

## GREENBURGH HOUSING AUTHORITY NEWSLETTER:

### NEWS IN BRIEF:

Rent payments are to be mailed to the GHA office or left in one of the locked boxes outside the GHA office. The remittance address for mailing rent payments is 9 Maple Street, White Plains, NY 10603. Return payment envelopes are enclosed with rent statements.

**Please note, the deadline to return the NYS (State Site) Annual Recertification & Continued Occupancy packets along with any supporting documentation, was February 10, 2023.**

Parking on GHA property is at your own risk. GHA is not responsible for vehicle damage or vandalism while on the premises. If your vehicle is damaged by another vehicle, involved in an accident, or vandalized, please contact the police to fill out a police report and investigate. We are unable to intervene in legal or criminal matters. As a reminder, please park your car in your assigned space to prevent having it towed or booted by GHA Staff without notice at owner's expense.

### March 2023:

#### MEETINGS:

The March 2023 GHA Work Session will be held on Wednesday, March 8, 2023, at 5pm in the Board Room at 9 Maple Street.

#### SPECIAL INTERESTS:

Any senior citizens (62+) interested in applying for the Manhattan Avenue apartments located at 52 Manhattan Avenue, contact Ms. Lexus Phillip, GHA Reception at (914)946-2110 x100, [lphillip@greenburghhousing.org](mailto:lphillip@greenburghhousing.org). Please provide your contact information (name, phone number, email address) to receive an application. Applications are due: April 9<sup>th</sup>, 2023.

The GHA Recreation Program is open. Please contact Mr. Kirk Williams for details regarding your child attending.

To have an illegally parked vehicle removed from your assigned parking space, please contact the following:

- GHA Office (Monday-Friday): (914)946-2110 - (8:30am-4:30pm)
- GHA Security: Mr. H. Tucker (914)527-0062, Mr. D. Clark (914)362-5338 – (5pm-12am)
- GHA Answering Service: (914)227-2712 – (all other times)

Access to the GHA administration office is by appointment only.

**We are pleased to welcome both Daniel Rodriguez (Maintenance Department), and Charnpreet Singh (Administration Department) to the Greenburgh Housing Authority!!**

## PUBLIC HOUSING:

Tenants are strongly encouraged to purchase renters' insurance to protect your personal property.

INCOME VERIFICATION – Please note as per your lease, all income needs to be disclosed to GHA. All income generated from tenant business activities on GHA property needs GHA approval and disclosure. Failure to do so will be construed as FRAUD and will be prosecuted.

Dogs - Please note that all dogs must be registered with GHA, unregistered dogs are a breach of our policy, and all dogs are always to be on a leash while on GHA property. Please pickup after your dog litters the ground, violators will be fined by housing. If you see an unattended dog on GHA property, please contact the Greenburgh Police Department at (914) 989-1700. PLEASE DO NOT FEED CATS ON THE PROPERTY.

All paperwork requests for the housing department (letters, shelter verifications, lease copies, etc.) will be mailed within 48 hours. Any tenant that wants paperwork emailed/faxed, must provide information (email address, fax number).

Any tenant who will suffer a significant income change going forward in their household, please contact the Public Housing/Section Eight departments immediately and provide supporting documentation to determine if an adjustment is applicable.

## MAINTENANCE:

Tenants who wish to be home during maintenance repairs, must give 2 days' advance notice along with a 4-hour window of availability for maintenance when contacting the office for the work order request. Pest control requests can continue to be called in, as necessary.

Tenants are responsible for any work order fees. For any questions regarding charges associated with work orders, please contact Maintenance Director Mr. George Lux at (914) 946-2110, Ext. 102. **\*\*FOR STATE TENANTS:** Please note that as of January 2017 GHA will be charging \$10 for each replacement mailbox key. If you already have an extra key you can go to Home Depot to get a copy made, the maintenance department will no longer go unless you have no key.

