY 12590 845-298-1200	1 BR (60 units total) 2 BR (90 units total)	55 and older <u>Household income limits</u> 1- \$47,220 2- \$54,000	1 BR \$1234 2 BR \$1435	Heat Hot water *Electric not included*	Handicap parking On-site Management 24/7 maintenance Secured Doors	Community and Exercise rooms On-site Laundry Air conditioning Bike storage Dogs and cats allowed with additional restrictions	Call for Availability
DiMARCO PLACE II 36 South Remsen Avenue Wappingers Falls NY 12590 845-297-2004	1 BR (32 units total)	62 and older <u>Household income limits</u> 1- \$16,475 - \$39,350 2- \$16,475- \$45,000	1 BR \$659 - \$850	Heat Electric Hot water Sewer Garbage	Emergency call buttons Handicap parking Handicap accessible units with roll-in shower Elevator Security cameras	Community room 100% Smoke free Laundry facilities and garbage room on each floor Proximity to public transport All utilities included except phone and cable	Call for Availability

Section 8 Housing for Seniors

PROPERTY NAME AND CONTACT INFORMATION	NUMBER/ SIZE OF APARTMENTS	ELIGIBILITY/ MAXIMUM INCOME	RENT	UTILITIES INCLUDED	ACCESSIBILITY	OTHER FEATURES	WAITLIST
THE KING'S APARTMENTS 20 Pine Drive Pawling, NY 12564 845-855-7230	1 BR (74 units total)	62 and older <u>Maximum Household Income</u> 1- \$39,350 2- \$45,000	30% of Adjusted Gross Income	Heat Hot water Garbage *Electric Not included*	Handicap parking available 4 Handicapped Units Supportive housing	Community Center and Library On-site Laundry Courtyard with gazebos Dogs and cats allowed with additional restrictions Walking distance to shopping	Call for Availability
LAKEVIEW ARMS 2 Creek Road Poughkeepsie, NY 12601 845-452-2777	1 BR (71 units total)	62 and older OR handicap/disabled <u>Maximum Household Income</u> 1- \$39,350 2- \$45,000	30% of Adjusted Gross Income	Water Sewer Trash <i>Electric Allowance</i> \$136/month	Handicap parking Intercom System Grab bars in bathrooms Security Door Emergency pull cords 24/7 Emergency Maintenance	On-site Laundry Community Room Carpeted Floor Vinyl Flooring Dogs and cats allowed with additional restrictions	62+ 1 Months Under 62 2+ Years
MAPLEWOOD 457 Maple Street Poughkeepsie NY 12601 845-473-4477 8am - 5pm weekdays	1 BR (64 units total) STUDIO (21 units total)	62 and older OR 18-49 and handicap/disabled <u>Maximum Household Income</u> 1- \$39,350 2- \$45,000	30% of Adjusted Gross Income	Heat Water Sewer Trash <i>Electric Allowance</i> \$61 / 1 BR \$48 / STUDIO	Handicap parking available Security Cameras Emergency pull cords On-site Management and Staff Intercom Bus Stop	On-site Laundry Community Room Congregate Meals Nearby Public Transport Historical Building Rec Programs Dogs and cats allowed with additional restrictions	12-18 Months
POUGHKEEPSIE VILLAGE 37 North Perry St Poughkeepsie NY 12601	1 BR (51 units total)	62 and older OR handicap/disabled <u>Maximum Household Income</u> 1- \$39,350 2- \$45,000	30% of Adjusted Gross Income	Cooking Gas Heat Hot Water Sewer Trash <i>Electric Allowance</i> \$64	Emergency Pull cords Grab Bars Fire Doors Security Cameras Handicap Parking	Laundry on-site Community Room Nearby Mass Transit Dogs and cats allowed with additional restrictions and fees	2+ Years

