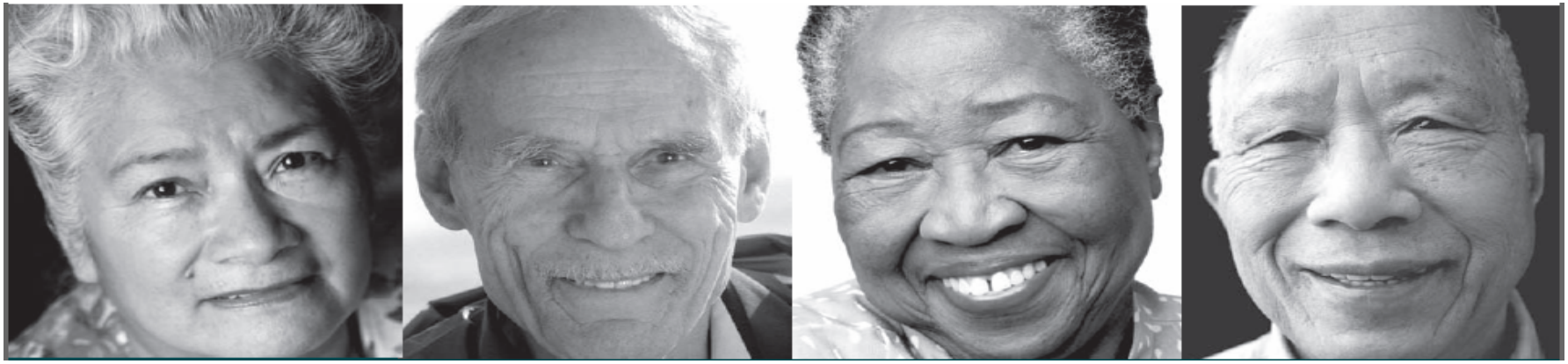
NYC Department for the Aging



Alternatives in Senior Housing

Staten Island

Please be aware that for many low- and middle-income residences the waiting lists are long. The length of wait may depend on both the residence and the borough selected. For example, because Staten Island is often thought of as being less transportation-accessible than the other four boroughs, the average wait time for an affordable apartment there may be substantially shorter.

TABLE OF CONTENTS

	Overview	List of Facilities or Residences *
Senior Housing	1-6	11-14
Adult Care Facilities and Assisted Living Residences	1-5	11-12
Adult Homes	2	11
Enriched Housing	2	N/A
Assisted Living Programs (ALPs)	3	11-12
Assisted Living Residences (ALRs)	3-5	12
Home Sharing/Shared Living Residences	5	13
Section 202 Supportive Housing for the Elderly Program	5-6	14
Senior Residences with Services—Market Rate	6	14
Affordable Housing Programs Designed for the General Public	7-10	15-16
Mitchell-Lama Housing (NYC- and/or NYS-Supervised)	7-8	N/A
NYCHA Public Housing	8	15
Project-Based Section 8 Buildings/the Section 8 Program	8-9	N/A
Residences Subsidized Through Other Housing Programs/ Funding Sources	9-10	15-16
Single Room Occupancy Hotels (SROs)	10	N/A
Transitional Housing and New York City Department of Homeless Services (DHS) Shelters (Emergency Housing)	10	16

* "**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 alacarte 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**
Harbor Terrace Adult Home and Assisted Living	110 Henderson Ave. Staten Island, NY 10301	Baywood LLC	Private Proprietary	718-727-8100	305
Lakeside Manor Home for Adults, Inc.	797 Brighton Ave. Staten Island, NY 10301	Lakeside Manor Home for Adults, Inc.	Private Proprietary	718-720-9600	150
S.S. Cosmas and Damian Adult Home	2099 Forest Ave. Staten Island, NY 10303	Saints Cosmas and Damien Human Services	Not-for-Profit	718-720-8800	270

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**
Eger Harbor House, Inc.	110 Meisner Ave. Staten Island, NY 10306	Eger Harbor House, Inc.	Not-for-Profit	718-979-1800	75
Harbor Terrace Adult Home and Assisted Living	110 Henderson Ave. Staten Island, NY 10301	Baywood LLC	Private Proprietary	718-727-8100	122

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**
Lakeside Manor Home for Adults, Inc.	797 Brighton Ave. Staten Island, NY 10301	Lakeside Manor Home for Adults, Inc.	Private Proprietary	718-720-9600	50
New Broadview Manor Home for Adults	70 Father Capodanno Blvd. Staten Island, NY 10305	New Broadview Manor Home for Adults, LLC	Private Proprietary	718-273-8900	116

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**
New Broadview Manor Home for Adults	70 Father Capodanno Blvd. Staten Island, NY 10305	New Broadview Manor Home for Adults, LLC	Private Proprietary	718-273-8900	84

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
Allied Manor 800 Manor Road Staten Island, NY 10314	T.U.C. Management Company, Inc./(212) 765-7900
Carmel Apartments 45 Carmel Court Staten Island, NY 10304	Stanan Management Corp./(516) 486-1000
Sister Elizabeth Boyle 35 Gordon St. Staten Island, NY 10304	Stanan Management Corp./(516) 486-1000
St. Elizabeth Manor 150 Brielle Ave. Staten Island, NY 10314	Stanan Management Corp./(516) 486-1000
St. Vincent Manor 250 Park Ave. Staten Island, NY 10302	Stanan Management Corp./(516) 486-1000

Senior Residences with Services--Market Rate	Address	Phone Number
Island Shores Senior Residence	1111 Father Capodanno Blvd. Staten Island, NY 10306	718-667-0666

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

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	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.
Cassidy-Lafayette 145 Cassidy Place Staten Island, NY 10301	
New Lane Area 70 New Lane Staten Island, NY 10305	
West Brighton II 155 Alaska St. Staten Island, NY 10310	

Residences Subsidized Through Other Housing Programs/Funding Sources	**Contact Agency/ Management Company**	**Phone Number**
Bridgeview Apartments 150-152 Nicholas Ave. Staten Island, NY 10302	Senior Housing Resource Corp.	718-981-6226
Parklane at Seaview 460N Brielle Avenue Staten Island, NY 10314	Parklane at Seaview, LP	718-442-4301

Residences Subsidized Through Other Housing Programs/Funding Sources	Contact Agency/ Management Company	Phone Number
Parkside Senior Citizen Apartments 160 Heberton Ave. Staten Island, NY 10302	Northfield Community LDC	718-442-7351

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

Produced by Public Affairs

November 2012