



# **Alternatives in Senior Housing Manhattan**

Please be aware that there are waiting lists at many low- and middle-income residences.  
Contact 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, duplicate listing under the Adult Homes or Enriched Housing category, if all beds at the facility have been 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*

Adult Care Facilities (ACFs) offer temporary or long-term housing in combination with a package of services, which may include housekeeping, laundry, congregate meals, socialization and recreational activities, arrangement of medical visits, medication distribution, personal care (e.g. assistance with bathing and dressing), supervision, and/or case management. Services provided differ amongst the residences, depending on the type of Adult Care Facility and the residence itself. Periodic health inspections and surveys are conducted by the New York State Department of Health.

Adult Care Facilities 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 four major types of Adult Care Facilities are adult homes, enriched housing, Assisted Living Programs (ALPs), and Assisted Living Residences (ALRs).

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 ACF models.

#### *Adult Homes*

Adult homes provide 24 hours of supervision, three congregate meals a day, and a private or semi-private bedroom. Adult homes may also serve mentally ill adults.

To be admitted a client cannot be chronically bedfast and cannot be

incontinent or have unmanageable incontinence. The resident should be able to walk without the assistance of another person or be able to transfer from wheelchair to bed without the 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](http://www.health.ny.gov) under "Admission/Discharge Criteria" for Assisted Living.

### ***Enriched Housing***

Enriched Housing programs serve elderly, usually 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 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 (e.g. physical, speech, and occupational therapy) and nursing care to residents who are nursing home-eligible. Clients are medically stable, do not require continuous medical attention, and are not chronically chairbound or bedbound. 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)***

Introduced in 2004, Assisted Living Residences (ALRs) follow regulations

established for adult homes or enriched housing programs, plus an additional set of requirements. 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 at least once every six months for each resident of the facility with input from the physician, patient and his/her representative, and home health care agency, if appropriate. ISPs assess changes to a client's needs, identify services to be provided and how they will be delivered, and list 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 need assistance from another person to walk or to transfer from bed to wheelchair, or who have unmanageable 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. ALRs cannot admit individuals who have 24-hour skilled nursing or medical needs that would require placement in a higher level setting (e.g. hospital, nursing home, etc.), however, if the client is living in an ALR that has EALR certification, he/she can be retained if all of the following conditions are met: the physician and the care team determine that the client's needs can be satisfactorily and safely addressed in the EALR, the patient agrees to hire additional medical, nursing, or hospice staff for the increased care needs, the operator consents to the responsibility of coordinating care provided by both the additional personnel (nursing, medical, etc.) and his/her own staff, and the patient is otherwise eligible to live at the residence.

Special Needs Assisted Living Residences (SNALRs) are designed to serve individuals with 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 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.

Depending on the operator, SSI Congregate Care Level III or Social Security may be accepted as payment in full for base-rate room and board at adult homes, enriched housing programs, Assisted Living Programs, or Assisted Living Residences. Amenities may be offered with additional charges. 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 is from a 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 can also pay for personal care, home health care, nursing services, and physical, speech, and occupational therapy.

Further information can be found at the NYS Department of Health's website [www.health.ny.gov](http://www.health.ny.gov). To file a complaint against an Adult Care Facility, 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 offering a 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 consists of 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 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, and a basic package of personal and housekeeping services, which typically covers linen service, socialization 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. Listings for this category of housing can be found in the yellow pages and/or other directories.

## *Affordable Housing Programs Designed for the General Public, an Overview*

### ***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), Mitchell-Lama developments are subsidized rental or 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 created for and is occupied exclusively by the elderly. This type of housing usually does not offer supportive services, but limited services such as transportation, social services, and leisure activities are available at some sites. 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](http://nyc.gov/hpd)) and DHCR ([nyshcr.org](http://nyshcr.org)).

\*Please note that by pre-paying the mortgage after a number of years, landlords may be able to 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.

It may be advisable to consult a housing specialist regarding the issues surrounding Mitchell-Lama and to assess the risk of conversion to free-market rent for any particular developments you may be interested in applying to.

### ***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-six (56) developments contain at least one building constructed for seniors: forty-two (42) are full senior developments (developments that consist of senior buildings only) and fourteen (14) 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](http://nyc.gov/nycha). Information on eligibility requirements and other assistance may be obtained by calling NYCHA's Customer Contact Center at 1-718-707-7771.

### ***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 1-212-480-6672.

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](http://www.huduser.org) or contacting HUD at 1-212-264-8000.