**\*\*FOR GREENBURGH HEIGHTS TENANTS:** Maintenance does not make keys, they must change the mailbox lock completely.

CONSERVATION: Please conserve our valuable resources. Water is a valuable and expensive resource, do not waste it. Please turn your electrical appliances off when not in use, this includes TVs, lights, laptops, computers, etc. We appreciate your cooperation.

Use of propane tank is prohibited on GHA property and in the units. All Propane tanks and propane grills will be confiscated and disposed of without notice.

To avoid sewer backups, it is imperative that all tenants comply with GHA's policy regarding flushing unacceptable items (paper towels, diapers, wips, feminine hygiene products, etc.) down the toilet. **PLEASE DO NOT POUR GREASE DOWN THE KITCHEN SINK OR FLUSH IT DOWN THE TOILET. IT IS IMPERATIVE THAT ALL RESIDENTS COOPERATE ON THIS MATTER.**

Please dispose your garbage properly. Do not leave garbage in the common areas. Tenants are requested to place all garbage in dumpsters carefully to avoid having litter on the ground in the garbage shed. This will also help prevent unwanted pests from being in the area. We request all tenants to comply with this policy to keep the environment safe and healthy. Your cooperation is appreciated.

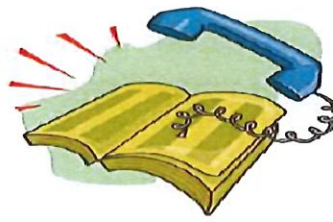
**Please note that the monthly extermination service: is a mandatory requirement of all residents. The exterminator, who will be accompanied by maintenance staff, comes once a month on Thursdays. Please review the schedule below for the day extermination is scheduled for your building.**

- 1st Thursday of the month - 1, 2, & 3 Oak Street
- 2nd Thursday of the month - 1, 2, & 4 Beech Street along with 7 Maple Street.
- 3rd Thursday of the month - 1, 3, & 5 Maple Street.
- 4th Thursday of the month - All Greenburgh Heights Sites, along with 101 Manhattan Avenue.

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*"Our mission is to provide and develop safe, affordable and quality housing opportunities for individuals and families while promoting self-sufficiency and neighborhood revitalization..."*

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### Helpful Numbers:

Answering Service (Maintenance Emergencies): (914)227-2712

Security Officers (5pm-12am):

- H. Tucker (914) 527-0062,
- D. Clark (914) 362-5338

GHA Office: (914) 946-2110,2111

GHA Office Fax: (914)946-6240

Greenburgh Police Department: (914) 989-1700

Fairview Fire Department: (914) 949-5600

Greenburgh Town Hall: (914) 989-1500

Theodore Young Community Center: (914) 989-3600

Greenburgh Animal Control (Greenburgh Police Department): (914) 989-1700

Greenburgh Health Center: (914) 989-7600

Human Society of Westchester: (914) 632-2925

Towing Company: Certified Towing and Transport **(Only to retrieve your vehicle after it was towed, or to have a boot removed if one was put on your vehicle).**



## Manhattan Avenue Apartments

44 UNITS AT 52 Manhattan Avenue  
GREENBURGH, WHITE PLAINS, WESTCHESTER

**Application Due: April 9<sup>th</sup>, 2023**

**Amenities:** EASY ACCESS TO WESTCHESTER COUNTY BEE-LINE, COMMUNITY ROOM, LAUNDRY FACILITIES, ON-SITE MANAGEMENT

**All household members must be 62 or older**

**Income Restrictions Apply – No Application Fee – No Broker’s Fee**

**Applicants will not be automatically rejected based on credit or most background check info**

**Priority admissions:** Mobility disability (3 units); Hearing/Vision disability (1 unit)

**Your household must meet these income restrictions:**



AMI	Unit Size	# Units	Monthly Rent*	Household Size	Household Income**
30%	1BR	8	\$597		\$23,880 - \$29,130
					\$23,880 - \$33,270
40%	1 BR	12	\$857		\$34,280 - \$38,840
					\$34,280 - \$44,360
50%	1 BR	8	\$1,117		\$44,680 - \$48,550
					\$44,680 - \$55,450
60%	1 BR	16	\$1,367		\$54,680 - \$58,260
					\$54,680 - \$66,540

\*Rent includes trash & sewer. Income guidelines & permitted household size are subject to change.

