



Alternatives in Senior Housing Manhattan

Please be aware that there are waiting lists at many low- and middle-income residences.
Contact the individual developments for further information and applications.

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* “N/A” denotes there are no facilities or *senior-type* residences for the marked housing category in the current borough, or that DFTA does not have a list, and the listing for this housing category can be found in another borough version of “Alternatives in

Senior Housing.”

Please note, there will not be a separate Enriched Housing listing for a specific borough, if all the beds at these Enriched Housing facilities are certified as ALP (Assisted Living Program) and/or ALR (Assisted Living Residence) beds.

Two transitional residences for seniors have been identified for the entire City, both of which are located in Manhattan. This “Manhattan” list has been incorporated into every borough version of “Alternatives in Senior Housing.”

For the locations of New York City Department of Homeless Services (DHS) shelters and the population each serves, please call 311.

Senior Housing Overview

Adult Care Facilities (ACFs) and Assisted Living Residences (ALRs)

Adult Care Facilities and Assisted Living Residences offer temporary or long term housing in combination with a comprehensive package of services, including housekeeping, laundry, meals served in a main dining room, structured socialization and recreational activities, medication storage and distribution, arrangement of medical visits, personal care (e.g. assistance with dressing and bathing), supervision, and case management. Periodic and unannounced health inspections/surveys are conducted by the licensing agency, the New York State Department of Health.

Adult Care Facilities and Assisted Living Residences do not admit nor retain individuals who require the type of 24-hour skilled nursing or medical care provided by hospitals or mental health residential facilities. Existing residents who develop a condition necessitating this level of care or another level of care that cannot be met at these facilities will need to be transferred to a different setting, e.g. hospital, nursing home, hospice, or other health-related facility.

ACFs and ALRs provide housing and services to at least five clients, all of whom must be 18 years of age or older; therefore, younger adults with physical and/or mental impairments due to disease or injury may also be residents. In New York City, the three major types of Adult Care Facilities are adult homes, enriched housing, and Assisted Living Programs (ALPs). The Assisted Living Residence (ALR) was introduced in New York State in 2004. Assisted Living Residences follow regulations established for Adult Care Facilities, plus an additional set of requirements.

If placement within a facility is considered, a physician can assess an individual's overall health condition and level of functioning, and identify the type of residence that is appropriate for the

patient's needs. Following is a brief summary/description of these four models of residential care facilities.

Adult Homes

Adult homes provide 24 hours of supervision, three congregate meals a day, and private or semi-private bedrooms. Many adult homes also serve younger mentally ill or other disabled adults.

To be admitted to an adult home, a client cannot be chronically bedfast and cannot be incontinent or have chronic unmanaged incontinence. The resident must be able to walk without the chronic assistance of another person, or be able to transfer from wheelchair to bed without the chronic assistance of another person. Residents cannot require intermittent or ongoing skilled nursing care that exceeds the level offered by home care service agencies. Additional admission and retention criteria for adult homes are posted on the New York State Department of Health's website www.health.ny.gov under the heading "Admission/Discharge Criteria for Assisted Living."

Enriched Housing

Enriched Housing programs serve frail elderly, who are primarily 65 years of age or older, in a community-integrated setting. Enriched Housing programs offer greater independence than adult homes. The basic, private residential unit is an efficiency apartment, and each apartment is equipped with a kitchen. The law only mandates part-time supervision and less than three served meals a day, but most operators choose to provide 24 hours of supervision and all meals. The program does not serve persons with mental disabilities or behavior that may adversely affect other residents or staff.

Assisted Living Programs (ALPs)

New York State's Assisted Living Program (ALP) provides home health care, such as physical, speech, occupational therapy, and skilled nursing care to residents who are nursing home-eligible, but do not require continuous medical attention. ALPs are less restrictive and less expensive than nursing homes. To operate an assisted living program, a facility must first be certified as an adult home or enriched housing program.

Assisted Living Residences (ALRs)

Assisted Living Residences (ALRs) are classified as Basic Assisted Living Residences, Enhanced Assisted Living Residences (EALRs), or Special Needs Assisted Living Residences (SNALRs). ALRs provide 24-hour supervision, and private quarters consist of a single or half-shared bedroom, or an apartment.

