

## 2016-2017 ORANGE COUNTY HOUSING FOR OLDER ADULTS

PLEASE NOTE THIS INFORMATION IS SUBJECT TO CHANGE. PLEASE CONFIRM ALL INFORMATION WITH INDIVIDUAL HOUSING COMPLEX

Housing Complex	Total/ Senior Units	Income Guide Maximum	Senior Rents	Utilities Included	Handicap	Pets Allowed	Section 8	Dial- A-Bus	Services/Amenities/Other
Idewild Creek Apartments 1 Landmark Drive <b>Cornwall</b> , NY 12518 845-534-2333	214	Market Rate	1 Bedroom \$1,175 2 Bedrooms \$1,350 - \$1,600	Heat & hot water	2 accessible	Cats (2 max) allowed, deposit required			Car service 2x/month, central air, laundry facilities, beauty salon resident activities, exercise and community room, movie theater, library, heated outdoor pool
Northgate Manor 28 103 Trotter Circle <b>Goshen</b> , NY 10924 845-291-7278	28 All	\$36,660 Single \$41,880 Couple	1 Bedroom \$714 -\$820	None	28 accessible 4 adaptable	Small pets allowed	X	X	Pull cords, laundry facilities
Northgate Manor 103 Trotter Circle <b>Goshen</b> , NY 10924 845-291-7278	112 All 55+	\$36,600 Single \$41,880 Couple	1 Bedroom \$714 - \$820	None	13 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 <b>Goshen</b> , 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 <b>Maybrook</b> , 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 <b>Maybrook</b> , NY 12543 845-427-7444	70 All 60 under construction	Credit background and income check	1 Bedroom \$975 -\$1,200 2 Bedroom \$1,350-\$1,500	Garbage	All accessible	Small pets, additional fee			Club room with computer and printer, TV, yoga room, fitness center, library

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David Moore Heights 116 Genung Street <b>Middletown, NY 10940</b> 845-343-1168	99 12 Senior	\$36,660 Single \$41,880 Couple	Studio \$585 1 Bedroom \$626	Gas, electric, heat & hot water	4 accessible		X		Laundry facilities, city bus
Middlecrest Crossing II 76 Uhlig Rd <b>Middletown, NY 10940</b> 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 bedroom \$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. <b>Middletown, NY 10940</b> 845-343-4770	84 All	\$36,660 Single \$41,880 Couple	1 Bedroom \$874 2 Bedrooms \$1,014	Heat & hot water	All accessible	Small pets allowed, deposit required	X		Elevators, laundry facilities, community room, hair salon, movie night, bingo night, gym in building
Southeast Towers 55 Fulton St. <b>Middletown, NY 10940</b> 845-342-1052	106 All 62 or older/ disabled	\$36,660 Single \$41,880 Couple	1 & 2 bedrooms Based on 30% of monthly gross adjusted income	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
Summitfield Apartments 22 Sweezy Avenue <b>Middletown, NY 10940</b> (845) 343-1168	100 36 Senior	\$36,660 Single \$41,880 Couple	Studio \$585 1 bedroom \$626	Gas, electric, heat & hot water	4 accessible 20 adaptable		X		Laundry facilities and bus service

