

In an effort to keep our senior residents informed of the regulated rents at Hughson Commons Senior Housing Complex in Carmel, NY, the following information has been made available to the Town. Please note that the Town has no jurisdiction over the rents as it is the responsibility of the New York State Division of Housing and Community Renewal.

However the Town will do all in its jurisdiction to assist and protect our seniors from unfair or unauthorized rent increases.

1st Tier (very low income tenants):

- 50% or less of median income - \$47,000 per year – 1 bedroom apartment monthly rent should be \$501.00 + \$49.00 utility allowance
- 60% or less of median income - \$56,500 per year – 2 bedroom apartment monthly rent should be \$587.00 + \$49.00 utility allowance

2nd Tier (low income tenants):

- 50% or less of median income - \$56,520 per year – 1 bedroom apartment monthly rent should be \$601.00 plus \$64.00 utility allowance
- 60% or less of median income - \$67,800 per year – 2 bedroom apartment monthly rent should be \$707.00 plus \$64.00 utility allowance

Mr. Seavey has suggested that any tenant, who has a higher rent than the above-mentioned category, should contact:

**Commissioner Judy Colegro,
New York State Housing Division, 8th Floor
Hampton Plaza
38-40 State Street
Albany, NY 12207**

Commissioner Colegro will come down and investigate each complaint in a swift manner.

It is hoped that the information given will assist in protecting our seniors from unauthorized rent increases from private owners under government subsidies. In addition, it is also the Town's intent to remain vigilant and do all in its power to maintain our seniors in our community by protecting them from unauthorized increases in rent.