Individualized Service Plans (ISPs) are required to be prepared/reviewed for every resident by the facility at least once every six months, with input from the physician, patient and his/her representative, and home health care agency, if appropriate. ISPs assess changes to the client's needs, identify services to be provided, how they will be delivered, and the staff responsible for providing those services. The admission/retention criteria for Basic ALRs are the same as for adult homes or enriched housing. Please refer to the outline under Adult Homes above. Individuals who require the chronic assistance of another person to walk or to transfer from bed to wheelchair, or who have chronic unmanaged incontinence, may be admitted to an Enhanced Assisted Living Residence (EALR), which is an ALR with an additional layer of certification. EALRs are required to provide nursing services to its clients. However, if an individual requires 24-hour skilled nursing or medical services, whether the client can be admitted/retained depends on whether services can be adequately and

responsibly provided at the EALR: in order for the patient to reside at the EALR, the physician and members of the care team must first determine that the client's needs can be satisfactorily and safely addressed in the EALR, the patient must agree to hire additional medical, nursing, or hospice staff for the increased care needs, the operator needs to consent to the responsibility of coordinating care provided by both the additional personnel (nursing, medical, etc.) and his/her own staff, and the patient must be otherwise eligible to live at the residence. Individuals who have 24-hour skilled nursing or medical needs that require placement in a higher level setting (e.g. hospital, nursing home, etc.) cannot be admitted or retained at an EALR.

Special Needs Assisted Living Residences (SNALRs) are designed to serve individuals with advanced Alzheimer's disease, other dementia, or other special needs. Environmental modifications, staff members with additional qualifications and training, specialized programs, and plans of action for managing challenging behaviors distinguish SNALRs that have a specialty in dementia from other types of facilities. Any Adult Care Facility or Assisted Living Residence advertising or marketing itself as having specialized services for Alzheimer's patients or persons with other special needs is required by law to obtain certification as a SNALR. Facilities can obtain separate, dual certification as both an EALR and SNALR.

SSI Congregate Care Level III or Social Security may be accepted as payment in full for base-rate adult homes, enriched housing programs, Assisted Living Programs, or Assisted Living Residences. Because SSI Level III is not enough to cover the cost of housing and services, the number of facilities accepting this arrangement is limited. The source of payment for most Adult Care Facilities and Assisted Living Residences is from the client's own private funds or through long term care insurance. Please review policies for limitations and conditions for accessing coverage. Medicaid and Medicare may pay for medical services, and with Assisted Living Programs (ALPs), Medicaid also pays for personal care, home care, and nursing services. Amenities may be offered with additional charges.

Further information on Adult Care Facilities and Assisted Living Residences can be found at the NYS Department of Health's website www.health.ny.gov. To file a complaint against a residential care facility licensed by the NYS Department of Health, contact the Department of Health's Division for Long Term Care at 1-866-893-6772 (toll-free).

Home Sharing/Shared Living Residences

Home Sharing or Shared Housing programs match elderly with other elderly, younger adults, or the developmentally disabled into homes owned by an individual or a non-profit agency. The "host," or person providing the home to a home seeker, can also be a renter. Most programs require that matched individuals be healthy and self-sufficient. Shared Housing programs facilitate appropriate matches and provide limited follow-up support, including home visits, mediation, and assistance in obtaining social services.

A Shared Living Residence is a residence developed specifically for unrelated individuals to live together. It typically provides separate, private bedrooms and some common living areas. Roommates usually function as a household, sharing daily chores and expenses.

Section 202 Supportive Housing for the Elderly Program

The federal Section 202 Supportive Housing for the Elderly program provides housing with supportive services and rental assistance for low income elderly, including elderly with disabilities (buildings funded before 1991 may accept disabled adults 18+ years of age). Prior to 1991, the program did not include funding for services, so Section 202 projects vary in the services provided, ranging from none to a full complement of support services, which may include a daily congregate meal, housekeeping, transportation, social services, and other activities that help residents maintain independent living. Most buildings have a number of accessible units for the disabled.

Residents pay 30% of their income for rent, with federal subsidies covering the balance of the unit's fair market price. To be eligible for residency in most Section 202 projects, applicants must have low or moderate income and at least one household member needs to be 62 years of

age or older. Two tiers of income guidelines exist, with older developments using the higher maximum income limit. In general, wait times for available apartments at existing Section 202 buildings are considerably long. Many residences may no longer be accepting new applications. Please call the contact numbers listed in this booklet for additional information.