\*\*Minimum income listed may not apply to applicants with Section 8 or other qualifying rental subsidies. Asset limits also apply.

### Application Due Date: APRIL 9<sup>TH</sup>, 2023

Must be postmarked by this date. Sending more than 1 application may disqualify you.

#### How to Apply:

**Request Application By Phone or Email:** (631) 910-6200, MANHATTANAVENUE@CGMRCOMPLIANCE.COM

**By Mail:** MANHATTAN AVENUE APARTMENTS, PO BOX 440, WADING RIVER, NY 11792 **or In-Person:** Greenburgh Housing Authority, 9 Maple Street, White Plains, NY 10603

Include your address & the name and address of the building where you want to apply.

**Lottery Date & Location:** April 21st, 2023 AT 12PM, GREENBURGH HOUSING AUTHORITY, 9 MAPLE STREET, WHITE PLAINS, NY 10603

The lottery will determine which applications will be reviewed for tenancy



### YOU HAVE RIGHTS!

- If you have experienced housing discrimination: <https://dhr.ny.gov/journey-fair-housing> or call 844-862-8703
- Learn about how your credit and background check will be individually reviewed: <https://on.ny.gov/3uLNLw4>



### ACCESSIBILITY INFORMATION

- 3 units are adapted for mobility impairment
- 1 unit is adapted for hearing/vision impairment
- All units are adaptable to be wheelchair accessible
- Reasonable accommodation and modifications may be requested



ESPAÑOL siguiente página ■ 中文 下一页 ■ KREYÒL AYISYEN paj kap vini an ■ 한국어 다음 페이지 ■ अंग्रेजी अगला पृष्ठ ■ ENGLISH susunod na pahina

