A Guide to Westchester Senior Housing Sites

DEPARTMENT OF SENIOR PROGRAMS & SERVICES
Mae Carpenter, Commissioner
From the County Executive

Welcome to the county’s “Guide to Westchester Senior Housing Sites” – a valuable resource, which is packed with easy-to-use, practical information.

It details essential “Things to Know” such as key parts of the Real Property Law of the State of New York as well as the federal Section 8 Housing Choice Voucher Program and how to apply. It also includes some general tips and important questions to ask before you sign a lease.

In addition to listings of the senior apartment buildings in different municipalities, the guide provides the name, address and telephone of their managers.

We hope it will be helpful in your search.

Robert P. Astorino
Westchester County Executive

From the Commissioner

The county’s Department of Senior Programs and Services compiled this directory and many other publications of special interest to seniors and their families.

All of the publications are available online at www.westchestergov.com/seniors.

For more information or copies of this directory, please contact the department directly at (914) 813-6300.

Mae Carpenter
Commissioner
Department of Senior Programs and Services
Westchester Senior Housing Sites

Department of Senior Programs and Services
Information and Assistance
(914) 813-6300

March 2013

Funded through the Department of Health and Human Services and the New York State Office for the Aging and the Westchester County Department of Senior Programs and Services (WCDSPS). In accordance with federal law, the WCDSPS prohibits discrimination because of race, color, sex, national origin, religion, age or handicap, in all aspects of the provision of services for the benefit and welfare of senior citizens, and in all employment practices including hiring, firing, promotion, compensation and other terms, conditions and privileges of employment. Further, subcontractors of the WCDSPS shall be required to meet the above stated standards.
THINGS TO KNOW
SECTION 227-a OF THE REAL PROPERTY LAW OF THE STATE OF
NEW YORK ALLOWS FOR THE TERMINATION OF A RESIDENTIAL
LEASE BY SENIOR CITIZENS.

This law will apply if the senior citizen, age 62 and over, is relocating to
A. An adult home
B. A residential health care facility
C. Subsidized low-income housing
D. Senior citizen housing

You should mail notification and a copy of your acceptance documentation
into one of the above facilities to your present landlord no earlier than 50
days before the termination date of your lease.

Senior Housing

Senior housing is generally federal and/or state subsidized developments. Rents are calculated as a percentage of household income. Entry age varies in accordance with the program under which the development was
financed or constructed:
- Department of Housing and Urban Development (HUD) - age 62+
- New York State Division of Housing and Community Renewal (DHCR) – age 60+
- Tax credit program – age 55+

ALERT: Income limit guidelines applicable.

Rental Assistance Program

Section 8 Housing Choice Voucher program is available to individuals and
families having household incomes within guidelines established by HUD. The voucher, usable throughout the U.S., allows its holder to secure rental in any residential building. Rent is usually 30% to 40% of household incomes.

Acceptance of a voucher by landlord or management agency of any
privately owned building is strictly voluntary.

Section 8 Income Limits as of December 12, 2012 are:

(1) Person: $36,500
(2) Persons: $41,700
(3) Persons: $46,900

Note: Income limits may change every year.
Applying for Section 8 Voucher

If you reside in any one of the following municipalities, call the local city or town hall to apply. A preference status may be granted according to your particular circumstances at the time of application:

Eastchester, Town of Greenburgh, Town of Mamaroneck/Larchmont, Mount Kisco, New Rochelle, Ossining, Peekskill, Pelham, Port Chester, Tuckahoe, White Plains, Yonkers and Yorktown.

If you do not reside in any of the above municipalities you may obtain an application and apply through New York State office for Section 8 Housing Choice Voucher Program (914) 995-5110.

ALERT:
Most communities are on a waiting-list basis.

TIPS WHEN APPLYING FOR SENIOR HOUSING

Some developments will accept tenants who are younger than 60 and who have disabilities. Some will specify the type of disabilities that are accepted.

There could be other waivers a subsidized development received from the government agencies that supervise them.

HERE IS WHAT YOU SHOULD DO

• You should ask whether the age-eligibility rule applies to all members of the family or just the head of household. For some developments, a spouse can be younger.

• Sometimes adult children with disabilities live with their parents. You should ask whether an adult child with a disability is eligible to live in the development if the head of household meets the eligible age.

