

**DEPARTMENT OF SOCIAL SERVICES
Section 8 Housing Choice Voucher Program**

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Commissioner

**Rockland County Department of Social Services
Housing Choice Voucher Program**

The Housing Choice Voucher (HCVP) Section 8 Wait List Lottery OPENS from Monday, May 13, 2024 at 8 a.m. until Friday May 24, 2024, at 5:00 p.m. Eastern Time for five separate Wait Lists

- Mainstream Applicants who are **Non-Elderly (under 62 years old), disabled and homeless, at risk of homeless or transitioning from a segregated setting**
- Youngblood Senior Housing located at 201 N. Main Street Spring Valley, NY 10977 **who are elderly (62 or older)**
- Spring Valley Site III 94 N. Main Street, Spring Valley, NY 10977 **must be 62 years of age or older**
- Walnut Hill Senior Housing Route 9 W, West Haverstraw, NY 10993 Applicants **must be 62 years of age or older**
- Spring Valley Preservation Applicants have no age requirement
 - Lakeview Village – Elderly 62+ and non-elderly units available
 - Highview – 1-5 BR units available/ no age requirement

IMPORTANT NOTICE: The Rockland County Department of Social Services (RCSS) is opening its Waiting List to receive applications for the Housing Choice Voucher Program specialized vouchers. The HCVP is a rental assistance program that helps very low-income individuals and families afford safe and decent housing. After all applications are received and the open period closes, a lottery will be conducted to select applications to be placed on the Waiting List, according to any established preferences for the HCVP.

Applications for the HCV Waiting list lottery must be submitted online **ONLY** at <https://info.affordablehousing.com/rocklandcounty> and will not be available in paper form.



Applicants who are elderly or require assistance completing an application because of a disability, may call **845-364-3100 option 5** or email rocklandhcv@co.rockland.ny.us between 8am and 5 pm Monday-Friday during the open application period. Individuals with hearing or speech disabilities using TDD or TTY technology may call New York Relay Services by dialing 7-1-1 for assistance.

Please note there is no cost to apply, and no one

will ask an applicant for any payment.

Before you begin the application process, please prepare the following:

1. Your email address (to create an email account, go to gmail.com or yahoo.com or get help at your local library).
2. The following information for the head of household and each additional household member:
 - Full name, date of birth, gender, race, ethnicity, relationship to the head of household, social security number or alien registration number (if present), and annual income from all sources.
3. The household's current address, mailing address and phone number
4. The total number of people that will live in the household; and
5. A paper and pen ready to write down the confirmation number of your submitted application for the lottery (you will also receive an email with this confirmation).

Only one application per household permitted. If duplications are received, they will be voided.

BASIC INFORMATION:

1. What is the Housing Choice Voucher Program?

The Rockland County Department of Social Services (RCDSS) Housing Choice Voucher Program (HCVP), provides eligible very low-income families ("Participants") housing rental assistance. Participants choose where they want to live, if the unit passes an inspection conducted by RCDSS and the contract rent is approved by RCDSS. RCDSS pays a portion of the contract rent in the form of a housing assistance payment to the landlord on behalf of the Participant. The Participant's portion of the rent is based on 30% of the household's monthly adjusted income. 10% of monthly adjusted income, or the monthly minimum rent requirement of \$50, whichever is greater (unless the Participant is exempt from the minimum rent requirement of \$50). The Housing Authority pays the rest of the contract rent to the landlord.

2. When is RCSS opening its HCVP Waiting List?

RCDSS is opening a lottery for an opportunity to be placed on one of the specialized voucher programs listed above under the HCV program starting Monday, May 13, 2024 at 8:00 a.m. until Friday May 24, 2024 at 5:00 p.m. (Eastern Time). Applications for the lottery will be available online only through <https://info.affordablehousing.com/rocklandcounty> and may be submitted 24 hours a day, seven days a week, from any smartphone, mobile device, or computer with internet access during the opening period.