Español (Spanish)	中文 (Simplified Chinese)
<p><b>Vivienda asequible disponible</b>  <b>Fecha limite de entrega de la solicitud: 9 de abril de 2023</b>  Debe entregarse por internet o por correo postal a más tardar en esta fecha. Si envía más de 1 solicitud podría quedar descalificado.  <b>Para Obtener La Solicitud:</b>  <b>Por telefono o email: (631) 910-6200 or manhattanavenue@cgmrcpliance.com</b>  <b>Por correo postal: Manhattan Avenue Apartments, PO Box 440, Wading River, NY 11792</b>  Incluya su dirección y la dirección del edificio en el que quiere presentar la solicitud.  <b>Fecha y lugar de la loteria: 21 de abril de 2023 a las 12 p.m.</b>  <b>Greenburgh Housing Authority, 9 Maple St., White Plains, NY 10603</b>  <b>La lotería determinará cuáles aplicaciones se analizarán para el alquiler</b></p>	<p>负担得起的住房可用  申请提交截止日期：2023年4月9日  必须在该日期之前在线或通过邮寄方式提交。如果您提交超过1份申请，您可能会被取消资格。  获取应用程序：  通过电话或电子邮件：(631) 910-6200 或 manhattanavenue@cgmrcpliance.com  通过邮寄：Manhattan Avenue Apartments, PO Box 440, Wading River, NY 11792  包括您的地址和您要申请的建筑物的地址。  开奖日期和地点：2023年4月21日中午12点。  Greenburgh Housing Authority, 9 Maple St., White Plains, NY 10603  彩票将决定哪些应用程序将被考虑出租</p>
KREYÒL AYISYEN (Haitian Creole)	한국어 (Korean)
<p>Lojman Abòdab Disponib  Dat limit pou soumèt aplikasyon an: 9 avril 2023  Li dwe soumèt sou entènèt oswa pa lapòs pa pita pase dat sa a. Si ou soumèt plis pase 1 aplikasyon ou ka diskalfiyè.  Pou jwenn aplikasyon an:  Pa telefòn oswa imèl: (631) 910-6200 oswa manhattanavenue@cgmrcpliance.com  Pa lapòs: Manhattan Avenue Apartments, PO Box 440, Wading River, NY 11792  Metè adrès ou ak adrès bilding kote ou vle aplike a.  Dat ak kote lotri a: 21 avril 2023 a 12 p.m.  Greenburgh Housing Authority, 9 Maple St., White Plains, NY 10603  Lotri pral detèmine ki aplikasyon yo pral konsidere pou lokasyon</p>	<p>저렴한 주택 이용 가능  신청서 제출 마감일: 2023년 4월 9일  늦어도 이 날짜까지 온라인 또는 우편으로 제출해야 합니다.  1 개 이상의 신청서를 제출할 경우 실격 처리될 수 있습니다.  신청서를 받으려면:  전화 또는 이메일: (631) 910-6200 또는 manhattanavenue@cgmrcpliance.com  우편: Manhattan Avenue Apartments, PO Box 440, Wading River, NY 11792  귀하의 주소와 신청하려는 건물의 주소를 포함하십시오.  추첨 일시 및 장소: 2023년 4월 21일 오후 12시  Greenburgh 주택 당국, 9 Maple St., White Plains, NY 10603  추첨을 통해 어떤 어플리케이션을 대역할 것인지 결정합니다.</p>
हिन्दी (Hindi)	Pilipino (Filipino)
<p>अफोर्डेबल हाउसिंग उपलब्ध  आवेदन जमा करने की समय सीमा: अप्रैल 9, 2023  इसे ऑनलाइन या डाक द्वारा इस तिथि के बाद नहीं जमा किया जाना चाहिए। यदि आप 1 से अधिक आवेदन जमा करते हैं तो आप अयोग्य हो सकते हैं।  आवेदन प्राप्त करने के लिए:  फोन या ईमेल द्वारा: (631) 910-6200 या manhattanavenue@cgmrcpliance.com  मेल द्वारा: मैनहट्टन एवेन्यू अपार्टमेंट, पीओ बॉक्स 440, वैडिंग रिवर, एनवाई 11792  अपना पता और उस भवन का पता शामिल करें जहाँ आप आवेदन करना चाहते हैं।  लॉटरी की तिथि और स्थान: 21 अप्रैल, 2023 को दोपहर 12 बजे।  ग्रीनबर्ग हाउसिंग अथॉरिटी, 9 मेपल स्ट्रीट, व्हाइट प्लेन्स, एनवाई 10603  लॉटरी निर्धारित करेगी कि किराये के लिए किन आवेदनों पर विचार किया जाएगा</p>	<p>Available ang Abot-kayang Pabahay  Deadline ng pagsusumite ng aplikasyon: Abril 9, 2023  Dapat itong isumite online o sa pamamagitan ng koreo nang hindi lalampas sa petsang ito. Kung nagsumite ka ng higit sa 1 aplikasyon maaari kang madiskwalipika.  Para Makuha ang Application:  Sa pamamagitan ng telepono o email: (631) 910-6200 o manhattanavenue@cgmrcpliance.com  Sa pamamagitan ng koreo: Manhattan Avenue Apartments, PO Box 440, Wading River, NY 11792  Isama ang iyong address at ang address ng gusali kung saan mo gustong mag-apply.  Petsa at lugar ng lottery: April 21, 2023 at 12 p.m.  Greenburgh Housing Authority, 9 Maple St., White Plains, NY 10603  Tutukuyin ng lottery kung aling mga aplikasyon ang isasaalang-alang para sa pagrenta</p>

## 645 MAIN APARTMENTS PEEKSKILL, NY

- 18 One Bedrooms – \$1,040 to \$2,080
  - 49 Two Bedrooms – \$1,248 to \$2,496
  - 14 Three Bedrooms — \$1,441 to \$2,883
- Rents include heat, hot water, electric

\*Rents Subject to Change

### Household income must be less than the following\*:

- 1 person household: \$77,680
- 2 person household: \$88,720
- 3 person household: \$99,850
- 4 person household: \$110,900
- 5 person household: \$119,800
- 6 person household: \$128,650

\*Maximum Household Incomes Subject to Change

### How to Apply:

An application for the affordable apartments may be obtained from Housing Action Council.

