

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

Dr. Robert L. Yeager Health Center
50 Sanatorium Rd., Building L
Pomona, New York 10970
(845)364-3330 Fax (845) 364-3222

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
 - 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 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)

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 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 wait 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

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

845-623-6434

Monterey Gardens
disabled
One Monterey Gardens
Bardonia, NY 10954
845-623-0388

Age 62 & over
106 1-BR apartments

845-429-3003

West Haverstraw Sr Apts.
Route 9W
West Haverstraw, NY 10993
845-429-2210

Age 62 & over or
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. 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.
Route 9W
West Haverstraw, NY 10993
845-429-3033

Age 55 & over
279 Garden-style apartments
Accessible & barrier-free units