Section 8 Housing for Seniors

PROPERTY NAME AND CONTACT INFORMATION	NUMBER/ SIZE OF APARTMENTS	ELIGIBILITY/ MAXIMUM INCOME	RENT	UTILITIES INCLUDED	ACCESSIBILITY	OTHER FEATURES	WAITLIST
ST. ANNA HDFC APARTMENTS 12 Woody's Way Poughkeepsie NY 12601 845-452-6335	1 BR (70 units total) 1 BR— Handicap Accessible (7 units total)	62 and older OR handicap/ disabled <u>Maximum Household Income</u> 1— \$39,350 2— \$45,000	30% of Adjusted Gross Income	Heat Hot Water <i>Electric Allowance</i> \$58/month	Emergency Pull cords Grab bars Elevators Security Cameras	Laundry on-site Community Room Nearby Mass Transit OFA Meal Site Exercises Classes Dogs, cats, birds allowed with additional restrictions	1 to 1 and 1/2 years
ST. SIMEON II HDFC 9 Hilltop Court Poughkeepsie NY 12601 845-471-9651	1 BR (60 units total)	62 and older OR handicap/ disabled <u>Maximum Household Income</u> 1— \$39,350 2— \$45,000	30% of Adjusted Gross Income	Heat Hot water <i>Electric Allowance</i> \$60/month	Emergency Pull cords Grab Bars Handicap Parking Handicap Accessible Units Preferences for priority placements: Substandard housing, rent burden is 50%, or involuntarily displacement	Laundry on-site Community Room Nearby Mass Transit OFA Meal Site Dogs, cats, birds allowed with additional restrictions	1 to 1 and 1/2 years
WELLS MANOR 6 Wells Manor Ln Rhinebeck NY 12572 845-876-8053	1 BR (55 units total) STUDIO (19 units total)	62 and older OR handicap/ disabled <u>Maximum Household Income</u> 1— \$39,350 2— \$45,000	30% of Adjusted Gross Income	Heat Hot Water <i>*Electric allowance*</i>	Wheelchair accessible rooms Roll-in showers Emergency pull cords Grab bars Handicap parking	Laundry on-site Community Room Craft Room Garden Plot Nearby Public Transport Dogs and cats allowed with additional restrictions	Call for Availability
DiMARCO PLACE 1 South Remsen Avenue Wappinger Falls NY 12590 845-297-2004	1 BR (20 units total)	55 and older OR handicap/ disabled <u>Maximum Household Income</u> 1— \$39,350 2— \$45,000	30% of Adjusted Gross Income	Heat Hot water Garbage *Electric Not included*	Handicap parking available Emergency call buttons Security cameras Intercom system	Community Room Laundry (stairs) Air conditioner Carpeted interior and vinyl flooring	Call for Availability

US Department of Agriculture—Rural Development

PROPERTY NAME AND CONTACT INFORMATION	NUMBER/ SIZE OF APARTMENTS	ELIGIBILITY/ MAXIMUM INCOME	RENT	UTILITIES INCLUDED	ACCESSIBILITY	OTHER FEATURES	WAITLIST
<p>BARTEL PLACE CHURCH ALLIANCE OF MILLBROOK 7 Bartel Place Suite 100 Millbrook, NY 12545 845-677-6701</p>	<p>1 BR (24 units total)</p>	<p>62 and older OR handicap/disabled <u>Maximum Household Income</u> 1– \$39,350 2– \$45,000</p>	<p>30% of Adjusted Gross Income</p>	<p>Heat Hot water <i>Electric Credit \$109/month</i></p>	<p>Some fully handicap accessible units Grab bars Handicap parking</p>	<p>On-site Laundry Community Room Park table and benches Dogs and cats allowed with additional restrictions</p>	<p>Call for Availability</p>
<p>CHURCH ALLIANCE GARDENS 7 Bartel Place Suite 100 Millbrook, NY 12545 845-677-6701</p>	<p>1 BR (12 units total)</p>	<p>62 and older OR handicap/disabled <u>Maximum Household Income</u> 1– \$39,350 2– \$45,000</p>	<p>30% of Adjusted Gross Income</p>	<p>Heat Hot water <i>Electric Credit \$47/month</i></p>	<p>Grab bars Emergency pull cords Some fully handicap accessible units Wheelchair Lift Walk-in showers</p>	<p>On-site Laundry Community Room Park table and benches Dogs and cats allowed with additional restrictions</p>	<p>Call for Availability</p>
<p>PROVOOST PARK 23 Woods Rd Tivoli, NY 12583 845-757-4567 <i>bjeck@provoostparktivoli.com</i></p>	<p>1 BR (22 units total) 2 BR (2 units total)</p>	<p>62 and older OR handicap/disabled <u>Maximum Household Income</u> 1– \$35,850 2– \$40,950</p>	<p>30% of Adjusted Gross Income</p>	<p>Water Sewer Trash <i>Electric Credit \$97/month</i></p>	<p>Emergency pull cords Grab bar Intercom Access Interior Mailroom Security cameras 4 fully handicap accessible units</p>	<p>Laundry on-site Community Room Outdoor picnic area / grills 100% Non-smoking Nearby Public Transportation Access to pharmacy and grocery delivery</p>	<p>Call for Availability</p>