Senior Residences with Services--Market Rate

Senior Residences with Services—Market Rate are commercial residences that offer apartment-type housing, i.e. usually studios, efficiency, or one-bedroom apartments as private space, and a basic package of personal and housekeeping services, which typically covers linen service, social programs, and two or three congregate meals a day. Additional personal and home health services are available on an a la carte basis, including services for individuals with dementia in some residences. At present, these facilities are not licensed and have no governmental oversight.

Affordable Housing Programs Designed for the General Public, an Overview

Mitchell-Lama Housing*

Mitchell-Lama housing, overseen by either the New York City Department of Housing Preservation and Development (HPD) or the New York State Division of Housing and Community Renewal (DHCR), provides subsidized rental and cooperative apartments for middle income New Yorkers. Although Mitchell-Lama housing in general is open to people of all ages, a small portion of this housing stock was developed for and is occupied exclusively by the elderly. This type of housing does not usually provide supportive services, but limited services such as transportation, social services, and leisure activities are available in some developments. Rents and carrying charges vary throughout the Mitchell-Lama buildings, as do income requirements.

The Mitchell-Lama residences listed in this booklet are reserved for seniors. A complete listing of Mitchell-Lama buildings can be found by visiting the websites of HPD (nyc.gov/hpd) and DHCR (nyshcr.org).

*Please note that by pre-paying the mortgage after a number of years, which is determined by land/building use agreements, some landlords can buy out their property, i.e. take their building out of the Mitchell-Lama program, and be entitled to charging rent at market rates, if the building was built after Dec. 31, 1973. Several exceptions exist to defer or avoid rent hikes to free-market rates, such as if the building received government assistance through the J-51 or Article 8A repair/replacement program, or if the mortgage was federally subsidized under Section 236.

Strategies and legal recourse for keeping rents affordable after a Mitchell-Lama buyout differ, depending on the building's situation. It is advisable to research these types of issues

surrounding Mitchell-Lama and/or to assess the risk of conversion to free-market rent for a particular development you may be interested in applying to. Because tenant laws change from time to time, please consult a specialist knowledgeable with the Mitchell-Lama program to learn how current laws affect senior citizens.

The following are resources for further information: www.save-ml.org (Saving Mitchell-Lama); www.cssny.org (Community Service Society); www.metcouncil.net (Metropolitan Council on Housing); and tandn.org (Tenants & Neighbors).

NYCHA Public Housing

Comprising over 300 developments located throughout the five boroughs, NYCHA Public Housing provides subsidized rental apartments to low and moderate income residents, with access to social services as needed. Income guidelines are revised annually. The majority of these buildings are for the general public, that is, most are not specifically reserved for seniors. Fifty-eight (58) developments contain at least one building constructed for seniors: forty-three (43) are full senior developments (developments that consist of senior buildings only) and fifteen (15) are partial senior developments (mixed developments that each contain at least one senior and one non-senior building). Although NYCHA policy does not allow application to a particular residence, clients are given the opportunity to indicate on the application form whether they would be interested in living in senior developments as a category of Public Housing.

The NYCHA residences named in this directory are full senior developments. To view partial senior developments or projects available to people of any age, log on to nyc.gov/nycha. Information on eligibility requirements and other assistance may be obtained by calling NYCHA's Customer Contact Center at 718-707-7771.

Project-Based Section 8 Buildings/the Section 8 Program

Section 8 is a rental assistance program for low-income individuals who contribute approximately 30% of their income towards monthly rent with the balance paid by the United States Department of Housing and Urban Development (HUD). With tenant-based Section 8,

the recipient selects an apartment in the private market that he/she wants HUD to subsidize. Tenant-Based Section 8 is administered by three agencies in New York City: NYCHA (New York City Housing Authority), HPD (Housing Preservation and Development), and DHCR (Division of Housing and Community Renewal). NYCHA is the largest provider of Section 8, while HPD's program targets other categories of individuals. The Section 8 program at NYCHA has been closed to new applicants since December 2009. For details and current updates on these two City-managed programs, please call 311. The New York State Division of Housing and Community Renewal (DHCR) provides Section 8 to low-income individuals or families, homeless persons with a disability, and displaced households. Please address any questions to DHCR's Subsidy Services Bureau at 212-480-6672.

