



Medford Gardens

33 UNITS AT 3161 Horseblock Rd
Medford, Suffolk County

Application Due: June 2, 2026

Amenities: 55+ building with senior support services, elevator, accessible pathways, off-street parking, electric vehicle charging stations, sidewalks with connected walking paths, patios, landscaped gardens, outdoor recreation space, lobby, concierge desk, mail room, package room, community room, exercise/wellness room, laundry facilities on each floor, energy efficient appliances and HVAC system, 24/7 on-site front desk staff, free broadband wi-fi.



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 (2 units); Hearing/Vision disability (1 units)

Your household must meet these income restrictions:

40%	1 bed	10	\$975		\$39,000 - \$46,040
					\$39,000 - \$52,600
					\$39,000 - \$59,160
50%	1 bed	10	\$1,218		\$48,720 - \$57,550
					\$48,720 - \$65,750
					\$48,720 - \$73,950
60%	1 bed	13	\$1,460		\$58,400 - \$69,060
					\$58,400 - \$78,900
					\$58,400 - \$88,740

*Rent includes heat, electric, hot water, sewer, and wi-fi. 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 may apply.

Application Due Date: JUNE 2, 2026

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

How to Apply:

Online: <https://housingsearch.hcr.ny.gov>

Request Application By Phone or Email: (631) 910-6205, medfordgardens@cgmrcpliance.com

By Mail: Medford Gardens c/o CGMR Compliance, PO Box 440, Wading River, NY 11792

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

In-Person: WellLife Network, 3600 Rt 112, Coram, NY 11727

Lottery Date & Location: June 16, 2026, at 11:00am via Zoom:

<https://us02web.zoom.us/j/85822600559?pwd=x9gO2UQyAsJb9VcE8KdJDYYH1m492E.1>

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

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



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