A full listing of Project-Based Section 8 buildings located throughout the United States for persons any age can be found on HUD's website [www.hud.gov](http://www.hud.gov). On the home page, under "I Want to" on the left, click on "Find Rental Assistance," and then click over the bolded words "Search for an apartment." Select a State, proceed to the next screen, select a 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. Many of the 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 the Section 202, Mitchell-Lama, NYCHA, or Project-Based Section 8 program and may or may not have also been financed through the LIHTC program.

### ***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 shelter 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. Transitional housing for people of any age may be found on the United States Department of Housing and Urban Development's website [www.hud.gov](http://www.hud.gov).

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.

## ***NYC Department of Housing Preservation and Development (HPD) - City-Subsidized Opportunities***

HPD's Housing Connect lottery system makes below market-rate apartments in new building accessible to the public. On [www.nyc.gov/housingconnect](http://www.nyc.gov/housingconnect), all current lotteries are listed, along with the descriptions and income requirements for each building. Registration and participation is a simple process, and no application fees are required. Application deadlines are also indicated.

The housing connect system features building opening up throughout the five boroughs, and the apartments are designated for people with a wide of incomes. Occasionally, there are buildings specifically for senior citizens. These buildings are likely to have no minimum income requirement.

The housing connect website, [www.nyc.gov/housingconnect](http://www.nyc.gov/housingconnect), also has a link for Mitchell-Lama lotteries. Mitchell-Lama buildings are usually intended for middle income families, however, there are some Mitchel-Lama buildings which are designed for seniors. In addition, veterans (spouses of deceased veterans) can receive a preference which gives their applications top priority.

HPD phone numbers and websites are: (212) 863-5610 ([www.nyc.gov/hpd](http://www.nyc.gov/hpd)) and (212) 863-7990 ([www.nyc.gov/housingconnect](http://www.nyc.gov/housingconnect)).

## ***Housing Benefits***

### **SCRIE (Senior Citizens Rent Increase Exemption) Program**

The Senior Citizen Rent Increase Exemption program, known as SCRIE, is available to residents of rent-controlled, rent-stabilized apartments or rent-regulated hotel units. The minimum age is 62, and the household income limit is \$50,000 annually. SCRIE participants are protected from most legal rent increases, including lease renewals, rent control orders issued by DHCR, major capital improvements, and landlord economic hardship.

When the legal regulated rent increases, the owner is given a tax abatement while the tenant continues to pay the “frozen” rent. Participants are required to pay at least one-third of monthly income for rent.

Additional information, as well as the SCRIE application form, can be found on the NYC Department of Finance website: [www.nyc.gov/finance](http://www.nyc.gov/finance). Information can also be obtained by calling 311.

### ***Legal Assistance Providers***

Free legal housing services are available through organization funded by New York City Department for the Aging. (DFTA). Service are free to seniors who do not have access to other public or private aid. Providers of federally-funded Legal Services for the Elderly in every borough assist with public benefits, landlord-tenant negotiations and long term care and consumer issues. Call first before visiting to find out the actual site and when intake days are scheduled, as certain issues may be serviced at another branch location and some agencies may not accept walk-ins.

#### **Manhattan:**

MFY Legal Services serves residents in Manhattan  
100 Williams Street  
6<sup>th</sup>. Floor  
New York, NY 10038  
212- 417-3700

#### **Legal Aid Society/Legal Assistance**

The Legal Aid Society also continues to provide free legal service assistance for qualified tenants throughout the City. Residents can call the Legal Aid Society at (212) 577-3300 or Legal Services NYC at (917) 661-4500 for more information.

Manhattan Neighborhood Office – 212-577-3300

## *Senior Housing List*

<b>Adult Homes</b>					
<b>Residence Name</b>	<b>Address</b>	<b>Manager (an Individual or an Establishment)</b>	<b>Operated by a Private Proprietary (For-Profit) or Not-for-Profit Entity</b>	<b>Contact Number</b>	<b>Number of Beds</b>
Frederic Fleming Residence	443-445 West 22 St. New York, NY 10011	West Side Federation for Senior and Supportive 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
129 <sup>th</sup> Street Residence	109 West 129 St. New York, NY 10027	West Side Federation for Senior and Supportive Housing	Not-for-Profit	212-348-8513	82

<b>Enriched Housing</b>					
<b>Residence Name</b>	<b>Address</b>	<b>Manager (an Individual or an Establishment)</b>	<b>Operated by a Private Proprietary (For-Profit) or Not-for- Profit Entity</b>	<b>Contact Number</b>	<b>Number of Beds</b>
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	180
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 West 54 St. New York, NY 10019	New York Foundation for Senior Citizens, Inc.	Not-for-Profit	212-489-9339	47