3. Who can apply for the HCV Waiting List?

Anyone who is 18 years of age or older, or who is an emancipated minor in accordance with New York law, may apply for the program. The family's household income must be below the current very low-income limit for Rockland County, listed below:

Area Median Income	1 Person	2 People	3 People	4 People	5 People	6 People	7 People	8 People
30%	\$32,650	\$37,300	\$41,950	\$46,600	\$50,350	\$54,100	\$57,800	\$61,550
50%	\$54,350	\$62,150	\$69,900	\$77,650	\$83,850	\$90,050	\$96,300	\$102,500

In addition, Federal rules require that 75% of new admissions to the HCVP each year must have income below the extremely low-income limit (30% of the AMI).

4. What are the requirements for an applicant to be admitted into the HCVP?

If selected for the HCV Waiting List, you must meet all RCDSS HCVP eligibility requirements. All information will be verified to determine eligibility at the time an applicant is scheduled for an interview.



5. If I am already on a Waiting List, can I still apply?

If you have already applied for public housing or are living in a public housing, you can apply for the RCDSS HCV specialized vouchers. Rockland does have a HCV Wait list already in place from a lottery conducted in 2018.

6. How can I apply for the Section 8 Waiting List?

You must apply online at <https://info.affordablehousing.com/rocklandcounty> during the Waiting List opening period from Monday May 13, 2024 at 8:00 a.m. until Friday May 24, 2024 at 5:00 p.m.

7. What if I do not have an e-mail address?

There are many services that offer free e-mail accounts, such as gmail.com, yahoo.com, or Hotmail.com. You can access these sites through any smartphone, mobile device, or computer with Internet access. The locations listed below offer free internet access and help in setting up an email account.

8. Why only accept applications online?

The online process allows each applicant to apply at any time and place that is convenient for them. It also eliminates the need for standing in line and makes the chance of getting selected fair for all applicants. Applicants must apply at any time that the HCV Waiting List lottery is open.

9. What if I do not have a computer?

Applications can be completed on any smartphone, mobile device, or computer with internet access. Public computers are not available at RCDSS offices; however, several public computers are available for your use at other locations. Appendix A has a list of all public libraries in Rockland which offer free public computer access.

10. Do I have to be a US citizen or legal resident to apply?

Anyone can apply, but someone in your household must be a legal resident, even if the legal resident is a minor child. This will be verified if you are scheduled for an eligibility interview from the Waiting List. **This information is only used by the Housing Authority to verify your eligibility for housing assistance and level of benefits to be provided.**

11. What if I am homeless and do not have an address?

You will need to provide RCDSS with an address for mailing purposes. Check with family and friends, churches, shelters, or other organizations to see if you may use their mailing address and if they will provide you with any mail you receive at that address. Or if possible, get a P.O. Box so you have the address ready when you apply.

12. Does the Rockland County Department of Social Services have any Waiting List Preferences?

Yes, Rockland County has preferences as described below:

- First priority is given to homeless, risk of homelessness or transitioning out of segregated settings or fleeing domestic violence
- Second priority is given to households identified as Elderly and/or disabled or Families with Dependent Children

DURING THE APPLICATION PROCESS

13. Is there a cost to apply for the HCV Waiting List lottery?

No. There is no cost to apply. RCDSS will never ask for payment to apply. No one can guarantee you a place on the HCV Waiting List, improve your chances to be placed on the HCV Waiting List, or ensure that you will receive any RCDSS benefits. Please do not provide personal information to anyone claiming he or she can help you in any of these ways.

14. Can I use my smartphone to apply?

Yes, you are welcome to use any device with Internet access, including smartphones.

15. Can someone else sign up for me?

Yes, if you are comfortable having someone provide your personal information. By hitting the submit button on the online application, you are certifying that all the information being provided is true and complete.

16. How many lottery applications may I submit?

Only one application per head of household can be submitted. Any duplicate submissions will be deleted.