• Sometimes a senior citizen has legal custody or informal custody of a grandchild. You should ask whether your grandchild is eligible to live in the development if the head of household meets the eligible age.
<table>
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<tr>
<th>Location</th>
<th>Apartment Name</th>
<th>Address</th>
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<th>Phone Number</th>
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<td>Bedford Hills</td>
<td>Fellowship Hall Inc.</td>
<td>212 Babbitt Road, Bedford Hills, New York 10507</td>
<td>Fellowship Hall, Inc.</td>
<td>(914) 666-0206</td>
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<td>Age: 62+</td>
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<td>Briarcliff Manor</td>
<td>North Hill Apartments</td>
<td>345 North State Road, Briarcliff Manor, New York 10510</td>
<td>E &amp; M Management Corp.</td>
<td>(914) 762-7955</td>
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<td>Cortlandt Manor</td>
<td>Jacobs Hill</td>
<td>2500 Jacobs Hill Road, Cortlandt Manor, New York 10567</td>
<td>WB Residential Communities</td>
<td>(914) 347-3333</td>
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<td>Croton-on-Hudson</td>
<td>Springvale Apartments</td>
<td>2T Skytop Drive, Croton-on-Hudson, New York 10520</td>
<td>Springvale Apartments</td>
<td>(914) 737-6954</td>
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<td>Eastchester</td>
<td>Sleepy Hollow Apartments</td>
<td>46 Jackson Avenue, Eastchester, New York 10709</td>
<td>Sleepy Hollow Realty Corp.</td>
<td>(914) 961-3850</td>
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<td>Greenburgh</td>
<td>3 Maple Street, White Plains, New York 10603</td>
<td>4 Beech Street, White Plains, New York 10603</td>
<td>Greenburgh Housing Authority</td>
<td>(914) 946-2110</td>
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<td>56 Manhattan Avenue, White Plains, New York 10603</td>
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<td>Mamaroneck</td>
<td>Mamaroneck Towers</td>
<td>233 Halstead Avenue, Mamaroneck, New York 10543</td>
<td>Community Housing Management Corp.</td>
<td>(914) 592-5434</td>
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<td>Mount Kisco</td>
<td>Pinecrest Manor</td>
<td>110 Amuso Drive, Mount Kisco, New York 10549</td>
<td>Pinecrest Manor</td>
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Mount Vernon, New York 10552  
Age: 62+ | Wartburg Management Services  
1 Wartburg Place  
Mount Vernon, New York 10552  
(914) 513-5223 |
| Grace House  
229 South 7th Avenue  
Mount Vernon, New York 10550  
Section 8 (914) 667-7526 | Community Housing Mgmt. Corp.  
5 West Main Street – Suite 214  
Elmsford, New York  10523  
(914) 592-5434 |
| Intown Towers  
37 North Fifth Avenue  
Mount Vernon, New York  10550 | Speiser-Dabran Management Corp.  
6 Executive Plaza, Suite 200  
Yonkers, New York  10701  
(914) 969-3503 |
| Macedonia Towers  
150 South Fifth Avenue  
Mount Vernon, New York  10550 | Community Housing Mgmt. Corp.  
5 West Main Street – Suite 214  
Elmsford, New York  10523  
(914) 592-5434 |
| Petrillo Apartments  
110 North Third Avenue  
Mount Vernon, New York  10550 | J & R Building Management  
2 South Street  
Mount Vernon, New York  10550  
(914) 840-9741 |
| Richard H. Dixon Towers  
At Grace Plaza  
Richard Dixon House  
153 South Fifth Avenue  
Mount Vernon, New York  10550 | Community Housing Mgmt. Corp.  
5 West Main Street – Suite 214  
Elmsford, New York  10523  
(914) 592-5434 |
| Sandford Terrace, LLC  
21 W. Sandford Blvd.  
Mount Vernon, New York  10550  
Age 55+ | Community Housing Mgmt. Corp.  
5 West Main Street – Suite 214  
Elmsford, New York  10523  
Joyce McCormick, Mgr. (914) 592-5434 |
| Union Avenue  
215-219 Union Avenue  
Mount Vernon, New York  10550 | Union Avenue Associates  
215-219 Union Avenue  
Mount Vernon, New York  10550  
(914) 667-3020 |
| Unity Gardens  
125 South 2nd Avenue  
Mount Vernon, New York  10550  
Age 55+ | Community Housing Mgmt. Corp.  
5 West Main Street– Suite 214  
Elmsford, New York  10523  
(914) 592-5434 |
| Vernon Terrace  
29-31 West Sidney Avenue  
Mount Vernon, New York  10550 | Speiser-Dabran Management Corp.  
6 Executive Plaza, Suite 200  
Yonkers, New York  10701  
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<td>La Rochelle Manor 111 Lockwood Avenue</td>
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<td>Community Housing Management Corp. 5 West Main Street – Suite 214 Elmsford, New York 10523 (914) 592-5434</td>
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<td>Shiloh Senior Housing Apartments 29 Kress Avenue</td>
<td>Westhab, Inc. 85 Executive Blvd Elmsford, New York 10523 (914) 345-2800</td>
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<td>Soundview Apartments 40 Willow Drive</td>
<td>United Hebrew Geriatric Center 60 Willow Drive New Rochelle, New York 10805 (914) 632-2804</td>
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<td>Washington House 60 Union Avenue</td>