<b>Assisted Living Programs (ALPs)</b>					
<b>Residence Name</b>	<b>Address</b>	<b>Manager (an Individual or an Establishment)</b>	<b>Operated by a Private Proprietary (For-Profit) or Not-for- Profit Entity</b>	<b>Contact Number</b>	<b>Number of Beds</b>
The Rev. Robert V. Lott Assisted Living Center	1261 Fifth Ave. New York, NY 10029	Lott 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

<b>Assisted Living Residences (ALRs)</b>					
<b>Residence Name</b>	<b>Address</b>	<b>Manager (an Individual or an Establishment)</b>	<b>Operated by a Private Proprietary (For-Profit) or Not-for-Profit Entity</b>	<b>Contact Number</b>	<b>Number of Beds</b>
Eightieth Street Residence	430 East 80 St. New York, NY 10075	Upper East Side Senior Residence, LLC	Private Proprietary	212-717-8888	70 dually certified EALR-SNALR beds

<b>Home Sharing Programs</b>	<b>Agency Name &amp; Address</b>	<b>Phone Number</b>	<b>Comments</b>
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, ext. 244	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 729 Delafield Ave. Staten Island, NY 10310	718-816-1811	Project SHARE operates a home sharing and a shared living residence program. Clients are provided with a private bedroom in an apartment or house located on Staten Island. Applicants may come from any of the five boroughs and must be low-income seniors capable of independent living, without a history of substance abuse or mental illness. For the shared living residence, at least one of the roommates must be a senior citizen age 62 or older. Contact Project SHARE for additional information.

<b>Section 202 Property</b>	<b>Owner or Management Company/ Number to Contact for Information</b>
80-92 Ridge Street Housing 80-92 Ridge St. New York, NY 10002	80-92 Ridge Street H.D.F.C. Inc. Call (212) 598-4148 for information.
Abyssinian Towers 50 West 131 St. New York, NY 10037	Prestige Management Inc./ (718) 822-7377. Call (212) 862-9305 for building information.
Alliance Apts. for the Elderly 174 Avenue A New York, NY 10009	T.U.C. Management Company, Inc./ (212) 765-7900. Call (646) 602-9026 for building information.
Alma Rangel Gardens 55 West 137 St. New York, NY 10037	New York Foundation for Senior Citizens/ (917) 507-1108. Call for information.
Antlers Apartments 2079 Frederick Douglass Blvd. New York, NY 10026	Shinda Management Corp./ (718) 740-0416, ext. 200. Call for information.
Bethany Development Outreach Mt. Morris Plaza 63 West 124 St. New York, NY 10027	Development Outreach, Incorporated/ (212) 534-8750.
Bialystoker Synagogue Houses 15 Willett St. New York, NY 10002	Cam Orenstein, LLC/ (212) 677-4451.
Bonifacio Cora Texidor 3 East 116 St. New York, NY 10029	T.U.C. Management Company, Inc./ (212) 765-7900. Call (212) 534-4961 for building information.
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. Call for information.

<b>Section 202 Property</b>	<b>Owner or Management Company/ Number to Contact for Information</b>
Casa Victoria Housing for the Elderly 308 East 8 St. New York, NY 10009	Foxy Management Ltd./ (718) 993-6737, ext. 402.
Casabe Housing for the Elderly 150 East 121 St. New York, NY 10035	Foxy Management Ltd./ (718) 993-6737, ext. 402.
Casita Park Housing for the Elderly 100 East 111 St. New York, NY 10029	SFDS Development Corp./ (212) 860-5029. Call for information.
Chung Pak 96 Baxter St. New York, NY 10013	Phipps Houses Services, Inc./ (212) 243-9090. Call Apartment Hotline (646) 388-8230.
Clinton Gardens 404 West 54 St. New York, NY 10019	New York Foundation for Senior Citizens Call (212) 489-9339 for information.
Cooper Square Elderly Housing 200 East 5 St. New York, NY 10003	JASA Housing Management Services, Inc. Call (212) 273-5200 for information.
David Podell 179 Henry St. New York, NY 10002	T.U.C. Management Company, Inc./ (212) 765-7900. Call building for information, (646) 602-9026.
Doña Petra Santiago Apartments 717 East 9th St. New York, NY 10009	Advantage Management, (646) 979-2500. Call for information.
Echo Apartments 1050 Amsterdam Ave. New York, NY 10025	Phipps Houses Services, Inc./ (212) 243-9090. Call "Apartment Hotline" (646) 388-8230..
Em Moore Houses 160 West 116 St. New York, NY 10026	Shinda Management Corp./ (718) 740-0416. Call for information.

