



# **Alternatives in Senior Housing Bronx**

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

<b>TABLE OF CONTENTS</b>	<b>Overview</b>	<b>List of Facilities or Residences *</b>
Senior Housing	1-5	10-17
Adult Care Facilities	1-4	10-11
Adult Homes	1-2	10
Enriched Housing	2	N/A
Assisted Living Programs (ALPs)	2	10-11
Assisted Living Residences (ALRs)	2-4	11
Home Sharing/Shared Living Residences	4-5	12
Section 202 Supportive Housing for the Elderly Program	5	13-17
Senior Residences with Services—Market Rate	5	5
Affordable Housing Programs Designed for the General Public	6-9	18-21
Mitchell-Lama Housing (NYC- and/or NYS-Supervised)	6	18
NYCHA Public Housing	6-7	19
Project-Based Section 8 Buildings/the Section 8 Program	7-8	20
Residences Subsidized Through Other Housing Programs/ Funding Sources	8	20
Single Room Occupancy Hotels (SROs)	8	N/A
Transitional Housing and New York City Department of Homeless Services (DHS) Shelters (Emergency Housing)	9	21
Housing Preservation and Development (HPD) – City-Subsidized Opportunities	10	10
Housing Benefits – Senior Citizens Rent Increase Exemption program (SCRIE)	11	11
Legal Assistance – Bronx	11	11

\* “**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.

#### **Bronx:**

#### **Legal Services for NYC – Bronx serves Bronx residents**

329 East 149th. Street

Bronx, NY 10451

718-928-3700

#### **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.

*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>
Amber Court of Pelham Gardens	1800 Waring Ave. Bronx, NY 10469	Judith Lynn Home for Adults, LLC	Private Proprietary	718-379-4400	40
Bronxwood	799 East Gun Hill Road Bronx, NY 10467	Bronxwood Home for the Aged, Inc.	Not-for-Profit	718-881-9100	143 (320)
Parkview Home for Adults	3200 Bronx Blvd. Bronx, NY 10467	Parkview HFA, Inc.	Private Proprietary	718-547-9300	134
Riverdale Manor Home for Adults	6355 Broadway Bronx, NY 10471	Elener Associates, LLC	Private Proprietary	718-549-3300	256

<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>
Amber Court of Pelham Gardens	1800 Waring Ave. Bronx, NY 10469	Judith Lynn Home for Adults, LLC	Private Proprietary	718-379-4400	160
Bronxwood	799 East Gun Hill Road Bronx, NY 10467	Bronxwood Home for the Aged, Inc.	Not-for-Profit	718-881-9100	177

New Fordham Arms Assisted Living	2915 Williamsbridge Road Bronx, NY 10467	Bridgewood LLC	Private Proprietary	718-655-3433	35
----------------------------------	---	----------------	---------------------	--------------	----



<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>
St. Vincent de Paul Assisted Living Program	900 Intervale Ave. Bronx, NY 10459	St. Vincent de Paul Residence/Catholic Health Care	Not-for-Profit	917-645-9200	59
The Terrace at Riverdale	5901 Palisades Ave. Bronx, NY 10471	Hebrew Home for the Aged at Riverdale	Not-for-Profit	718-581-1000	35

<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>
Atria Riverdale	3718-3726 Henry Hudson Pkwy. Riverdale, NY 10463	ATR New York LH, Inc.	Private Proprietary	718-432-2448	195 Total ALR 55 EALR 40 SNALR

<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>
Aquinas Housing/Deacon Juan Santos II 975 East Tremont Ave. Bronx, NY 10460	Grenadier Realty Corp. (718) 893-0567. Call (718) 378-8385 for building information.
Belmont Blvd. Apartments 780 East 185 St. Bronx, NY 10460	Belmont-Arthur Avenue Local Development Corp./ (718) 295-2882. Call (718) 584-1932 for building information.
Belmont Blvd. II 2327 Southern Blvd. Bronx, NY 10460	Belmont-Arthur Avenue Local Development Corp./ (718) 295-2882. Call (718) 584-1932 for building information.
Borinquen Court 285 East 138 St. Bronx, NY 10454	West Side Federation for Senior and Supportive Housing Call (212) 721-6032, ext. 2665 for information.
Carmen Parsons Housing for the Elderly 441 East 155 St. Bronx, NY 10455	Innovative Property Management & Dev., Inc./ (718) 552-2895. Call for information and application.
Casella Plaza 961 East 180 St. Bronx, NY 10460	Grenadier Realty Corp./ (718) 893-0567. Call (718) 378-8385 for building information.
Concourse Gardens 245 Echo Pl. Bronx, NY 10457	New York Foundation for Senior Citizens, Inc./ (212) 962-7653. Call (212) 369-5523 for building information.
Council Towers 777 Co-Op City Blvd. Bronx, NY 10475	T.U.C. Management Company, Inc./ (212) 765-7900.
Dr. A. Novello Senior Housing 607 Concord Ave. Bronx, NY 10455	Innovative Property Management & Dev., Inc./ (718) 552-2895. Call for information and application.
Edison Arms 2828 Decatur Ave. Bronx, NY 10458	Rosehill Housing Management Corp./ (718) 584-5101. Call for application.