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| Ossining   | Maple House
15 Maple Place
Ossining, New York 10562 | H & S Property Management
1101 Midland Avenue
Bronxville, New York 10708
(914) 961-9400/961-6330 |
|            | The Pines
19 Narragansett Ave
Ossining, New York 10562 | The Pines at Narragansett Housing
Development Fund, Inc.
19 Narragansett Avenue
Ossining, New York 10562
(914) 941-7300 |
| Peekskill  | Peekskill Plaza
901 Main Street
Peekskill, New York 10566 | Arco Management
4 Executive Blvd, Suite 100
Suffern, New York 10901
(845) 368-2400 |
|            | Peekskill Senior Housing
951 Main Street
Peekskill, New York 10566 | Community Housing Management Corp.
5 West Main Street – Suite 214
Elmsford, New York 10523
(914) 592-5434 |
|            | Wesley Apartments
801 South Street
Peekskill, New York 10566 | Reliant Reality Service
801 South Street
Peekskill, New York 10566
(914) 739-1934 |
| Pleasantville | The Ashbourne , LLC
1 Clinton Street
Pleasantville, New York 10570 | Prestige Management
1200 Zerega Ave
Bronx, New York, 10462
(914) 226-8181 |
| Port Chester | Brooksville Terrace
167 & 169 Terrace Avenue
Port Chester, New York 10573 | Port Chester Housing Authority
2 Weber Drive
PO Box 347
Port Chester, New York 10573
(914) 937-5550 |
|            | Drew Gardens
10 & 22 Drew Street
Port Chester, New York 10573 | Port Chester Housing Authority
2 Weber Drive
PO Box347
Port Chester, New York 10573
(914) 937-5550 |
|            | Kingsport
245 King Street
Port Chester, New York 10573 | Community Housing Management Corp.
5 West Main Street– Suite 214
Elmsford, New York 10523
(914) 592-5434 |
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<td><strong>Sleepy Hollow</strong></td>
<td>Margotta Court</td>
<td>126 Valley Street</td>
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<td>Battle Hill Houses</td>
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<td>24 South Kensico Ave.</td>
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<td>Station Plaza&lt;br&gt;76 South Lexington Avenue&lt;br&gt;White Plains, New York 10606</td>
<td>Croton Heights Apartments&lt;br&gt;193 Ashburton Avenue&lt;br&gt;Yonkers, New York 10701</td>
<td>Community Housing Management Corp.&lt;br&gt;5 West Main Street – Suite 214&lt;br&gt;Elmsford, New York 10523&lt;br&gt;(914) 592-5434</td>
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<td>Curran Court&lt;br&gt;1511 Central Park Avenue&lt;br&gt;Yonkers, New York 10710</td>
<td>Winn Residential&lt;br&gt;193 Ashburton Avenue&lt;br&gt;Yonkers, New York 10701&lt;br&gt;(914) 375-1286</td>
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<td>Finian Sullivan Towers&lt;br&gt;1 Fr. Finian Sullivan Drive&lt;br&gt;Yonkers, New York 10703&lt;br&gt;Age 55+</td>
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<td>Flynn Manor&lt;br&gt;334 Riverdale Avenue&lt;br&gt;Yonkers, New York 10705</td>
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<td>Kris Kirstensen Homes&lt;br&gt;45 Seymour Street&lt;br&gt;Yonkers, New York 10701</td>
<td>Cornell Pace Inc.&lt;br&gt;542 Main Street, 2nd floor&lt;br&gt;New Rochelle, New York 10801&lt;br&gt;(914) 380-8220 ext 227 or 261</td>
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<td>Kubasek-Trinity Manor&lt;br&gt;406 Walnut Street&lt;br&gt;Yonkers, New York 10701</td>
<td>Yonkers Municipal Housing Authority&lt;br&gt;1511 Central Park Avenue&lt;br&gt;Yonkers, New York 10710&lt;br&gt;(914) 793-8400</td>
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<td>Lane Hill Apartments&lt;br&gt;50 St. Andrew’s Place&lt;br&gt;Yonkers, New York 10705</td>
<td>Kubasek Trinity&lt;br&gt;406 Walnut Street&lt;br&gt;Yonkers, New York 10701&lt;br&gt;(914) 423-0091</td>
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<td>Valentine Properties Associates, L.P.&lt;br&gt;84 Business Park Drive&lt;br&gt;Armonk, New York 10504&lt;br&gt;(914) 273-6563</td>
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<td>Speiser-Dabran Management Corp.</td>
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<td>15 Hamilton Avenue</td>
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<td>185 Riverdale Avenue</td>
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<td>(<strong>St. Casimir’s Apartments</strong>)</td>
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<td>Yonkers Municipal Housing Authority</td>
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<tr>
<td>55-97 Walsh Road</td>
<td>1511 Central Park Avenue</td>
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<td>Yonkers, New York 10701</td>
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<td>(<strong>Waterview</strong>)</td>
<td>J.Z.G. Resources</td>
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<tr>
<td>28 Lamartine Terrace</td>
<td>84 Business Park Drive</td>
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<td>Armonk, New York 10504</td>
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<td></td>
<td>(914) 273-5800</td>
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Housing Assistance