<b>Section 202 Property</b>	<b>Owner or Management Company/ Number to Contact for Information</b>
Erbograph Apartments Senior Housing 203 West 146 St. New York, NY 10039	Prestige Management Inc./ (718) 822-7377. Call (212) 281-0197/ (212) 281-0172 for building information.
Fania Gersham House 140 West 105 St. New York, NY 10025	West Side Federation for Senior and Supportive Housing/ (212) 721-6032, ext. 2665.
General Chauncey M. Hooper Towers 10 West 138 St. New York, NY 10037	Wavecrest Management Team Ltd./ (718) 463-1200. Call building for information (212) 926-6082.
Henry Brooks Senior Housing 304 West 154 St. New York, NY 10039	Development Outreach, Inc./ (212) 427-0320. Call site manager for information (212) 234-5810.
John Paul II Apartments 202 West 141 St. New York, NY 10030	Wavecrest Management Team Ltd./ (718) 463-1200. Call building for information (212) 690-4500.
Joseph Yancey Houses 140 West 142 St. New York, NY 10030	Phipps Houses Services, Inc./ (212) 243-9090. Call "Apartment Hotline" (646) 388-8230.
Kurt and Leah Schneider Apartments 11 West 102 St. New York, NY 10025	West Side Federation for Senior and Supportive Housing/ (212) 721-6032, ext. 2665.
Logan Gardens 450 West 131 St. New York, NY 10027	Wavecrest Management Team Ltd./ (718) 463-1200. Call building for information (212) 926-0250.
Lucille C. Clarke Hsg. 244 West 112 St. New York, NY 10026	SFDS Development Corp./ (212) 860-5029. Call for information.
Mannie L. Wilson Towers 565 Manhattan Ave. New York, NY 10027	Phipps Houses Services, Inc./ (212) 243-9090. Call "Apartment Hotline" (646) 388-8230.

<b>Section 202 Property</b>	<b>Owner or Management Company/ Number to Contact for Information</b>
Mt. Pleasant Hsg. for the Elderly 421 East 116 St. New York, NY 10029	SFDS Development Corp./ (212) 860-5029. Call for information.
Open Door Senior Citizens Apartment 50 Norfolk St. New York, NY 10002	T.U.C. Management Company, Inc./ (212) 765-7900. Call (212) 475-7730 for building information.
Phelps House 595 Columbus Ave. New York, NY 10024	Goddard Riverside/ (212) 873-6600. Call for information.
Positively Third Street 310 E. 3 <sup>rd</sup> Street New York, NY 10009	JASA Housing Management Services, Inc. Call (212) 273-5200 for information.
Prince Hall Plaza 460 West 155 St. New York, NY 10032	T.U.C. Management Company, Inc./ (212) 765-7900. Call (212) 926-3283 for building information.
Project Linkage 309 East 118 St. New York, NY 10035	T.U.C. Management Company, Inc./ (212) 765-7900. Call (212) 289-5496 for building information.
Red Oak Apartments 135 West 106 St. New York, NY 10025	West Side Federation for Senior and Supportive Housing/ (212) 531-4028.
St. Margaret's House 49 Fulton St. New York, NY 10038	St. Margaret's House H.D.F.C./ (212) 766-8122. Call for information.
Tweemill House 145 East 126 St. New York, NY 10035	Prestige Management Inc./ (718) 822-7377. Call (212) 996-4037 for building information.
Two Bridges Senior Apartments 80 Rutgers Slip New York, NY 10002	Grenadier Realty Corp./ (212) 267-3296.

<b>Section 202 Property</b>	<b>Owner or Management Company/ Number to Contact for Information</b>
Victory One Housing for the Elderly 1468 5 Ave. New York, NY 10035	Prestige Management Inc./ (718) 822-7377. Call (212) 828-6588 for building information.
Wyatt Tee Walker Senior Apartments 2177 Frederick Douglass Blvd. New York, NY 10026	Shinda Management Corp./ (718) 740-0416, ext. 200 Call for information.
Wien House 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. Call for information.