- 17. Does applying for the HCV Waiting List lottery mean I will receive a voucher?**
No. An application only put you in a group of applicants. RCDSS will then use a lottery system to select applicants for the waiting lists. Once those selected applicants come to the top of the Waiting List, they will be scheduled for an interview, at which time RCDSS will determine if they are eligible to receive a voucher. It may take several years for an applicant to reach the top of the waiting list.
- 18. If my kids live with me and they are 18 years or older, do I have to include their annual income?**
Yes. If your adult children will be included on your application, you must include their annual income as a part of the annual household income. If they are applying on their own, do not include their income.
- 19. I was on the site and began to complete my application. I lost internet connection in the middle. Is my application complete?**
If you lose connection or “Log Out” prior to completing the application any unsaved information will be lost. You will need to log back into the Applicant Portal and complete the application. You will be provided with a confirmation number, which you should keep for your records, upon successfully completing an application. You will also receive an email at the email address that you provided in the application.
- 20. What does the “Log Out” link mean?**
For security, all application will be logged out after 30 minutes of inactivity. If you do not complete the application before the session is logged out for inactivity, all unsaved information will be lost. If at any point you need to abandon your application, you may click the Log Out link. All unsaved information will be lost, and you will need to log back in to complete the application when you revisit the site.
- 21. What happens after I submit the application?**
You will receive a confirmation number upon successful completion. Please keep this number for your reference. You will also receive an email confirming that your application was successfully submitted.
Applying does not guarantee a place on the HCV Wait Lists. At the end of the application period, RCDSS will use a random lottery system to select applicants.

By July 21, 2024 all applicants will receive an email at the email address used to submit the application to let them know if they were selected or not for the HCV Mainstream or Youngblood Waiting List. Lastly, applicants may also check their status at <https://info.affordablehousing.com/rocklandcounty> after this date. RCDSS will not have information regarding your status prior to this date.

AFTER THE APPLICATION PROCESS

- 22. How do I know my application was submitted?**
You will receive a confirmation number upon successful completion. Please keep this number for reference.
- 23. How do I check the status of my application?**
The application process will close Friday May 24, 2024 at 5:00 p.m. Eastern Time. From all the applications submitted, applicants will be randomly selected for placement on the list. You can log into the link to check the status of your application <https://info.affordablehousing.com/rocklandcounty>.
- 24. If I do not get selected for the RCDSS HCV Waiting List or need immediate housing assistance, are there any housing resources available?**
You may inquire about HCV or housing program for other Housing Authorities through **AffordableHousing.com**. Many Housing Authorities may have waiting lists open. You may apply to as many waiting lists as you wish, however, you can only receive assistance from one Housing Authority.
There are several housing opportunities available for aging adults. The subsidy assistance is tied to the building. If you have any questions, please contact our Public Housing and Affordable Housing Properties at the numbers listed in Appendix B. Please be advised there may be a waiting list.

Additional Housing Agencies Outside of the RCDSS Jurisdiction:



Kaser Section 8 845-352-2932 Ext. 5
New Square Section 8 845-354-7774
Nyack Housing Authority 845-358-2591
Spring Valley Section 8 845-367-4599
Ramapo Housing Authority 845-357-7171

25. What is the average waiting time for an applicant to be scheduled for an eligibility interview?

As funding is available, RCDSS will reach out to families who reached the top of the HCV Waiting List for eligibility determination for housing assistance. The waiting time to be scheduled for an interview could be several years.

26. What if I didn't apply before the lottery closed?

If you were unable to apply during the waiting list open period due to a disability or a required reasonable accommodation, please contact the Rockland County Department of Social Services at 845-364-3017. Inquiries from interested applicants with a disability will be received until 5:00 p.m. Eastern Time on June 21, 2024. Cases will be reviewed on an individual basis. Contact the Rockland County DSS does not guarantee callers an opportunity to apply.

If you did not apply during the waiting list or the reasonable accommodation period (for applicants who were unable to apply during the waiting list opening period due to a disability), you will have to wait until the HCV Waiting List is open and accepting applications again. We cannot accept applications for the lotter after the Waiting List Lottery application process is closed.

DISCLAIMER

Submission of a lottery application provides an opportunity for applicants to be selected for the HCV Waiting List. Submission of an application does not guarantee that the applicant will be selected for the HCV Waiting List.