Westchester Residential Opportunities (WRO)
470 Mamaroneck Avenue
White Plains, NY 10605
914-428-4507 ext 313 or 312

Non-profit housing counseling agency serving the Westchester County area. Offering Homeownership Counseling.

Senior Services:

The Senior Housing Assistance Program – one –on-one counseling to help resolve individual housing and housing-related problems.

Project Share – If you have a house or an apartment to share, or are looking for a moderately priced shared rental, WRO may help you find a congenial match.

Reverse Mortgage Program – Reverse mortgages allow homeowners 62 and over who are struggling to live on fixed incomes to supplement their incomes or to finance home improvements while they continue to own and occupy their home. WRO counsels applicants for reverse mortgage funds, and assist them with the process of obtaining a loan from a participating institution.

First-time home buyers Assistance

A WRO homeownership counselor can help identify if one of the following programs make sense for you.

- Individual Development Accounts
WRO offers Individual Development Accounts (IDA), another way of saving money to buy a home. WRO or a participating bank matches funds saved by the individual. Financial literacy training as well as homebuying counseling is required.

Woodstock Manor
755 Palisade Avenue
Yonkers, New York 10703
Age 62+

Hog Hill Management Corporation
755 Palisade Ave
Yonkers, New York 10703
(914) 969-6159

Beaver Ridge Apartments
1965 Allan Avenue
Yorktown Heights, New York 10598

J.M.I. Management
277 Northern Boulevard, Suite 203
Great Neck, New York 11021
(516) 487-0050

J.M.I. Management
277 Northern Boulevard, Suite 203
Great Neck, New York 11021
(516) 487-0050

Yorktown Heights

Beaver Ridge Apartments
1965 Allan Avenue
Yorktown Heights, New York 10598

J.M.I. Management
277 Northern Boulevard, Suite 203
Great Neck, New York 11021
(516) 487-0050

Hog Hill Management Corporation
755 Palisade Ave
Yonkers, New York 10703
(914) 969-6159

Yorktown Heights

Beaver Ridge Apartments
1965 Allan Avenue
Yorktown Heights, New York 10598

J.M.I. Management
277 Northern Boulevard, Suite 203
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First Home Clubs provides a 4-1 match to help build savings for down payment and closing cost assistance. Members of the First Home Club who save on a consistent basis can qualify for matching funds of up to $7,500 from a participating bank. Club members are required to receive 8-10 hours of individual and group homebuying counseling. *Bank Applications are ONLY provided during intake appointment.*

WRO First Time Home Buyer Assistance (continued)

- “Home of Your Own” loan program through M&T Bank & NYS Dept. of Mental Health.