In Project-Based Section 8 developments, a percentage of the rental units are subsidized by HUD. Tenants living in these subsidized apartments must meet the same income standards set for Tenant-Based Section 8 and, likewise, are only responsible for approximately 30% of income for rent. The tenant receives the monthly Section 8 benefit by virtue of the fact that the apartment itself carries the subsidy.

Income limits for the Section 8 program are updated and published every year. Access figures for the current year by logging on to www.huduser.org or contacting HUD at 212-264-8000.

A full listing of Project-Based Section 8 buildings located throughout the U.S., for persons any age, can be found on HUD's website www.hud.gov. Type "Rental Assistance" in the Search Box, click over the bolded words "Search for an apartment," select a State and County, and choose "Family" under "2) Specify the apartment type."

Residences Subsidized Through Other Housing Programs/Funding Sources

Residences Subsidized Through Other Housing Programs/Funding Sources refers to rental apartments exclusively or primarily occupied by seniors, which may or may not provide amenities and/or services intended for this age population. A small number of units may be reserved for people with disabilities. Age requirements vary according to the residence. The majority of buildings listed under this category participate in the Low Income Housing Tax Credit (LIHTC) program, which determines qualifying income levels and establishes the

formula for calculating rent. Subsidized developments listed under other sections of this booklet were funded through other housing programs, namely Section 202, Mitchell-Lama, NYCHA, and Project-Based Section 8.

Single Room Occupancy Hotels (SROs)

SROs offer single adults permanent housing consisting of one or two small rooms with beds, and usually a shared bathroom and/or kitchen. Most SROs accept any age group, and some SROs offer supportive services for residents with special needs, including the mentally ill, homeless, or people with AIDS-related illnesses.

Generally, tenants are referred to an SRO through the New York City Department of Homeless Services (DHS), but a small percentage of the units may be rented to low income adults in the community in need of housing.

Transitional Housing and New York City Department of Homeless Services (DHS) Shelters (Emergency Housing)

Transitional Housing offers temporary housing to individuals who are homeless or about to be homeless, and typically includes social services and assistance in locating permanent housing. This publication lists transitional residences for older adults.

The New York City Department of Homeless Services (DHS) provides emergency housing for persons who are homeless. Intake and assessment centers, open 24 hours a day, 7 days a week, serve as entry points into the system. After screening, individuals eligible for housing receive a referral to either a DHS transitional program or permanent housing.

For further information on DHS services, or assistance in identifying other homelessness prevention programs in the community, please call New York City government's call center 311.

Senior Housing List

Adult Homes					
Residence Name	Address	Manager (an Individual or an Establishment)	Operated by a Private Proprietary (For-Profit) or Not-for-Profit Entity	Contact Number	Number of Beds
Frederic Fleming Residence	443-445 West 22 St. New York, NY 10011	West Side Federation for Senior Housing	Not-for-Profit	212-242-5277	47
West Seventy-Fourth St. Home	300 Amsterdam Ave. New York, NY 10023	West Side Federation for Senior and Supportive Housing	Not-for-Profit	212-595-8983	95
West Side Federation for Senior and Supportive Housing	109 West 129 St. New York, NY 10027	West Side Federation for Senior and Supportive Housing	Not-for-Profit	212-348-8513	99

Enriched Housing					
Residence Name	Address	Manager (an Individual or an Establishment)	Operated by a Private Proprietary (For-Profit) or Not-for-Profit Entity	Contact Number	Number of Beds
Alma Rangel Gardens NY Foundation EHP #7	55 West 137 St. New York, NY 10037	New York Foundation for Senior Citizens, Inc.	Not-for-Profit	917-507-1108	42
Atria 86th St.	333 West 86 St. New York, NY 10024	Senior Quarters Operating Corporation	Private Proprietary	212-712-0200	175
Carnegie East House	1844 Second Ave. New York, NY 10128	James Lenox House Association, Inc.	Not-for-Profit	212-410-0033	112
New York Foundation for Senior Citizens EHP #2 Brown Gardens	225 East 93 St. New York, NY 10128	New York Foundation for Senior Citizens, Inc.	Not-for-Profit	212-369-5523	47
New York Foundation for Senior Citizens EHP #3	1850 Second Ave. New York, NY 10128	New York Foundation for Senior Citizens, Inc.	Not-for-Profit	212-369-5523	30
New York Foundation for Senior Citizens EHP #4 Ridge St. Gardens	80-92 Ridge St. New York, NY 10002	New York Foundation for Senior Citizens, Inc.	Not-for-Profit	212-598-4148	47
New York Foundation for Senior Citizens EHP #5 Clinton Gardens	404-412 West 54 St. New York, NY 10019	New York Foundation for Senior Citizens, Inc.	Not-for-Profit	212-489-9339	47