Applicants who are elderly or who require assistance in completing an application because of a disability can call 845-364-3330 where staff are available to assist from 8:00 a.m. to 5:00 p.m. Eastern Time, Monday through Friday during the application period. Applicants with hearing or speech disability using TDD or TTY technology may call New York Relay Service by dialing 7-1-1 for assistance



Rockland County Libraries

Blauvelt Library

541 Western Highway
Blauvelt, NY 10913
Telephone: (845) 359-2811

Finkelstein Memorial Library (Spring Valley)

24 Chestnut Street
Spring Valley, NY 10977
Telephone: (845) 352-5700

Haverstraw King's Daughters Library

10 West Ramapo Road
Garnerville, NY 10923
Telephone: (845) 786-3800

Nanuet Library

149 Church Street
Nanuet, NY 10954
Telephone: 845.623.4281

New City Library

220 N. Main Street
New City, NY 10956
Telephone: (845) 634-4997

Nyack Library

59 South Broadway
Nyack, NY 10960
Telephone: (845) 358-3370

Orangeburg Library

20 S. Greenbush Rd
Orangeburg, NY 10962
Telephone: (845) 359-2244

Palisades Free Library

19 Closter Road
Palisades, NY 10964
Telephone: (845) 359-0136

Pearl River Public Library

80 Franklin Ave
Pearl River, NY 10965
Telephone: (845) 735-4084

Piermont Public Library (Dennis P. McHugh)

25 Flywheel Park West
Piermont, New York 10968
Telephone: (845) 359-4595

Rose Memorial Library (Stony Point)

79 E Main Street
Stony Point, NY 10980
Telephone: (845) 786-2100

Sloatsburg Public Library

1 Liberty Rock Road
Sloatsburg, NY 10974
Telephone: (845) 753-2001

Suffern Free Library

210 Lafayette Avenue
Suffern, NY 10901
Telephone: (845) 357-1237

Tappan Library

93 Main Street
Tappan, NY 10983
Telephone: (845) 359-3877

Tomkins Cove Public Library

419 N Liberty Drive
Tomkins Cove, NY 10968
Telephone: (845)786-3060

Valley Cottage Library

110 Route 303
Valley Cottage, NY 10989
Telephone: (845) 268-7700

West Nyack Free Library

65 Strawtown Road
West Nyack, NY 10994
Telephone: (845) 358-6081



Subsidized Housing
Maximum Income Limits – Rent depends on income

Airmont Apartments 38 Pondview Drive Suffern, NY 10901 845-357-7171	9 Units for Age 55 & over 31 Family units – no age limit Handicapped Accessible	Nyack Plaza Apartments 100 Nyack Plaza Nyack, NY 10960 845-353-3296	95 1-BR, 34 2-BR, 30 3-BR, & 14 Studios
Depew Manor 60 Depew Avenue Nyack, NY 10960 845-358-2476	Age 60 & over or 57 if disabled 26 Studio & 22 1-BR apts.	Schoolhouse Road Estate 13 Hubert Humphrey Drive Spring Valley, NY 10977	Age 62 & over or disabled 94 1-BR & 6 2-BR apts. 11 handicapped units
Eckerson Village 164 E. Eckerson Road Spring Valley, NY 10977 845-352-9065 (Fridays)	No age requirement – physically handicapped	Sopko Apartments (Stony Point Elderly Apts.) 117 Knights Corner Stony Point, NY 10980 845-429-2503	Age 62+ or disabled 18+ 19 Studio Apartments 55 1-BR Apartments
Esther Dashew Apartments 20 Secora Road Monsey, NY 10952 845-352-3333	Age 62 & over or disabled 106 1-BR apartments	Spook Rock 200 Dashew Drive Suffern, NY 10901 845-357-9433	Age 62+ or handicapped 254 1-BR apartments
Esther Gitlow Towers 200 Lafayette Avenue Suffern, NY 10901 845-357-9507	Age 62 & over or mobility impaired	Squadron Gardens 1 Squadron Boulevard New City, NY 10956 845-638-2262	Age 62 & over 10 Units for disabled 100 1-BR apartments
Harvest Homes 14 Union Road Spring Valley, NY 10977 845-352-7677	Age 62 & over or disabled 7 Studio and 44 1-BR apts.	Tallman Towers 36 S. Broadway Nyack, NY 10960 845-353-7303	For families & seniors 1-BR/2-BR/3-BR apts.
Hillcrest Apartments Catamount Drive Spring Valley, NY 10977 845-357-7171	Age 55 & over – 60 units Families (no age req.) – 19 units	Thorpe Village Thorpe Drive, Rte. 340 Sparkill, NY 10976	Age 62 & over or mobility impaired 200 1-BR apartments
Leonard Cook Pine St Homes Pine Street Nyack, NY 10960 845-358-2476	Age 21 & over disabled 16 1-BR apts., 10 2-BR apts., and 2 3-BR apartments	Waldron Terrace Pine Street Nyack, NY 10960 845-358-2476	18 & over 88 Apartments 1-BR/2-BR/3-BR/4-BR apts.
Middlewood Apartments 80 N. Middletown Road Nanuet, NY 10954 845-623-6434	Age 62 & over or disabled 107 1-BR apartments	Warren Knolls Apts. Gurnee Avenue Haverstraw, NY 10927 845-429-3003	Age 62 & over or disabled 96 1-BR apartments 2 apartments for disabled
Monterey Gardens One Monterey Gardens Bardonia, NY 10954 845-623-0388	Age 62 & over 106 1-BR apartments	West Haverstraw Sr Apts. Route 9W West Haverstraw, NY 10993 845-429-2210	Age 62 & over or disabled 100 Garden-style apts.
Murphy Manor Apts. 45 & 53 S. Route 9W Haverstraw, NY 10927 845-942-2707	Studio, 1-BR & 2-BR apts. Families & seniors Handicapped accessible	Yvette & Louis Tekel Senior Res. 196 Lafayette Avenue Suffern, NY 10901 845-357-9507	Age 62 & over 79 1-BR apartments

