**Senior Citizens’ Overlook, Inc.**

# 45 Main Street, Suite 1

## Bloomingdale, NY 12913

**(518) 891-2194; (518) 891-2676 fax**

**TDD (Relay Service) 1-800-662-1220**

**www.overlookapts.org**

*Welcome to…*

A community planned for the comfort and convenience of senior citizens and disabled or handicapped persons.

Senior Citizens’ Overlook was organized for the purpose of establishing affordable housing for persons 62 years of age and older, as well as handicapped/disabled person 18 or older.

In 1981, the plans were completed and the Phase I portion was officially opened. In 1986, Phase II opened. There are 30 one-bedroom apartments, two of which have been designed to accommodate the handicapped. All apartments are about 600 square feet in size.

Phase I apartments are located in five (5) ground level buildings, with four (4) apartments in each building. There are nineteen (19) apartments in Phase I, with a community room and laundry facility located in building 300.

Phase II apartments are located in a two (2) story building, with stairs and a lift to the second floor. There are eleven (11) apartments in Phase II building with a community room and laundry facility downstairs. This building is smoke free and we also do not allow dogs in this building. Dogs are allowed in the Phase I apartments.

Senior Citizens Overlook is not-for-profit. A Board of six (6) interested citizens directs the project through board meetings. A manager, as well as two maintenance employees provide overall support to the project and the tenants.

Phase I & Phase II were both financed through a loan from the Farmers Home Administration (now Rural Development). Department of Housing and Urban Development (HUD) provides a rental subsidy to assist low-income residents in paying their rents in Phase I apartments. New York State Housing and Community Renewal (NYS HCR) provide the rental subsidy for Phase II apartments.

***Check the other side of this fact sheet to learn more about Senior Citizens Overlook…***

Rent is based on 30% of a tenant’s adjusted annual income. Income is adjusted by medical expenses such as, but not limited to insurance, prescription, doctor visits, and over the counter medicine. Only interest earned on assets are included as income. Ownership of a home or property counts as an asset (3% of the assessed value).

A utility allowance is deducted from rent. This amount is determined on a yearly basis and is approximately the amount of the utility bill the tenant is responsible for. The apartments are heated with electricity.

**Other needs that are met at Senior Citizens Overlook include:**

* Service requests (such as faucet repair) are handled by employees in a timely, efficient manner.
* Bulk cable rate at $20/month with 70+ channels.
* Laundry facilities ($.50 per load) centrally located.
* Mail delivery (locked cluster mailboxes) centrally located.
* Trash collection services in a central location.
* Snow removal and lawn care
* Home delivered meals from Essex County are available.
* The local Fire Department and Rescue Squad provide excellent volunteer service.
* There is a generator that will provide electricity (heat) in both community rooms in case of sustained power failure.

**For more information on Senior Citizens Overlook:**

* Availability of apartments
* Income limits
* Applicant qualifications

***Please call Manager, Nicole Gardner***

***(518) 891-2194 or email scohousing@yahoo.com***

Check out our website: **www.overlookapts.org**