This program is offered through the New York State Office of Mental Health. The program allows an individual to finance a SONYMA loan at 100% with an interest rate of 4%. Closing cost assistance is provided and can even potentially receive additional assistance for attorney’s fees and engineering. Approval is based on at least one household member, over the age of 18, having an Axis 1 diagnosis and applicant must have good credit history. Approval through New York State Office of Mental Health is REQUIRED in addition to completing Homebuyer education.

*Homeownership Voucher program (Section 8)*

Individuals enrolled in the Family Self Sufficiency (FSS) program through section 8 are able to take advantage of a 15 year subsidy towards their mortgage. Individuals must meet minimum income criteria, and be in good standing with section 8. Homebuyer education is also **REQUIRED**.

- Property Tax Foreclosure Counseling

**The Bridge Fund of Westchester**

171 E. Post Road, Rm 200
White Plains, NY 10601
914-949-8146
914-949-1162 (fax)
Lisa Buck

The Bridge Fund is an eviction prevention program, offering assistance with loans or grants depending on the circumstances. Loans carry no interest and have flexible repayment terms. All loans and grants are made to third parties (landlords).

To be eligible, family must be referred by a social service or community based organization. A completed application must be faxed or mailed to the Director of the Bridge Fund. Call-in or walk-in clients are not accepted.

**American Dream Down Payment Initiative (ADDI)**

This grant is offered for the assistance with purchasing a single family, 2 to 4 family home, condo, or co-op unit. The grant allows you to receive assistance of up to $10,000 toward the purchase of the home. **Resale provisions apply.**

Applicants interested in this grant would need to meet income at or below 80% of the Area Median Income established by HUD - call to see if your area is eligible

<table>
<thead>
<tr>
<th>Maximum Income</th>
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<th>2 Person</th>
<th>3 Person</th>
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<td>$77,700</td>
<td>$86,300</td>
<td>$93,200</td>
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Interested homebuyers must complete counseling by a HUD Certified Housing Counseling Agency –

**Housing Action Council** 914-332-4144  
**Westchester Residential Opportunities** 914-428-4507  
**Human Development Services of Westchester** 914-835-8906  
**Community Housing Innovations** 914-683-1010

**Human Development Services of Westchester** (HDSW)  
28 Adee Street  
PO Box 110  
Port Chester, NY 10573  
[http://www.hdsw.org](http://www.hdsw.org)  
Blanca P. Lopez or Claudia Cardozo  
914-939-2005

Offers housing and housing related support services to residents living in Port Chester and the surrounding communities

- Eviction Prevention
- Pre and Post Homeownership counseling
- Landlord/tenant mediation
- Housing Court Assistance
- Foreclosure Prevention
- Budgeting and financial guidance
- Reverse Mortgage

HDSW locates, develops, rehabilitating and maintains new sources of low and moderate income housing and provides tenant assistance to persons and families within this income range. Services may include eviction prevention, landlord-tenant mediation, housing court assistance and home ownership counseling.

In addition, loans or grants may be made available to persons of low or moderate income for home improvements and weatherization. Persons may also be assisted in applying to other organizations for housing-related services.

**Interfaith Council For Action, Inc.** (IFCA)  
138 Spring Street  
PO Box 790  
Ossining, NY 10562  
[www.ifcany.org](http://www.ifcany.org)  
June Jarvis  
914-941-5252

Housing related placement and social services for the Ossining community. IFCA provides certain services to tenants only, based on need and availability. IFCA’s clients are predominantly low and moderate-income families. Many are seniors and/or disabled yet are the primary caregiver for the children.
Mount Vernon United Tenants
2 Gramatan Avenue, room 312
POBox 2107
Mt Vernon, NY 10551
mvut@erols.com
Dennis Hanratty
914-699-1114 ext 303

Offers housing and housing related support services.
- Landlord/Tenant relations
- Homelessness prevention program
- Home buying workshops and counseling
- Re-Housing services

North Yonkers Preservation & Development Corp.
219 Ridge Avenue
Yonkers, NY 10703
914-423-9754
Angela Ascolillo
Pres2000@bestweb.net

Housing related assistance to residents of Northwest Yonkers.
- Tenant/Landlord relations
- Legal Housing Council

Washingtonville Housing Alliance, Inc. (WHA)
136 Library Lane
Mamaroneck, NY 10543
914-698-4299
Jeremy Ingpen
whahousing@cs.com

