GREENBURGH HOUSING AUTHORITY NEWSLETTER:

NEWS IN BRIEF:

Rent payments can be mailed to the GHA office or left in one of the locked boxes outside of the GHA office. The remittance address for mailing rent payments is: 9 Maple Street, White Plains, NY 10603.

As part of our efforts to go green, the GHA newsletters will only be accessible online at the GHA website: www.greenburghhousing.org

The Greenburgh Housing Authority office will be closed on:

- Tuesday, November 3rd, 2026, in observance of the Election Day Holiday.
- Wednesday, November 11th, 2026, in observance of the Veteran's Day Holiday.
- Thursday and Friday, November 26th, and November 27th, 2026, in observance of the Thanksgiving Day Holiday.

Please contact the answering service for any maintenance emergencies: (914)227-2712.

November 2026:

MEETINGS:

The GHA Work Session will be held on Wednesday, November 18th, 2026, at 5:30pm in the conference room at 9 Maple Street.

There will not be a GHA Board Meeting scheduled for the month of November 2026.

SPECIAL INTERESTS:

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)

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 it being towed or booted by GHA Staff without notice at the owner's expense.

Access to the GHA administration office is by appointment only. Please wear a mask while inside the building. COVID and flu cases are increasing.

Residents: To place work orders for the maintenance department, please contact the GHA front desk: (914)946-2110 x100.

Greenburgh Housing Authority's Annual Senior Thanksgiving Luncheon will be held on Thursday, November 19th, 2026. Packaged meals will be delivered to senior residents.

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 pick up 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 OR BIRDS 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 to be emailed/faxed must provide the recipient's 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 at once 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 Mr. Marcus Stokes: Maintenance Department at (914) 946-2110, Ext. 102.**FOR STATE SITE & GREENBURGH HEIGHTS TENANTS: Please note that GHA charges $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.

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, these include TVs, lights, laptops, computers, etc.. We appreciate your cooperation.

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

MAINTENANCE:

To avoid sewer backups, it is imperative that all tenants follow GHA's policy regarding flushing unacceptable items (wipes, feminine hygiene products, paper towels, diapers, 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 of your garbage properly. Do not leave garbage in the shared 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 follow this policy to keep the environment healthy and safe. Your cooperation is appreciated.

Monthly Extermination Schedule:

Please note that the monthly extermination service is a mandatory requirement for 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 the extermination service is scheduled for your building.

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

To access the product labels used by NuBorn Pest Control in our units, please visit:

https://www.nubornpest.com/labels-sds

*Any residents unable to access the labels at the above link online for NuBorn Pest Control, please request in writing to Greenburgh Housing Authority, to provide the labels used in our units.

*Please note, not all labels on NuBorn's website are used in our units. We will only provide labels for products that are used in our units.

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



Help ful 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

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).

12 Fair and Affordable Homes
For Sale by Lottery

Enclave at Armonk

113 King Street
Armonk, New York



3 Bedroom, 2.5 Bath Homes for $325,000

Do not apply unless your household:

- Has annual income that is below the "Maximum Income Limits" below
- Has between 3-7 Persons
- Will occupy this property as your primary residence
- Can afford the total monthly housing payment (see next page for estimates)

Maximum Income Limits by Household Size

	3 Person	4 Person	5 Person	6 Person	7 Person
80% AMI	$122,150	$135,700	$146,600	$157,450	$168,250

Income limits as of July 1, 2026 and subject to change.

Features: Twelve two-floor townhome condo units, available in stages starting January 2027. Each unit has 3 bedrooms, 2 full bathrooms, 1 powder room, and a 1-car garage. Washer/dryer hook-ups available. Enclave at Armonk includes 125 total condominium homes and luxury amenities including a clubhouse with fitness room, outdoor swimming pool, cabanas, bocce court, fire pit area, and outdoor dining space. There is no fee to apply; however, if your application is selected for review after the lottery and you elect to move forward, you will be required to pay a $200 processing fee.

Application Deadline: November 20, 2026 at 4pm

Must be submitted online, by mail or in person by this time or postmarked by this date.
Submitting more than 1 application per household may *disqualify* you.

Lottery will be held electronically on December 7, 2026 at 11am

You will be notified of your lottery number or can check on your profile on *HomeSeeker*.

How to Apply: Apply via Westchester County's *HomeSeeker* at https://homeseeker.westchestergov.com/, or contact Westchester Residential Opportunities, Inc. by phone at 914.428.4519, by email at affordable@wroinc.org or by mail or in-person at Westchester Residential Opportunities, 470 Mamaroneck Avenue, Suite 410, White Plains, NY 10605.

The complete offering terms are in an Offering Plan available from Sponsor. File No. H25-0002.