Assisted Living Programs (ALPs)					
Residence Name	Address	Manager (an Individual or an Establishment)	Operated by a Private Proprietary (For-Profit) or Not-for-Profit Entity	Contact Number	Number of Beds
The Rev. Robert V. Lott Assisted Living Center	1261 Fifth Ave. New York, NY 10029	DeSales Assisted Living Operating Corp.	Not-for-Profit	212-534-6464	127
VillageCare at 46 and Ten	510 West 46 St. New York, NY 10036	Village Housing Development Fund Corporation	Not-for-Profit	212-977-4600	80

Assisted Living Residences (ALRs)					
Residence Name	Address	Manager (an Individual or an Establishment)	Operated by a Private Proprietary (For-Profit) or Not-for-Profit Entity	Contact Number	Number of Beds
Eightieth Street Residence	430 East 80 St. New York, NY 10021	Upper East Side Senior Residence, LLC	Private Proprietary	212-717-8888	70 (All 70 beds have dual EALR and SNALR certification.)

Home Sharing Programs	Agency Name & Address	Phone Number	Comments
New York Foundation for Senior Citizens (NYFSC) Home Sharing Program	New York Foundation for Senior Citizens (NYFSC) 11 Park Place New York, NY 10007	212-962-7559	For the NYFSC's home sharing matches, either individual must be at least 60 years of age. However, in cases where individuals with developmental disabilities are seeking affordable housing, the disabled home seeker (an adult age 18 or older) is paired with a homeowner or renter, "host," who is 55 years of age or older. Participants can come from and be placed within housing located in any of the five boroughs. Call to learn more about the program.
Project SHARE	Richmond Senior Services 500 Jewett Avenue Staten Island, NY 10302	718-816-1811	Project SHARE operates 2 senior home sharing programs: Basic Matching, which is comparable to the New York Foundation for Senior Citizens' program, and Shared Living Residences. The client needs to be 60 years of age or older and can be a resident from any of the five boroughs. Placements are for housing located in Staten Island only. Project SHARE also runs a home sharing program for developmentally disabled adults age 45 or older. Contact Project SHARE for additional information.

Section 202 Property	Owner or Management Company/ Number to Contact for Information
80-92 Ridge Street Housing 80-92 Ridge St. New York, NY 10002	80-92 Ridge Street H.D.F.C. Inc./ (212) 598-4148
Abyssinian Towers 50 West 131 St. New York, NY 10037	Prestige Management Inc./ (718) 822-7377
Alliance Apts. for the Elderly 174 Avenue A New York, NY 10009	T.U.C. Management Company, Inc./ (212) 765-7900
Alma Rangel Gardens 55 West 137 St. New York, NY 10037	New York Foundation for Senior Citizens/ (917) 507-1108
Antlers Apartments 2079 Frederick Douglass Blvd. New York, NY 10026	Shinda Management Corp./ (718) 740-0416
Bethany Development Outreach Mt. Morris Plaza 63 West 124 St. New York, NY 10027	Development Outreach, Incorporated/ (212) 534-8750
Bonifacio Cora Texidor 3 East 116 St. New York, NY 10029	T.U.C. Management Company, Inc./ (212) 765-7900
Capitol Apartments 840 8 Ave. New York, NY 10019	Arco Management Corporation/ (212) 581-9677
Carlos M. Rios Senior Housing 335 E. 105 St. New York, NY 10029	Hope Community, Inc./ (212) 860-8821
Casa Victoria Housing for the Elderly 308 East 8 St. New York, NY 10009	Foxy Management Ltd./ (718) 993-6737