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Wallkill Living Center 455 Schutt Road Ext. <b>Middletown</b> , NY 10940 845-342-6282	136 All	\$36,660 Single \$41,820 Couple	1 bedroom \$828 2 bedroom \$989	Heat & hot water	All accessible	Small pets allowed, deposit required	<b>X</b>	<b>X</b>	Nurse call pull cord, laundry facilities, hair salon, library, community & exercise room, billiard room
Monroe Commons L.P. 5 North Main St. <b>Monroe</b> , NY 10950 845-781-0151	35 All	\$30,550 Single \$34,900 Couple	1 bedroom \$570-\$726	Heat & hot water	All adaptable	Small pets allowed	<b>X</b>		Elevator, intercom security system, town bus accessibility, emergency pull cords, laundry facilities, community room, library lounge/outdoor benches
Montgomery Manor 4 Brescia Way <b>Montgomery</b> , 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	<b>X</b>	<b>X</b>	Pull cords, on-site management, security system, community room
Belvedere Housing (formerly Lake St. Apts.) 207 Lake Drive <b>Newburgh</b> , NY 12550 845-561-4190	375 66 Senior	\$36,660 Single \$41,880 Couple	1 bedroom \$937 2 bedroom \$1,125	Heat, hot water and electric		Small pets allowed	<b>X</b>		Laundry facilities, community activities room, lounge, bus stop in front of building
Cerone Place 35 Cerone Place <b>Newburgh</b> , NY 12550 845-913-6581	60 All 55+	No guidelines Rent not based on income	1 bedroom \$850 2 bedroom \$1,100	Heat & hot water	60 accessible		<b>X</b>		A/C, dishwasher, laundry facilities, common area, community TV and lounge area, elevator, monthly events
High Point Apt 223 West St. <b>Newburgh</b> , NY 12550 845-565-7131	82 All	\$36,600 Single \$41,880 Couple	1 bedroom \$950 2 bedroom \$1,100	Heat & hot water		Cats (2 max) allowed	<b>X</b>	<b>X</b>	Laundry on each floor, community room, planned activities, emergency pull cords, elevator

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Hudson Pointe Apts. 90 Grand St. <b>Newburgh</b> , NY 12550 845-565-0074	65 All	\$30,550 Single \$34,900 Couple Must pass credit check	1 bedroom \$790	Heat & hot water	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) <b>Newburgh</b> , NY 12550 845-561-2066	65	\$46,000 Single Must have a source of income	Studio 30% of gross income	Heat, electric, water, cooking fuel	5 accessible 60 adaptable	Small pets allowed deposit required	HUD		Emergency pull cords, laundry facilities, community room
Senior Horizons 353/355 South Plank Rd. <b>Newburgh</b> , NY 12550 845-566-9290	70 All	\$36,660 Single \$41,880 Couple	1 bedroom \$881 2 bedroom \$1,030	Heat & hot water	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 <b>New Windsor</b> , NY 12553 845-561-2688	92 All	\$36,660 Single \$41,880 Couple	1 bedroom \$354 - \$676 - \$827	Hot water	All accessible All adaptable	Small pets allowed	X		Elevator, emergency pull cords, laundry room, community room
Amber Grove Senior Housing 1000 Heidi Ct. <b>New Windsor</b> , 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. <b>New Windsor</b> , 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

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Horizon Senior I & II 88 Devan's Drive <b>Otisville, NY 10963</b> 845-386-4954	24 units in each building	30% to 60% of area median income	1 bedroom \$330 to \$788 2 bedroom \$747 to \$932	Building I includes heat Building II No utilities	All adaptable	Small pets allowed	X		Emergency pull cord, community room, laundry facilities
Pinecrest Senior Housing 67 Boniface Drive <b>Pine Bush, NY 12566</b> 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 <b>Pine Bush, NY 12566</b> 845-744-4219	48	\$36,600 Single \$41,820 Couple \$47,040 Three	1 bedroom \$589 2 bedroom \$712	Heat & hot water	2 accessible 48 adaptable	Small pets allowed			Pull cords, secured entry, laundry facilities on each floor, large community room with covered patio
Port Jervis Housing Authority 39 Pennsylvania Avenue <b>Port Jervis, NY 12771</b> 845-856-8621	75 50 Seniors	\$46,000 Single \$52,600 Couple		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. <b>Port Jervis, NY 12771</b> 845-856-3141	23	No income guidelines	1 bedroom \$775	Hot water	2 accessible		X		Elevator, laundry facilities in basement, coded entry
Port Jervis Town Houses 111 Ryan St. <b>Port Jervis, NY 12771</b> 845-856-6998	40 6 Senior	\$51,000 Single \$58,000 Couple	1 bedroom \$625 2 bedroom \$663	None	8 accessible	Service animals only	X	X	Laundry facilities