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

<b>NYC-Supervised Mitchell-Lama Buildings Built or Set Aside for the Elderly</b>			
<b>Residence Name</b>	<b>Address</b>	<b>Management Office</b>	<b>Contact Number</b>
Hamilton House	141 West 73 St. New York, NY 10023	Find Aid for the Aged 160 West 71 St., Apt. 2F New York, NY 10023	212-874-0300
Independence House	176 West 94 St. New York, NY 10025	C&C Apartment Mgmt. 1735 Park Ave. New York, NY 10035	212-348-3248
Tanya Towers	620 East 13 St. New York, NY 10009	T.U.C. Management 200 West 57 St., Suite 702 New York, NY 10019	212-765-7900

<b>NYS-Supervised Mitchell-Lama Buildings Built or Set Aside for the Elderly</b>			
<b>Residence Name</b>	<b>Address</b>	<b>Management Office</b>	<b>Contact Number</b>
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](http://nyc.gov/nycha) for an expanded listing.)*

<b>Development Name &amp; Address</b>	
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 <sup>st</sup> 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](http://nyc.gov/nycha) for an expanded listing.)*

<b>Development Name &amp; Address</b>	
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	

<b>Project-Based Section 8 Built or Set Aside for the Elderly</b>	<b>Contact Agency</b>	<b>Phone Number</b>
Dunwell Plaza 1920 Amsterdam Ave. New York, NY 10032	Metropolitan Realty Group, LLC	212-835-9040
Marseilles 230 West 103 St. New York, NY 10025	West Side Federation for Senior and Supportive Housing	212-663-6000
Renwick Gardens 332 East 29 St. New York, NY 10016	Metropolitan Realty Group, LLC	212-889-8542
Securitas I 206 East 31 St. New York, NY 10016	H & K Management	732-987-4823
St. Philip's House 220 West 133 St. New York, NY 10030	CVR New York	212-679-9800

<b>Residences Subsidized Through Other Housing Programs/Funding Sources</b>	<b>Contact Agency/ Management Company</b>	<b>Phone Number</b>
228 East 46 Street New York, NY 10017	Metropolitan Council on Jewish Poverty	212-453-9519
385 Third Avenue New York, NY 10016	Metropolitan Council on Jewish Poverty	212-453-9519
Feinberg Residence 315 West 61 Street New York, NY 10023	Wavecrest Mgmt.	718-412-4802
Hargrave House 111 West 71 Street New York, NY 10023	Find Aid for the Aged, Inc.	212-874-0300

<b>Residences Subsidized Through Other Housing Programs/Funding Sources</b>	<b>Contact Agency/ Management Company</b>	<b>Phone Number</b>
Linda and Jerome Spitzer Residence 351 East 61 St. New York, NY 10065	Metropolitan Council on Jewish Poverty	212-453-9519
Mira Lederer Salomon Residence 141 East 23 St. New York, NY 10010	Metropolitan Council on Jewish Poverty	212-453-9519

<b>Single Room Occupancy Hotels (SROs) Occupied Primarily by Seniors</b>			
<b>Residence</b>	<b>Owner/Manager</b>	<b>Contact Phone Number</b>	<b>Type of Referral Source Accepted/Required*</b>
176 Eldridge Street New York, NY 10002	East Chinatown HDFC	212-477-2265	DHS
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	212-831-2135	DHS
Encore 49 220 West 49 Street New York, NY 10019	Encore Community Services	212-246-0880	DHS
Euclid Hall 2345 Broadway New York, NY 10019	West Side Federation for Senior and Supportive Housing	212-759-7015	DHS; limited self-referrals
Kowal House 149 Manhattan Avenue New York, NY 10025	West Side Federation for Senior and Supportive Housing	212-749-7015	DHS; limited self-referrals

<b>Single Room Occupancy Hotels (SROs) Occupied Primarily by Seniors</b>			
<b>Residence</b>	<b>Owner/Manager</b>	<b>Contact Phone Number</b>	<b>Type of Referral Source Accepted/Required*</b>
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, self-referrals
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	DHS, community social worker- and self-referrals are all accepted.

### Transitional Housing for Seniors

Program Name	Agency	Contact Number	Comments
DOROT Homelessness Prevention Program	DOROT	212-580-0001	<p>DOROT provides a transitional residence with meals, social services, and counseling to elderly age 60 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.</p> <p>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.</p>
Moravian Open Door	Moravian Open Door	212-995-5810	<p>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 or community social work-referrals are accepted. Seniors can stay temporarily at this place until they find other accommodations. Interested individuals need to call to obtain an application; walk-ins are not accepted.</p>

**For information on all City services call 311.**



**Bill de Blasio  
Mayor  
City of New York**



**Donna M. Corrado, PhD  
Commissioner  
New York City Department for the Aging**

[www.nyc.gov/aging](http://www.nyc.gov/aging)

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