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

WESTCHESTER COUNTY

westchester residential opportunities

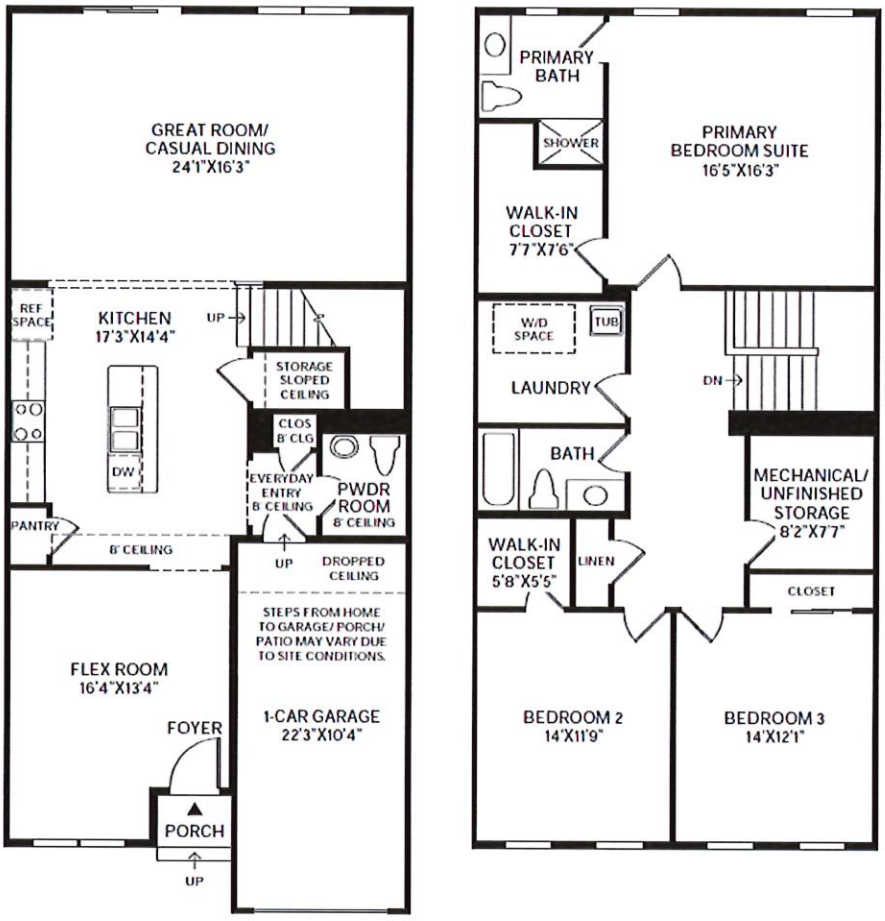
EQUAL HOUSING OPPORTUNITY

Estimated Affordability Analysis – as of July 1, 2026
(All figures are approximate and are subject to change)

	3 BEDROOM UNITS
Gross Affordable Sale Price	$ 325,000
5% Down Payment	$ (16,250)
Mortgage Amount	**$ 308,750**
Monthly Principal + Interest*	$ 2,003
Monthly Property Taxes	$ 285
Monthly Common Charges	$ 345
Monthly "Walls In" Insurance	$ 80
Monthly Private Mortgage Insurance	$ 201
Est. Total Monthly Housing Payment (PITI)	**$ 2,914**

*Assumes 30-year fixed rate mortgage at 6.75%

Sample Floor Plan



FIRST FLOOR
9' CEILING HEIGHT

SECOND FLOOR
8' CEILING HEIGHT

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

WESTCHESTER COUNTY

westchester residential opportunities

EQUAL HOUSING OPPORTUNITY

1 Fair and Affordable Rental Unit at

The Landmark at Clinton

34 Clinton Avenue, Unit 1
Dobbs Ferry, New York

2 Bedroom, 2 Bath Apartment
(Occupancy for 2-5 Persons)

Net Affordable Rent $1,975/month
Tenant pays electric (including cooking, heat, AC, hot water)



Required Minimum Household Income $68,850/year*

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

Maximum Income Limits by Household Size

	2 Person	3 Person	4 Person	5 Person
60% AMI	$81,400	$91,600	$101,800	$109,900

Income limits are as of October 1, 2026 and subject to change.

Residence Features: This affordable two-bedroom, two-bathroom rental unit is on the ground floor of a luxurious three-story residence that seamlessly blends historic architectural character and contemporary elegance. Offers bright, welcoming interiors, and a spacious layout for comfortable, everyday living. The home features LED recessed lighting, HVAC system, stainless-steel appliances, microwave, in-unit washer/dryer, LVT flooring, tiled bathroom, private patio, and ample street parking. Ideally located just 0.5 miles from Metro-North rail service, the property is also close to shopping, dining, the Old Croton Aqueduct Trail, Hudson River waterfront, town pool, and library.

Application Deadline: December 2, 2026, 4pm

Must be submitted online by mail or in person by this time or by this date.
Submitting more than 1 application per household may disqualify you.

Lottery will be held December 16, 2026, 11am

The lottery will be conducted electronically via *HomeSeeker*. Applicants will be notified of their lottery number or may view it on their *HomeSeeker* Dashboard.

How to Apply: Apply online at www.homeseeker.westchestergov.com, or contact Westchester Residential Opportunities, Inc. on the web at www.affordablewestchester.org, by phone at 914.428.4519, by email at affordable@wroinc.org, or by mail or in-person at Westchester Residential Opportunities, 470 Mamaroneck Avenue, Suite 410, White Plains, NY 10605.

EQUAL HOUSING OPPORTUNITY

WESTCHESTER COUNTY

westchester residential opportunities
wroinc.org