

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

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Pomona, New York 10970  
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**Joan M. Silvestri**  
*Commissioner*

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

**The Housing Choice Voucher (HCVP) Section 8 Waiting List Lottery OPENS from Monday, March 16, 2026, at 8:00 a.m. until Friday March 27, 2026, at 5:00 p.m. EST for five separate Waiting Lists**

- Mainstream Applicants who are non-elderly (under 62 years old), disabled and homeless, at risk of homeless or transitioning from a segregated setting
- Walnut Hill Senior Housing Route 9 W, West Haverstraw, NY 10993 (must be 62 years of age or older) – 1 BR units
- Depew Manor, Nyack, NY (must be 62 years of age or older – Studio and 1BR units)
- Waldron Terrace, Nyack, NY (1- 4BR units available)
- Spring Valley Preservation
  - Lakeview Village – Elderly 62+ and non- elderly units available- Studio and 1 BR units
  - Highview – 1-5 BR units available/ no age requirement

**IMPORTANT NOTICE:** The Rockland County Department of Social Services (RCSS) is opening its Waiting Lists to receive applications for the Housing Choice Voucher Program specialized vouchers. HCVP is a rental assistance program that helps very low-income individuals and families afford safe and adequate 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://section8.hcr.ny.gov> 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 7** or email [rocklandhcv@dfa.state.ny.us](mailto:rocklandhcv@dfa.state.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, hotmail.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 duplicate applications 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 very low-income families (“Participants”) housing rental assistance. Participants choose where they want to live, and the unit must pass an NSPIRE inspection. The rental contract must be approved by RCHCVP. RCHCVP pays a portion of the contract rent in the form of a HAP (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, with a minimum \$50 rental amount. The Housing Authority pays the balance of the contract rent directly to the landlord.

**2. When is RCDSS 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, March 16, 2026, at 8:00 a.m. until Friday March 27, 2026, at 5:00 p.m. (Eastern Time). Applications for the lottery will be available online only through <https://section8.hcr.ny.gov> and may be submitted 24 hours a day, seven days a week, from any smartphone, mobile device, or computer with internet access during the open 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%	\$34,050	\$38,900	\$43,750	\$48,600	\$52,500	\$56,400	\$60,300	\$64,200
50%	\$56,700	\$64,800	\$72,900	\$81,000	\$87,500	\$94,000	\$100,450	\$106,950

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 public housing, you can apply for the RCDSS HCV specialized vouchers. Rockland does have waiting lists already in place from lotteries conducted in 2018 and 2024.

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

You must apply online at <https://section8.hcr.ny.gov> during the Waiting List open period from Monday March 16, 2026, at 8:00 a.m. until Friday March 27, 2026 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 to stand in line and gives equal chances 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. You can call 845-364-3331 or email [rocklandhcv@dfa.state.ny.us](mailto:rocklandhcv@dfa.state.ny.us) to make an appointment to apply in RCDSS during regular business hours.

**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 permanent resident, even if the legal permanent resident is a minor child. This will be verified if you are scheduled for an eligibility interview from the HCV 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 RCHCVP 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:

- Priority is given to homelessness, 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. How do I fill out the application?**

Go to <https://section8.hcr.ny.gov> .

**14. 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 of being 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.

**15. Can I use my smartphone to apply?**

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

**16. 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.

**17. How many lottery applications may I submit?**

Only one application per head of household can be submitted. Any duplicate submissions will be removed from the lottery process.

**18. Does applying for the HCV Waiting List lottery mean I will receive a voucher?**

No. An application only puts you in a group of applicants. NYS HCR 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 RCHCV 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.

**19. 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 are included in 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.

**20. 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.

**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 Waiting Lists. At the end of the application period, RCHCV will use a random lottery system to select applicants.

By April 30, 2026, 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 Project Based waiting list.

## **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 on Friday March 27, 2026, at 5:00 p.m. Eastern Time. From all the applications submitted, a random selection will be made for placement on the list.

**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 programs from 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 Project Based 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 A. For the non – PBV units, an application would be filed directly with the complexes.

**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 wait time for an applicant to be scheduled for an eligibility interview?**

As funding is available, RCDSS will reach out to families who reach 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 closes?**

If you were unable to apply during the waiting list open period due to a disability or the 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 April 27, 2026. Cases will be reviewed on an individual basis.

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 waiting until the HCV Waiting List is open and to accept applications again. We cannot accept applications for the lottery 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 Lists. 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 845-364-3331 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

**Subsidized Housing****Maximum Income Limits – Rent depends on income**

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

845-623-0388

845-429-2210

**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.** Age 62 & over  
196 Lafayette Avenue  
Suffern, NY 10901  
845-357-9507  
79 1-BR apartments

**Affordable Housing**  
**Minimum and Maximum Income Limits**

**Airmont Gardens**  
disabled  
60-66 N. DeBaun Avenue  
Airmont, NY 1901

140 Units for Age 55 & over  
  
1 & 2 Bedrooms  
Handicapped accessible

**Youngblood Senior Apts.**  
  
201 Main Street (Route 45)  
Spring Valley, NY 10977  
845-425-5700

Age 55 & over or  
  
26 1-BR apartments

**Cortwood Village**  
34 Cortwood  
Orangeburg, NY 10962  
845-368-2400 ext. 316

103 1-BR Garden-style apts.  
Age 55 & over  
4 units for disabled

**Haverstraw Place**  
140 Route 9W  
Haverstraw, NY 10927  
845-947-3113

Age 55 & over  
89 1-BR apartments  
Handicapped accessible

**Highview Apartments**  
94 Memorial Park Drive  
Spring Valley, NY 10977  
845-425-7879

Age 18 & over  
1-BR to 5-BR apartments

**Hyenga Lake Sr. Apts.**  
3111 Hyenga Way  
Nanuet, NY 10954  
845-507-0435

Age 55 & over  
65 1-BR apartments

**Lakeview Village**  
94 Memorial Park Drive  
Spring Valley, NY 10977  
845-425-7879

Age 18 & over  
Studio & 1-BR apartments

**Lilac Ridge**  
**C/O RHAC**  
475 Route 304, Suite 1  
New City, NY 10956  
845-659-4303

Age 55 & over  
32 1-BR apartments

**Seton Village**  
148 Convent Road  
Nanuet, NY 10954  
845-624-4477

Age 55 & over  
106 1-BR apartments  
6 apts. w/ walk-in shower

**Spring Valley Senior Apts.**  
46 N. Madison Avenue  
Spring Valley, NY 10977  
845-517-0397

Age 55 & over  
48 1-BR & 4 2-BR apts.  
All units handicapped Accessible

**Sycamore Crest**  
15 Summit Avenue  
Spring Valley, NY 10977  
845-352-1911

Age 55 & over  
48 1-BR & 48 2-BR apts.  
Handicapped accessible

**Vincent's Village**  
160 Convent Road  
Nanuet, NY 10954  
845-507-0049

Ages 55 & over

**Walnut Hill Apts.**

Age 55 & over

Route 9W  
West Haverstraw, NY 10993  
845-429-3033

279 Garden-style apartments  
Accessible & barrier-free units