Housing Authorities: Cities of Beacon and Poughkeepsie

PROPERTY NAME AND CONTACT INFORMATION	NUMBER/ SIZE OF APARTMENTS	ELIGIBILITY/ MAXIMUM INCOME	RENT	UTILITIES INCLUDED	ACCESSIBILITY	OTHER FEATURES	WAITLIST
FORRESTAL HEIGHTS 1 Forrestal Heights Beacon NY 12508 845-831-1289 Ext 301	1 BR (96 units total) STUDIO (38 units total)	62 and older OR handicap/ disabled <u>Maximum Household Income</u> 1- \$39,350 2- \$45,000	30% of Adjusted Gross Income	All utilities included	Grabs bars Emergency pull cords Security cameras	Laundry on-site Community Room Nearby Mass Transit OFA Meal Site Dogs and cats allowed with additional restrictions and fees	Call for Availability
HAMILTON FISH PLAZA 31 Eliza Street Beacon NY 12508 845-831-1289 Ext 301	1 BR (56 units total) STUDIO (14 units total)	62 and older OR handicap/ disabled <u>Maximum Household Income</u> 1- \$39,350 2- \$45,000	30% of Adjusted Gross Income	Heat Hot water Cooking Gas <i>Electric Allowance</i> 1 BR \$46/month STUDIO \$36/ month	Grabs bars Emergency pull cords Security cameras	Laundry on-site Community Room Nearby Mass Transit Dogs and cats allowed with additional restrictions and fees	Call for Availability
PHILLIP A. SWARTZ 378 Mansion St Poughkeepsie NY 12601 845-485-8862	1 BR (32 units total) STUDIO (1 unit total)	62 and older OR handicap/ disabled <u>Maximum Household Income</u> 1- \$39,350 2- \$45,000	30% of Adjusted Gross Income	All utilities included *Option of AC \$16/month* *Option of Basic Cable \$23/month*	Security Door 6 Fully handicap accessible units 1 hearing/vision impairment accessible unit	Laundry on-site Community Room Nearby Mass Transit Dogs and cats allowed with additional restrictions	1-5 Years

Section 202: Supportive Housing for the Elderly

CASTLE COURT AT CONCORD VILLAGE 386 Van Wagner Road Poughkeepsie, NY 12603 845-485-7722	1 BR (60 units total)	62 and older <u>Maximum Household Income</u> 1- \$39,350 2- \$45,000	30% of Adjusted Gross Income	Heat Hot water Garbage Sewer *Electric not included*	Handicap parking available 4 Handicapped Units Elevator Emergency call bell Roll-in showers	Community Room On-site Laundry Library Outdoor Patio and Gazebo Dogs and cats allowed with additional restrictions	Call for Availability
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Section 236 Housing for Senior Citizens

PROPERTY NAME AND CONTACT INFORMATION	NUMBER/ SIZE OF APARTMENTS	ELIGIBILITY/ MAXIMUM INCOME	RENT	UTILITIES INCLUDED	ACCESSIBILITY	OTHER FEATURES	WAITLIST
INTERFAITH TOWERS 66 Washington St Poughkeepsie NY 12601 845-452-1172	1 BR JR (68 units total) 1 BR SR (56 units total) 2 BR (11 units total)	62 and older <u>Maximum Household Income</u> 1- \$47,600 2- \$54,400	30% of Adjusted Gross Income	All utilities included* <i>*Additional fees for parking, cable, internet, and AC</i>	Emergency pull cords Grab Bars Secured Building Intercom Access	Laundry on-site Community Room Located on City of Poughkeepsie bus route OFA Meal Site Dogs, cats, birds allowed with additional restrictions	Call for Availability
ST. SIMEON APARTMENTS I 700 Second Mile Dr Poughkeepsie NY 12601 845-471-5766	1 BR (59 units total) STUDIO (40 units total)	62 and older <u>Maximum Household Income</u> 1- \$62,600 2- \$71,550	STUDIO \$478-\$555 1 BR \$561-\$651	All utilities included <i>*Option of AC*</i>	Preference for NYS veterans depending on service dates Emergency Pull Cords Grab Bars Security Cameras Tall toilets	Laundry on-site Community Room Nearby Mass Transit OFA Meal Site Dogs, cats, birds allowed with additional restrictions	1 to 1 and 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.