Variety of housing related services for low income Village and Town of Mamaroneck, Larchmont (village), Rye Neck areas.
- Eviction Prevention
- Landlord-tenant mediation
- Home-buyer assistance program
- Property improvement program

TENANT ASSISTANCE
- Landlord-tenant mediation to resolve housing issues
- Section 8 applications-for continued rental assistance
- Relocation Assistance
- General information and referrals
**EVICITION PREVENTION**

**Housing Crisis Fund: Tenant Eviction Prevention Program (TEPP)**

Funds provided to Mamaroneck and Larchmont income eligible families or individuals to help prevent eviction or homelessness. Grants or loans can be obtained for:

- Rental or mortgage arrears if eviction for non-payment is imminent
- Assistance with brokers’ fees or security deposits if relocation is required
- Assistance with relocation expenses
- Assistance with other extraordinary expenses that may impact ability to pay rent

**Criteria include the following:**
- Funds are provided on a one time basis, not continuously
- Proof of income is required; assets must be verified
- Individual must be able to continue to pay rent on their own after assistance
- The need for assistance must be verified
- WHA reserves the right to and may refer clients to other agencies for assistance
- Funds are disbursed only to landlords
- WHA may require additional documents after interview

**FIRST TIME HOME BUYING**

**WHA encourages customers to buy their own housing and assist them by providing:**

- Individual initial assessment of capacity for home-ownership
- Information and referrals for credit repair and credit build up
- Referrals to real estate and mortgage companies
- Referrals to attorneys and building inspectors
- Information and assistance with application for Home Buyers Clubs

WHA works in cooperation with established home-buyer assistance programs in Lower Westchester County. WHA will assist clients in making a referral to the appropriate agency.

- **Property Improvement Program**
  When funds are provided by Westchester County to repair senior homeowners’ properties, WHA will assist with applications. Funding for this County program is limited
  - Conditions are eligible if they represent a threat to the health and safety of the homeowner
  - Repairs not to exceed $15,000
  - If repairs are over $15,000 customer may apply for additional funds after one year of initial repairs

  **Home-owners must provide proof of:**

  - Homeownership (title or deed)
  - Income (tax returns, W-2, pay-stubs, Social Security award letters, etc.)
  - Assets that reflect available resources
  - If program is directed to seniors, proof of age is required
The County will inspect conditions prior to repairs. Money is not given directly to homeowners.

**The Preservation Company, Inc.**  
1037 Main Street  
Peekskill, NY 10566  
914-734-8928  
Jeannette Phillips

Housing and community development organization serving the Peekskill area.

- Tenant relations
- Workshops/ Home ownership counseling

Housing development and management, tenant and homeowner services workshops and assistance with the purchase and mortgaging of a home, mediation services and referrals to organizations for rent assistance, security deposits, etc. The Preservation Company runs both a Home Improvement Program and a Rental Rehab Program, assisting in necessary improvements for income-eligible homeowners and landlords in the City of Peekskill.

**Cluster**  
20 So. Broadway  
Yonkers, New York 10701  
914-963-6440

Eviction Services:

- Provide direct legal services for tenants facing eviction or threatened with displacement.
- Assist clients in court to resolve landlord-tenant conflicts including lease disputes, rent arrears and code violations.
- Help clients to obtain public benefits or other funds to satisfy rent arrears.
- Address critical housing conditions that threaten tenants’ health or safety and that could lead to their displacement if not resolved

Housing Disaster Relief Services:

- Help secure temporary shelter and meet other basic needs for families suffering a housing crisis due to fire, disaster or a building having been condemned because of code violations.
- Provide advocacy, benefits assistance, and landlord negotiation services to help displaced families relocate to stable new housing.

Telephone Housing Counseling Hotline

- Provide guidance, advocacy and referral services for Yonkers' tenants over the telephone. The Hotline number is 914-963-6440 ext. 230

Housing Code Enforcement

- Help tenants negotiate with landlords for needed repairs.

Tenants Associations Support

- Help tenants in troubled buildings form Tenants Associations to improve the quality of life in their buildings and to negotiate with landlords for improved conditions.
• Provide advocacy and legal assistance to persuade unresponsive landlords to correct poor conditions.