[www.housingactioncouncil.org](http://www.housingactioncouncil.org)



To obtain an application, download from Housing Action Council's website:

[www.housingactioncouncil.org](http://www.housingactioncouncil.org)

### For information:

Housing Action Council

55 South Broadway – 2<sup>nd</sup> Floor

Tarrytown, NY 10591

914-332-4144

[hac@affordablehomes.org](mailto:hac@affordablehomes.org)

<http://nyhousingsearch.gov/>

Housing Action Council: Housing Action Council is the non-profit sponsor of 645 Main and is responsible for affirmative marketing.

### MADE POSSIBLE WITH FUNDS FROM:

**Westchester**  
gov.com



KATHY HOCHUL  
Governor

RUTHANNE VISNAUSKAS  
Commissioner/CEO

Homes and  
Community Renewal



## 645 MAIN APARTMENTS 81 Fair & Affordable Rental Apartments

645 Main St.

Peekskill, NY 10566

Newly Constructed

One, Two, & Three Bedrooms

\$1,040 - \$2,883

### APPLICATION DEADLINE:

MARCH 20, 2023 (Postmarked by)

MARCH 31, 2023 (Lottery)



Developed By:  
WBP Development LLC

### **Community Profile:**

645 Main Apartments are located in the historic City of Peekskill in northwest Westchester County approximately 45 miles from Grand Central Station. Peekskill is situated on the banks of the east side of the Hudson River and is ringed on the south, east and north by the Town of Cortlandt.

Peekskill has retail shopping and restaurants in the downtown and on Crompond Road (Route 202). It has several City parks including the Riverfront Green Park, a spot to river watch, have a picnic and bring children to a playground. It has a growing artist community. The Paramount Hudson Valley Theatre is a landmark destination for live music and performing arts. The Peekskill Farmers Market is a popular institution that has served the community for 30 years with access to fresh fruits and vegetables, pickles, local honey, fresh baked goods and fish and meats.

Peekskill hosts several museums including the Lincoln Depot Museum where President-elect Abraham Lincoln stopped to greet New Yorkers during his inaugural train ride between Springfield, Illinois and Washington, DC. The Hudson Valley MOCA features contemporary art. Designed by architect William Rutherford Mead in 1877, the Peekskill Museum has a permanent exhibit of ladies' Victorian bedrooms.

The Kiley Center located at 709 Main St. provides year round supervised youth programs. The Field Library has a teen activity room and a STEM lab.

### **Community Profile (cont'd):**

645 Main is walkable to downtown and to the Peekskill train station which is served by the Hudson line of the Metro North Railroad. It also offers easy access to the Taconic Parkway, a major north-south roadway with junctions to the Sprain Brook and Saw Mill River Parkways and Route 9A. The City is also served by the County Bee Line bus system.

New York-Presbyterian Hudson Valley Hospital is close-by at 1980 Crompond Road in the Town of Cortlandt. Sun River Health located in downtown Peekskill is a major community health center providing quality affordable health care.

### **Developer/ Builder:**

The developer is WBP Development, LLC, a Westchester-based real estate development company. They have a long history in building, constructing and managing affordable housing. They developed Roundtop Commons in Cortlandt, Chappaqua Crossing in the Town of New Castle, Bridleside Apartments in the Town of North Salem and Lewisboro Commons in the Town of Lewisboro. They have also developed residential communities in New Rochelle and are developing in the Villages of Tarrytown and Ossining.

### **Building Features & Amenities:**

645 Main is a newly constructed elevator building with three stories fronting Main Street and five stories facing Central Avenue. It has 82 apartments, including an apartment for a building superintendent, a lobby, a community room with a kitchen, a fitness center, central laundry facilities and an on-site man-

### **Building Features & Amenities (cont'd):**

agement office. Five (5) apartments are designed specifically for people with mobility impairments; two (2) apartments for people with sensory or hearing impairments. There is on-site parking.