Affordable Housing



Minimum and Maximum Income Limits

<p>Airmont Gardens disabled 60-66 N. DeBaun Avenue Airmont, NY 1901</p>	<p>140 Units for Age 55 & over 1 & 2 Bedrooms Handicapped accessible</p>	<p>Youngblood Senior Apts. 201 Main Street (Route 45) Spring Valley, NY 10977 845-425-5700</p>	<p>Age 55 & over or 26 1-BR apartments</p>
<p>Cortwood Village 34 Cortwood Orangeburg, NY 10962 845-368-2400 ext. 316</p>	<p>103 1-BR Garden-style apts. Age 55 & over 4 units for disabled</p>		
<p>Haverstraw Place 140 Route 9W Haverstraw, NY 10927 845-947-3113</p>	<p>Age 55 & over 89 1-BR apartments Handicapped accessible</p>		
<p>Highview Apartments 94 Memorial Park Drive Spring Valley, NY 10977 845-425-7879</p>	<p>Age 18 & over 1-BR to 5-BR apartments</p>		
<p>Hyenga Lake Sr. Apts. 3111 Hyenga Way Nanuet, NY 10954 845-507-0435</p>	<p>Age 55 & over 65 1-BR apartments</p>		
<p>Lakeview Village 94 Memorial Park Drive Spring Valley, NY 10977 845-425-7879</p>	<p>Age 18 & over Studio & 1-BR apartments</p>		
<p>Lilac Ridge C/O RHAC 475 Route 304, Suite 1 New City, NY 10956 845-659-4303</p>	<p>Age 55 & over 32 1-BR apartments</p>		
<p>Seton Village 148 Convent Road Nanuet, NY 10954 845-624-4477</p>	<p>Age 55 & over 106 1-BR apartments 6 apts. w/ walk-in shower</p>		
<p>Spring Valley Senior Apts. 46 N. Madison Avenue Spring Valley, NY 10977 845-517-0397</p>	<p>Age 55 & over 48 1-BR & 4 2-BR apts. All units handicapped Accessible</p>		
<p>Sycamore Crest 15 Summit Avenue Spring Valley, NY 10977 845-352-1911</p>	<p>Age 55 & over 48 1-BR & 48 2-BR apts. Handicapped accessible</p>		
<p>Vincent's Village 160 Convent Road Nanuet, NY 10954 845-507-0049</p>	<p>Ages 55 & over</p>		
<p>Walnut Hill Apts. Route 9W West Haverstraw, NY 10993 845-429-3033</p>	<p>Age 55 & over 279 Garden-style apartments Accessible & barrier-free units</p>		