Neighborhood Associations Support
• Develop resident cooperation with key Yonkers departments.
• Conduct community meetings, including “summits” with officials and Police to address neighborhood needs.
• Help Block Watches develop collaborative efforts with the Yonkers police to combat crime.
• Assist neighborhood groups with strategic planning and leadership development

Self-Sufficiency Program
• Provide instruction in basic life skills, budgeting and benefits.
• Offer case management, outside referrals and periodic performance reviews.
• Conduct periodic performance reviews to help clients gauge and assess progress toward self-sufficiency.
• Furnish referrals to community resources and other service providers

Cluster Services (continued)

Housing Emergencies/Abandoned Building Services
• Assist when landlords abandon buildings and tenants are left without heat, utilities or other services that could lead Yonkers Code Enforcement Agencies to close the properties.
• Provide an “on-call” response service for building crises such as utility cut-offs or other service interruptions that landlords will not address.
• Intervene with public utilities and private oil companies to forestall cut-offs and help tenants pool funds to cover bills
• Arrange with contractors for urgently needed repairs that landlords will not address.

Tenants Associations Support
• Help tenants in troubled buildings form Tenants Associations to improve the quality of life in their buildings and to negotiate with landlords for improved conditions.
• Provide advocacy and legal assistance to persuade unresponsive landlords to correct poor conditions.

Community Housing Innovations (CHI)
190 East Post Road Suite #401
White Plains, NY 10601
Phone: (914) 683-1010
Fax: (914) 683-6158

Nonprofit agency providing housing and human services to homeless persons and low income families and individuals.

Note: Income requirements and property purchase price limits apply for the following programs. Eligible property – single family, co-op, and condos.

First Time Homebuyer Grant:
Community Housing Innovations currently has two programs available to provide down payment assistance to first-time homebuyers. Both provide up to $25,000 but have slightly different requirements. The first program, called **Hudson Valley Home Ownership and Revitalization**, offers $25,000 grants but requires that there be at least $12,750 in renovation. The second program, called **Westchester County Homeownership Initiative**, has a $1,000 renovation requirement.

Hudson Valley Home Ownership & Revitalization – Under this program, first-time homebuyers purchasing property in Westchester, Dutchess, Orange, Putman, and Ulster counties can qualify to receive a standard of $25,000 in program funds for acquisition and renovation of an identified property. The gross household income must be at or below 80% of Area Median Income for the area in which you wish to purchase. Assistance of a deferred forgivable loan that has recapture provisions. The owner must occupy the property for 10 years to avoid having to pay back any or all of the assistance. A minimum of 51% of the $25,000 must be used for renovation of the property, this means $12,750 or more in repairs. “Repairs” are defined as those which will prolong the useful life of a home or shall correct structural defects or the repair of basic building systems which threaten the health and safety of the dwelling’s residents if not corrected or repaired.

**CHI First Time Home Buyer Grant (continued)**

Westchester County Homeownership Initiative - Assistance of up to $25,000 is available for qualified First Time Homebuyers purchasing houses, condominiums or cooperative units within Westchester County. Gross household income must be at or below 80% of Area Median Income. Maximum Gross Household Income Requirements. At least $1,000.00 must be used for repairs to improve the housing quality standards of the purchased property. “Repairs” are defined as those which will prolong the useful life of a home or shall correct structural defects or the repair of basic building systems which threaten the health and safety of the dwelling's residents if not corrected or repaired. 21B NYCRR 2163.2 (h)(3)(iii). The assistance is in the form of a deferred forgivable loan that has recapture provisions. The owner must occupy the property for 15 years to avoid having to pay back any or all of the assistance. If the recipient were to move out of the property or sell, or in anyway violate the terms their mortgage, then all, or a portion of the assistance, will have to be repaid. The purchase price limits for this grant fall within the current FHA Mortgage Limits.

**Housing Action Council (HAC)**
55 South Broadway (2nd floor)  
Tarrytown, NY 10591  
Phone Number: (914) 332-4144  
Fax Number: (914) 332-4147  
E-mail: hac@affordablehomes.org

First Time Home Buyers Program - counseling for households looking to purchase their first home, including an overview of what to expect in the homebuying process. In addition, HAC counselors provide budget and credit counseling and guidance through the home buying process.

**First Home Club**
For the First Home Club, a prospective buyer enrolls in a systematic savings plan over 10-30 months and attends educational classes offered by HAC during that time. At the
end of the savings period the customer may apply for a mortgage and receive up to $5,000 in down payment, or closing cost assistance when they close on their first home.