Section 202 Property	Owner or Management Company/ Number to Contact for Information
Casabe Housing for the Elderly 150 East 121 St. New York, NY 10035	Foxy Management Ltd./ (718) 993-6737
Casita Park Housing for the Elderly 100 East 111 St. New York, NY 10029	SFDS Development Corp./ (212) 860-5029
Chung Pak 96 Baxter St. New York, NY 10013	Phipps Houses Services, Inc./ (212) 243-9090
Clinton Gardens 404 West 54 St. New York, NY 10019	New York Foundation for Senior Citizens/ (212) 489-9339
Cooper Square Elderly Housing 200 East 5 St. New York, NY 10003	JASA Housing Management Services, Inc./ (212) 273-5230
David Podell 179 Henry St. New York, NY 10002	T.U.C. Management Company, Inc./ (212) 765-7900
Dunwell Plaza 1920 Amsterdam Ave. New York, NY 10032	Metropolitan Realty Group LLC/ (212) 835-9040
Echo Apartments 1050 Amsterdam Ave. New York, NY 10025	Phipps Houses Services, Inc./ (212) 243-9090
Em Moore Houses 160 West 116 St. New York, NY 10026	Shinda Management Corp./ (718) 740-0416
Erbograph Apartments Senior Housing 203 West 146 St. New York, NY 10039	Prestige Management Inc./ (718) 822-7377

Section 202 Property	Owner or Management Company/ Number to Contact for Information
Fania Gersham House 140 West 105 St. New York, NY 10025	West Side Federation for Senior Housing, Inc./ (212) 721-6032
General Chauncey M. Hooper Towers 10 West 138 St. New York, NY 10037	Wavecrest Management Team Ltd./ (718) 463-1200
Henry Brooks Senior Housing 304 West 154 St. New York, NY 10039	Development Outreach, Inc./ (212) 427-0320
John Paul II Apartments 202 West 141 St. New York, NY 10030	Wavecrest Management Team Ltd./ (718) 463-1200
Joseph Yancey Houses 140 West 142 St. New York, NY 10030	Phipps Houses Services, Inc./ (212) 243-9090
Kurt and Leah Schneider Apartments 11 West 102 St. New York, NY 10025	West Side Federation for Senior and Supportive Housing/ (212) 721-6032
Logan Gardens 450 West 131 St. New York, NY 10027	Wavecrest Management Team Ltd./ (718) 463-1200
Lucille C. Clarke Hsg. 244 West 112 St. New York, NY 10026	SFDS Development Corp./ (212) 860-5029
Manhattan West 135 West 106 St. New York, NY 10025	T.U.C. Management Company, Inc./ (212) 765-7900
Mannie L. Wilson Towers 565 Manhattan Ave. New York, NY 10027	Phipps Houses Services, Inc./ (212) 243-9090

Section 202 Property	Owner or Management Company/ Number to Contact for Information
Marseilles Apartments 230 West 103 St. New York, NY 10025	West Side Federation for Senior and Supportive Housing/ (212) 721-6032
Mt. Pleasant Hsg. for the Elderly 421 East 116 St. New York, NY 10029	SFDS Development Corp./ (212) 860-5029
New Goddard Riverside 595 Columbus Ave. New York, NY 10024	Grenadier Realty Corp./ (212) 873-6600
Open Door Senior Citizens Apartment 50 Norfolk St. New York, NY 10002	T.U.C. Management Company, Inc./ (212) 765-7900
Prince Hall Plaza 460 West 155 St. New York, NY 10032	T.U.C. Management Company, Inc./ (212) 765-7900
Project Linkage 309 East 118 St. New York, NY 10035	T.U.C. Management Company, Inc./ (212) 765-7900
Renwick Gardens Apts. 332 East 29 St. New York, NY 10016	Metropolitan Realty Group LLC/ (212) 835-9040
Securitas I 206 East 31 St. New York, NY 10016	H & K Management/ (732) 987-4823
St. Margarets House 49 Fulton St. New York, NY 10038	St. Margarets House H.D.F.C./ (212) 766-8122
Tweemill House 145 East 126 St. New York, NY 10035	Prestige Management Inc./ (718) 822-7377