<b>Section 202 Property</b>	<b>Owner or Management Company/ Number to Contact for Information</b>
Erma Cava Houses 923 Barretto St. Bronx, NY 10459	Building Management Associates, Inc./ (718) 617-2800. Call for information.
Erma Cava II Housing for the Elderly 887 Southern Blvd. Bronx, NY 10459	Building Management Associates, Inc./ (718) 617-2800. Call for information.
Eugene Smilovic Arms 280 E 170 St. Bronx, NY 10456	Mid-Bronx Senior Citizens Council, Inc./ (718) 588-8200. Call for information.
Filomena Gardens 641 East 225 St. Bronx, NY 10466	Building Management Associates, Inc./ (718) 617-2800. Call for information.
Findlay Teller Apartments 1201 Findlay Ave. Bronx, NY 10456	Belmont-Arthur Avenue Local Development Corp./ (718) 295-2882. Call (718) 618-7577 for building information.
Frances Schervier Elderly Housing 2995 Independence Ave. Bronx, NY 10463	Frances Schervier Housing Development/ (718) 548-5232. Call for information.
Harry & Jeanette Weinberg Gardens 2552 Webb Ave. Bronx, NY 10468	T.U.C. Management Company, Inc./ (212) 765-7900.
Herbert L. Brooks Pavilion 1310 Intervale Ave. Bronx, NY 10459	Wavecrest Management Team Ltd./ (718) 463-1200, ext. 6. Call for information.
Judge Gilbert Ramirez Apartments 455 East 138 St. Bronx, NY 10454	Innovative Property Management & Dev., Inc./ (718) 552-2895. Call for information and application.
Kenneth Gladstone Senior Housing 2620 University Ave. Bronx, NY 10468	T.U.C. Management Company, Inc./ (212) 765-7900.

<b>Section 202 Property</b>	<b>Owner or Management Company/ Number to Contact for Information</b>
Maria Isabel Housing 787 East 149 St. Bronx, NY 10455	South Bronx Community Management Co., Inc./ (718) 993-3504. Call for information.
Melrose Villa Hermosa 825 Melrose Ave. Bronx, NY 10451	Grenadier Realty Corp./ (718) 642-8700. Call (718) 240-4176 for building information.
Mid-Bronx Plaza Association 1441 Boston Road Bronx, NY 10460	Wavecrest Management Team Ltd./ (718) 463-1200, ext. 6. Call for information.
Mid-Bronx Plaza Association, LP 1700 Bryant Ave. Bronx, NY 10460	Wavecrest Management Team, Ltd./ (718) 463-1200, ext. 6
Minford Gardens 1420 Minford Pl. Bronx, NY 10460	Wavecrest Management Team Ltd./ (718) 463-1200, ext. 6. Call for information.
Monsignor Fiorentino Apartments 1830 Amethyst St. Bronx, NY 10462	Rosehill Housing Management Corp./ (718) 584-5101. Call for information.
Notre Dame Apartments 660 East 183 St. Bronx, NY 10458	Belmont-Arthur Avenue Local Development Corp./ (718) 295-2882. Call (718) 367-5300 for building information.
Our Lady of Mercy Senior Housing 4170 Carpenter Ave. Bronx, NY 10466	Stanam Management Corp./ (516) 486-1000. Call for application.
Our Lady of Mercy Senior Manor 644 East 232 St. Bronx, NY 10466	Stanam Management Corp./ (516) 486-1000. Call for application.
Parkview Senior Citizens Apartments 2000 Washington Ave. Bronx, NY 10457	Building Management Associates, Inc./ (718) 617-2800. Call for information.

<b>Section 202 Property</b>	<b>Owner or Management Company/ Number to Contact for Information</b>
Pilot Cove Manor 160 Pilot St. Bronx, NY 10464	V.M.G. Management Corp./ (718) 885-1600. Call for information.
Pio Mendez Houses for the Elderly 1291 Lafayette Ave. Bronx, NY 10474	Building Management Associates, Inc./ (718) 617-2800. Call for information.
Project Hope Senior Housing 2050 Bartow Ave. Bronx, NY 10475	Jerome Belson Associates, Inc./ (212) 941-9500. Call (718) 671-9149 for building manager.
Riverdale Elderly Housing 6477 Broadway Bronx, NY 10471	T.U.C. Management Company, Inc./ (212) 765-7900.
Rose Ellen Smith Housing, MBD 1131 West Farms Road Bronx, NY 10459	Wavecrest Management Team Ltd./ (718) 463-1200, ext. 6
Rose Ellen Smith, MBD, LP 1711 Hoe Ave. Bronx, NY 10460	Wavecrest Management Team Ltd./ (718) 463-1200, ext.6
Rose Hill Apartments 2855 Southern Blvd. Bronx, NY 10458	Rosehill Housing Management Corp./ (718) 584-5101. Call for information.
Scheuer Gardens/Beth Abraham 2540 Barker Ave. Bronx, NY 10467	T.U.C. Management/ (845) 368-2400/ (212) 765-7900. Call (718) 519-5453 for building information.
Scheuer Plaza/TBM Housing 2505 Barker Ave. Bronx, NY 10467	T.U.C. Management/ (845) 368-2400/ (212) 765-7900. Call (718) 519-5978 for building information.
Sebco Houses for the Elderly 980 Aldus St. Bronx, NY 10459	Building Management Associates, Inc./ (718) 617-2800. Call for information.