Yonkers Partnership Housing Development Fund Company  
c/o Yonkers Community Development Office  
87 Nepperhan Avenue, Rm 315  
Yonkers, NY 10701  
914-377-6650

*Homeowner Rehabilitation Program* – Under this program a Yonkers resident can qualify to receive up to $25,000 for acquisition and renovation of a property. Income must be at or below 80% of Area Median Income for the area. Recapture provisions apply. Call for program details.

Westhab, Inc.  
85 Executive Boulevard  
Elmsford, New York 10523  
Phone: 914-345-2800  
Fax: 914-345-3139  
Email: mail@westhab.org

Westhab creates quality affordable housing by acquiring and renovating vacant apartment buildings as well as building new rental and home-ownership housing.

Homeless transition to permanent housing - Westhab clients who move into permanent housing are entitled to participate in a New York State Homelessness Intervention Program. For at least 9 months, they receive services that include, eviction prevention counseling, budgeting assistance, assistance with Dept of Social Services and other governmental programs.

**EVICTION PREVENTION**

These organizations can help with:

- Landlord Disputes  
- Back rent  
- Utility assistance & shut off prevention  
- Legal counseling

**Countywide:**  
Westchester Department of Social Services  
85 Court Street  
White Plains, New York 10601  
Tel: (914) 995-5889

Mamaroneck Area:  
*Washingtonville Housing Alliance*  
136 Library Lane  
Mamaroneck, N.Y. 10543  
Tel: (914) 698-4299

Mount Vernon Area:  
*Mount Vernon United Tenants*  
40 South First Avenue  
Mt. Vernon, N.Y. 10550  
Tel: (914) 699-1114

**Yonkers Area:**  
*Catholic Charities – Yonkers Office*  
204 Hawthorne Avenue  
Yonkers, New York 10705  
Tel: (914) 476-2700

*Westchester Mediation Center for CLUSTER*  
20 So. Broadway  
Yonkers, New York, 10701  
914.963.6440  
914-963-6500
Eviction Prevention Organizations (continued)

**White Plains Area:**

**Legal Services of Hudson Valley**
90 Maple Ave
White Plains, NY 10601
(914) 949-1305

**United Way of Westchester and Putnam**
336 Central Ave
White Plains, NY 10606
(914) 997-6700

**Westchester Coalition for the Hungry & Homeless**
48 Mamaroneck Avenue
White Plains, New York 10601
Tel: (914) 682-2737

**Westchester Hispanic Coalition**
46 Waller Avenue
White Plains, New York 10605
Tel: (914) 948-8466

**Westchester Residential Opportunities**
470 Mamaroneck Avenue – Suite 470
White Plains, N.Y. 10605
Tel: (914) 428-4507

For Additional Home Ownership Assistance within Your Community:

**State of New York**
Division of Homes and Community Renewal
38-40 State Street
Fourth Floor
Albany, NY 12207
Phone: (866) 275-3427

**County of Westchester**
Ms. Norma V. Drummond, Deputy Commissioner
Division of Housing and Community Development
148 Martine Avenue
Michaelian Office Bldg., Room 414
White Plains, NY 10601
Phone: (914) 995-2427
Fax: (914) 995-9093

**City of Mount Vernon**
Department of Planning and Community Development
One Roosevelt Square
City Hall, Second Floor
Mt. Vernon, NY 10550
Phone: (914) 699-7230
Fax: (914) 699-1435

**City of New Rochelle**
Department of Development
515 North Avenue
City Hall
New Rochelle, NY 10801-3405
Phone: (914) 654-2185
Fax: (914) 632-3626

**City of Yonkers**
Department of Planning & Community Development
87 Nepperhan Avenue, Suite 312
Yonkers, NY 10701-3818
Phone: (914) 377-6650
Fax: (914) 377-6672
COMMUNITY ACTION PROGRAMS

Assist with a variety of issues, ranging from eviction prevention, HEAP and Social Service application assistance, information and referrals to various community and county programs.

<table>
<thead>
<tr>
<th>Community Action Program</th>
<th>Eastchester Community Action Program</th>
<th>Peekskill Community Action Program</th>
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<tr>
<td>142-144 Main Street</td>
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<td>709 Main Street</td>
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<td>914-761-6605</td>
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<th>Mamaroneck Neighborhood Opportunity</th>
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<td>Mamaroneck, NY 10543</td>
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<td>New Rochelle, NY 10801</td>
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<td>914-636-3050</td>
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