Section 202 Property	Owner or Management Company/ Number to Contact for Information
Two Bridges Senior Apartments 80 Rutgers Slip New York, NY 10002	Grenadier Realty Corp./ (212) 267-3296
UJC Bialystoker Synagogue Houses 15 Willett St. New York, NY 10002	United Jewish Council of East Side, Inc./ (212) 677-4451
Victory One Housing for the Elderly 1468 5 Ave. New York, NY 10035	Prestige Management Inc./ (718) 822-7377
Wyatt Tee Walker Senior Apartments 2177 Frederick Douglass Blvd. New York, NY 10026	Shinda Management Corp./ (718) 740-0416
YM/YWHA Senior Housing 60 Nagle Ave. New York, NY 10040	YM & YWHA Washington Heights/Inwood/ (212) 304-1800
Yorkville Gardens 225 East 93 St. New York, NY 10128	New York Foundation for Senior Citizens, Inc./ (212) 369-5523

Senior Residences with Services--Market Rate	Address	Phone Number
Hallmark of Battery Park City	455 North End Ave. New York, NY 10282	212-791-2500
Isabella House	525 Audubon Ave. New York, NY 10040	212-342-9539
Williams Memorial Residence	720 West End Ave. New York, NY 10025	212-316-6000

List of Residences Populated Primarily by Seniors, Built From Affordable Housing Programs Designed for the General Public

NYC-Supervised Mitchell-Lama Buildings Built or Set Aside for the Elderly			
Residence Name	Address	Management Office	Contact Number
Hamilton House	141 West 73 St. New York, NY 10023	Find Aid for the Aged 160 West 71 St. New York, NY 10023	212-874-0300
Independence House	176 West 94 St. New York, NY 10025	Leebar Management Corp. 51 East 42 St. New York, NY 10017	212-661-2233
Tanya Towers	620 East 13 St. New York, NY 10009	AAA Management 495 Broadway New York, NY 10012	212-941-9500

NYS-Supervised Mitchell-Lama Buildings Built or Set Aside for the Elderly			
Residence Name	Address	Management Office	Contact Number
James Lenox House	49 East 73 St. New York, NY 10021	James Lenox House, Inc. 49 East 73 St. New York, NY 10021	212-532-1080

NYCHA Public Housing Built for the Elderly

(This list contains full senior developments only; mixed developments comprising senior buildings and non-senior buildings have not been included. Please log on to nyc.gov/nycha for an expanded listing.)

Development Name & Address	
Baruch Houses Addition 72 Columbia St. New York, NY 10002	At present New York City Housing Authority policy does not allow application to a particular residence. For further information about applying to NYCHA, please call 311.
Bethune Gardens 1945 Amsterdam Ave. New York, NY 10032	
Chelsea Addition 436 West 27 Drive New York, NY 10001	
Corsi Houses 306 East 117 St. New York, NY 10035	
Fort Washington Avenue Rehab 99 Fort Washington Ave. New York, NY 10032	
La Guardia Addition 282 Cherry St. New York, NY 10002	
Marshall Plaza 1970 Amsterdam Ave. New York, NY 10032	
Meltzer Tower 94 East 1 St. New York, NY 10009	
Morris Park Senior Citizens Home 17 East 124 St. New York, NY 10035	

NYCHA Public Housing Built for the Elderly

(This list contains full senior developments only; mixed developments comprising senior buildings and non-senior buildings have not been included. Please log on to nyc.gov/nycha for an expanded listing.)

Development Name & Address	
Public School 139 (Conversion) 120 West 140 St. New York, NY 10030	At present New York City Housing Authority policy does not allow application to a particular residence. For further information about applying to NYCHA, please call 311.
Robbins Plaza 341 East 70 St. New York, NY 10021	
Thomas Apartments 102 West 91 St. New York, NY 10024	
UPACA (Site 5) 1980 Lexington Ave. New York, NY 10035	
UPACA (Site 6) 1940 Lexington Ave. New York, NY 10035	
White 2029 Second Ave. New York, NY 10029	

Project-Based Section 8 Built or Set Aside for the Elderly	Contact Agency	Phone Number
Marseilles 230 West 103 St. New York, NY 10025	West Side Federation for Senior and Supportive Housing	212-721-6032

Project-Based Section 8 Built or Set Aside for the Elderly	Contact Agency	Phone Number
Red Oak Apartments 135 West 106 St. New York, NY 10025	West Side Federation for Senior and Supportive Housing	212-531-4028
Renwick Gardens 332 East 29 St. New York, NY 10016	Metropolitan Realty Group	212-889-8543
St. Philip's House 220 West 133 St. New York, NY 10030	CVR New York	914-995-7587