<b>Section 202 Property</b>	<b>Owner or Management Company/ Number to Contact for Information</b>
Sebco VIP Housing for the Elderly 1876 Belmont Ave. Bronx, NY 10457	Building Management Associates, Inc./ (718) 617-2800. Call for information.
Shakespeare Senior Housing 1454 Shakespeare Ave. Bronx, NY 10452	Highbridge Community Dev. Corp./ (718) 293-3100, ext. 741
St. Andrews House 2155 Virgil Pl. Bronx, NY 10473	Amistad Management Corp./ (516) 285-7500. Call (718) 409-9330 for building information and application.
St. Barnabas Housing for the Elderly 535 East 182 St. Bronx, NY 10457	Building Management Associates, Inc./ (718) 617-2800 Call for information.
St. James Alston Houses 909 Kelly St. & 915 Kelly St. Bronx, NY 10459	Building Management Associates, Inc./ (718) 617-2800
St. Luke's Housing for the Elderly 3911 Barnes Ave. Bronx, NY 10466	Amistad Management Corp./ (516) 285-7500. Call for application.
University Heights Senior Housing 123 West 183 St. Bronx, NY 10453	Metro Management Development, Inc./ (718) 295-6688. For information call (718) 706-7755.
Walton Ave. Senior Housing 1181 Walton Ave. Bronx, NY 10452	Mid-Bronx Senior Citizens Council, Inc./ (718) 588-8200. Call for information.
Weinberg Apts. (Park Housing) 2275 Olinville Ave. Bronx, NY 10467	T.U.C. Management/ (845) 368-2400/ (212) 765-7900. Call (718) 944-2213 for building information.
Weinberg Gardens (MVP Housing) 2260 Barker Ave. Bronx, NY 10467	T.U.C. Management/ (845) 368-2400/ (212) 765-7900. Call (718) 519-5975 for building 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>
Kelly Towers	2375 Southern Blvd., 2405 Southern Blvd. Bronx, NY 10458	RY Management 2475 Southern Blvd. Bronx, NY 10458	718-584-4213

<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>
Findlay House (Weinstein)	1175 Findlay Ave. Bronx, NY 10456	Findlay Houses, Inc. 1175 Findlay Ave., Main Floor Bronx, NY 10456	347-291-9683
Fort Schuyler House	3077 Cross Bronx Expressway Bronx, NY 10465	Fort Schuyler House, Inc. 3077 Cross Bronx Expressway Bronx, NY 10465	718-597-4100
Jonas Bronck Apartments	230 East 179 St. Bronx, NY 10457	Jonas Bronck Apartments 230 East 179 St., Ste. 1E Bronx, NY 10457	718-299-5636
Kittay Senior Apartments	2550 Webb Ave. Bronx, NY 10468	Kittay House Jewish Home Lifecare 2550 Webb Ave. Bronx, NY 10468	718-410-1445



**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>	
Boston Road Plaza 2440 Boston Road Bronx, NY 10467	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.
Bronx River Addition 1350 Manor Ave. Bronx, NY 10472	
College Avenue-East 165 St. 1020 College Ave. Bronx, NY 10456	
Glebe Avenue-Westchester Avenue 2125 Glebe Ave. Bronx, NY 10462	
Middletown Plaza 3033 Middletown Road Bronx, NY 10461	
Randall Avenue-Balcom Avenue 2705 Schley Ave. Bronx, NY 10465	
Twin Parks East (Site 9) 2070 Clinton Ave. Bronx, NY 10457	
Union Avenue-East 163 Street 950 Union Ave. Bronx, NY 10459	
West Tremont Avenue-Sedgwick Avenue Area 228 West Tremont Ave. Bronx, NY 10453	

<b>Project-Based Section 8 Built or Set Aside for the Elderly</b>	<b>Contact Agency</b>	<b>Phone Number</b>
Concourse Plaza 900 Grand Concourse Bronx, NY 10451	Mid-Bronx Senior Citizen Council	718-588-8200

<b>Residences Subsidized Through Other Housing</b>	<b>Contact Agency/ Management Company</b>	<b>Phone Number</b>
Beaumont Avenue 2340 Beaumont Ave.	C & C Apartment Management, LLC	212-348-3248
Bronx Care Housing 1660 Morris Ave.	The Sparrow Group/ Bronx Care Associates, LP	718-519-6600
740 Cranford Apartments 740 Cranford Ave. Bronx, NY 10470	C & C Apartment Management, LLC	212-348-3248

### 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)

**Produced by Public Affairs**

October 2013