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Machackemach Village 230 Jersey Ave. <b>Port Jervis, NY 12771</b> 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
Waters Edge 12 LLC 206 East Main St. <b>Port Jervis, NY 12771</b> 845-856-0200	12 All	\$30,550 Single \$34,900 Couple	1 bedroom \$535	None	All accessible All adaptable	Pets allowed	X	X	Elevators, security cameras, intercom admittance, emergency pull cord, laundry facilities, community room, sprinkler system, on-site management, shopping & hospital close
Waters Edge 208 East Main St. <b>Port Jervis, NY 12771</b> 845-856-0200	88 All	\$30,550 Single \$34,900 Couple	1 bedroom \$615	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. <b>Port Jervis, NY 12771</b> 845-856-0200	40 All	\$36,660 Single \$41,880 Couple	1 bedroom \$710	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. <b>Port Jervis, NY 12771</b> 845-856-0200	32 All	\$30,550 Single \$34,900 Couple	1 bedroom \$615 - \$750	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

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The Promenade at Tuxedo Place 38 Hospital Rd. <b>Tuxedo Park</b> , NY 10987 845-351-0000	40 All 55+ or disabled	\$36,660 Single \$41,880 Couple	1 bedroom \$948 2 bedrooms \$1,134	Heat, hot water, sewer & trash collection	5 adaptable	Small pets allowed	X		Fitness room, community room, laundry facility, beauty salon, elevator, pets, 24 hr. emergency maintenance, grab bars in bathrooms, assisted living facility for ease of transition in the future
The Cedars 400 Cliff Street <b>Walden</b> , NY 12586 845-778-7687	88 27 senior/disabled 62+	\$36,600 Single \$41,820 Couple	30% income base	Heat & hot water	3 accessible		X	X	Elevator, laundry facilities, community room
Creekside Apartments 26 Campsite Way <b>Warwick</b> , 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	Small pets allowed	X	X	Emergency pull cords, laundry facilities, planned activities & clubs, sidewalks to village library
Devon Woods One Crescent Ave. <b>Warwick</b> , 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	X	X	Emergency pull cord, community room with kitchen, pavilion, laundry facilities, on-site management, sprinkler system, dog park
Liberty Green I LP 1 Liberty Court, Suite 1 <b>Warwick</b> , NY 10990 845-986-7701	86 All	\$36,660 Single \$41,880 Couple	1 bedroom \$375, \$717, or \$877 based on income	Water & sewer	All accessible All adaptable	Small pets allowed	X	X	On-site management, emergency pull cord, AC, laundry room, community room, planned activities, visitor response system
Liberty Green II LLC 2 Liberty Court Suite 1 <b>Warwick</b> , NY 10990 845-986-7701	80 All	\$54,630 Single \$62,460 Couple	1 bedroom \$893	Water & sewer	All accessible All Adaptable	Small pets allowed	X	X	On-site management, emergency pull cords, A/C, laundry room, community room, planned activities, visitor response system

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Liberty Green III LP 3 Liberty Court Suite 1 <b>Warwick, NY</b> 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. <b>Warwick, NY</b> 10990 845-986-7070	50 All	\$46,000 Single \$52,600 Couple	1 bedroom \$1,088	Heat & hot water	4 accessible	Small pets allowed, deposit required	X	X	Pull cord, community room, laundry facilities
Burt Farms II 103 Forester Ave. <b>Warwick, NY</b> 845-986-7070	50 All	\$30,500 Single \$34,850 Couple		Heat & hot water	4 accessible	Small pets allowed, deposit required	X	X	Pull cord, community room, laundry facilities
Rocky Knoll Apartments 11 Silk Circle <b>Washingtonville, NY</b> 10992 845-496-7772	64 All 62+or disabled	\$30,550 Single \$34,900 Couple	1 bedroom Based on 30% of income	Water & sewer	4 accessible	Small pets allowed		X	Emergency pull cord, laundry facilities, community room
Rocky Point Apartments 4 Emily Akers Drive <b>Washingtonville, NY</b> 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



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Stone Hill Apartments One Stone Hill Rd. <b>Washingtonville, NY</b> 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.

**We do not have current information for the following Senior Housing Complexes. Please call for information.**

Godfrey Meadows, 68 Godfrey Rd., Bloomingburgh, NY 12721 (800)-338-8538

The Evergreens , Route 208, Maybrook, NY 12543 845-427-2496

Patrick Campbell Apts., 88 Senior Way #C-18, Middletown, NY 10940 845-344-5599

Overlook Apts., 250 Overlook Drive, Middletown, NY 10940 845-342-2555

Burton Towers, 36 Cerone Place, Newburgh, NY 12550 845-562-4757

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