Residences Subsidized Through Other Housing Programs/Funding Sources	Contact Agency/ Management Company	Phone Number
141 East 23 Street HFDC 141 East 23 St. New York, NY 10010	Metropolitan Council on Jewish Poverty	212-453-9519
228 East 46 Street New York, NY 10017	Metropolitan Council on Jewish Poverty	212-453-9519
351 East 61 Street HFDC 351 East 61 St. New York, NY 10065	Metropolitan Council on Jewish Poverty	212-453-9519
385 Third Avenue New York, NY 10016	Metropolitan Council on Jewish Poverty	212-453-9519
Feinberg Senior Residence 315 West 61 Street New York, NY 10023	Metropolitan Council on Jewish Poverty	212-453-9519
Hargrave House 111 West 71 Street New York, NY 10023	Find Aid for the Aged, Inc.	212-595-3385

SROs (Single Room Occupancy Hotels) Occupied Primarily by Seniors			
Residence	Owner/Manager	Contact Phone Number	Type of Referral Source Accepted/Required*
Asian Americans for Equality 176-80 Eldridge Street New York, NY 10002	Asian Americans for Equality	212-979-8988	Self-referral
Cecil Hotel 206-210 West 118 Street New York, NY 10026	Housing Services, Inc.	212-864-5281	DHS
Clyde Burton House 330 East 4 Street New York, NY 10009	Bowery Residents Committee (BRC)	212-803-5700	NYC Department of Homeless Services (DHS) or other Bowery Residents Committee programs.
El-Cemi 250-252 East 117 Street New York, NY 10035	Institute for Hispanic Elderly	212-677-4181	DHS
Encore 49 220 West 49 Street New York, NY 10019	Encore Community Services	212-581-3490	DHS
Euclid Hall 2345 Broadway New York, NY 10019	West Side Federation for Senior Housing	212-362-6400	DHS
Kowal House 149 Manhattan Avenue New York, NY 10025	West Side Federation for Senior Housing	212-531-4028	DHS
Volunteers of America 331 East 12 Street New York, NY 10003	Volunteers of America	212-353-2641	DHS
West End Intergenerational 483 West End Avenue New York, NY 10024	West End Intergenerational	212-873-6300	DHS-, community social work-, or self- referrals are all accepted, but DHS cases receive priority.

SROs (Single Room Occupancy Hotels) Occupied Primarily by Seniors			
Residence	Owner/Manager	Contact Phone Number	Type of Referral Source Accepted/Required*
Westbourne 930 West End Avenue New York, NY 10026	West End Intergenerational	212-864-0940	DHS
Woodstock 127 West 43 Street New York, NY 10036	Project FIND	212-874-0300	Both DHS and community social work referrals are accepted. The wait time for an opening is the same for both types of referrals.

*Information accurate as of January 2012.

Transitional Housing for Seniors			
Program Name	Agency	Contact Number	Comments
DOROT Homelessness Prevention Program	DOROT	212-580-0001	DOROT provides a transitional residence with meals, social services, and counseling to elderly age 65 or over who are homeless or about to be homeless. Seniors must be ambulatory, free of alcohol or drug dependency, without severe psychiatric disorders, and committed to seeking permanent housing. As a condition for being housed at DOROT's transitional residence, clients must agree to accept the first housing placement offered to them by program staff. Fees for housing are 30% of income, or public assistance. DOROT will first need to conduct an intake over the phone, therefore, DOROT's address has not been listed in this booklet.
Moravian Open Door	First Moravian Church	212-995-5810	Located in lower Manhattan, Moravian Open Door is a transitional shelter for adults, 50 years or older, who are homeless or about to be homeless. DHS-, community social work-, and self-referrals are all accepted. Seniors can stay temporarily at this place until Moravian Open Door finds permanent housing for them. Interested individuals need to call to obtain an application; walk-ins are not accepted.

For information on all City services call 311.



**Michael R. Bloomberg
Mayor
City of New York**



**Lilliam Barrios-Paoli
Commissioner
New York City Department for the Aging**

www.nyc.gov/aging

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